



June 7, 2021

Megan Kirkeby, Deputy Director
California Department of Housing and Community Development
C/O Land Use and Planning Unit
2020 W. El Camino, Suite 500
Sacramento, CA 95833

Subject: El Dorado County 2021 – 2029 Housing Element Update

Ms. Kirkeby:

Enclosed is the 2021–2029 El Dorado County Housing Element update for review. This Housing Element describes the County’s plan for addressing the housing needs of its residents through 2029. To meet the SACOG Housing Element deadline of September 10, 2021, to stay on an 8-year update cycle, the County would like to request an expedited review.

The County is committed to working with the California Department of Housing and Community Development (HCD) to ensure that this Housing Element obtains certification to maintain eligibility for grant funding programs, ensure the legal adequacy of the General Plan, and preserve local control of land use decisions.

The County released the Public Review Draft of the 2021-2029 Housing Element on June 4, 2021, for review and comment. The draft is available for review of the County’s website and was sent out to groups and agencies interested in the Housing Element update process.

We look forward to hearing from your office. If you have any questions, please do not hesitate to contact me at (916) 607.7281 or cwalsh@placeworks.com.

Sincerely,

PLACEWORKS

A handwritten signature in cursive script that reads "Cynthia Walsh".

Cynthia Walsh, Senior Associate

cc: Bret Sampson, Planning Manager

CJ Freeland, Administrative Analyst II

Attached: 2021–2029 Housing Element

EL DORADO COUNTY



El Dorado County General Plan

2021 – 2029 HOUSING ELEMENT

Public Review Draft
June 2021

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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 May 2029.

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 2021-2029 Housing Element becomes part of the County’s General Plan.

This Housing Element is divided into six 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: Evaluation of the Previous Housing Programs
 - Section 6: Housing Goals, Policies, and Implementation Programs
-
- Appendix A Public Outreach
 - Appendix B Residential Sites Inventory
 - Appendix C Fair Housing Assessment Maps

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. With the passage of Senate Bill (SB) 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 will cover the planning period from 2021 to 2029.

Contents and Organization of the Element

State law Government Code Article 10.6. Housing Elements Section 65580 - 65589.11 require 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. HCD provided the regional data to 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 (RHNA).

- 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 October 29, 2013. 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 May 2021. The incorporated 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 Planning and Building Department, 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 unincorporated County and the incorporated cities of Placerville and South Lake Tahoe. Under the Planning and Building Department (PBD), the Planning Division reviews and applies County regulations to housing development proposals. The Building Division under the PBD, along with the Environmental Management Department and Department of Transportation, work with the Planning Services Division 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. HCD evaluates the overall need and distributes regional needs based on Department of Finance (DOF) population projections and regional population forecasts used in preparing regional transportation plans to Councils of Governments (COGs) representing various regions (or counties) of the state. The COGs then allocate housing needs to jurisdictions that they represent. As noted previously, El Dorado County is a member of SACOG, which acts as the COG for a six-county region that includes Sacramento, Sutter, Yolo, Yuba, Placer, and El Dorado counties, and their 22 cities.

Consistent with State law (Government Code Section 65584), SACOG prepared and adopted a Regional Housing Needs Plan (RHNP) in March 2020. The 2020 RHNP allocates, by jurisdiction, the "fair share" of the region's projected housing needs by household income group through 2029. The RHNP also identifies and quantifies existing housing needs for each jurisdiction, including unincorporated El Dorado County. SACOG considered factors such as jobs and housing relationship, opportunities and constraints to development of housing, opportunities to maximize transit and existing transportation infrastructure, policies directing growth towards incorporated areas, loss of units contained in assisted housing developments, housing cost burdens, rate of overcrowding, housing needs of farmworkers, housing needs of students, loss of units during an emergency, greenhouse gas reduction targets, and other relevant factors. HCD provides guidelines for preparation of the plans and ultimately certifies the plans as adequate.

The major goal of the RHNP is to ensure 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 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 “lower income” mean the extremely low-, very low-, and lower-income groups combined.

Because lower-income households are severely limited in their ability to pay for housing, they typically need to rely on high-density or multifamily housing. In many cases, lower-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 Cost and Affordability.”

Public Participation

HCD requires that local governments make a diligent effort to achieve public participation from all economic segments of the community. To ensure all segments of the community were represented, the County conducted several outreach approaches which are summarized below.

All comments were considered and evaluated during the drafting of the 2021-2029 Housing Programs.

Consultations

Between April and September 2020, the County reached out to 14 agencies with an expressed interest in housing. Eight agencies responded and consultations were conducted with stakeholders to offer the opportunity for each of them to provide one-on-one input. These agencies were also informed of the upcoming outreach opportunities. Appendix A includes the full consultation write up with each agency.

The following stakeholder groups were interviewed over the phone:

- LifeSTEPS, Skills Training and Educational Programs, on April 21, 2020
- Marshall Medical Center Foundation, on April 21, 2020
- El Dorado County Community Health Center, on April 21, 2020
- El Dorado County Housing Authority, on April 23, 2020
- Association of Realtors, El Dorado County, on April 27, 2020
- House Sacramento, on April 30, 2020

Stakeholders were also given the option to submit comments via email in lieu of being interviewed. The following stakeholders submitted their responses to the interview questions:

- El Dorado County Health and Human Services Agency, on May 22, 2020
- Legal Services of Northern California on September 16, 2020

Additionally, the following stakeholders were contacted for input but were not available or did not respond:

- Parker Development Co.
- El Dorado County Community & Economic Development Advisory (CEDAC) Committee,
- Economic Development Advisory Committee (EDAC), Pollock Pines Community Group
- El Dorado Builder's Exchange
- El Dorado County Farm Bureau
- Habitat for Humanity
- Western Manufactured Housing Communities Association

In each of the consultations, the stakeholders were asked the following questions:

1. Opportunities and Concerns: What three top opportunities do you see for the future of housing in El Dorado County? What are your three top concerns for the future of housing in El Dorado County?
2. Housing Preferences: What types of housing do your clients prefer? Is there adequate rental housing in the county? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
3. Tourism: What effects have you seen on housing because of the growing tourism industry/short-term rentals? From your perspective, what are some of the most positive impacts? From your perspective, what are some of the most negative impacts? What do you see as the top three priorities for the County in addressing negative impacts (if any)?
4. Housing Barriers/Needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
5. Housing Conditions: How do you feel about the physical condition of housing in El Dorado County? What opportunities do you see to improve housing in the future?

Through these consultations, stakeholders expressed several common concerns over the current challenges and barriers to housing in the county. These included an overall lack of affordable housing options, especially for those who work in the county, which has resulted in an inability to attract new economic development, new business and new younger employees. However, the challenges faced by employers in the county also raised opportunities and an appeal to build more affordable housing. Stakeholders, especially those who represented larger employers in the county, are putting forth concepts for employee housing with resources already at their disposal and suggested that the County partner with known housing developers in the area to build affordable housing for their employees.

Beyond affordable housing, stakeholders expressed the need to increase the supply of homes and shelters for homeless individuals.

Stakeholders emphasized the need to affirmatively further fair housing to prevent segregation based on race or income. They felt that single-family zoning furthered segregation through the development of primarily above moderate-income housing and felt instead that integrated zoning, in which affordable housing is integrated within market-rate projects and neighborhoods, was necessary to accomplish fair housing. Stakeholders would like to see increased tenant protections, especially in light of the COVID-19 pandemic and wildfires displacing residents. Additionally, stakeholders expressed their concern that relying on accessory dwelling units (ADUs) as a means of providing lower-income housing would not suffice without some method of guaranteeing that the owners of the ADUs would rent to lower-income tenants.

Meetings and Workshops

Tahoe Regional Planning Agency (TRPA) Meeting

On September 15, 2020, TRPA representatives met with County staff to discuss coordination of County and TRPA housing needs and actions to support housing element goals and policies. The County discussed barriers to affordable housing, such as the limited number of Housing Choice Vouchers, and strategies to meet their current RHNA. Strategies discussed include encouraging ADU construction county-wide, including South Lake Tahoe in single-family zones, and infill development potential. TRPA local and regional actions that could support the County's housing goals, include streamlining permitting processes, incentives for ADU development, and considering a pilot program for mixed-use development with affordable housing. In order to quantify the actions discussed during this meeting, both agencies considered identifying land in the overlapping jurisdictions that is available for development, implementing incentives for splitting large or odd-shaped parcels such as bonus units, fee-waivers, parking, and setback regulation changes, and quantifying waivers for ADU construction.

Tahoe Basin and Western Slope– Community Workshops

On August 18, 2020, the County hosted two virtual community workshops, one for the western portion of the county (“West Slope”) and one for the eastern portion of the county (“Tahoe Basin”). Fifty-five community members registered for the workshops. The presentation included the goals and process of the Housing Element update, the County's RHNA targets, and some of the preliminary housing affordability and need identified. Participants brought forward a range of questions and concerns, including an interest in exploring inclusionary zoning, support for Accessory Dwelling Units and protections for affordability on those units, interest in the availability of utilities, and support for supportive housing for special-needs populations.

A full list of questions and responses are available in Appendix A.

Planning Commission and Board of Supervisors Workshops

On October 22, 2020, County staff held a workshop for the Planning Commission and on November 10, 2020, the County staff held a workshop for its Board of Supervisors. In each workshop, new proposed programs to comply with State Laws were described. The workshops also discussed current local needs and the County's RHNA targets. As part of the public comment and workshop discussions, participants were interested in encouraging programs to support first-time homebuyers and the

development of “missing middle housing”, a term used to describe a variety of housing types such as duplexes, triplexes, and townhomes. There was also a discussion of the need for affordable and supportive housing for persons with disabilities as well as affordable workforce housing.

A full list of questions and responses are available in Appendix A.

Meeting Noticing

The Housing Element Public Workshops were noticed on the County’s website, the County’s Facebook page, and Nextdoor. Direct noticing was sent to webpage subscribers, local advocate groups and stakeholders. A complete list is available in Appendix A.

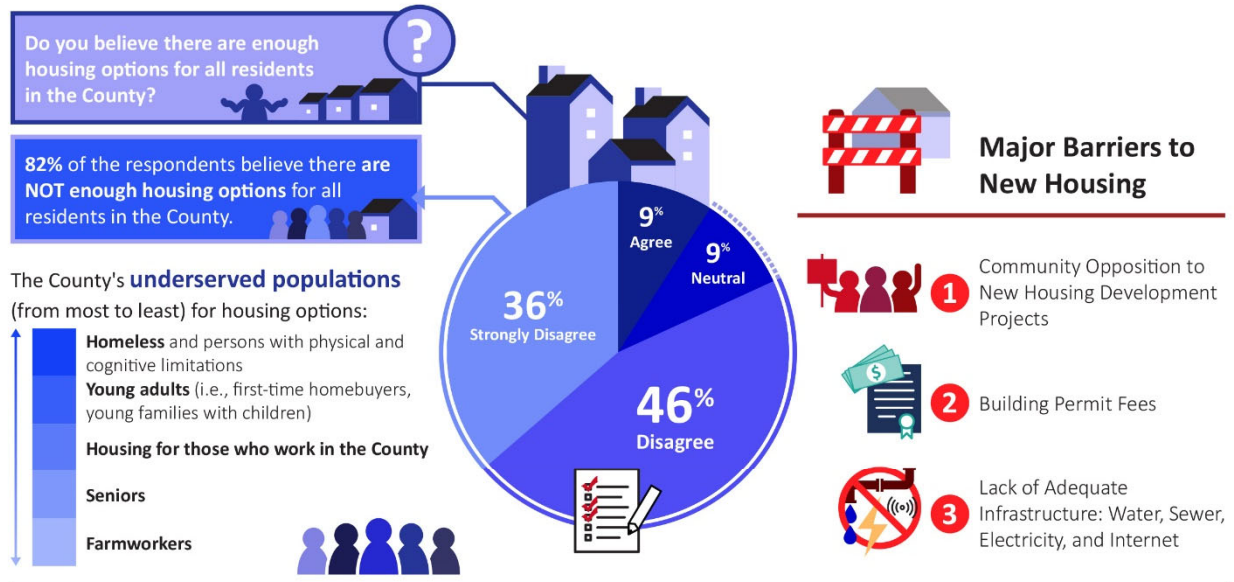
Survey of Steering Committee and Community

A survey was administered to members of the steering committee for the El Dorado County Housing Element between the dates of June 12, 2020 and June 18, 2020. Of the 15 members of the steering committee, 11 responded to the survey. Of those who responded, 90 percent (10) were residents in El Dorado County, 73 percent (8) were employed in El Dorado County, and 81 percent (9) were homeowners. Occupations of those on the steering committee that responded included housing developers, commercial building developers, or business-owners in El Dorado County. Of the respondents, 18 percent (2) reported commuting more than 10 miles to work. Household size of the respondents ranged from one-person to five or more person households, with 45 percent (5) representing a two-person household.

Following the survey of the Steering Committee, the same survey was made available to residents of El Dorado County between the dates of August 20, 2020 and September 20, 2020. During that time, 35 people responded. Of those who responded, 89 percent (31) were residents in El Dorado County, 31 percent (11) were employed in El Dorado County, and 86 percent (30) were homeowners. Most respondents came from 2-person households (46 percent), while 17 percent came from a 1-person household and 20 percent came from a 3-4-person household. Two respondents came from a household that was 5 persons or more. The survey results are summarized in Figure HO-1, Steering Committee Survey Results.

A more in-depth summary of the survey is available in Appendix A.

Figure HO-1
Steering Committee Survey Results



Conclusion: There are not enough housing options for residents in the County!

Online Resources

The County also provided information on the County website, including the project schedule, the draft 2021-2029 Housing Element Update, as well as community workshop materials. Interested groups and community members were made aware of updates by direct email through the Housing Element Update interested list as well as social media and the County’s website.

Public Hearings

Will be updated once hearings occur.

Consistency with General Plan

The Housing Element is one of seven mandatory elements of the El Dorado County General Plan that was last amended in 2019. 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. The Housing Element has detailed goals, policies, and specific measures. Under State law, the entire General Plan is required to be “internally consistent” meaning that all elements of the General 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 schools, parks, library, law enforcement, fire, and other services associated with housing.

The County will continue to ensure consistency between the Housing Element and other General Plan elements so that policies introduced in one element are consistent with other elements. Currently, the Housing Element does not propose significant changes to any other element of the General Plan. However, if, over time, it becomes apparent that changes to any element are needed for internal consistency, such changes will be proposed for consideration by the Planning Commission and Board of Supervisors.

Per Government Code Section 65302, upon the next revision of the housing element on or after January 1, 2014, the safety element shall be reviewed and updated as necessary to address the risk of fire for land classified as state responsibility areas, as defined in Section 4102 of the Public Resources Code, and land classified as very high fire hazard severity zones, as defined in Section 51177. In August 2019, the Board of Supervisors authorized an amendment the County’s Public Health, Safety and Noise Element of the General Plan in accordance with Government Code Section 65302. Work will include the review and update of the County’s current Safety Element incorporating all State law changes and any additional requirements and general plan guidelines from the State of California Governor’s Office of Planning and Research (OPR).

In the 2019-20 Budget Act, the California Department of Housing and Community Development (HCD) established the Local Early Action Planning Grant (LEAP) program to assist jurisdictions in accelerating housing production or facilitating compliance with the sixth cycle Regional Housing Needs Assessment (RHNA). The County will be using LEAP grant funding to make updates to the Zoning Ordinance in order to achieve these two goals.

The proposed revisions to the Land Use, Public Health, Safety, and Noise, and Transportation Elements do not trigger the requirement for an Environmental Justice Element or related environmental justice goals, policies, and objectives integrated in other elements of the General Plan as contemplated by subsection 65302(h)(1) of the California Government Code, which was enacted by Senate Bill (SB)

1000 (2016). Government Code Subsection 65302(h)(1) requires the environmental justice element, or the environmental justice goals, policies, and objectives in other elements of the general plan, to be adopted or reviewed upon the adoption or next revision of two (2) or more elements concurrently on or after January 1, 2018, if the county has a disadvantaged community.

Section 65302 defines “disadvantaged communities” as “an area identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.” The tool developed by the California Environmental Protection Agency (CalEPA) to identify disadvantaged communities is the CalEnviroScreen. The CalEnviroScreen is a mapping tool that helps identify California communities that are most affected by many sources of pollution, and where people are often especially vulnerable to pollution’s effects. There are no disadvantaged communities identified in El Dorado County at this time by CalEPA on the CalEnviroScreen tool under this definition.

Senate Bill 244: Disadvantaged Unincorporated Communities

As part of the 2021–2029 Housing Element Update, the County has completed an analysis of disadvantaged unincorporated communities (DUCs) to comply with Senate Bill 244 requirements. SB 244 (2011) requires cities and counties to address the infrastructure needs of disadvantaged unincorporated communities (DUCs) in city and county general plans, Local Agency Formation Commission (LAFCO) Municipal Service Reviews (MSRs), and annexation decisions. In the case of a county, only an identification of each legacy community within the boundaries of the county is required, but not including any area within the sphere of influence of any city. “Unincorporated legacy community” means a geographically isolated community that is inhabited and has existed for at least 50 years. SB 244 defines a DUC as a place that meets the following criteria:

- Contains 10 or more dwelling units in “close proximity” to one another where 12 or more registered voters reside (for the purpose of this analysis, “close proximity” is defined as a density greater than 1 unit per acre).
- Is either within a city sphere of influence (SOI) (also known as a fringe community), is an island within a city boundary (also known as an island community) or is geographically isolated and has existed for at least 50 years (also known as a legacy community). Only legacy communities potentially occur in the unincorporated area of El Dorado County.
- Has a median household income that is 80 percent or less than the statewide median household income (according to the US Census Bureau, American Community Survey, the median household income for California between 2013 and 2017 [most comprehensive figures available] was \$67,169. 80% of that is \$53,735).

An analysis was conducted to address the requirements of SB 244. The geographic scope of the analysis was the unincorporated areas of El Dorado County (outside of Placerville and South Lake Tahoe’s Sphere of Influence (SOI), since those areas are analyzed by each City under their SB 244 analyses). In conducting the analysis, resources used included the SB 244 Technical Advisory (OPR 2013), the City of Placerville Sphere of Influence boundary map (El Dorado County LAFCO), County of El Dorado geographic information system (GIS), real estate data and Census data (incomes is by block group).

The analysis included the following steps:

1. Identify census block groups that have qualifying income.
2. Identify areas within those census block groups that meet the density criteria.
3. Complete a visual analysis and refine the boundary to exclude nonresidential areas and encompass any multifamily housing or mobile home parks that may be just outside of the boundary.
4. Review real estate websites to verify that residential development has existed in the area for at least 50 years.
5. Identify potential legacy communities (geographically isolated and has existed for at least 50 years).

Based on the initial evaluation, there were no areas that meet the criteria; no further analysis under SB 244 is needed for the sixth cycle Housing Element update. In accordance with Government Code Section 65588, the County will continue to review and if necessary, amend its general plan to update the analysis required by this section with each Housing Element Update cycle.

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. Several data sources were used to perform this analysis, including a dataset created by the Sacramento Area Council of Governments (SACOG) and approved by HCD. This dataset included data from the 2014-2018 American Community Survey (ACS), 2010 US Census, 2012-2016 Comprehensive Housing Affordability Strategy, and California Department of Finance.

Population Characteristics

California's population experienced substantial growth in the past decade between 2010 and 2020, increasing by more than 2.5 million to a total population of 39,782,870. The state's average growth rate during this period was 7.1 percent. The state's population is expected to continue to grow at a rate of approximately 0.33 percent on an average annual basis, increasing by approximately 130,250 individuals each year. If present trends continue, California's population will likely exceed 45.3 million by 2060.

The U.S. Census Bureau estimates that the population of the unincorporated areas of El Dorado County was 149,266 in 2010. A comparison of the 2010 Census and 2020 Department of Finance (DOF) data (Table HO-1) shows that the population of the unincorporated area of El Dorado County grew 7.0 percent to 159,722 during that nine-year period, with an average growth rate of 0.67 percent per year (the overall population of the county increased by 6.7 percent to 193,227).

Table HO-1
Comparison
2000, 2010, and
2020 Population

	2000	2010	2020	% Change 2000-2010	% Change 2010-2020
Population, Entire county	156,299	181,058	193,227	15.8%	6.7%
Population, Unincorporated County*	123,080	149,266	159,722	21.3%	7.0%

Source: State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2001-2010, with 2000 & 2010 Census Counts. Sacramento, California, November 2012; State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2020, with 2010 benchmark. Sacramento, California, May 2019
*The unincorporated county does not include the City of South Lake Tahoe or the City of Placerville.

According to the 2020 DOF data, there were 71,953 housing units in unincorporated El Dorado County. This is an increase of 3,422 units since 2010. Persons per household are determined by dividing the total number of occupied housing units by the population. According to the 2020 DOF data, the 2020 average countywide household size (persons/occupied unit) was 2.09. In the unincorporated areas only, the average household size is 2.21 persons per occupied unit.

Population Projections

According to a study completed by BAE Urban Economics, Inc. in 2019, El Dorado County's population could grow by an additional 16,846 persons by 2030 from 2020. **Error! Reference source not found.** summarizes the population projections presented in the BAE Urban Economics study. According to these projections, it is expected that the El Dorado County population would increase 8.8 percent between 2020 and 2030, with an average annual growth rate of 0.9 percent per year.

Table HO-2
Population Forecast for El
Dorado County

	Year				
	2020	2025	2030	2035	2040
Population	191,581	199,521	208,457	217,619	225,419
Increase from previous period	-	7,940	8,936	9,162	7,800
Average annual growth from previous period	-	4.1%	4.5%	4.4%	3.6%

Sources: BAE Urban Economics, 2019

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 2018 to approximately 51,577 (U.S. Census 1990 and 2000, 2014–2018 American Community Survey [ACS]). In 2018, the population split was 12,808 persons on the North Shore and 38,769 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.

Race and Ethnicity

According to the 2014–2018 ACS, there were 153,987 individuals and 56,478 households in unincorporated areas of El Dorado County. Table HO-3 summarizes the demographics of the population of unincorporated El Dorado County. Just over 80 percent of the population of the unincorporated county identify as white, and just over ten percent identify as Hispanic or Latino. No other population group represents more than five percent of the population.

Table HO-3
2018 Unincorporated County
Demographics

	Number	%
Population	153,987	100.0%
Race: White	123,708	80.3%
Race: Black or African American	1,063	0.7%
Race: American Indian or Alaskan Native	815	0.5%
Race: Asian	6,890	4.5%

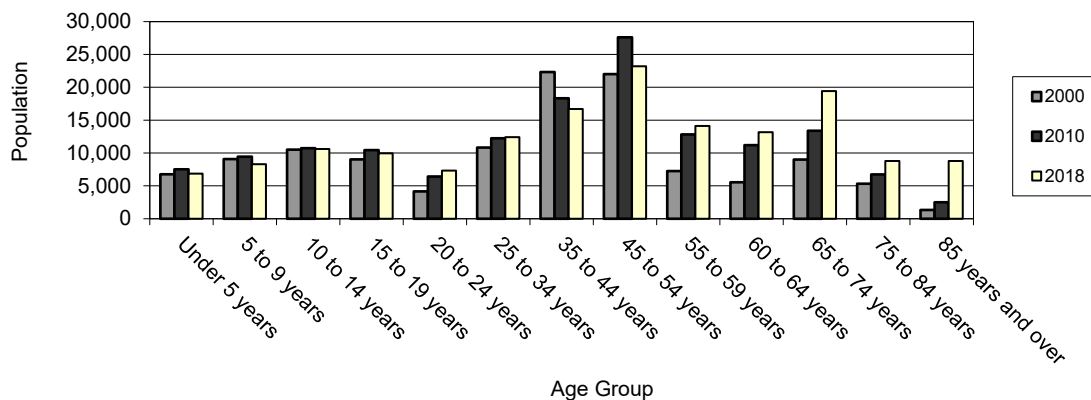
	Number	%
Race: Native Hawaiian or Other Pacific Islander	370	0.2%
Race: Other	184	0.1%
Race: Two or More Races	5,372	3.5%
Hispanic or Latino Origin, Regardless of Race	15,585	10.1%

Source: U.S. Census Bureau: 2014-2018 ACS; 2019 California Department of Finance, Demographic Research Unit E-5 Tables

Age of Population

In both 2010 and 2018, the largest age group within El Dorado County’s population was 45 to 54 years old. The second largest group within the population has shifted from 35 to 44 years in 2010 to 65 to 74 years in 2018. Most age groups have stayed relatively consistent between 2000 and 2018. The number of residents aged 85 years and older also increased significantly between 2010 and 2018.

Figure HO-2
Age Breakdown, 2000, 2010, and 2018



Source: U.S. Census 2000, Summary File 2 (January 2002), U.S. Census Bureau: Census 2010 DP-1, U.S. Census Bureau 2014-2018 ACS; SACOG Data Packet

Table HO-4 displays the age of the householder in renter-occupied units in unincorporated El Dorado County. Generally, fewer people over age 65 are shown as the householder in renter-occupied (16.8 percent) units as compared to owner-occupied units (35.1 percent). According to the 2014-2018 ACS of the total occupied housing units, 12,828, or 21.5 percent, were renter-occupied in the unincorporated area of the county.

Table HO-4
Age of Householder,
2018

Age of Householder	Renter		Owner	
	Number	%	Number	%
15 to 24 years	371	2.9%	104	0.2%
25 to 34 years	1624	12.7%	2059	4.4%
35 to 44 years	3366	26.2%	5767	12.3%
45 to 54 years	3055	23.8%	9608	20.5%
55 to 64 years	2258	17.6%	12822	27.4%
65 to 74 years	989	7.7%	10351	22.1%
75 to 84 years	401	3.1%	4765	10.2%
85 years and over	764	6.0%	1291	2.8%
Total	12,828	100.00%	46,767	100.00%

Source: U.S. Census Bureau 2014-2018 ACS, B25007

Employment

According to the 2014–2018 ACS, in 2018, the civilian labor force in unincorporated El Dorado County totaled 67,972 workers. “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 HO-5 summarizes the 2018 labor force data.

Table HO-5
El Dorado County 2018
Annual Average
Monthly Labor Force

Labor Force: Total	67,972
Employment	60,769
Unemployment	7,203
Unemployment Rate	10.60%

Notes:

Data are not seasonally adjusted.

Data include unincorporated and incorporated areas of the county.

Source: U.S. Census Bureau 2014-2018 ACS

In addition to tracking the labor force of California’s counties, the 2014–2018 ACS also tracks industry employment data (Table HO-6). The data reflects 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.

According to information from the California Employment Development Department released in January 2020, the unemployment rate in the Sacramento-Arden Arcade-Roseville MSA was 3.9 percent, up from 3.2 percent in December 2019 and an 8.3 percent decrease from the 2018 estimate of 11.5 percent. This compares with an unadjusted unemployment rate of 4.3 percent for California and 4.0 percent for the nation during the same period, from 2018 to 2020. In January 2020, the unemployment rate was 3.7 percent in El Dorado County, 3.3 percent in Placer County, 3.9 percent in Sacramento County, and 4.9 percent in Yolo County.

Table HO-6
El Dorado County 2018 Jobs of Resident Population

Industry	Number of Jobs	% of All Jobs
Employed civilian population 16 years and over	67,026	100.0%
Agriculture, forestry, fishing and hunting, and mining	789	1.2%
Construction	5,067	7.6%
Manufacturing	5,231	7.8%
Wholesale trade	1,275	1.9%
Retail trade	7,480	11.2%
Transportation and warehousing, and utilities	2,738	4.1%
Information	1,654	2.5%
Finance, insurance, real estate, and rental and leasing	5,520	8.2%
Professional, scientific, management, administrative, and waste management services	9,331	13.9%
Educational, health, and social services	13,860	20.7%
Arts, entertainment, recreation, accommodation, and food services	5,595	8.3%
Other services (except public administration)	3,471	5.2%
Public administration	5,015	7.5%

Note: Data reflects unincorporated area of county only.
Source: U.S. Census Bureau 2014-2018 ACS

The California Department of Employment Development (EDD) also reports labor market data for the Sacramento-Arden Arcade-Roseville Metropolitan Statistical Area (MSA) and includes El Dorado, Placer, Sacramento, and Yolo counties (Table HO-7).

Table HO-7
Sacramento-Arden Arcade-Roseville MSA

Industry	Dec-2019	Jan-2020	Change	Jan-2019	Jan-2020	Change
	Revised	Prelim			Prelim	
Total, All Industries	1,040,500	1,027,400	-13,100	1,009,500	1,027,400	17,900
Total Farm	7,800	7,000	-800	6,800	7,000	200
Total Nonfarm	1,032,700	1,020,400	-12,300	1,002,700	1,020,400	17,700

Industry	Dec-2019	Jan-2020	Change	Jan-2019	Jan-2020	Change
	Revised	Prelim			Prelim	
Mining and Logging	500	500	0	500	500	0
Construction	66,800	66,300	-500	63,300	66,300	3000
Manufacturing	37,100	37,200	100	36,100	37,200	1,100
Trade, Transportation & Utilities	169,000	163,000	-6000	161,200	163,000	1,800
Information	11,700	11,500	-200	12,100	11,500	-600
Financial Activities	53,700	53,400	-300	52,200	53,400	1,200
Professional & Business Services	137,500	134,300	-3,200	132,500	134,300	1,800
Educational & Health Services	169,600	168,000	-1,600	163,100	168,000	4,900
Leisure & Hospitality	109,000	108,600	-400	107,600	108,600	1000
Other Services	34,900	34,900	0	33,900	34,900	1000
Government	242,900	242,700	-200	240,200	242,700	2500

Labor force data are revised month to month

Additional data are available online at www.labormarketinfo.edd.ca.gov

Source: [https://www.labormarketinfo.edd.ca.gov/file/lfmonth/sacr\\$pds.pdf](https://www.labormarketinfo.edd.ca.gov/file/lfmonth/sacr$pds.pdf), 2020

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 consider the location, intensity, nature, and relationship of jobs and housing; housing demand; housing costs; and transportation systems. A jobs-to-housing ratio of 1.5:1 is considered “balanced” according to the State of California General Plan Guidelines prepared by the Governor’s Office of Planning and Research

According to SACOG, 72,766 jobs were available on the West Slope for individuals living in 109,842 housing units in 2018 (Table HO-8) (SACOG 2018). This equates to 0.7 jobs for each housing unit, indicating that many workers must commute outside the county to work. In 2018, two of the 11 SACOG Regional Analysis Districts (RADs), Shingle Springs and Diamond Springs, had jobs-to-housing ratios of greater than 1.5:1, which indicates that workers commute into these El Dorado County communities for jobs.

Table HO-8
**Jobs-to-Housing Ratios
for El Dorado County**

Subarea Growth	2018 Jobs	2018 Housing	Jobs: Housing
El Dorado County (West Slope, Less City of Placerville)	36,383	54,921	0.7:1
El Dorado Hills - Community Region	13,113	15,193	0.9:1
Cameron Park - Community Region	3,419	7,627	0.4:1
Shingle Springs - Community Region	2,629	966	2.7:1

Subarea Growth	2018 Jobs	2018 Housing	Jobs: Housing
Diamond Springs - Community Region	6,819	3,975	1.7:1
Placerville - Community Region Less City of Placerville	1,959	2,092	0.9:1
Balance of West Slope (Non-Community Regions)	8,444	25,068	0.3:1
Total	72,766	109,842	0.7:1

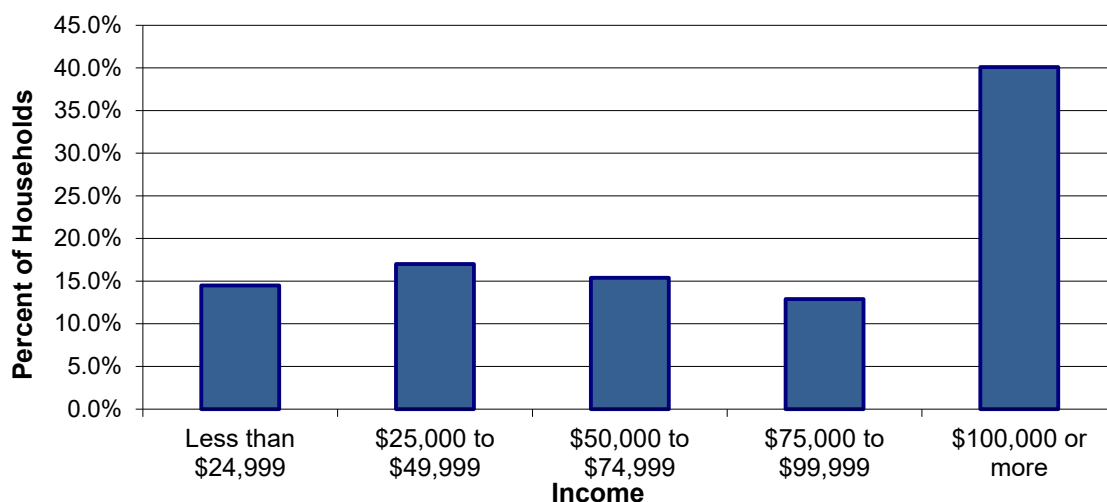
Source: El Dorado County, Kimley-Horn, BAE, 2020.

What the enumerated jobs-to-housing ratios shown in Table HO-8 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 El Dorado County (West Slope, Less City of Placerville) and a large export of workers from that same area. Although this subarea supplies a substantial percentage of El Dorado County’s jobs (50 percent of the total, according to SACOG), 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 29.3 minutes (which results in a 60-minute average commute per workday) (U.S. Census Bureau 2018).

Income

According to the 2014-2018 ACS, the median household income in El Dorado County in 2018 was \$80,582, as compared to a statewide average of \$71,228. Households are defined as a family living together, all of whom need not be related. Household income is the total combined earnings of household members aged 18 and over. The distribution of the El Dorado County household incomes is illustrated in Table HO-8Figure HO-3. Please note: 2018 income limits were included for consistency with the 2014-2018 ACS numbers.

Figure HO-3
2018 Distribution of Household Income for El Dorado County



Source: U.S. Census Bureau: 2014-2018 ACS, Table S1901

Extremely Low-Income Households

Extremely low-income households (earning 30 percent or less than the area median income), have a maximum income of \$25,750 or less for a four-person household and \$17,600 or less for a one-person household, based on the 2019 HCD State Income Limits. According to the 2012–2016 U.S. Census Bureau Comprehensive Housing Affordability Strategy (CHAS) data, there are 4,870 extremely low-income households (8.9 percent) in the unincorporated area of El Dorado County. Of those, 1,905 (3.5 percent) were renter-occupied households and 2,965 (5.4 percent) were owner-occupied households.

Households with extremely low income have a variety of housing situations and needs. For example, most families and individuals whose primary income is from receiving public assistance, such as social security insurance (SSI or disability insurance), are considered extremely low-income households. According to the 2014–2018 ACS, 4.7 percent of all families in El Dorado County are those whose income in the last 12 months is below the federal poverty level of \$25,100 annually, as defined by the U.S. Department of Health and Human Services.

According to EDD, the minimum wage in 2019 for California was \$12.00 per hour. A person working fulltime at minimum wage falls within the extremely low-income category. Table HO-9 provides representative occupations with hourly wages that are within or close to the extremely low-income category, depending upon household size.

Table HO-9
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 and Laborers	\$9.46	\$19,658
Food Preparation and Serving	\$9.91	\$20,615
Home Health Aides	\$11.39	\$23,697
Maids and Housekeepers	\$11.81	\$24,573
Manicurists and Pedicurists	\$10.00	\$20,811
Packers and Packagers (Hand)	\$12.67	\$26,347
Parking Lot Attendants	\$10.51	\$21,850
Ushers, Lobby Attendants, and Ticket Takers	\$13.92	\$28,955

Source: EDD, Employment and Wages by Occupation, 1st Quarter 2019

Mean Annual Wage calculated by industry by dividing total annual wages by annual average employment.
(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 (El Dorado County Employment Resource Center, Golden Sierra Job Training Agency Youth Council, El Dorado County

Commission on Aging, the El Dorado County Continuum of Care, Sacramento Regional Advisory Committee, State Council on Developmental Disabilities, 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.

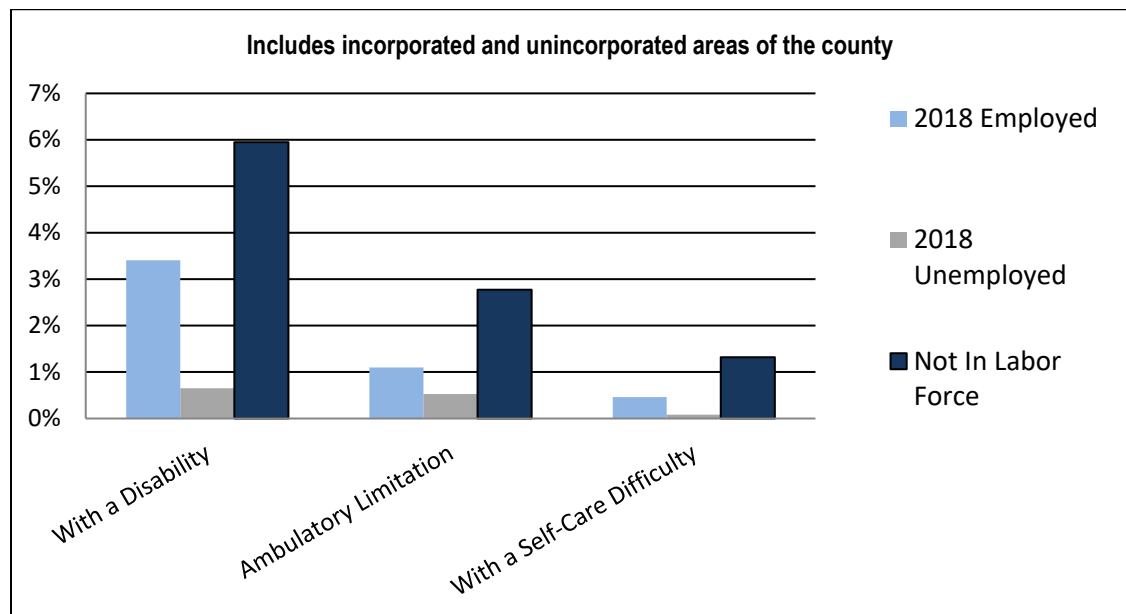
Persons with Disabilities (Including Developmental Disabilities)

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, including the intellectually and developmentally disabled, 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.

According to the 2014–2018 ACS, approximately 13.3 percent of El Dorado County residents over five years of age have a disability. Of the total workforce in El Dorado County, approximately 4.5 percent, or 3,781 people, aged 18 to 64 have a work disability. Of those, 1,219 reported ambulatory limitations and 390 have self-care limitations. Figure HO-4 details the type of disability reported for the county labor force with one or more disability.

One thing to note is that all 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 HO-4
Disabled as Percentage of the Population



Source: 2014-2018 ACS 5-Year Estimates - B18120: EMPLOYMENT STATUS BY DISABILITY STATUS AND TYPE - Universe: Civilian non-institutionalized population 18 to 64 years

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. Persons with severe physical or mental disabilities may also require supportive housing, nursing facilities, or other 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 SSI, 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.

Following are the seven principles of universal design as outlined by the Center for Universal Design:

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: 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.

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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.

There is limited data on persons with developmental disabilities at this time as the U.S. Census does not record developmental disabilities. However, 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 2,800 persons in El Dorado County with developmental disabilities, based on 2014–2018 ACS 5-year estimates for population.

Alta California Regional Center (Alta) 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 September 2020, at least 1,206 residents of unincorporated El Dorado County 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 approximately half of the persons with developmental disabilities assisted are ages 17 and under.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals, including the intellectually and developmentally disabled, 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.

Residents Aged 65 and Older

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. 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 2019, approximately 88.7 percent of unincorporated El Dorado County’s housing stock was made up of

single-family detached homes,¹ followed by multifamily housing making up 6.5 percent and mobile homes making up 4.7 percent.

Some seniors are able 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 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.

According to the 2014–2018 ACS, persons aged 65 and older (senior citizens) in the unincorporated county increased from 22,587 in 2010 to 31,353 (38.8 percent) in 2018. On a state level, the population 65 and older increased by 33.5 percent over the same timeframe. Of this state level older population segment, 18,803 (87 percent) were homeowner households and 2,833 (13 percent) were renter households.

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.

For special needs older adults, the County allows residential care homes (identified as “Community Care Facility: Small” in the Zoning Ordinance) for six or fewer individuals by right in all residential zone districts. Residential care homes of seven individuals or more (i.e., “Community Care Facility: Large”) are allowed by right in the Commercial, Limited (CL); Commercial, Community (CC); and Commercial, Rural (CRU). Conditional Use Permits (CUP) are required for residential care homes of seven or more persons in most residential districts.

Agricultural Employees

The U.S. Department of Agriculture (USDA) conducts a Census of Agriculture every five years. In 2017, the USDA reported that 1,521 agricultural employees (farmworkers) were hired in El Dorado County. Of those, 1,170 workers (70 percent) reported working less than 150 days and 351 (30 percent) reported working 150 days or more.

In 2017, there were estimated to be more than 254,000 migrant and seasonal workers in California. 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 in 2000. While more recent data on migrant and seasonal workers is not available for El Dorado County, the 2000 estimate represented less than one percent of non-migrant seasonal and migrant farmworkers statewide and that percentage is not expected to have changed significantly.

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 2018 Crop Report prepared by the El Dorado County Department of Agriculture reported that the gross crop value for the County of El Dorado was \$75.4 million, which represents an overall increase of 6.6 percent from 2017 values. Timber became the leading crop with a total value of \$18.3 million, an 81 percent increase from 2017 directly attributable to stable timber values and an increase in the amount

¹ California Department of Finance, Report E-5

of timber harvested. Apples and apple products slipped to the second leading crop position with a total value of \$17.1 million, a 23 percent reduction in value from 2017 due to late weather damage to crops. Livestock values increased by 8 percent over 2017 to \$11.8 million, and wine grape values increased by 25 percent to \$11.1 million. As crop production continues to grow in the county, so follows the need for increased agricultural employee housing.

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

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.” During the prior Housing Element planning period (2013-2021), the County adopted a comprehensive Zoning Ordinance Update (December 15, 2015), which included Section 130.40.120 entitled “Commercial Caretaker, Agricultural Employee, and Seasonal Worker Housing” 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

According to the 2014–2018 ACS, single female-headed households comprised 10.3 percent or 4,279 of the total households in the unincorporated county. Single female-headed households with children under 18 years of age represented 4.9 percent of the total households (see Table HO-10).

Table HO-10
Single Female Heads of Households

Geographical Area	Total Households	Female-Headed Householders	With Related Children Under 18
Unincorporated El Dorado County	41,582	4,279 (10.3%)	2,058 (4.9%)

Source: U.S. Census Bureau: 2014-2018 ACS

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 at this time. 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 United States Department of Housing and Urban Development (HUD) estimated that California had a homeless population of approximately 151,000 in 2019. During 2019, the County conducted two point-in-time homeless counts 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: <https://www.edokcoc.org/data>.

The point-in-time homeless count and survey results have provided the County with valuable information on the extent of homelessness, a better understanding of the unmet needs of the homeless and serves as a useful educational tool for both community members and local agencies. Data collected in a count and survey of homeless persons conducted by the County in January 2019 indicated that 613 individuals were experiencing homelessness in 2019 in all of El Dorado County. Eighteen percent (18%) of homeless individuals enumerated lived in the South Lake Tahoe basin, while the remaining 82% lived in the Western Slope of the county. Data on where in the county each of these homeless community members were residing is not available, so it is not possible to determine how many were staying in unincorporated county areas. 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 regularly to discuss the goals and progress of the Continuum of Care. The committee members 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.

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

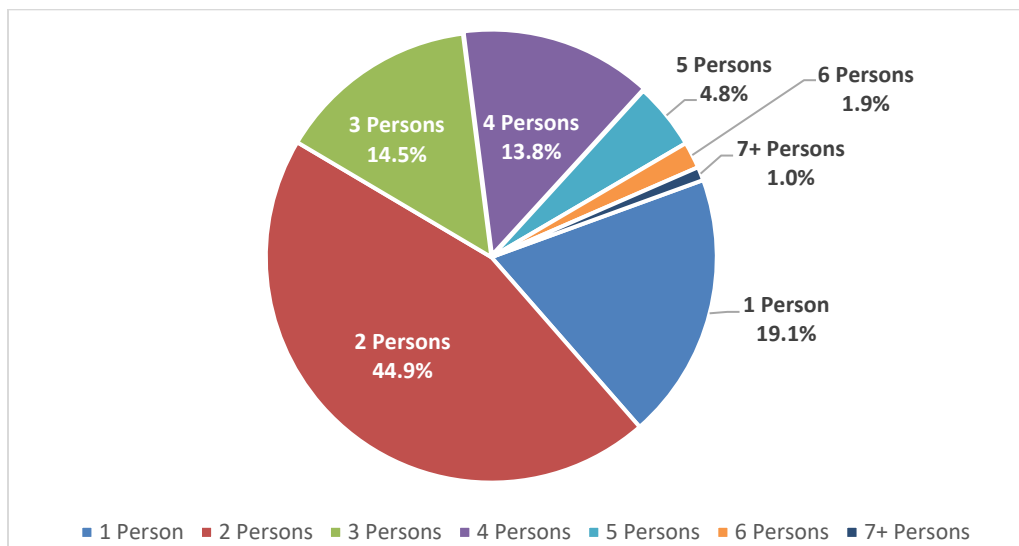
subsidized housing prevents victims of domestic violence and their children from leaving violent situations. Lack of housing options and fear of escalating violence are recognized as the two primary reasons that victims of domestic abuse do not leave. Providing housing opportunities for these groups will reduce homelessness while ensuring that families move from crisis to safety within the community. These vulnerable groups have been addressed in Housing Element Policies HO-4.4, HO-4.5, and HO-4.6.

Large Families and Households

HCD defines large families and households as those having five or more household members. According to the 2014–2018 ACS, 8.3 percent of households in unincorporated El Dorado County consisted of five or more persons. Of the large-family households, 3,585 (76.7 percent) were homeowners and 1,091 (23.3 percent) were renters. Figure HO-5 summarizes 2018 family size in unincorporated El Dorado County.

El Dorado County housing stock consists predominantly of single-family homes. Rental housing with four or more bedrooms is not commonplace; however, multifamily rental housing within the county does offer options for three- and four-bedroom units to accommodate larger households.

Figure HO-5
**Distribution of Family Households by Size
 in Unincorporated El Dorado County**



Source: SACOG, 2014-2018 American Community Survey.

Housing Stock Characteristics

Occupancy

The 2014–2018 ACS reported that there are 68,094 housing units (a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters) in the unincorporated portion of El Dorado County. Of these, 56,478 units (82.9 percent) were occupied and 11,616 units (17.1 percent) were vacant. However, 8,946 units (13.1 percent) were classified as vacant for seasonal, recreational, or occasional uses only as shown in Table HO-11 below.

Table HO-11
Unincorporated El Dorado County 2018
Housing Unit Occupancy

	Number	Percent
Total Housing Units Available	68,094	—
Occupied Housing Units	56,478	82.9%
Owner Occupied	46,767	68.7%
Renter Occupied	9,711	14.3%
Vacant Housing Units	11,616	17.1%
Number of Vacant Units for Seasonal, Recreational, or Occasional Use Only	8,946	13.1%

Source: U.S. Census Bureau: 2014-2018 ACS

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 second homes or investment properties used for less than full time occupancy. According to the 2014–2018 ACS, the unincorporated portion of the county had 8,946 such units. Because these units are included in the vacancy figure but are generally not available for year-round rental or purchase, the true number of vacant units available for rent or purchase in the county is substantially lower than 11,616 units. Second homes and investment properties present a housing challenge, particularly in the Tahoe Basin, which has the greatest concentration of units unavailable for year-round occupancy and a great need for affordable housing. Vacancy rates for ownership and rental housing, excluding housing units that are used as second homes or vacation homes, is approximately 4 percent in the unincorporated area of the county. Second and vacation homes that are used occasionally make up another 13 percent of housing units, presenting a further strain on available housing units.

Housing Types

In 2010, there were a total of 65,332 housing units in the unincorporated areas of El Dorado County as shown on Table HO-12. By 2019, the number increased over 9 percent (6,109 units) to 71,441 units. Most of this increase was due to single-family construction. The number of five or more-unit structures increased by 52 units from 2010 to 2019; however, the proportion of these types of units decreased (down from 4.6 to 4.3 percent of the total number of units constructed). During this same time period, two- to four-unit buildings increased in number and in proportion of the total number of units. Mobile

homes saw a decrease from 2010 to 2019 in their share of both number of units and percentage of total units.

Table HO-12
Housing Units by Type

	2010		2019		Change 2010 -2019
	Units	Percent	Units	Percent	
Single-Family	57,727	86.5	63,375	88.7	5,648
2 to 4 Units	1,023	1.9	1,602	2.2	579
5+ Units	3,021	4.6	3,073	4.3	52
Mobile Homes	3,561	5.5	3,391	4.7	-170
Total	65,332	100	71,441	100	6,109

Notes:

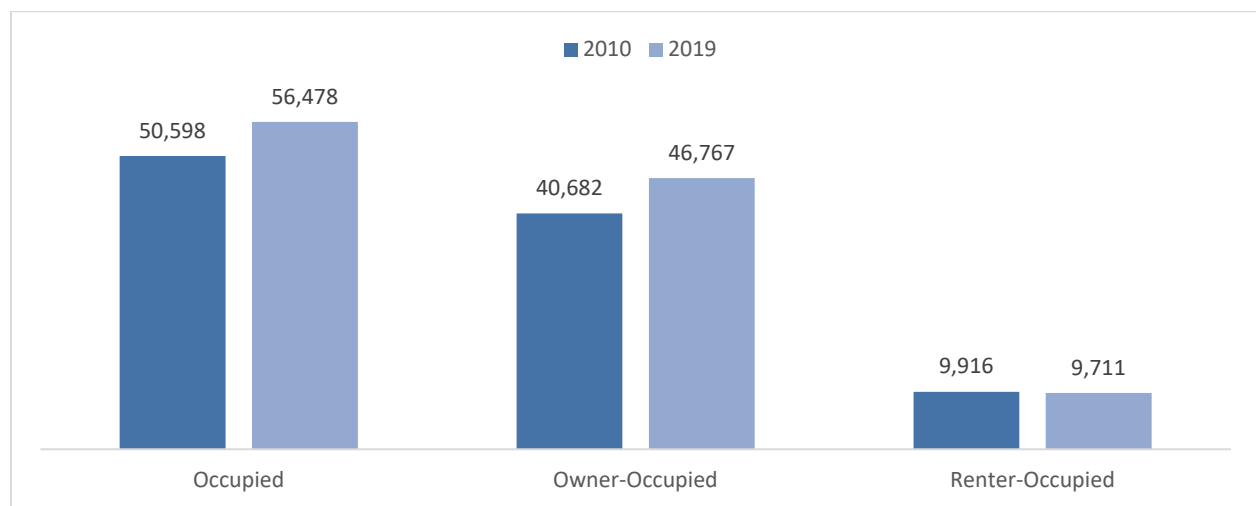
¹ Numbers may not add up to 100% due to rounding.

Source: U 2010 and 2019 California Department of Finance, Demographic Research Unit E-5 Tables

Tenure

The U.S. Census Bureau defines tenure as the distinction between owner-occupied and renter-occupied housing units. Figure HO-6 illustrates the changes in tenure from 2010 to 2019. While the number of renter-occupied units has decreased slightly, by approximately 2 percent, the total number of owner-occupied units has increased by 15 percent. Therefore, the increase in occupied units since 2010 is made up of owner-occupied units while the county has experienced a decrease in renter occupancy.

Figure HO-6
Changes in Tenure 2010 to 2019



Source: U.S. Census Bureau: 2010 Census, 2014-2018 ACS

Physical Housing Conditions

From June 15, 2020, through July 16, 2020 the County received approximately 90 Code Enforcement Investigation Requests, which is typical of most months. The County takes appropriate enforcement actions, with health and safety violations receiving the highest priority. Due to the high case volume, staff capacity, and required administrative and legal steps to investigate and remedy each violation, response times for each case can vary.

According to the 2014–2018 ACS, approximately 43 percent of the currently occupied housing stock in El Dorado County is over 30 years old (built before 1980) and 65 percent is over 20 years old (built before 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.

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. to help identify current housing conditions within the unincorporated areas of the county. 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.

Overall, of the 108 housing structures identified in the study 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. Only the visible exterior conditions were studied.

Based on conversations with the County Code Enforcement as well as considering the age of the housing stock, the County assumes that 25 percent of the homes in the unincorporated areas of El Dorado County are in need of some type of rehabilitation.

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-18 to “continue to make rehabilitation loans to qualifying very low- and low-income households;” and HO-22 to “work with property owners to preserve the existing housing stock”.

Overcrowding

The U.S. Census Bureau defines overcrowding as a housing unit that is occupied by more than one person per room (rooms include living room, dining room, and bedrooms, etc. but not including kitchens and bathrooms). Units with more than 1.5 persons per room are considered severely overcrowded and indicate a significant housing need.

Based on the definition above, the 2014–2018 ACS estimates that approximately 1,651 (2.3 percent) of all occupied households, were considered overcrowded. Approximately 1.8 percent of all owner-occupied households and 3.6 percent of all renter-occupied households experience overcrowding.

Housing Cost and Affordability

Income Limits

HUD and 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 HO-13 shows the 2020 county income limits (i.e., the maximum incomes for each income category as determined by HCD). These limits are revised annually by HCD, consistent with state and federal law.

Table HO-13
2020 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	18,150	30,250	48,350	72,500	60,400
2	20,750	34,550	55,250	82,850	69,050
3	23,350	38,850	62,150	93,200	77,650
4	26,200	43,150	69,050	103,550	86,300
5	30,680	46,650	74,600	111,850	93,200
6	35,160	50,100	80,100	120,100	100,100
7	39,640	53,550	85,650	128,400	107,000
8	44,120	57,000	91,150	136,700	113,900

Notes:

¹ Based on a Median Family Income for a four-person family of \$86,300. 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: HCD 2020 *Income Limits*.

Housing Costs

Rental Prices

According to Zillow.com, a website that provides local data on homes for sale, apartments for rent, neighborhood insights, markets, and trends, the results of a survey of apartment rental prices in unincorporated El Dorado County in June 2020 are shown in Table HO-14. At the time of the survey, listing in the unincorporated county were limited. Overall, the median rent was \$1,875 in July 2020, which was slightly lower than median rents in Sacramento—Roseville—Arden Arcade MSA which was \$1,975.

Table HO-14: **Rental Rates Unincorporated El Dorado County - 2020**

Community	Median Rental Price
Studio	\$900
1-Bedroom	\$950
2-Bedroom	\$1,875
3-Bedroom	\$2,400
4-Bedroom	\$3,200

Source: Zillow available listings, June 18, 2020

Housing Sales Costs

According to Zillow.com, the median sales price for homes in El Dorado County in April 2020 was \$454,800. Additionally, Table HO-15 provides the median sales prices for communities in El Dorado County, as of July 2020.

Table HO-15
Median Sales Prices in El Dorado County – 2020

Community	Median Sales Price
Tahoma	\$671,376
South Lake Tahoe	\$454,574
El Dorado	\$382,700
Cool	\$354,900
Pollock Pines	\$324,257

Source: Zillow.com, July2020

Housing Affordability

According to federal standards, an affordable housing cost is 30 percent of gross household income spent on housing. **Table HO-16** lists 2020 affordable rental and home sale prices for El Dorado County within HCD-established income categories based on a four-person household (**Table HO-13**). Based on these income groups, an extremely low-income households could afford monthly rents of \$655 or a home price up to approximately \$163,536. A very low-income household with an annual income of \$43,150 could afford a monthly rent of \$1,079 or a purchase price of approximately \$269,335. A low-income four-person household with an annual income of \$69,050 could afford a monthly rent of \$1,726, or a purchase price of \$430,998 and a moderate-income household with an annual income of \$86,300 could afford a monthly rent of \$2,158 or a home purchase price of \$538,670.

When comparing these affordable housing costs and rental rates (Table HO-16) to what is available in the county (Table HO-14 and HO-15), there are very limited housing options for extremely low-income

households and rental options for very low- income households are in short supply. There are however more rental and purchase options for both moderate and above moderate-income households.

Table HO-16
**Affordable Housing Costs by
Income Category**

	Income Level (Based on a 4-Person Household)			
	Extremely Low	Very Low	Low	Moderate
Annual Income	\$26,200	\$43,150	\$69,050	\$86,300
Monthly Income	\$2,183	\$3,596	\$5,754	\$7,192
Maximum Monthly Gross Rent ¹	\$655	\$1,079	\$1,726	\$2,158
Maximum Purchase Price ²	\$163,536	\$269,335	\$430,998	\$538,670

Source: HCD 2020 State Income Limits – El Dorado County

Notes:

1. Affordable cost 30 percent of gross household income spent on housing.
2. Affordable housing sales price is based on conventional 30-year loan at 3% interest and a 5% down payment.

Overpayment

According to current federal standards, overpayment occurs when a household spends 30 percent or more of their gross income on housing. Of those households that overpay, many are lower income, although housing affordability is also of concern to moderate-income households.

Overpayment statistics from the 2012–2016 CHAS data indicate that there were 17,420 (31.8 percent) lower-income households (households earning less than \$66,900, for a 4-person household) in the unincorporated area of El Dorado County. Of those, 5,815 (10.6 percent) were renter-occupied households and 11,605 (21.2 percent) were owner-occupied households (Table HO-17).

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 multifamily units for families and leverage these resources with existing state resources and will continue its first-time homebuyer assistance and single-family rehabilitation programs to help address overpayment in owner households.

Table HO-17
**Households by Income Category Paying
in Excess of 30% of Income Toward
Housing Cost**

Total Households Characteristics	Number	Percent of Total Households
Total occupied units (households)	54,700	100.0%
Total Renter households	10,660	19.5%
Total Owner households	46,340	84.7%
Total lower income (0-80% of HAMFI) households	17,420	31.8%
Lower income renters (0-80%)	5,815	10.6%

Total Households Characteristics	Number	Percent of Total Households
Lower income owners (0-80%)	11,605	21.2%
Extremely low-income renters (0-30%)	1,905	3.5%
Extremely low-income owners (0-30%)	2,965	5.4%
Lower income households paying more than 50%	7,435	13.6%
Lower income renter HH severely overpaying	2,355	4.3%
Lower income owner HH severely overpaying	5,080	9.3%
Extremely Low Income (0-30%)	3,350	6.1%
ELI Renter HH severely overpaying	1,240	2.3%
ELI Owner HH severely overpaying	2,110	3.9%
Income between 30%-50%	2,240	4.1%
Income between 50% -80%	1,845	3.4%
Lower income households paying more than 30%	11,155	20.4%
Lower income renter HH overpaying	3,790	6.9%
Lower income owner HH overpaying	7,365	13.5%
Extremely Low Income (0-30%)	3,815	7.0%
Income between 30%-50%	3,480	6.4%
Income between 50% -80%	3,860	7.1%
Total Households Overpaying	20,965	38.3%
Total Renter Households Overpaying	5,665	10.4%
Total Owner Households Overpaying	15,300	28.0%

Source: CHAS, 2012-2016

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 multifamily rental housing with rent-restricted units affordable to lower and very low-income persons. Approximately 1,062,400 people in California, mostly very low-income elderly and families with children, have benefited from subsidized housing in cities, suburbs, and rural areas (Center for Budget and Policy Priorities 2019).

As of August 2020, approximately 422,850 households in the state receive federal rental assistance (California Housing Partnership Corporation 2020). 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
- Low-Income Housing Tax Credit (LIHTC) Program (per Tax Reform Act of 1986) administered by the California Tax Credit Allocation Committee (TCAC)
- Home Investment Partnership Program (HOME) funding for new construction

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

In June 2020, the California Housing Partnership Corporation reported that El Dorado County has 2,295 federally assisted units (Table HO-18) countywide.

Table HO-18
**Inventory of Federally Assisted Units,
 El Dorado County, June 2020**

Funding	Number of Units
USDA	297
HUD	453
Low-Income Housing Tax Credit	1,545
Total	2,295

Source: California Housing Partnership Corporation (2020).

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 14 government-assisted properties with a total of 814 units, consisting of both general and senior housing, funded primarily by California Tax Credits and/or USDA Rural Multifamily Rental Housing, Section 515 programs.

The county does not have any properties in the unincorporated area at risk of converting to market rate within the next 10 years. See Table HO-19.

**Table HO-19
Inventory of Public-Assisted Multifamily
Apartment Complexes (2020)**

Name	Address	City	Population Served	Income Level	Affordable Units	Estimated Affordability End Year	Funding Programs
Cameron Park Village	3433 Palmer Drive	Cameron Park	General	Low/ Very Low	79	2051	TCAC
Glenview Apartments	2361 Bass Lake Road	Cameron Park	General	Low/ Very Low	87	2068	TCAC
The Knolls at Green Valley	3301 Cimmaron Road	Cameron Park	General	Low/ Very Low	199	2061	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	2053	TCAC
Diamond Springs Apartments I	643 Pearl Place	Diamond Springs	General	Low/ Very Low	16	2034	USDA 515
Diamond Springs Apartments II	623-653 Pearl Place	Diamond Springs	General	Low/ Very Low	23	2035	USDA 515
Diamond Sunrise Apartments	4015 Panther Lane	Diamond Springs	Senior	Low/ Very Low	24	2037	USDA 515
Diamond Sunrise Phase II	4015 Panther Lane	Diamond Springs	Senior	Low/ Very Low	16	2037	USDA 515
White Rock Village	2200 Valley View Parkway	El Dorado Hills	General	Low/ Very Low	167	2059	TCAC & CalHFA
Trailside Terrace Apartments	4300 Sunset Lane	Shingle Springs	General	Low/ Very Low	39	2067	TCAC & CalHFA
Skyview Terrace Apartments	4214 Product Drive	Shingle Springs	General	Low	5	2032	Local Fee Deferral
Shingle Terrace Apartments	3840 Market Court	Shingle Springs	General	Low/ Very Low	71	2053	TCAC
Shingle Springs Apartments	3900 Creekside Court	Shingle Springs	General	Low/ Very Low	12	2053	USDA 515

Source: CHPC, June 2020

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. Through Implementation Measure HO-23 the County will provide informational resources to property owners and coordinate with them to find ways to address expiring affordability as needed.

Local entities that are considered qualified to own and/or manage affordable units in El Dorado County are listed in Table HO-20.

Table HO-20
**Entities Qualified to Own/Manage
Affordable Units in El Dorado County**

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, Suite 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 2020

Projected Housing Needs

Table HO-21 shows future housing needs in the unincorporated areas of El Dorado County based on the adopted Regional Housing Needs Plan (RHNP) 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 Regional Housing Need Allocation (RHNA) for the unincorporated area in the Tahoe Basin and the west slope unincorporated areas in accordance with California HCD guidelines. It is presumed that 50 percent of households in the very low-income category will qualify as extremely low-income households (720 households).

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

**Table HO-21
El Dorado County Housing Allocations (2021–2029
RHNA)**

Jurisdiction	Lower-Income Units				Higher-Income Units		Total RHNA
	Very Low	Low	Very Low + Low	% of Total RHNA (VL + L)	Moderate	Above Moderate	
El Dorado County Unincorporated Tahoe Basin	91	55	146	40.70%	63	150	359
El Dorado County Unincorporated West Slope	1,350	813	2,163	43.30%	840	1,991	4,994
Total	1,441¹	868	2,309	43.13%	903	2,141	5,353

Source, SACOG RHNP, 2021-2029

¹This allocation presumes that 50% of the Very Low-Income households, or 720 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 affordable housing for lower-income households. Housing constraints are 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, which are 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 such as development processing procedures, fees, improvement requirements, building codes, housing codes, and enforcement. Special district management, 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, Zoning and Subdivision Ordinances. The General Plan and Zoning Ordinance establish the amount of land distribution allocated for different uses, including housing. The Subdivision Ordinance governs the process of converting undeveloped land to building sites.

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 Elements in the General Plan as well as the Public Health, Safety and Noise Element.

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 relevant elements 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.

Table HO-22 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 HO-22
Compatible Land Use Designations
and Zone Districts**

General Plan Land Use Designation	Zone Districts ¹
Agricultural Lands (AL)	Agricultural Grazing (AG), Forest Resource (RF), Planned Agricultural (PA), Rural Lands (RL), and Timber Production Zone (TPZ) Districts
Rural Residential (RR)	Residential Estate Districts (RE -5, -10) ³ , Limited Agricultural Districts (LA -10, -160), PA, AG, TPZ
Low-Density Residential (LDR)	RE (-5, RE-10), PA ^{4, 5} , RL (10-160) ⁴ , TPZ LA ⁴ , AG (40-160) ⁵
Medium-Density Residential (MDR)	Single-unit Residential (R1) ² , One-acre Residential (R1A), Two-acre Residential (R2A), and Three-acre Residential (R3A) Districts; RE (-5, -10) ³
High-Density Residential (HDR)	Single-unit Residential (R1 and R20K); R1A
Multifamily Residential (MFR)	Multi-unit Residential (RM) District
Commercial (C)	Commercial, Professional Office (CPO), Commercial, Limited (CL), Commercial Main Street (CM), Commercial, Community (CC), Commercial Regional (CR), Commercial, General (CG), CRU (Commercial, Rural), RM

Note:

¹ See the following section for more information about zone districts. Zone districts are as defined in Title 130 of the El Dorado County Code.

² Consistent when combined with the Platted Lands (-PL) Overlay Only

³ MDR is for 5 acres only; RR is for RE-10 only

⁴ LA-10, PA-10, and RL-10 only

⁵ Consistent when in a Williamson Act Contract

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 in 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 homebuyer).

Small sites (0.25–1.0 acres) currently designated for multifamily 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.

General Plan policies encourage the development of mixed-use (residential with commercial) within the Commercial land use designation. Measure LU-Q of the General Plan Land Use Element supports infill development, specifically, medium-density residential as well as mixed-use development along commercial or transportation corridors throughout the county. This measure supports Land Use Element objectives 2.1.4 and 2.4.1. Section 130.40.180 entitled “Mixed Use Development” of Title 130, the County’s Zoning Ordinance, provides general requirements and development standards for mixed use development. More detailed development standards are in the County’s Mixed Use Design Manual adopted on December 15, 2015. In 2015 the County completed an amendment to General Plan Policy 2.1.1.3, Commercial/Mixed-Use, to revise the existing requirement that commercial uses be initiated prior to residential uses in select commercial zones to achieve objectives established under Government Code Section 65583.2.

Economic Development Element Policy 10.2.1.5 requires an economic study for all 50-plus-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-32 will result in consideration of a program to fund or offset the cost of preparing the study for multifamily 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.

Zoning Ordinance

Land use controls affecting the location, type, and timing of housing development are prescribed through the minimum standards contained in the Zoning Ordinance (Title 130 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 identifies six residential districts:

1. Multi-unit Residential (RM)
2. Single-unit Residential (R1, R20K)
3. One-acre Residential (R1A)
4. Two-acre Residential (R2A)
5. Three-acre Residential (R3A)
6. Residential Estate (RE)

Additionally, various types of residential uses are also allowed in all agricultural districts (Limited Agricultural [LA], Planned Agricultural [PA], Agricultural Grazing [AG], Rural Lands [RL], Forest Resource [FR], and by Conditional Use Permit in the Timber Production Zone [TPZ]). Mixed residential and nonresidential uses are allowed in all commercial districts as long as the residential uses are complementary: (Commercial, Professional Office [CPO]; Commercial, Limited [CL]; Commercial, Main Street [CM]; Commercial, Community [CC]; Commercial, Regional [CR];

Commercial, General [CG]; Commercial, Rural [CRU]) subject to a design review permit. As noted in the General Plan discussion, the County amended the General Plan and Zoning Ordinance to allow for mixed use development by right, subject to specified site development standards. Table HO-23 shows the maximum residential density allowed in each existing zone district.

Table HO-24 provides setback, coverage, and height requirements throughout the unincorporated areas of El Dorado County. Setbacks in multifamily residential zones are slightly less restrictive, providing the option for a larger footprint on the parcel. The setbacks, maximum coverage, and height requirements are not considered a constraint to the development of affordable housing.

Table HO-23
**Zoning Ordinance Maximum
Densities**

Zone District	Maximum Density One dwelling unit per:
Multi-unit Residential (RM)	6,000 or 2,000 sq. ft. ¹
Single-unit residential (R1, R20K)	6,000 sq. ft.
One-acre Residential (R1A)	1 acre
Two-acre Residential (R2A)	2 acre
Three-acre Residential (R3A)	3 acre
Residential Estate (RE)	5 or 10 acres as designated
Limited Agricultural (LA)	10 acres or as designated
Planned Agricultural (PA)	10 acres or as designated
Agricultural Grazing (AG)	40 acres or as designated
Rural Lands (RL)	10 acres of as designated
Forest Resource (FR)	40 acres below 3,000 ft. elev. or as designated; 160 acres 3,000 ft. and higher
Timber Production Zone (TPZ)	160 acres
Commercial, Professional Office (CPO)	6,000 sq. ft. ⁴
Commercial, Limited (CL)	4,000 sq. ft. ⁴
Commercial, Main Street (CM)	None
Commercial, Community (CC)	4,000 sq. ft. ⁴
Commercial, Regional (CR)	100,000 sq. ft. ^{2,4}
Commercial, General (G)	10,000 sq. ft. ⁴
Commercial, Rural (CRU)	10,000 sq. ft. ⁴
Industrial Low (IL)	10,000 sq. ft. ³
Industrial High (IH)	20,000 sq. ft. ³
Research & Development (R&D)	10,000 sq. ft. ³

Notes:

¹ Minimum lot size is 6,000 ft. Lot area of 2,000 ft. allowed when proposed with attached dwelling units.

² Does not limit the creation of new smaller lots within a regional commercial facility.

³ Lots that are created for access road, parking areas, common area landscaping and open space purposes are exempt from the area and width standards of the respective zones.

⁴ Mixed use development and commercial condominiums subject to Section 130.40.180 (Mixed Use Development) in Article 4 (Specific Use Regulations) of this Title.

Source: *El Dorado County Zoning Ordinance* (as amended through 2020).

Table HO-24
Zoning District Setbacks¹

Zoning District	Front Setback	Side Setback ^{2, 3}	Rear Setback	Maximum Height
Single-unit Residential (R1, R20K)	20, 30 feet	5, 10 feet	15, 30 feet	40 feet
One-acre Residential (R1A)	30 feet	15 feet	30 feet	45 feet
Two-acre Residential (R2A)	30 feet	20 feet	30 feet	45 feet
Three-acre Residential (R3A)	30 feet	30 feet	30 feet	45 feet
Multi-unit Residential (RM)	20 feet	5 feet	10 feet	50 feet
Residential Estate (RE)	30 feet	30 feet	30 feet	45 feet

Notes:

¹ May be subject to agricultural setbacks under [Section 130.30.030](#) (Setback Requirements and Exceptions) in [Article 3](#) (Site Planning and Project Design Standards) of this Title if adjacent to agricultural zones or fire safe setbacks if over one acre in lot size.

² Fire Safe setbacks may apply.

³ May be subject to special side yard setbacks due to building height under [Section 130.30.060](#) (Height Limits and Exceptions) in [Article 3](#) (Site Planning and Project Design Standards) of this Title.

* In the Tahoe Basin Combining Zone, this zoning district uses the Individual Parcel Evaluating System (IPES) for lot coverage.

Source: *El Dorado County Zoning Ordinance* (as amended through 2020).

Typical Densities for Development

El Dorado County has not experienced significant housing development in the last 10 years. Lots in recently proposed single-family residential projects have varied in size from approximately 6,000 square feet to 24,000 SF. Most recent single-family subdivisions resulted in typical density of between 1 and 8 homes per acre. Multifamily densities within El Dorado County are typically 5 to 15 units per acre but can be as dense as 24 units per acre. During the 2013- 2021 planning period, the County did receive requests to develop sites identified in the sites inventory at lower than the assumed density, although all requests were still within the minimum density of the zoning. The County was able to maintain sufficient sites and was not in a net loss situation due to the project relying on the lower density.

Parking

Table HO-25 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. Measure HO-27 has been included to ensure that parking for emergency shelters is sufficient to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, consistent with Government Code Section 65583(a)(4 (A)(ii)).

**Table HO-25
Schedule of Off-Street Vehicle Parking
Requirements**

Use	Minimum Off-Street Parking
Single dwelling unit, detached	2 per unit
Duplex, triplex	2 per unit
Multi-unit (apartments, townhouses, and condominiums):	
Studio/1 bedroom	1.5 per unit
2 or more bedrooms	2 per unit (minimum 1 covered) + 1 guest space per 4 units
Mixed use	1 per unit
Rooming houses, fraternity/sorority housing, or clubs with sleeping facilities	1 per bedroom + 1 per 8 beds
Accessory dwelling units	
Accessory Dwelling Unit	1 per unit
Temporary Mobile home	Tandem w/ primary residence's spaces
Guest house	No minimum
Caretaker, employee housing	1 per unit
Mobile home park	2 per mobile home space, tandem for each space + 1 guest space per 5 units

Source: El Dorado County Zoning Ordinance (as amended through 2020).

Table HO-26 outlines the extent of housing types allowed by zone district.

**Table HO-26
Zoning Districts Allowing Residential
Uses**

	Zone District																					
	LA	PA	AG	RL	FR	TPZ	CPO	CL	CM	CC	CR	CG	CRU	IL	IH	R&D	RM	R1, R20K	R1A	R2A	R3A	RE
Accessory Dwelling Unit	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P
Caretaker Unit																						
Permanent	-	-	-	-	-	-	A	A	A	A	A	A	A	-	-	-	-	-	-	-	-	-
Temporary	-	-	-	-	-	-	TM A	TM A	TM A	TM A	TM A	TM A	TM A	-	-	-	-	-	-	-	-	-
Child Day Care Home																						
Small	P	P	P	P	P	-	-	A	-	A	-	-	A	-	-	-	P	P	P	P	P	P
Large	CU P	A	A	A	A	-	-	A	-	A	-	-	A	-	-	-	CU P	A	A	A	A	A
Community Care Facility																						
Small (6 or less)	-	-	-	P	-	-	CU P	P	-	P	-	-	P	-	-	-	P	P	P	P	P	P
Large (7 or more)	-	-	-	CU P	-	-	CU P	P	-	P	-	-	P	-	-	-	CU P	CU P	CU P	CU P	CU P	CU P
Dwelling																						
Multi-unit	-	-	-	-	-	-	2	2	2	2	2	2	2	-	-	-	P	-	-	-	-	-
Single-Family, Attached	-	-	-	-	-	-	2	2	2	2	2	2	2	-	-	-	P	P	-	-	-	-
Single-Family, Detached	P	P	P	P	P	CU P	2	2	2	2	2	2	2	-	-	-	P(1)	P	P	P	P	P
Emergency Shelter ³	-	-	-	-	-	-	-	-	-	CU P	-	P	-	-	-	-	-	-	-	-	-	-
Employee Housing																						
Agricultural (≤6 employees)	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P

	Zone District																					
	LA	PA	AG	RL	FR	TPZ	CPO	CL	CM	CC	CR	CG	CRU	IL	IH	R&D	RM	R1, R20K	R1A	R2A	R3A	RE
Agricultural (<36 beds or 12 units)	MU P	MU P	MU P	MU P	MU P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial Caretaker, Permanent	-	-	-	-	-	-	A	A	A	A	A	A	A	A	CU P	A	-	-	-	-	-	-
Commercial Caretaker, Temporary	-	-	-	-	-	-	TM A	TM A	TM A	TM A	TM A	TM A	TM A	TM A	-	TM A	-	-	-	-	-	-
Construction	-	-	TU P	TU P	TU P	-	-	-	-	-	-	A	A	A	A	-	TU P	TU P	TU P	TU P	TU P	TU P
Seasonal Worker in Compliance w/ Standards	-	-	A	A	A	-	-	-	-	-	-	-	-	-	-	-	-	-	A	A	A	A
Seasonal Worker not in Compliance w/ Standards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU P	CU P	CU P	CU P
Guest House	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P
Hardship Mobile Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	TM A	TM A	TM A	TM A	TM A
Temporary Mobile Home	TM A	TM A	TM A	TM A	TM A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mobile/Manufactured Home Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU P	CU P	CU P	CU P	CU P	CU P
Room Rental																						
One Bedroom, only	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P
Transitional Housing																						
Small (6 or less)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P
Large (7 or more)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU P	CU P	CU P	CU P	CU P	CU P
Supportive Housing	-	-	-	-	-	-	2	2	2	2	2	2	2	-	-	-	P	-	-	-	-	-

Notes:
 P: Allowed
 A: Administrative permit

	Zone District																				
	LA	PA	AG	RL	FR	TPZ	CPO	CL	CM	CC	CR	CG	CRU	IL	IH	R&D	RM	R1, R20K	R1A	R2A	R3A

TUP: Temporary use permit

CUP: Conditional use permit

MUP: Minor use permit

TMA: Temporary mobile home permit

--: Use not allowed

1: Requires minimum General Plan density to be met. Planned Development application required unless in compliance with adopted Traditional Neighborhood Design standards found in the site planning and design manual.

2: Permitted by Design Review (County Code Section 130.52.030)

3: Emergency shelters are permitted without conditional permits; in the CG zone.

Source: El Dorado County Zoning Ordinance Title 130 Article 2

Zoning Ordinance Permitting

As shown in Table HO-26, 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 the majority of residential zone districts, others may be subject to administrative permit, issuance of a conditional use permit, or approval of a planned development. Multifamily housing is allowed by right in the base Multifamily Residential (RM) zone. Community care facilities with fewer than seven people are allowed by right in all residential zones.

Conditional Use Permit: The conditional 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 large child day care homes, community care facilities with more than six people, detached single-family homes, farm employee housing, mobile home parks, and transitional housing for more than six people require conditional use permits.

The following outlines the approval process for a conditional use permit:

1. **Prepare and submit application.** The applicant prepares required materials and submits the package to the Planning and Building Department, Planning Division.
2. **Receive application.** The Planning Division reviews the application with the applicant. If the application is complete, the Planning Division accepts the project, assigns it to a planner, and distributes copies of application materials to affected departments and agencies for review and comment.
3. **Process application.** The Planning Division 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.
 - Applicant meets with the Technical Advisory Committee to discuss environmental review, conditions of approval or recommendation for denial, and potential hearing date(s).
 - 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 County Subdivision Ordinance (Title 120 - Subdivisions) contains land use controls governing the design, improvement, and survey of official maps for major or minor land divisions to ensure that growth and development of the County is orderly. The Subdivision Ordinance establishes the rules a developer must follow when dividing any unit or units of improved or unimproved land for the purpose of sale, lease, or financing, whether immediate or future (CA Government Code § 66424). Title 120 (Subdivision) is the local County Subdivision Ordinance that derives its power pursuant to the authority of the Subdivision Map Act. The County Subdivision Ordinance affects 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 ensures that adequate streets, public utilities, and other essential public services are provided. Excessive restrictions on subdivisions 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

Review of Local Ordinances

Approved in 2020, the County has placed a cap on vacation home rentals (VHRs) located within the Tahoe Basin, which is intended to create a balance of residential uses and reducing issues related to vacation home rentals without undermining the market for this important guest accommodation. The cap on vacation home rental permits within the Tahoe Area also works to minimize the loss of the affordable housing stock. On May 11, 2021, the Board of Supervisors directed staff to return within 90 days with Ordinance amendments to: 1) Implement a 500-foot buffer around existing VHRs (no other VHRs allowed); 2) Keep existing cap at 900; and 3) Ordinance to be applicable Countywide.

The County does not have any other locally adopted ordinances that prohibit the development of housing.

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, conditional 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 six to nine 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 six to 12 weeks, although options for outside plan check services can reduce that time to about two weeks.

Multifamily 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 multifamily 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 objective standards for multifamily housing and develop a process for fast-tracking the approval of such development (Measures HO-5, HO-10, and HO-14)

The typical time frame, depending on the complexity of the project, from application approval to building permit issuance is approximately six to 12 weeks.

In 2017, the California Legislature approved Senate Bill 35 (SB 35), an act to amend Sections 65400 and 65582.1 of, and to add and repeal Section 65913.4 of, the Government Code, relating to housing, codified in 2018 as Government Code Section 65913.4 (Exhibit G) that provides for streamlined affordable housing construction within California jurisdictions that fall short of reaching their Regional Housing Need Allocation (RHNA). While SB 35 amended existing code sections and added new ones, the primary code section enacted to provide for streamlined ministerial approval for affordable housing projects is Government Code Section 65913.4. Affordable residential projects need to meet specific criteria to qualify for processing under SB 35. The SB 35 process allows for both residential and non-residential components within a qualifying project as long as at least two-thirds of the square footage of the development is designated for residential use. Projects that qualify for SB 35 are considered ministerial and subject to streamlining requirements. Further, projects that qualify for SB 35 are

Statutorily Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15268, Ministerial Project, of the CEQA Guidelines. SB 35 further provides, “The determination of whether an application for a development is subject to the streamlined ministerial approval process provided by subdivision (b) is not a “project” as defined in Section 21065 of the Public Resources Code.” (Gov. Code, § 65913.4.)

As required by 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 on inappropriate development sites. It also gives the public an opportunity to comment on project impacts. However, if a project requires an 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, or where those impacts can be mitigated to a less than significant level, the applicant will be notified that a Negative Declaration or Mitigated Negative Declaration will be prepared by the County. If staff determine that the project may have a significant impact, an Environmental Impact Report (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 Draft 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, Initial Study/Mitigated 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-13, which directs that the County will review its current procedures to identify opportunities for streamlining procedures (the County has developed a “Fast-Tracking” process for projects that include Affordable Housing units); Measure HO-4, which directs the County to establish a working group to ensure consistent application of processing requirements (the Chief Administrative Office 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 Measure HO-24, which directs the County to regularly 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, and to continue to permit requests for reasonable accommodations for persons with disabilities seeking equal access to housing. No additional changes are necessary.

Consistent with Senate Bill (SB) 330, housing developments for which a preliminary application is submitted that comply with applicable general plan and zoning standards are subject only to the development standards and fees that are applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted. The developer must submit a full application for the development project within 180 days of submitting the preliminary application.

El Dorado County has an optional pre-application process. The pre-application process provides early identification of possible issues and direction from County staff as well as other departments and outside agencies. It gives the applicant the opportunity to seek solutions or consider alternative designs. If necessary, before filing an application. Under the pre-application process, applicants meet with County staff prior to submission of formal applications to better define the information needed to

review a project. Pre-application meetings have helped to shorten the review process and allow for better communication between applicants, County departments and utility providers. The County currently defers to HCD for the required application process related to SB 330 but is developing a County specific process in compliance with the Permit Streamlining Act that will be completed early in the planning period.

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.

Table HO-27 lists examples of impact and related development fees for a single-family dwelling in El Dorado County. As noted in the table, 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). The County has no authority to change or waive fees assessed by non-County entities, such as water and sewer fees levied by the El Dorado Irrigation District. County-levied fees for single-family dwellings are based on costs to process applications (building permit and septic system fees), ordinance requirements (rare plant mitigation 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 EIR pursuant to CEQA, 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 response to changes in requirements, changes in demand, and changes in the value of its services (e.g., influenced by inflation).

As noted previously, 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 development fee requirements. Pursuant with Measure HO-12, the County administers a dedicated predevelopment revolving loan fund for affordable housing projects and is exploring additional opportunities to fund development of affordable housing. In 2015, the County completed a Traffic Demand Model update that did study the benefits of mixed-use development on traffic levels of service with a focus on reducing TIM fees for mixed-use projects. The study verified that mixed-use contributes to fewer trips and therefore justify a reduction of fees. In December 2016, the Board of Supervisors adopted a major update to the TIM Fee program which resulted in lower traffic impact fees due to reduced annual growth rates. In 2017, the Board of Supervisors adopted a minor TIM Fee Update. In 2018, the Board of Supervisors adopted a minor technical update to the TIM Fee program, with annual minor adjustments for inflation in 2019 and 2020. In December of 2020, the Board adopted a major update to the now named Traffic Impact Fee Program, which included an adjusted fee based on the size of the single-family non-age restricted dwelling unit. The updated fee schedule went into effect in February of 2021. All of the 2021 zone Traffic Impact fees, except for the El Dorado Hills area (Traffic Impact Zone C), are significantly lower than they were in 2015. The El Dorado Hills area fees for a single family non-age restricted dwelling unit (2,000 to 2,999 sq. ft.)

are approximately 5.5% higher than the TIM fees in 2015. However, the Traffic Impact fee for a new home smaller than 1,500 sq. ft. is less than the fee that was charged in 2015.

**Table HO-27
Single-Family Dwelling Fees¹**

Type of Fee	Amount of Fee	Agency Collecting Fee	Time of Assessment
Building Permit	\$294	El Dorado County	Building Permit
Administrative Permit	\$70-909	El Dorado County	Building Permit
Conditional Use Permit	\$1,000 + T&M ²	El Dorado County	Building Permit
Grading	\$678-\$2,126	El Dorado County	Building Permit
Traffic Impact Fee (TIF)	\$7,882-32,675/d.u.. ³	El Dorado County	Building Permit
Fire	\$.54/sq. ft.-\$1.26/sq. ft. ⁴	Fire Districts	Building Permit
School	\$2.24-3.79/sq. ft.	School Districts	Building Permit
Recreation	\$4,245-11,718/d.u. ⁵	Community Services/Recreation Districts	Building Permit
Rare Plant, County	\$0-885/d.u. ⁶	El Dorado County	Building Permit
Water, EID ⁷	\$21,442/d.u. ⁸	EID	Building Permit or Final Map ⁹
Water, Grizzly Flats CSD	\$6,030/d.u.	GFCSD	Building Permit
Water, Permit to Drill Well	\$514	El Dorado County	Building Permit
Septic System	\$857	El Dorado County	Building Permit

Notes:

- 1 Fees in effect as of July 15, 2020.
- 2 Time and Materials.
- 3 Varies based on location and size by Traffic Impact Fee Zones (February 2021).
- 4 Varies based on district.
- 5 Recreation fees are collected in the El Dorado Hills and Cameron Park Community Services Districts and Georgetown Divide Recreation District boundaries.
- 6 Plant fee varies based on location.
- 7 El Dorado Irrigation District
- 8 Based on a ¾" meter for potable water only.
- 9 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.

Source: El Dorado County Building Department, Planning Department, Department of Education, Chief Administrative Office, and El Dorado Irrigation District (2020).

In addition to the measures addressing impact fees, 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 Fees

In 1998, the voters approved Measure Y, “The Control Traffic Congestion Initiative.” The initiative required that the policies, located within the Transportation and Circulation Element of the 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 10-year update to the initiative in 2008, added nine policies to the General Plan (Policies TC-Xa through

TC-Xi). The General Plan Policies were amended in 2016 with the Measure E Initiative, “Reinstate Measure Y’s Original Intent – No More Paper Roads” by a majority vote.

Measure E was the subject of litigation that began when the initiative was first enacted by the voters in 2016. The trial court issued its judgment and upheld certain Measure E amendments and invalidated other Measure E amendments to the General Plan. The proponents of the initiative appealed the trial court decision. The Third District Court of Appeal (CDA) affirmed the decision of the trial court on April 19, 2021.

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

1. Traffic from residential 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 Traffic Impact Mitigation (TIM) Fee Program. The program was adopted, and fees became effective in November 2005. A major update to the TIM Fee Program was adopted on December 6, 2016 and went into effect on February 13, 2017. A second major update to the now named Traffic Impact Fees was adopted by Board Resolution 196-2020 and went into effect on February 8, 2021. The fees are applied to all development, including single-family and multifamily units. The per-unit fees as of February 8, 2021, range from \$7,882 to \$32,675 per single-family unit, and \$5,479 to \$16,931 per multifamily unit depending on which of three fee zones the project is located. Multifamily fees are on average 43 percent lower than the median single-family TIM fees. Accessory dwelling unit TIM fees were waived by Board of Supervisor action in 2017 by Resolution 001-2017; however, Measure E implementation states that accessory 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. Many vacant multifamily parcels are located in the more-costly TIM fee areas. This is due to the need for multifamily housing to be located within close 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 LOS and infrastructure would not be appropriate.

Cost factors from TIM fees that average \$13,387 per single family unit and up to \$32,675 per unit in Zone 8 (El Dorado Hills) could constrain development, including multifamily housing, accessory dwelling units, and special needs housing. In order to lessen the cost burden on affordable housing, the County has adopted Board Policy B-14, the Traffic Impact mitigation (TIM) Fee Offset Program for Developments with Affordable Housing Units, as a traffic impact fee deferral process for the development of affordable housing. The offset, or deferral, is forgivable at the end of the affordability period. The offset is not an exemption from TIM fees, but is a fee deferral program funded at approximately \$1,000,000 per year through state and federal transportation grant funds. Traffic impact

fee 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).

In 2014, the County completed a Travel Demand Model update per Measure HO-2013-35 of the previous Housing Element to study the traffic benefits of mixed-use development, accessory dwelling units, housing for the elderly, disabled persons, employee housing, including agricultural employee housing and seasonal workers, and transitional/supportive housing, and establish direct fee mitigation through lower TIM fees for these uses. Additionally, twice annually, the Board of Supervisors reviews requests for TIM fee offsets for affordable housing projects.

In 2020, the County completed a TIM Fee Program Major update and Capital Improvement Plan Review. Prior to the update, the County's TIM Fee Program did not account for another important measure of the relative difference of traffic impacts by land use type – average trip lengths referred to as vehicle miles traveled. The trips traveling to/from non-residential uses have shorter or longer average trip lengths than trips traveling to/from a typical residential unit. Multiplying the average number of “new” PM peak hour trips generated by a land use type by the average trip length for that land use type would yield the average vehicle-miles of travel (VMT) added to the County's roadway system. This metric measures the impact that each land use type would have on the County's total roadway system in accordance with Public Resources Code section 21099.

LOS analysis will occur as part of a project land use entitlements, and a project will still be required to participate in the County's traffic impact fee program consistent with the county General Plan. However, as of July 1, 2020, determining LOS will no longer be utilized as the basis for transportation impacts under California Environmental Quality Act (CEQA). Consequently, the fee program was changed to the Traffic Impact Fee (TIF) Program.

On- and Off-Site Requirements

Site improvements and their design 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 are a result of standards found in the Zoning Ordinance Design and Improvement Standards Manual, Community Design Standards, and other applicable County design manuals. The design for road improvements are a result of standards found in Table TC-1 (General Roadway Standards for New Development by Road Classification) 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*. These improvement costs are usually imposed on all projects including multifamily residential projects. The manual is currently being revised to bring it into consistency with General Plan policies and the Zoning Ordinance which was last amended on September 1, 2020. Both documents provide for flexible standards to facilitate affordable housing. These are typical policies for 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 map 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- and off-site 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, the Zoning Ordinance addresses barriers to infill development and provides incentives for relaxed standards. The relaxed standards encourage development of a variety of housing for all income levels, and the County provides a fast-tracking for affordable housing projects. Additionally, in 2018, the County adopted a Memorandum of Understanding with TRPA to facilitate construction of affordable and workforce housing in the Tahoe Basin.

Building Codes and Enforcement

Uniform codes regulate new construction and rehabilitation of dwellings. These codes include building, plumbing, electrical, mechanical, and fire codes. The building codes establish minimum standards and specifications for structural soundness, safety, and occupancy. El Dorado County enforces the 2019 edition of the California Building, Plumbing, Mechanical, Electrical, and Fire Codes. The County last updated Title 110 (Building Ordinance), effective October 19, 2010, 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 has not made any local amendments but will consider amendments if necessary, during the planning period.

The County's Grading Ordinance was last updated in August 2010 and updated concurrent with "Chapter 4: Grading, Erosion, and Sediment Control" of the *Land Development Manual (LDM)*, previously *Volume III: Grading, Erosion, and Sediment Control*. 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 Planning and Building Department is responsible for enforcement of the codes. Code compliance is conducted through a series of scheduled inspections during 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 and hardship fee deferral program for very low-income homeowners (Board Policy B-11) administered by the County's Housing, Community and Economic Development grant (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 Fees section, Measure Y was translated into General Plan Policies TC-Xa through TC-Xi. 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 General Plan Policies were amended in 2016 by Measure E to prevent extreme traffic congestion resulting from residential development and ensure that developer-paid traffic impact fees fund necessary road improvements.

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 to any highway, road, interchange or intersection in unincorporated areas of the county; (2) a provision that a road may be added to the list of roadways that can operate LOS F with voter approval; and (3) an Infrastructure Financing District may not be created without a 2/3 majority vote of the people within that district.

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 traffic Impact fee, especially as it is applied to (market rate) multifamily development.

To help address concerns about the cost of off-site improvements and feasibility of development in the planning period, the County has implemented fee offset programs to assist affordable housing projects, including Board Policy B-14 – Traffic Impact Mitigation Fee Offset for Developments with Affordable Housing Units, and is proposing numerous policies to lessen the impact of the TC-X Policies. The 2015 adoption of Resolution 197-2015 for the Zoning Ordinance update allows mixed-use development by right within Commercial zoning districts. This policy greatly increases the number of sites where multifamily housing is allowed by right. The County will continue to study the benefits of mixed-use development on traffic impacts in an attempt to find additional ways to identify a reduced number of trips generated by typical residential land uses resulting in reduced fees.

Biological

On October 24, 2017, the El Dorado County Board of Supervisors adopted a General Plan Amendment that comprehensively updated the biological resources policies, related objectives and implementation measures in the General Plan Conservation and Open Space Element. In addition to amending the General Plan, the Board adopted an Oak Resources Management Plan (which replaced the 2008 Oak Woodland Management Plan), adopted the Oak Resources Conservation Ordinance (codified in Title 130, Chapter 130.39), and established an in-lieu mitigation fee to mitigate impacts to oak resources. The Oak Resources Management Plan (ORMP) and Oak Resources Conservation Ordinance apply to all privately-owned lands within the unincorporated area of the county at or below 4,000 feet elevation (above sea level) where oak resources are present.

To address concerns of constraints to affordable housing development, the Oak Resource Conservation Ordinance includes an exemption from mitigation requirements for affordable housing projects which states that “Affordable housing projects for lower income households, as defined pursuant to Section 50079.5 of the California Health and Safety Code, that are located within an urbanized area, or within a sphere of influence as defined pursuant to California Government Code §56076 are exempted from the mitigation requirements included in this Chapter.” Subsection 130.39.050.K. (Mitigation

Reductions for Affordable Housing) also provides reductions to mitigation requirements for non-exempt affordable housing projects, which may qualify for partial oak woodland mitigation credit.

Existing Development Commitments

According to the El Dorado County Planning and Building Department, as of December 31, 2020, the County has permitted the construction of 5,085 housing units since the beginning of the prior planning period in 2013. For the same planning period, the County was required to identify land sufficient to accommodate its target of 4,428 housing units. While the County has exceeded the overall housing allocation over the planning period, the majority of these permitted housing units (4,621 units) have been built for above-moderate income households. Very little of the permitted housing stock construction during the fifth cycle of the housing element update has been built with moderate- or lower-income households in mind. The majority of the existing development commitments are fixed by approved Development Agreements. Generally, the agreement(s) may only be changed if both parties agree to renegotiate the terms. As a result, there is limited ability to increase the amount of lower-income housing within currently planned development projects.

Additionally, without data collection measures in place to distinguish moderate from above moderate housing, all single-family and non-restricted multi-family new construction is reported as above moderate. If existing and future development plans continue to plan mostly for above-moderate income households and not require housing units for lower-income households, it could pose a constraint on the development of future affordable housing supply in El Dorado County.

Concurrency Requirements

The County typically requires applicants for discretionary projects to demonstrate that the project will not exceed 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 LOS and while traffic operating at LOS 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 multifamily 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 Policy TC-Xf and County Code and will be modified to provide more flexibility in development of multifamily 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.

Impediments to Affordable Housing Production in the Tahoe Region

The U.S. Congress established the Tahoe Regional Planning Authority (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 multifamily development. The TRPA Code of Ordinances adopted February 16, 2020, indicates that the annual housing unit allocation for unincorporated El Dorado County is currently 30 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.

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.

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.

Government Constraints on Special Needs Housing

Persons with special needs include those who are disabled, including intellectually and developmentally disabled, persons in residential care facilities, farm workers, persons needing transitional shelter or transitional living arrangements or 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 General Plan Glossary definition of "family" is "*Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]; (2) An individual or group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling, not including a fraternity, sorority, club or other group of persons occupying a hotel, lodging house or institution of any kind [California].*". While this definition allows flexible living arrangements and does not impose a constraint on

household composition, including housing for disabled persons. To ensure compliance with all federal and state fair housing laws the County will amend the definition of family to include “One or more persons living together in a dwelling unit.” (Measure HO-28).

The County’s building codes also require that new residential construction comply with Title 24 (California Building Code of Regulations) accessibility standards. These standards include requirements for a minimum percentage of fully accessible units in new multifamily 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-24 provides for a reasonable accommodation ordinance. The County adopted Section 130.52.080 entitled “Requests for Reasonable Accommodation” along with other amendments to the Zoning Ordinance in 2015. This section of the Zoning 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.

The Reasonable Accommodation request has the following findings and conditions of approval.

1. Findings. The written decision to grant, grant with modifications, or deny a request for reasonable accommodation will be consistent with the Acts and shall require the following findings of approval:
 - a. The housing that is the subject of the request will be used by an individual or a group of individuals considered disabled under the Acts, and the accommodation requested is necessary to make specific housing available to the individual or group of individuals with (a) disability(ies) under the Acts;
 - b. Alternative reasonable accommodations that are within existing parameters (e.g., zoning district regulations) that would provide an equivalent level of benefit are not available or suitable for a particular case;
 - c. The requested reasonable accommodation will not impose an undue financial or administrative burden on the County;
 - d. The requested reasonable accommodation is consistent with the County General Plan land use designation of the property that is the subject of the reasonable accommodation request, and with the applicable zoning district;
 - e. The requested reasonable accommodation does not substantially affect the physical attributes of the property;
 - f. The requested reasonable accommodation will not adversely impact surrounding land uses.

Measure HO-25 will explore models to encourage the creation of housing for persons with special needs, including intellectual and 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 “small community care 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., “large community care facilities”) are allowed by right in the Commercial, Limited (CL); Commercial, Community (CC); and Commercial, Rural (CRU). Special-use permits are required for group homes of seven or more persons in most residential districts. Measure HO-28 has been included to explore permitting group homes of seven or more persons in zones that allow for single family homes to remove barriers to housing options for persons with disabilities.

Emergency Shelters, Transitional Housing and Supportive Housing

SB 2, passed in 2007 and in effect as of January 1, 2008, amended State Housing Element Law (California Government Code Sections 65582, 65583, and 65589.5) regarding shelter for homeless persons. This legislation requires local jurisdictions to strengthen provisions for addressing the housing needs of homeless persons, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit. The law also requires permit procedures and development and management standards for emergency shelters to be objective and encourage and facilitate the development of emergency shelters. Emergency shelters must only be subject to the same development and management standards that apply to other residential or commercial uses with the identified zone, with some exceptions.

Assembly Bill 139, passed in 2019, revised State Housing Element Law by requiring that emergency shelters only be required to provide sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. In addition, Assembly Bill 101, passed in 2019, requires that Low Barrier Navigation Center development be a use allowed by right in mixed-use zones and nonresidential zones permitting multifamily uses if it meets specified requirements.

Government Code Section 65583(a)(5) also states that “transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.”

Assembly Bill 2162, passed in 2018, requires that jurisdictions change their zoning to provide a “by right” process and expedited review for supportive housing. The approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, must be allowed without a conditional use permit or other discretionary review.

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 County's Zoning Ordinance defines emergency shelters as, "Housing with minimal supportive services for homeless persons within the county that are limited to occupancy on an emergency (not to be confused with disaster) and temporary basis of six months or less." (Title 130, Section 130.80.020 – Glossary). This definition is in alignment with the state's definition. As identified in Table HO-26, emergency shelters are allowed by-right in Commercial, General (CG) zoning district and are conditionally allowed with a permit in the Commercial, Community (CC) zoning district).

There are 361 vacant parcels in the CG zone totaling 621 acres on which emergency shelters are allowed by-right. There are 149 vacant parcels within the CG zone, in which emergency shelters are allowed by-right, for a total of 338 acres. These parcels range in size from 0.02 acres to 33.49 acres, with an average parcel size of 2.3 acres. While much of unincorporated El Dorado County is rural in character and therefore less densely developed than urban centers, many of these parcels are located along major thoroughfares across the county, ensuring ease of access, and many are located near employment opportunities and important businesses such as grocery stores. There are also 306 vacant parcels in the CC zone, on which emergency shelters are conditionally allowed with a permit, totaling approximately 881 acres. These parcels range in size from 0.01 acres to 39.3 acres, with an average parcel size of 2.5 acres. As with the CG zone, these parcels tend to be located near primary roadways and existing businesses and services.

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 that is maintained and operated to provide nonmedical residential care, day treatment, adult day care, residential care for the elderly, or foster family agency services for children, adults, or children and adults, subject to licensing by the State Department of Social Services, Health and Welfare Agency. Such facilities typically serve the elderly, physically disabled, mentally impaired, incompetent persons, and abused or neglected children. Facilities included in this definition are listed under California Health and Safety Code (HSC), Section 1502.a.1-a.12 and 1502.3, and Sections 1569-1569.5 including, but not limited to, residential facilities and foster family homes."

Measure HO-27 has been included to ensure compliance with State Law concerning emergency shelters, transitional housing, and supportive housing.

Agricultural (Farm) Employee Housing

As indicated in Table HO-26, agricultural employee housing for up to six employees is allowed by right in all agricultural zoning districts except for the Timber Production Zoning (TPZ) district and in the following residential zoning districts: Residential, Single-unit (R1, R20K); One-acre Residential (R1A); Two-acre Residential (R2A); Three-acre Residential (R3A); and Residential Estate (RE). Currently, agricultural employee housing for more than six workers is allowed with a minor use permit in all agricultural zoning districts except for the TPZ district. The County Zoning Ordinance ((Section 130.40.120.C.1) 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-16 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. Additionally, Measure HO-29 states that the County will amend the County's Zoning Ordinance as necessary to ensure compliance with Health and Safety Code Section 17021.6.

Single-Room Occupancy

Single-room occupancy (SRO) housing is housing with single room dwelling units which are the occupants' primary residences. HUD requires new construction, reconstruction of SRO units, and the conversion of non-residential space to contain either food preparation areas or bathrooms (or both) within each unit. If a property is an acquisition or rehabilitation, neither of these (food preparation nor sanitary facilities) is required within each unit. However, the building itself must have shared sanitary facilities. While the County Zoning Ordinance permits room rentals, one-bedroom only, in all residential zoning districts SROs are not specifically defined. Measure HO-30 has been included to define SROs and permit them consistent with room rentals.

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 an online survey on Redfin of thirty vacant parcels (single family and multifamily lots) sold within the last three months prior to December 2020, the median price for a vacant parcel in unincorporated El Dorado County was \$95,000. Some lots were as affordable as \$10,000 while others were as expensive as \$470,000. The parcels ranged in size from 0.14 acres to 29.39 acres, with a median size of 2.76 acres. At the time of the survey, the more expensive lots were in El Dorado Hills near Folsom Lake, while the most expensive lots on a per acre basis were near Lake Tahoe. The least expensive lots were located in Kyburz and Grizzly Flats, and the least expensive lots on a per acre basis were located in Georgetown, Somerset, and Garden Valley.

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. Multifamily residences such as apartments can generally be constructed for slightly less per square foot than single-family homes due to cost-efficient building methods. BuildingJournal.com estimates that the cost to build a standard 1,200-square-foot single-family residential unit in the Greater Sacramento Region, including El Dorado County, would total approximately \$167,494, or \$140 per square foot approximately. Multifamily residential construction of a two-story multifamily structure with eight 1,000-square-foot units would cost an estimated \$842,024 – approximately \$105 per square foot or approximately \$105,253 per unit. Thus, while the overall construction cost is higher for the

multifamily residential development than the single-family residential development, the multifamily estimate yields eight times as many individual housing units at a per-unit cost that is 37 percent less expensive. 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 and Building 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. According to Wells Fargo, interest rate and annual percentage rate (APR) as of September 2020 for fixed-rate mortgages for homebuyers are respectively the following:

- Conforming and Government Loans:
 - 30-Year Fixed Rate: 2.625% and 2.716%
 - 30-Year Fixed Rate VA: 2.250% and 2.446%
 - 20-Year Fixed Rate: 2.625% and 2.755%
 - 15-Year Fixed Rate: 2.125% and 2.291%
- Jumbo Loans:
 - 30-Year Fixed Rate: 3.000% and 3.034%
 - 15-Year Fixed Rate: 2.625% and 2.722%
 - 10-Year Adjustable Rate: 2.250% and 2.518%
 - 7-Year Adjustable Rate: 2.250% and 2.518%

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 purveyors 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 Flats, 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 establishing a water supply 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, water supply could pose a constraint to the development of housing. However, after reviewing publicly available management plans for the applicable water districts, water and sewer access are not thought to be a constraint to development at this time.

Priority for Water and Sewer

Per Chapter 727, Statutes of 2004 (SB 1087), upon completion of an amended or adopted housing element, a local government is responsible for immediately distributing a copy of the element to area water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Chapter 727 was enacted to improve the effectiveness of the law in facilitating housing development for lower-income families and workers.

Local public and/or private water and sewer providers must adopt written policies and procedures that grant a priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing. In addition, the law prohibits water and sewer providers from denying, conditioning the approval, or reducing the amount of service for an application for development that includes housing affordable to lower-income households, unless specific written findings are made.

Urban water management plans must include projected water use for single-family and multifamily housing needed for lower-income households. This law is useful in areas with limited available sewer or water hook-ups.

To comply with SB 1087, upon adoption, the County will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households

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 part of the county and in the Tahoe Basin, with services provided by EID, GDPUD, STPUD, and TCPUD. 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 and TCPUD operates wastewater collection for the western and northern shores of the lake.

The remainder of the unincorporated 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 water purveyors rely on individual sewage disposal (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, mélange, 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 some parcels 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 possible 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.

Dry Utilities

Dry utilities, including electricity and telephone service, are available to all areas within the county. The extension of power and natural gas to service new residential development has not been identified as a constraint. Service providers are as follows:

- Electricity: Pacific Gas & Electric (PG&E), Liberty Energy
- Telephone: AT&T, Charter Communications
- Fiber Cable: Cal.net, Spectrum

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 Wildlife and U.S. Fish and Wildlife Service to permanently protect a number of rare, threatened, or endangered plant species in five rare plant preserves (collectively the Pine Hill Preserve). 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 multifamily 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 public water or wastewater services, limited road access), they are generally not suitable for large residential development. However, within Community Regions, where most of the county's multifamily zoning is located, steep slopes can constrain density. None of the parcels included in the vacant or underutilized land inventories (Tables HO-32 and HO-33) 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 Assessment

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, affirmatively further fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

AB 686 requires the County, and all jurisdictions in the state, to complete three major requirements as part of the housing element update:

1. Conduct an Assessment of Fair Housing that includes a summary of fair housing issues, an analysis of available federal, state, and local data knowledge to identify patterns of segregation or other barriers to fair housing, and prioritization of contributing factors to fair housing issues.
2. Prepare the Housing Element Land Inventory and identification of sites through the lens of affirmatively furthering fair housing.
3. Include a program in the Housing Element that affirmatively furthers fair housing and promotes housing opportunities throughout the community for protected classes and addresses

contributing factors identified in the AFH (applies to housing elements beginning January 1, 2019).

In order to comply with AB 686, the County has completed the following outreach and analysis.

Outreach

As discussed in the Public Participation section of the Introduction of this Housing Element, the County used a variety of methods, in addition to the standard public hearing process, to reach stakeholders and members of all socioeconomic segments of the county.

The County conducted one-on-one consultation meetings with service providers and community organizations who serve special needs groups and other typically hard to reach groups during the outreach process. The purpose of these consultations was to solicit direct feedback on housing needs, barriers to fair and affordable housing, and opportunities for development from all community groups, not just those who are able to attend public hearings and workshops. The primary fair housing concerns that stakeholders raised during these individual meetings included the lack of affordable housing options across the county, a need for employee housing with resources available to residents, and the dominance of single-family zoning and development forcing segregation based on income.

The County also held two community workshops that had high turnout. At these workshops, community members reiterated the concerns raised by stakeholders, that there is a lack of affordable housing options – and not sufficient incentive for affordable development – in the county. In addition to the workshops, the County circulated a survey to residents and employees of El Dorado County to provide another method for community members to provide feedback on their housing preferences, needs, and perceived barriers to housing.

A full summary of the feedback gathered during these consultations, workshops, and meetings can be found in the Introduction of this Housing Element.

Assessment of Fair Housing

State Government Code Section 65583 (10)(A)(ii) requires El Dorado County to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs including displacement risk. According to the HCD/TCAC Opportunity Areas Map, there are no census tracts identified as High Segregation and Poverty in El Dorado County (Figure HO-9).

While there is one census tract south of Highway 50 that does not have enough available information in order to determine access to opportunity, as defined by TCAC/HCD, the rest have been designated from Low to Highest Resource. The Low Resource areas are the highly rural areas south of Highway 50, not including the tract missing information, and north of the City of Placerville to the unincorporated community of Georgetown. These areas are predominantly rural with limited development; future development will bring additional services to these areas, increasing access to economic and educational opportunities. The areas in the center of the county, north of Highway 50, are predominantly Moderate Resource, and the areas along the eastern and western borders are designated as High and Highest Resource. The areas of High and Highest Resource are those nearest more urban centers such as South Lake Tahoe and El Dorado Hills.

Some of the indicators identified by TCAC and HCD to determine the access to opportunity include high levels of employment and close proximity to jobs, access to effective educational opportunities for children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. These index scores decrease as the level of indicators decrease resulting in “Low Resource” areas, which typically have limited access to education and employment opportunities and may have poor environmental quality.

The area that is now El Dorado County first gained recognition and experienced its first wave of growth in 1848 when gold was discovered in the county. Countless mining camps and flats sprung up, some of which became boom towns and established communities that still exist today. As the Gold Rush faded, many towns and communities began to rely on other industries such as timber harvesting, grazing, or farming to survive. By 1920 thousands of acres were in crop production, establishing the beginning of El Dorado County’s rich agricultural industry. The County location and history also spurred robust recreation and tourism industries that have driven growth in the county in recent decades but have also resulted in disparities between the supply of housing and the workforce.

In the 1960s, El Dorado County experienced its second rapid wave of growth with the advent of master-planned communities and residential subdivisions that resulted in almost 20,000 new housing units between 1960 and 1969. This early planning resulted in a subsequent explosion of housing development until 2000, during a time when many people moving to the County sought out space of their own in single-family homes. The dominance of single-family development in the county dates back to the early 1960s with large scale master-planned communities in the communities of El Dorado Hills, Cameron Park, Auburn Lake Trails and more recently, Bass Lake Hills. Other land uses in the master plans included golf courses, community parks, schools, and community shopping centers. Initial demand by homebuyers was spurred by large employers in nearby Sacramento County such as Aerojet, Mather Air Force Base, state government and later Intel Corporation, typically attracting families with children. Adding to the more recent demand for single family homes is an older population of more affluent homebuyers. Many of these homebuyers purchase second homes and vacation home rentals, primarily but not exclusively in the Lake Tahoe area, resulting in an extreme vacancy rate in El Dorado County that has become more severe in recent years. The demand for single-family development and rural properties that have driven the residential market in El Dorado County since the 1960s is at odds with many employment industries, resulting in the patterns of overpayment and housing shortages identified in this assessment of fair housing.

The County has conducted the following analysis of available data to assess local access to opportunities and indicators of fair housing issues, in addition to the designations provided by the TCAC/HCD Opportunity Areas map. Data for disability, poverty, familial status, was available at the census tract level, and data for rates of opportunity areas, overpayment, jobs proximity, and diversity were available at the block group level. The County has used the most localized level of data available for this analysis.

Integration and Segregation Patterns

In order to assess patterns of segregation and integration, the County analyzed four characteristics: income, familial status, disability, and race and ethnicity. As seen in Figures HO-10 through HO-12, there is a pattern of increased poverty in the more rural areas of the county, but there are not any areas of racial segregation or concentration of individuals with a disability. This suggests that fair housing issues related to race or disability are less likely than due to availability and type of affordable housing.

As shown in Figures HO-10 and HO-11, the areas of concentrated poverty have diminished in approximately the last five years. In 2014, there was an area of concentrated poverty, with approximately 24 percent of the population below the poverty line, north of Placerville in unincorporated county and east of Pollock Pines to Phillips and south to the El Dorado County border at Highway 88. Additionally, in 2014, the communities adjacent to South Lake Tahoe fell below the poverty line. By 2019 however, there was only one tract in the county in which more than 14 percent of the population was below the poverty line. Current rates of poverty in El Dorado County reflect the SACOG region as a whole, where there tends to be a higher concentration of poverty in urban downtown centers, rather than in unincorporated areas of the counties in this region.

While poverty has either declined or dispersed in El Dorado County over this time period, there has been a significant increase in poverty levels in the areas directly south of El Dorado County in Amador and Alpine counties. As discussed below, these areas are also further from jobs than most of El Dorado County (Figure HO-13). As also discussed by stakeholders, this data suggests that individuals that work in El Dorado County may not be able to afford to live there and may be commuting from neighboring communities.

As discussed in Section 2 of this Housing Element (Housing Assessment and Needs), nearly half of households in El Dorado County consist of just two-people. Data regarding the marriage status of 2-person households does not show any trends of dominance of married or unmarried couples in particular areas of the county. This trend in El Dorado County differs significantly from neighboring Placer County and Amador and Alpine counties to the south but is similar to other unincorporated counties in the SACOG region. In Placer, Amador, and Alpine counties there is a higher rate of married couple households than in El Dorado. In El Dorado County, households with single adults, married couples, unmarried couples, and couples with children under 18 years are distributed across the County without patterns of segregation based on family type or status.

Figure HO-12 shows the lack of racial diversity across the county, with most of the county scoring less than 40 on the US Census Diversity Index. The Diversity Index captures the racial and ethnic diversity of a geographic area in a single number, 0 to 100. This has been constant over time and has not changed with physical or economic development in the county. At the western border of El Dorado County, there is a stark increase in diversity as the county meets more suburban communities of Sacramento County, however the low rates of diversity in El Dorado County closely mirrors the patterns present in the eastern areas of the SACOG region, including Placer County. As stated in Section 2 of this Housing Element, approximately 80 percent of El Dorado County residents identify as white, with nearly 90 percent identifying as not Hispanic or Latino. As expected, given the lack of concentrated poverty or areas of racial concentration, there are not racially or ethnically concentrated areas of poverty in El Dorado County and new development is expected to introduce new housing types at affordable levels, thus not furthering segregation.

The percent of the population with a disability is relatively low across the entirety of the county (approximately 15 to 20 percent of the population) and has been this way in recent years. Similarly, the percentage of the population with a disability, and areas of higher concentration, has remained stable across most areas of the SACOG region over time. There are no areas of segregation based on disability.

Access to Opportunity

In a statewide ranking of 2016 CAASPP test scores listed on School-Ratings.com, of 33 ranked schools in the unincorporated areas of El Dorado County, nearly 50 percent ranked 9 or higher, meaning scores were in the 80th percentile or better compared to other similar schools in the state. Six schools were unranked.

Lower-performing schools were distributed throughout the central county area, both north and south of Highway 50. Independence Continuation School in Diamond Springs was one lower-performing school, ranked below the 20th percentile; however, it is worth noting that continuation schools typically serve students who struggle with traditional school environments. As shown in Figure HO-14, schools are located along the major transit corridors within the county, with limited availability to residents living further off Highway 50. The County considered balanced access to quality schools when evaluating the distribution of its lower-income RHNA housing sites. To provide equal access to proficient schools for all students in the county, County staff will meet with school districts to determine if a rural teacher incentive program is necessary to attract and retain high-quality teachers to poorly ranked schools. (Measure HO-35).

The west slope of El Dorado County is served by El Dorado Transit. El Dorado Transit provides regular service along Highway 50 between Pollock Pines and Sacramento. Routes connecting Placerville, Diamond Springs, Cameron Park, and El Dorado Hills are also available. Areas further removed from Highway 50 do not have the same access to public transit. The portion of the Tahoe Basin within El Dorado County has limited transit access with the exception of Tahoe Transit District (TTD) which serves South Lake Tahoe and Stateline, NV, as well as a privately-run water taxi from Camp Richardson Marina. The County took this into consideration when evaluating the distribution of its lower-income RHNA housing sites.

Within the jobs proximity index developed by TCAC, shown in Figure HO-13, sites with higher ratings in the index tend to have closer access to jobs, focusing on jobs that are filled by employees without Bachelor's degrees and workers earning less than \$1,250 per month. The area south of Highway 50 from Pollock Pines to the junction of Highways 50 and 88 past Twin Bridges, south to Kirkwood has the closest proximity to job opportunities of anywhere in the county. This is likely due to the presence of Kirkwood Ski Resort and various hotels, resorts, and lodges along both highways. The next area with closest proximity to jobs is the area surrounding Placerville and El Dorado Hills, leading into Folsom. The distribution of proximity to jobs is indicative of the key industries in El Dorado County related to tourism near Apple Hill outside of Placerville and the Tahoe Basin. However, as described in Section 2 of this Housing Element, these areas have concentrations of higher-end housing and, though the housing is closer to jobs, the workers employed in these industries often live in more affordable areas and commute further to work.

The County has included Measure HO-5 to incentivize development of housing affordable to lower-income households and Measure HO-14 to encourage infill development.

To meet the needs of residents with disabilities and ensure they have equal access to resources and services, the County has three on-demand transportation options for residents, operated by El Dorado County Transit. The Dial-A-Ride, ADA Paratransit, and Sac-Med services provides curb-to-curb transportation service through reservations to seniors and persons with disabilities. Additionally, as discussed in the Housing Needs Assessment, there are several organizations in El Dorado County that serve disabled clients, such as In-Home Supportive Services (IHSS) operated by the County, as well as private and nonprofit groups that provide services to a clientele that have a wide variety of needs.

Disproportionate Housing Need and Displacement Risk

As discussed in the Housing Assessment and Needs above, overcrowding is not a significant issue in El Dorado County, with less than 2.5 percent of households living in housing units too small to accommodate their household. However, as shown in Figures HO-15 and HO-16, overpayment is a more common issue for residents of the county, both renters and owners. Overpayment is considered paying more than 30 percent of income on housing costs. There is a shortage of affordable housing in the unincorporated area of the county, with only 14 subsidized apartment complexes and a Housing Choice Voucher waitlist length of over a year. Approximately 28 percent of all households, and nearly 32 percent of all lower-income households are overpaying for housing. As seen in Figure HO-15, the instance of homeowners overpaying is chronic across the county, with an especially high concentration of homeowners paying more than 30 percent of their income on housing costs in the southeastern corner of the county, near several resorts. In contrast, the concentration of renters overpaying for housing is higher along Highway 50 and in the southern portion of the county (Figure HO-16).

While there are patterns of disproportionate need for affordable housing, the need is visible across the entire county. Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. To address displacement risks due to overpayment, the County will provide incentives to encourage affordable development and will develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities within the county (Measure HO-5 and Measure HO-35).

In addition to extensive overpayment, nearly 60 percent of the housing stock in the unincorporated area of El Dorado County is older than 30 years (built prior to 1990) and is likely in need of some type of repair or rehabilitation. CHAS data regarding substandard housing is incomplete for the unincorporated county and, therefore, could not be analyzed to determine displacement risk using that metric. However, older homes typically require additional maintenance and repair and, for this assessment the County assumes that at least a quarter of housing in the county is in need of some rehabilitation. In some cases, the cost of repairs can be prohibitive, resulting in the owner or renter living in substandard housing conditions or being displaced if the house is designated as uninhabitable. To prevent either of these situations, the County will assist homeowners to identify and apply for rehabilitation funding and will develop a code enforcement process in which code enforcement staff will follow up with landlords to ensure repairs are made so the unit can continue to be occupied (Measure HO-18).

Enforcement and Outreach Capacity

The County has reviewed the Zoning Ordinance as part of the 2015 update to ensure compliance with fair housing law, and will continue to examine land use policies, permitting practices, and building codes to comply with state and federal fair-housing laws. Additionally, 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 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 Public Housing Authority website and to the County's Senior Legal Services, which provides low- to no-cost 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 Public Housing Authority locations. Implementation of Measure HO-35 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).

Legal Services of Northern California (LSNC) also serves low-income and senior residents of El Dorado County in many civil cases, including fair housing cases. LSNC staff asserted that the lack of affordable housing is one of the greatest problems their clients face, often resulting in segregation based on income in housing. They identify that the most significant barriers to fair housing include equal access to services in all communities, supply of affordable housing, and diversity in affordable housing to meet all needs. Housing supply and segregation are furthered by the presence of single-family zoning and cumbersome permitting procedures. These issues are not unique to El Dorado County, but LSNC expressed the need to address these issues by affirmatively furthering fair housing in this RHNA planning period. The County will implement a fair housing plan per Measure HO-35.

According to HUD’s Region IX Office of Fair Housing and Equal Opportunity, there were 26 fair housing discrimination cases filed with, and accepted by HUD, in El Dorado County from January 1, 2013 through August 9, 2020 (Table HO-28). Eighteen of these cases originated in communities in unincorporated El Dorado County, the remaining cases occurred in the City of Placerville and South Lake Tahoe City. If, after a thorough investigation, HUD finds no reasonable cause to believe that housing discrimination has occurred or is about to occur, HUD will issue a determination of “no reasonable cause” and close the case. Eighteen of the total cases resulted in a “no reasonable cause” determination. The most common basis for a complaint was disability, with almost three-quarters (73.1 percent) of cases alleging this discrimination, followed by nearly a quarter of the cases (23.1 percent) alleging retaliatory discrimination.

Table HO-28
**Fair Housing Cases Filed with HUD
 from Unincorporated El Dorado
 County, 2013-2020**

	Number	Percent
Basis for Case¹		
Sex	3	11.5%
Disability	19	73.1%
National Origin	2	7.7%
Retaliation	6	23.1%
Race	3	11.5%
Religion	4	15.4%
Color	1	3.8%
Familial Status	2	7.7%
Total Fair Housing Cases	26	100.0%
Unincorporated County	18	69.2%
Incorporated County	8	30.8%

¹ Some cases alleged more than one basis for discrimination; therefore, the sum of the bases adds to more than the number of cases (18).
 Source: HUD Region IX San Francisco Office of Fair Housing and Equal Opportunity, August 2020

While the specific factors that drove each of these cases is not available, by promoting more opportunities for the development of housing serving disabled residents it is hoped that these residents will be less likely to experience displacement or discrimination. Measure HO-33 will evaluate the Traffic Impact Mitigation Fee Offset Program to expand incentives for housing serving disabled residents among other housing types, which may allow the County to decrease traffic impact fees, thereby encouraging the development of this type of housing. With Measure HO-35 the County will also develop a process for documenting fair housing discrimination claims, which will allow for further analysis of factors the County can address.

LSNC and FHEO were unable to provide specific location information for fair housing cases they had handled either because they do not track the geographic origin of complaints or due to confidentiality concerns. Therefore, the County was unable to conduct a spatial analysis of fair housing cases to identify any patterns or concentrations of fair housing issues in the County. Measure HO-35 has been included to work with fair housing enforcement organizations and agencies to track issues and identify patterns in the county.

Sites Inventory

The County examined the opportunity map prepared by TCAC and HCD (Figure HO-9) paired with the additional analysis completed as part of the fair housing assessment to confirm that the sites identified to meet the County's RHNA would work to affirmatively further fair housing. The opportunity area map identifies areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children. The spatial analysis of patterns of segregation, access to jobs, schools, and transit, and displacement risk further defined the areas suitable for development and housing need.

As seen in Figure HO-9, sites identified to meet the County's RHNA are located throughout the county, but primarily in areas designated by TCAC/HCD as Moderate and High or Highest Resource. Those sites that have been identified in Low Resource areas were identified to meet the County's moderate and above moderate RHNA. Sites identified to meet the lower-income RHNA are planned just west of South Lake Tahoe or are part of projects anticipated in the communities of El Dorado and Diamond Springs. Each of these three areas has closer proximity to jobs than most areas of the county and is located on or near transit lines, to improve accessibility to other resources. These areas also have lower rates of overall poverty and overpayment as compared to the county at large, as described above. Therefore, the County is confident that developing affordable housing in these areas will help to affirmatively further fair housing and increase the supply of affordable options.

Contributing Factors

Discussions with community organizations, fair housing advocates, community members, and the assessment of fair housing issues have identified several factors that contribute to fair housing in El Dorado County (Table HO-29), including:

**Table HO-29
Factors that Contribute to Fair Housing
Issues in El Dorado County**

AFH Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
Lack of variety in housing types	Dominance of single-family zoning	Incentivize affordable development in high resource areas (Measure HO-5) Promote infill development to increase housing options in high resource areas (Measure HO-14) Promote construction of ADUs (Measure HO-9) Encourage development of special needs housing (Measure HO-25) Promote construction of middle-income housing units (Measure HO-36)
Displacement of residents due to economic pressures	Insufficient supply of affordable and employee housing Unaffordable rents and home sale prices Large number of vacant homes for recreational or occasional use Shortage of jobs, resulting in a need for increased commute lengths	Work with TRPA to facilitate the construction of workforce housing and track approvals (Measures HO-11 and HO-16) Establish a Housing Trust Fund (Measure HO-12) Incentivize affordable development in high resource areas (Measure HO-5) Develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities (Measure HO-35) Support use of hardship mobile homes as temporary housing for low-income earners (Measures HO-7 and HO-8) Develop a mobile home conversion policy to encourage retention of mobile homes and manufactured homes (Measure HO-21)
Displacement of residents due to housing condition	Age of housing stock Costs of repairs or rehabilitation	Assist in rehabilitation of rental housing (Measures HO-22) Provide rehabilitation assistance to homeowners (Measure HO-18) Incentivize infill development to improve blighted or underutilized properties and provide affordable housing in high opportunity areas (Measure HO-14) Prioritize investment in basic infrastructure in low resource areas (Measure HO-19)
Access to proficient schools for all residents	Concentration of lower-performing schools in the central county Limited access to schools for areas off of the Highway 50 corridor	Work with school districts to attract high-quality teachers (Measure HO-35) Meet with transit agencies to assess demand to increase route availability in rural areas (Measure HO-35)
Further proximity to jobs for residents in more rural areas of the middle of the County	Concentration of job opportunities along the Highway 50 corridor	Promote CalWorks and Employment Resource Centers in areas of the County with limited access to jobs (Measure HO-35)

AFH Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
	Lack of public transportation in communities not located on Highway 50	Work with transit agencies to provide increased service between communities and job centers to improve residents' access to employment (Measure HO-35)
Limited mobility between areas of the County not located directly on Highway 50	The availability and frequency of public transportation	Connect lower-income residents with rental opportunities in high resource areas (Measure HO-20) Promote the use of Housing Choice Vouchers in high resource areas (Measure HO-20) Promote affordable housing in high resource areas (Measure HO-5) Work with transit agencies to provide increased service between communities and job centers to improve residents' access to employment (Measure HO-35)

The greatest barrier to fair housing and equal access to opportunity in El Dorado County is the supply of affordable housing within close proximity to job opportunities. The demand for housing near more urban centers has resulted in increased home and rental prices, forcing lower-income households to move further away from their place of work, in many cases outside of the County. The County has thus identified addressing the supply of affordable housing to enable workers to live closer to their place of employment as a priority to affirmatively further fair housing. Measure HO-35 has been included to take meaningful actions that, taken together, address the disparities in housing need and access to opportunities for all groups protected by state and federal law. Additionally, the County has incorporated actions to address the factors that contribute to fair housing issues throughout several other implementation measures.

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 that can contribute to lower utility costs for low- and moderate-income households.

Land Resources Available for Residential Development

Regional Growth Needs – 2021–2029

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 in September 2019, the SACOG Board of Directors released for public comment the draft 2021–2029 RHNP. Approving the draft RHNP is the final stage in adopting its 2021–2029 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 2021–2029 RHNP on March 19, 2020.

Each city and county in the RHNP receive an 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 the Department of Housing and Community Development (HCD). The RHNA has two parts 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 June 30, 2021, through August 31, 2029. 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 (SB 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 creates consistency in growth forecasts for land use, housing, and transportation purposes. In prior efforts, the RHNA and 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 to integrate housing, land use, and transportation planning to ensure that the state’s housing goals are met and to help reduce greenhouse gas 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 HCD, issued a Regional Housing Needs Determination of 153,512 to the six-county region for the eight-year RHNA planning period. The allocation process starts with the projection that SACOG and local jurisdictions developed for the draft 2035 MTP. The MTP/SCS land use forecast for 2035 serves as the basis for the 2021–2029 RHNA as this date aligns with regional greenhouse gas reduction targets.

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 percent floor and a 30 percent 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 TRPA has authorized the County to issue an average of 30 residential building permits per year in the unincorporated area (this number does not include building permits for affordable housing).

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 HO-30. The table shows that the County’s land inventory, including projects approved and the potential development of vacant parcels identified in Table HO-30, 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, Housing Constraints, under the heading “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). Tables 34 and 35 provide detail on vacant land available by zoning district and General Plan designation within the County’s established communities in the Western Slope and Tahoe Basin, respectively.

Table HO-30
Land Inventory Summary – El Dorado County

	Income Category			
	Very Low/Low	Moderate	Above	Total
Pending/Approved Projects	101	8	2,583	2,682
Vacant land				
West Slope	2,239	757	175	3,171
East Slope	133	45	136	314
Projected Accessory Dwelling Units	327	251	6	584
Subtotal	2,875	1,061	2,900	6,761
RHNA (2021–2029)	2,309	903	2,141	5,353
Unit Surplus	491	158	759	1,408

Source: El Dorado County. January 2021

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 section to Appendix B.

The assumptions and methodology for the residential land inventory are provided herein and summarized in Table HO-30.

1. Units Approved but Not Yet Built

Projects that are approved but not yet completed are shown in Appendix B, Table HO-303. These projects include 101 low-income units, 8 moderate income units, and 2,583 above-moderate income units. The income categories for new units listed in Table HO-30 are based either on deed restrictions imposed in connection with assistance programs or market conditions based on density (see discussion in Section 2, Housing Assessment and Needs, and the Housing Cost and Affordability subsection). 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.

2. Projected Accessory Dwelling Units

The County considers accessory dwelling units (ADUs), also known as second units or granny flats, as an affordable housing option for lower-income households. The County approved 131 ADUs over the previous planning period. Through Measure HO-9, the County will develop prototype ADU plans that will be offered to the public free of charge to encourage further ADU development and lower the cost of development by reducing the need to pay for plans. The County will also explore ways to encourage deed restriction of rents to levels affordable to low-income households, manage an ongoing outreach program to inform residents of the benefits of ADUs, and regularly monitor the efficacy of this program.

Government Code Section 65583.1 states that a city or county may identify sites for ADUs based on the number of ADUs developed in the prior housing element planning period, whether the units are permitted by right or not, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in State law reducing the time to review and approve ADU applications, requiring ADUs that meet requirements be allowed by right, eliminating discretionary review for most ADUs, and removing other restrictions on ADUs, it is anticipated that the production of ADUs will at least double in the future compared to 2019 through November 2020, prior to State law changes. This analysis assumes an average of 73 ADUs will be built per year during the June 30, 2021–August 30, 2029, RHNA projection period, for a total of 584 ADUs.

To determine assumptions on ADU affordability in the Sacramento region, SACOG conducted a survey of existing ADU rents throughout the region in January and February 2020. The assumption allocated 56 percent to lower-income households, 43 percent to moderate-income households, and 1 percent to above moderate-income households. Affordability of ADUs projected to be built within the county during the planning period is based on the SACOG analysis. Of the total 584 ADUs that are projected to be built during the projection period, 327 are estimated to lower-income households, 251 to moderate-income households, and 6 to above-moderate income households.

3. Vacant Land Analysis – Realistic Capacity

Table HO-30 summarizes vacant parcels and pending projects 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, parcels with multifamily (RM), single-family (R1), R2A, R3A, RE-5, and RE-10, zoning designations that were considered viable for development during the 2021–2029 planning period were included in the Land Inventory Summary (Table HO-30) in Section 4. While the maximum density for sites in the RM zone is 24 units per acre, based on historical development densities it is estimated that the realistic capacity for sites in this zone is 13 units per acre.

Within the Tahoe Basin, additional zoning designations were considered, including the Meyers Area Plan (MAP-1 and MAP-3) residential designation, single-family (R1), R3A, RE-5, and Commercial Community (CC) designations.

While the permitted density in single family zones may allow for more than one unit per site to be conservative, the County assumed that only one unit will develop on each parcel for sites identified to accommodate moderate- and above moderate-income households.

Major considerations that were used to establish Realistic Capacity for the inventory include:

- Current (non-expired), approved projects, including available data on Specific Plans, Development Agreements, Parcel Maps, and Tentative Subdivision Maps
- Parcel ownership and size
- Current zoning and permitted densities on the parcel
- Availability of public water and sewer
- Known restrictions to land division, such as Covenants, Conditions and Restrictions (CC&Rs)
- Current known development or existence of mobile home parks on the site
- Current General Plan (GP) policies effecting parcel densities such as Planned Development Policies, Agricultural Policies, Wetland Polices, and Erosion Control Policies
- Identified regulatory and governmental restrictions or limitations (environmental protections, etc.)
- Potential hazards, such as steep slopes or location within a very high fire hazard severity zone

Existing land use and parcel data was provided by El Dorado County in a geographic information system (GIS) format and local physical constraints, including size, slopes, wetlands, and adjacency were assessed with the use of Google Earth (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.

4. Sites Appropriate for Lower-Income Housing

The available sites analysis assumes that parcels zoned to allow 20 units per acre or more are appropriate for the development of lower-income housing in El Dorado County. This assumption is based on local knowledge, information from area housing developers, and a previous survey of regional affordable housing project densities compiled by SACOG. The County's history of multifamily housing development, both affordable and market rate, and input from developers show that affordable housing at densities at 20 units per acre is feasible and appropriate for the County.

Affordable Housing Built Densities

In January 2013, SACOG collected information regarding the built density of approximately 130 affordable housing developments that were located throughout the region. Densities ranged from 6 to 43 units per acre. For the overall region, the majority were built at densities between 17 and 24 units per acre. When looking specifically at El Dorado County, built densities for affordable projects ranged from 6 to 19 units per acre, with an average density of 13 units per acre, as shown in Table HO-31.

Table HO-31
**Built Densities of Multifamily
 Housing
 in El Dorado County**

Project Name	Units	Built Density/Acre	Year Built
Cameron Park Village	80	9	1993
Knolls at Green Valley Apartments	200	19	2003
Green Valley Apartments	40	18	2004
Glenview Apartments	88	12	2014
Diamond Terrace Apartments	62	6	1997
White Rock Village	180	15	2002
Shingle Terrace Apartments	71	15	1997
Sunset Lane Apartments	40	14	2011

Source: California Tax Credit Allocation Committee and El Dorado County Surveyor's Office

Affordable Housing Developers

In a stakeholder consultation with a local developer, NC Brown Development, in February 2021, it was shared that 20 units per acre would be an appropriate density to develop an affordable housing project. It was noted that any affordable development would likely require some amount of subsidy to be financially feasible and would be more financially feasible with reduced fees. Measures HO-32 and HO-33 will examine the Transportation Impact Fee program and associated waivers for affordable housing, which can help to ensure that impact fees do not constrain the development of affordable housing. It was also mentioned that existing infrastructure would help to facilitate a project, which would be harder once projects moved away from the existing west slope communities.

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.

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. This program is 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. 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 2020, the County had 374 vouchers available, all of which were “leased up” or in the process of finding housing (i.e., 364 lower- and very low-income households in El Dorado County are receiving HCV rental assistance); the Housing Authority issues approximately 36 vouchers per year. Only one has been “ported out” to another jurisdiction. 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. A trend is developing wherein the majority of housing available that qualifies within the HUD payment standards is found in the subsidized apartment rental market, and this market is very limited.

As noted earlier in this element, approximately 3,000 individuals or families applied for the HCV waiting list in October 2016, and 500 were placed on the list. The average waiting time as of 2016 was 69 months. The Public Housing Authority (PHA) wait list for HCVs was last open for one week in 2016; the PHA does not anticipate opening the wait list again in the near future.

Community Development Block Grant Program

Through the 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.

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 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. Gap financing means the difference between the first mortgage loan amount and the sale price of the home, with certain program restrictions. Again, the County must apply to the state for CDBG and HOME program funds for specific programs under a highly competitive funding process.

The loan program includes:

- Interest rates as low as 3 percent
- Payments deferred for 30 years
- Loan amounts are limited by program and based on gap financing needed
- Down-payment of 2 percent required (or \$2,500, if greater)
- 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.

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 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 otherwise qualify for a bank loan because of 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 percent
- 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 amended its mixed-use ordinance that to provide specific regulations and incentives to facilitate mixed-use within commercial zones. In addition, Implementation Measure HO-33 will continue to analyze the traffic benefits of mixed-uses with a focus on reducing the Traffic Impact fees commensurate with the traffic benefits of mixed-use development. This measure was incorporated into the Traffic Demand Model update in 2015

As a benefit of the County's membership in the Golden State Finance Authority (GSFA, formerly the California Rural Mortgage Finance Authority Homebuyers Fund or CHF), El Dorado County residents may be eligible to participate in the GSFA administered Residential Energy Retrofit Program offering low-interest rate loans of up to \$50,000 for qualified low- to moderate-income homeowners to assist them with doing whole-house energy efficiency retrofits.

In addition, the El Dorado County Board of Supervisors approved several resolutions beginning in 2015 that make Property Assessed Clean Energy (PACE) Programs available to eligible property owners in the unincorporated areas of the county. PACE programs are not operated by the County. They are operated by authorized outside entities. PACE Programs allow eligible property owners in the unincorporated areas of El Dorado County to improve the energy and water efficiency of their commercial and residential properties by financing qualifying improvements through an assessment lien or special tax lien where the annual repayment amount is added to the annual property tax bill with repayment terms ranging from 5 to 20 years.

Implementation Measure HO-31 includes additional tools that the County will utilize to encourage energy conservation in land use planning, new construction, and existing housing units.

Section 5: Housing Goals, Policies, and Implementation Program

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 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 homebuyer's 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 Accessory 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.
- Policy HO-1.27 Allow housing developments with at least 20-percent affordable housing by-right on lower-income housing sites that have been counted in previous Housing Element cycles, consistent with Government Code Sections 65583 (c).

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.

<p>Goal HO-2: To provide quality residential environments for all income levels.</p>

- 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 multifamily 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 multifamily rental housing not income restricted shall not be converted to condominiums stock cooperative or timeshare for 10 years after issuance of the Certificate of Occupancy. Apartment complexes, duplexes, and other multifamily rental housing that contain any units restricted to households earning 120 percent or less of the area median family income shall not be converted to condominiums stock cooperative or timeshare for 20 years after issuance of the Certificate of Occupancy.
- Policy HO-3.8 All requests for the conversion of multifamily 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 the Tahoe Regional Planning Agency 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 multifamily 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-1

As part of each Specific Plan or other community plan update that requires a General Plan land use designation amendment, 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 and Building Department Planning Division
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Identify areas appropriate for future housing.

Measure HO-2

Annually review available and adequate sites suitable for the development of affordable housing, with highest priority given to development of housing for extremely low-, very low-, and low-income households. Working with other public agencies, develop a work program that identifies the geographic areas where affordable housing development could best be accommodated without the need to construct additional infrastructure (e.g., water lines, sewer connections, additional or expanded roadways) that could add substantial costs to affordable housing developments [Policies HO-1.1 and HO-1.2]

Responsibility:	Planning and Building Department Planning Division, HCED Program, Department of Transportation and TRPA
Time Frame:	Annually monitor
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-3

Annually review and update the Capital Improvement Programs (CIP) under the County's control that contain strategies for extending services and facilities to areas that are designated for residential development, but do not currently have access to public facilities, so that the County's housing goals, policies, and implementation measures are effectively applied. [Policies HO-1.5 and HO-1.26]

Responsibility:	Planning and Building Department Planning Division, 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-4

Establish an interdepartmental working group to ensure cooperation between departments for implementation of County projects, including the County’s Transportation Plan, the County’s Housing Element, and any other County plan. Agencies include, but are not limited to, El Dorado Transit Authority, El Dorado County Transportation Commission, Chief Administrative Officer, Board of Supervisors, Planning and Building Department. [Policy HO-1.5, HO-1.17, HO-1.26]

Responsibility:	Planning and Building Department, Planning Division and HCED Program, Department of Transportation, Chief Administrative Office, Planning and Building Department, Environmental Management Department, Department of Transportation, Health and Human Services Agency, Sherriff’s Department
Time Frame:	Establish an interdepartmental working group within one year of adoption of the Housing Element. Annually coordinate or as projects’ programs and policies are adopted.
Funding:	General Fund
Expected Outcome:	Revised facility plans; extension of services to underserved areas of the County.

Measure HO-5

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 and shall incorporate the affordable housing provisions from the *Design and Improvement Standards Manual (Measure HO-10)*, *Residential Development Processing Procedures (Measure HO-13)*; and *Infill Incentives Ordinance (Measure HO-14)*. Actions will include forming a committee to explore fee reduction and mitigation options with state and local agencies, including water purveyors and school districts for special needs and affordable housing developments. The policy 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 or policies 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, with an emphasis on promoting incentives to encourage development of affordable housing in high resource areas to improve economic mobility between high and low resource areas. [Policies HO-1.6, HO-1.7, HO-1.16, HO-1.18, HO-1.21, and HO-1.24]

Responsibility:	Planning and Building Department Planning Division
Time Frame:	Adopt or modify policy(ies) with the following timeline: Affordable housing provisions from the Design and Improvement Standards Manual: Within three years of Housing Element adoption SB 35 Permit Processing Procedures: Within one year of Housing Element adoption Affordable housing provisions from the Infill Incentives Ordinance: Within one year of Housing Element adoption
Funding:	General Fund

Expected Outcome:	Develop incentives to encourage development of affordable housing.
Objective:	300 Units

Measure HO-6

As part of the Ecological Preserve Fee Program update (Ordinance 4500, codified as Chapter 130.71 of County Code in 1998), develop and adopt an incentive-based policy to include mitigation fee waivers for new construction and infill developments providing dwelling units affordable to very low- to moderate-income households. [Policies HO-1.3 and HO-1.18]

Responsibility:	Planning and Building Department Planning Division, and HCED Program
Time Frame:	Five 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-7

Continue to track and record hardship mobile homes to ensure opportunities to access affordable housing. Extend public awareness efforts in order to improve the effectiveness of this program by posting information about these programs on the County website and providing information to the public at appropriate locations, such as the HCED Program.

Additionally, develop a local monitoring program to support hardship mobile homes on private properties that have a properly functioning sewage disposal system. The program shall support ongoing opportunities to access affordable housing protecting the health and safety of county residents and the environment. [Policies HO-1.1 and HO-1.24]

Responsibility:	Planning and Building Department Planning Division and HCED Program
Time Frame:	Annually track, create program within one year of Housing Element adoption
Funding:	General Fund
Expected Outcome:	Ensure opportunities to access affordable housing.
Objectives:	300 mobile homes in residential zones during the planning period.

Measure HO-8

Amend the County’s Zoning Ordinance to comply with State density bonus law (Government Code Section 65915, as revised) and promote the density bonus through informational brochures that will be displayed at the County’s Planning and Building Department Planning Division.

Responsibility:	Planning and Building Department Planning Division
Time Frame:	Within one year of Housing Element adoption
Funding:	General Fund
Expected Outcome:	Encourage development of 40 lower income units

Measure HO-9

Promote accessory dwelling units (ADUs) as an affordable housing option through the following actions.

- Amend the Zoning Ordinance to comply with Government Code Section 65852.2 and ensure ADUs in any zone where residential uses are permitted by-right or by conditional use.
- Provide guidance and educational materials for building ADUs on the County’s website, including permitting procedures and construction resources.
- Develop, and offer free of charge, prototype plans for ADUs to reduce permit costs.
- Explore options for establishing a loan program to help homeowners finance the construction of ADUs. The County shall consider incentives to encourage homeowners to deed restrict ADUs for lower-income households.
- Emphasize marketing of ADU guidance and materials in areas of high opportunity to encourage the development of new affordable housing in areas of opportunity as a strategy to enhance mobility and reduce displacement of low-income households seeking affordable housing options.
- Develop and implement an ADU monitoring program. The program will track ADU approvals that contribute to the inventory of affordable units. The County will use this monitoring program to evaluate the effectiveness of the construction and affordability of ADUs to ensure that ADUs are available and affordable to low-income households and if needed, identify and designate additional RHNA sites as necessary to ensure the County can accommodate the RHNA need through the 2021-2029 planning period. [Policies HO-1.1 and HO-1.24]

Responsibility:	Planning and Building Department Planning Division
Time Frame:	As projects are processed through the Planning and Building Department, have pre-approved plans available by June 2022. Create an ADU monitoring program by June 2022 and evaluate effectiveness of ADU approvals and affordability by year 3 of the planning period, and if needed, identify and rezone sites by the end of year 4. Amend the Zoning Ordinance within one year of adoption.
Funding:	SB2, Local Early Action Planning (LEAP) Grant funding and General Fund
Expected Outcome:	Ensure opportunities to access affordable housing.
Objectives:	584 second units in residential zones during the planning period.

Measure HO-10

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

- Addition of affordable housing development guidelines;
- Objective design standards;
- Encourage affordable housing within commercial zones as part of mixed-use projects;

- 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 and Building Department Planning Division and Department of Transportation
Time Frame:	Within three years of Housing Element adoption.
Funding:	General Fund, SB 2 grant funds
Expected Outcome:	Zoning Ordinance and Design and Improvement Standards Manual amendment(s).

Measure HO-11

The County participates in a working group with Tahoe Regional Planning Agency (TRPA) staff and other agencies with a vested interest in the *Tahoe Regional Plan*. The County’s participation in the working group will allow for input into TRPA Code of Ordinances changes that will facilitate the construction of affordable and workforce housing in the Tahoe Basin in a manner consistent with the *Tahoe Regional Plan* to reduce displacement risk of lower-income persons and households and improve the jobs-housing balance. Such efforts include:

- Relaxing TRPA development codes for affordable housing developments and 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;
- Ensuring long-term affordability covenants for affordable units;

- Developing an amnesty program for existing unpermitted units that would serve extremely low-, very low-, and low-income households.

[Policies HO-1.14 and HO-3.10]

Responsibility:	Planning and Building Department Planning Division and HCED Program
Time Frame:	Monthly, quarterly and /or annually depending on working group
Funding:	General Fund
Expected Outcome:	225 units

Measure HO-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 high opportunity areas. In order to ensure the security and longevity of the funds, the County should determine an appropriate structure for administration and funding as well as priorities for using the funds. Priority uses may include fee offsets for affordable housing projects.

The County has applied for a Permanent Local Housing Allocation (PLHA) grant to help fund the Housing Trust Fund.

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

Responsibility:	Planning and Building Department Planning Division and HCED Program
Time Frame:	Within two years of Housing Element adoption.
Funding:	PLHA grant
Expected Outcome:	Establishment of a Housing Trust Fund

Measure HO-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:

- Establishing a streamlined project review and approval procedure for projects subject to SB 35 streamlining (Government Code Section 65913.4);
- Prioritizing the development review process for projects that provide housing for extremely low-, very low-, and low-income households;
- Developing a land development issues oversight committee and interdepartmental land development teams, with regular briefings on key issues;
- Developing design guidelines and objective standards to minimize review time;
- Training and cross-training for new tools and processes;
- Greater public outreach and education; and

- Using new technology, including online permitting, expanded use of geographic information systems, and greater use of the County website.

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

Responsibility:	Planning and Building Department Planning and Building Divisions, Department of Transportation, Environmental Management Department, and HCED Program
Time Frame:	Annually review. Develop a streamlined approval process per SB 35 within one year from adoption.
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-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. Encourage use of incentives to construct affordable housing in areas of high opportunity and increase supply of affordable housing to reduce displacement risk for low-income households. Incentives may also encourage higher-density scattered site projects that can demonstrate substantial environmental, social, and economic benefits for the County utilizing existing infill, blighted or underutilized properties similar to the Kings Beach Housing Now multifamily housing project by Domus Development LLC in Lake Tahoe. [Policy HO-1.5]

Responsibility:	Planning and Building Department Planning Division
Time Frame:	Adoption by June 2023
Funding:	General Fund, Local Early Action Planning Grant funding
Expected Outcome:	150 units

Measure HO-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;
- Expand the Tahoe Regional Planning Agency’s urban limit line where opportunities to provide affordable housing exist, such as surplus school sites;

- Expand SB 35 permit streamlining to exempt small-scale affordable housing development from the state prevailing wage law;
- Amend legislative requirements for solar panels on accessory dwelling units.

[Policy HO-1.14]

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

Measure HO-16

Develop a public information program to support workforce housing and track the approval and status of employee housing, including agricultural employee housing. Tracking should be done by region within the county and specific type of employee such as agricultural employees and seasonal workers. The public information program will promote the economic and environmental advantages of workforce housing to local community, neighborhood, and special interest groups in order to integrate affordable workforce housing into a community and to minimize opposition to increasing housing densities. [Policies HO-1.9 and HO-1.21]

Responsibility:	Planning and Building Department Planning Division, HCED Program
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-17

Continue to apply for funding in support of a first-time homebuyer’s loan program for low- to moderate-income households. Funding resources include but are not limited to the following:

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

[Policy HO-1.22]

Responsibility:	Planning and Building Department Planning Division, HCED Program
Time Frame:	Ongoing. Annually apply for funding as Notice of Funding Available (NOFAs) are available.
Funding:	CDBG, HOME, and program income funds
Objective:	24 units

Measure HO-18

Continue to make rehabilitation loans to qualifying extremely low-, very low-, and low-income households. Apply for funding such as CDBG rehabilitation funds or other programs to provide housing rehabilitation services, including weatherization services, for extremely low-, very low-, and low-income households. [Policies HO-2.1, HO-2.2, HO-3.12]

Responsibility:	Planning and Building Department Planning Division, HCED Program
Time Frame:	Ongoing, as funding is available.
Funding:	CDBG, HOME, and County Revolving Loan Funds
Objective:	700units

Measure HO-19

Support County application for funds from a variety of sources in support of public improvements and/or community development on behalf of development for, and services that assist, affordable housing. Prioritize investment in public improvements and infrastructure in low resource areas to encourage place-based revitalization in these areas. [Policies HO-1.4 and HO-1.10]

Responsibility:	Planning and Building Department Planning Division and HCED Program
Time Frame:	Ongoing, as funding is available.
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-20

Continue to administer the Housing Choice Voucher Program (formerly Section 8) through the El Dorado County Public Housing Authority and continue efforts to expand resources and improve coordination and support with other agencies through formal agreements and increased staffing and financial resources for the Health and Human Services Agency. Provide assistance for low-income families that use Housing Choice Vouchers to identify housing opportunities in areas of high opportunity and close proximity to resources to improve opportunities for mobility between low and high resource areas. To increase the availability of rental opportunities for low-income residents, the County will meet with property managers in high resource areas with a low percent of vouchers to encourage them to accept Section 8 assistance.

[Policies HO-3.5 and HO-3.11]

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-21

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 CDBG, tax increment, or other local sources;
- Participate with mobile home residents in the state’s Mobile Home Park Assistance Program;
- Require adherence to state code that mandates adequate notice of any intent to raise rent; and
- Protect current mobile home parks and sites by zoning them for appropriate residential use.
- Explore rent stabilization or other resident protections while considering the rights of mobile home park owners.

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

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

Measure HO-22

Continue code enforcement efforts to work with property owners to preserve the existing housing stock. Additionally, the County shall explore options that encourage and assist in the retention and rehabilitation of rental housing stock in the unincorporated area of El Dorado County in order to conserve the rental stock, reduce displacement risks due to repair costs or housing condition, and improve the quality of life in neighborhoods. One option to be considered may be a proactive rental inspection enforcement program to address maintenance and Code Enforcement issues related to multifamily and single-family rental residences. Development of this ordinance requires consideration of the following variables:

- Consider an inspection process for all rental properties;
- Impose fines for violations of the ordinance on property owners/property managers;
- Establish a database of all rental properties;
- Include an enforcement process; and
- As much as possible, be financially self-supporting.

[Policies HO-2.3, HO-2.4, and HO-3.12]

Responsibility:	Code Enforcement, Health and Human Services Agency, and Planning and Building Department Planning Division, and HCED Program
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Time Frame:	Ongoing code enforcement. Within three years of Housing Element adoption.
Funding:	General Fund, CDBG Rehabilitation Grant Funding, Program Fees
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.
Objective:	500 units preserved

Measure HO-23

Annually update the list of all subsidized dwellings within the unincorporated county, tracking units by income category as identified in the regional housing allocation. Include those units currently subsidized by government funding or affordable housing developed through local regulations or incentives. The list shall include, at a minimum, the number of units, the type of government program, and the date at which the units may convert to market-rate dwellings.

The County will also continue working with owners of subsidized housing units and organizations interested in preserving such units to encourage the preservation of housing units at risk of conversion to market-rate housing. The County will implement the following measures on an ongoing basis to conserve affordable housing stock:

- **Monitor Units at Risk:** Monitor the status of at-risk projects annually.
- **Work with Potential Purchasers:** Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing units at risk and identify qualified entities who are interested in purchasing government-subsidized multifamily housing projects by consulting the HCD list of Qualified Entities available on their website at <http://www.hcd.ca.gov/hpd/hrc/tech/presrv/>.
- **Tenant Education:** Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.
- **Assist Tenants of Existing Rent Restricted Units to Obtain Section 8 Housing Choice Voucher Assistance.**
- **Available Funding:** Identify funding sources that may be used to preserve at-risk units.
- **Annually reach out to owners to determine their intent on renewing affordability restrictions. And coordinate with owners of expiring subsidies to ensure the required noticing to tenants are sent out at 3 years, 12 months, and 6 months.**

[Policies HO-1.21 and HO-3.11]

Responsibility:	Planning and Building Department Planning Division, HCED Program
Time Frame:	Annually monitor and reach out to projects with expiring subsidies at 3 years, 1 year, and 6 months prior to expiration.
Funding:	General Fund
Expected Outcome:	Annually updated list

Measure HO-24

Review the Zoning Ordinance, existing policies, permitting practices, and building codes to identify provisions that could pose constraints to the development of housing as well as addressing non-governmental constraints and work to mitigate issues as they are identified. Continue to permit requests for reasonable accommodations for persons with disabilities seeking equal access to housing per Section 130.52.080 of the Zoning Ordinance and review and revise approval findings to ensure they are consistent with State Law. [Policies HO-4.2 and HO-4.7]

Responsibility:	Planning and Building Department
Time Frame:	Annually review or as constraints are identified
Funding:	General Fund
Expected Outcome:	Allow for Reasonable Accommodations as part of Comprehensive Zoning Ordinance update

Measure HO-25

Explore models to encourage the creation of housing for persons with special needs, including seniors, persons with disabilities, female-headed households, persons with developmental disabilities, extremely low- very low- and low-income households, farmworkers, and homeless persons. Such models could include assisting in housing development through the use of set-asides, scattered site acquisition, new construction, and pooled trusts; providing housing services that educate, advocate, inform, and assist people to locate and maintain housing; and models to assist in the maintenance and repair of housing for persons with special needs. The County shall also seek State and Federal funds on an annual basis for direct support of housing construction and rehabilitation and will provide the list of available funding to for-profit and non-profit developers. [Policies HO-4.2 and HO-4.3]

Responsibility:	HCED Program and Planning and Building Department Planning Divisions
Time Frame:	Within two years of Housing Element adoption, annually review Notice of Funding Available (NOFAs) and reach out to developers to inform them of available funding
Funding:	General Fund
Expected Outcome:	Establish model to encourage affordable housing for persons with special needs, including developmental disabilities.

Measure HO-26

Continue working with community and local organizations on a regular basis through the Continuum of Care (CoC) program to provide community education on homelessness, gaining better understanding of the unmet need, and developing and maintaining emergency shelter programs, including funding for programs developed through inter-jurisdictional cooperation and working with local organizations to annually apply for available grant funding. The expected outcome of this measure is to re-house homeless individuals and families; promote access to and effect utilization of CoC partner services and programs; and optimize self-sufficiency among individuals and families experiencing homelessness. [Policies HO-4.4, HO-4.5 and HO-4.6]

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-27

Amend the County’s Zoning Ordinance to ensure compliance with State Law and encourage emergency shelter, supportive housing, transitional housing, and related services for persons experiencing homelessness, as follows:

- The County shall amend the Zoning Ordinance to allow “low barrier navigation center” developments by right in mixed-use zones and nonresidential zones permitting multifamily uses. (Government Code Section 65662).
- The County shall amend the Zoning Ordinance to define “transitional housing” and “supportive housing”, consistent with Government Code Section 65582, and permit transitional and supportive housing as a residential use, subject only to those regulations that apply to other residential dwellings of the same type in the same zone.
- The County shall amend the zoning code to allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted. (Government Code Section 65651).
- The County shall review the Zoning Ordinance and revise as needed, to ensure parking standards for emergency shelters are sufficient to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. (Government Code Section 65583(a)(4)(A)).

Responsibility:	Planning and Building Department Planning Division, HCED Program
Time Frame:	Within one year of Housing Element adoption
Funding:	General Fund and other
Expected Outcome:	Update of Zoning Ordinance

Measure HO-28

The County will explore amending provisions in the Zoning Ordinance to define and allow community care facilities for seven or more persons only subject to those restrictions that apply to other residential uses of the same type in the same zone. Community care facilities are still subject to state licensing. The County will also update the definition of family to include “one or more persons living together in a dwelling unit” to comply with all federal and state fair housing laws (Health and Safety Code Sections 1267.8, 1566.3, 1568.08).

Responsibility:	Planning and Building Department Planning Division, HCED Program
Time Frame:	Within one year of Housing Element adoption
Funding:	General Fund and other
Expected Outcome:	Update of Zoning Ordinance

Measure HO-29

The County shall review the Zoning Ordinance and revise as necessary, to comply with the State Employee Housing Act (Health and Safety Code Section 17021.6) and require that employee/farm worker housing consisting of no more than 12 units or 36 beds be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone.

Responsibility:	Planning and Building Department Planning Division, HCED Program
Time Frame:	Within one year of Housing Element adoption
Funding:	General Fund and other
Expected Outcome:	Update of Zoning Ordinance

Measure HO-30

The County shall define Single Room Occupancy units (SROs) and permit them consistent with one room rentals. (Government Code Section 65583(c)(1)). In addition, to help meet the needs of extremely low-income households, the County will prioritize funding and/or explore financial incentives or regulatory concessions to encourage the development of housing types affordable to extremely low-income households, such as SROs, multifamily units, and supportive housing.

Responsibility:	Planning and Building Department Planning Division, HCED Program
Time Frame:	Within one year of Housing Element adoption
Funding:	General Fund and other
Expected Outcome:	Update of Zoning Ordinance. 50 SRO units

Measure HO-31

Provide information to the public regarding ways to improve the efficient use of energy and water in the home and to increase energy and water efficiency in new construction in support of the Environmental Vision for El Dorado County, Resolution 29-2008. This program will be promoted by posting information on the County’s website and creating a handout to be distributed with land development applications. [Policies HO-5.1 and 5.2]

The County has set goals to address and support positive environmental change, including, but not limited to:

- Continue PACE financing cooperation with providers such as Ygrene, Open PACE, and HERO that provide a financing mechanism for homeowners looking to make energy-efficiency upgrades
- Promote the use of clean, recycled, and “green” materials building practices
- Distribute available environmental education information in construction permit packages, including energy and water efficiency in new construction
- Promote the design of sustainable communities
- Encourage pedestrian/cycling-incentive planning

- Involve the Public Health Department in community planning to provide comment on community health
- 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 and Building Department, 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-32

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

Responsibility:	Planning and Building Department Planning Division, 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-33

The County shall update the Traffic Impact Fee (TIF) Program analysis to analyze anticipated lower trip generation and traffic benefits of a variety of housing types, including mixed-use and second units, to determine if a reduction of impact fees can be accomplished. The County will continue to update the TIF Program to examine and reflect traffic impacts from non-residential and residential uses. Based on the analysis, the County will revise fees, as necessary, for impacts on the cost and supply of residential development, including revising the proportion of traffic improvements paid by residential versus commercial, and ensure impact fees do not constrain development of a variety of housing types. The County will monitor the effectiveness of available incentive programs and subsequent measures to add or revise programs as necessary to mitigate impact fees for transitional and supportive housing, employee housing including agricultural worker housing, and housing for disabled or elderly persons. The Board of Supervisors will also review requests for traffic impact fee offsets for affordable housing projects twice annually. [Policy HO-1.25]

Responsibility:	Department of Transportation, Planning and Building Department Planning Division, HCED Program
Time Frame:	Analysis and modification to TIF, twice annual review of requests for TIF offsets.
Funding:	General Fund/TIF Program
Expected Outcome:	Reduced traffic impact fees for multifamily 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 production of multifamily housing.

Measure HO-34

Explore options to expand Board Policy B-14, the Traffic Impact Mitigation Fee Offset for Developments with Affordable Housing policy, to include developments of less than five units along with incentives for affordable workforce housing, including agricultural employee housing. [Policy HO-1.25]

Responsibility:	Planning and Building Department Planning Division, 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 a variety of housing types for affordable housing

Measure HO-35

The County will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900, of Division 3 of Title 2), Section 65008, and any other State and federal fair housing and planning law.

The County identified barriers to fair housing through the Fair Housing Assessment (refer to the Nongovernmental Constraints Section). To address identified barriers, foster an inclusive community, and promote the development of affordable housing, the County will complete the following actions:

- Implement Measures HO-19, HO-21, HO-25, and HO-35 to affirmatively further fair housing, including targeting community revitalization through place-based programs, enhancing mobility between neighborhoods, and developing strategies to reduce displacement risk in areas of higher concentration of lower-income households and overpayment (e.g. Measures HO-11, HO-14, HO-16, and HO-22) and facilitating affordable housing in high opportunity areas (e.g. Measures HO-5, HO-9, and HO-20).
- As inquiries are received, to refer residents with fair housing questions to the California Department of Fair Employment and Housing, Legal Services of Northern California (Auburn), or the Fair Housing Hotline Project.
- Meet with school districts within one year of Housing Element adoption to determine if a rural teacher incentive program is necessary to attract and retain high-quality teachers to poorly ranked schools.

- Promote CalWorks and Employment Resource Centers offered by the County in rural areas of the unincorporated County to improve access to employment training, assistance, and job opportunities.
- Meet annually with El Dorado Transit to determine if transit demand is met by existing routes and frequency, the County will assist in applying for additional funding to expand transit options if needed. Utilize CDBG funds for fair housing enforcement, education, and technical assistance activities.
- Continue to maintain information about fair housing services available to County residents on the County’s website.
- Work with Legal Services of Northern California on a quarterly basis to track fair housing complaints to enforce fair housing laws.
- By September 2022, develop a program to connect lower-income residents with affordable homeownership and rental opportunities within their community.
- Provide biannual training to landlords and property owners on avoiding discriminatory practices based on income or other protected classes, and their requirement to grant reasonable accommodation requests.
- Within one year of Housing Element adoption, the County will make available fair housing information in common 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 and provide translation services at public meetings, as requested.

[Policy HO-1.23]

Responsibility:	Planning and Building Department Planning Division, HCED Program, Health and Human Services Agency, Public Housing Authority
Time Frame:	Create plan by June 2022 and implement actions as identified in the program
Funding:	General Fund
Expected Outcome:	To affirmatively further fair housing

Measure HO-36

Promote the construction of middle-income housing units (e.g., duplexes, tri/fourplexes, courtyard buildings, bungalow courts, townhouses, live/work units), cluster housing, and other innovative housing types by distributing educational and promotional materials on the County’s website. These types of homes by design typically have smaller floorplans, are built at a higher density, and can offer an affordable alternative to single-family detached homes without requiring subsidies to maintain their affordability.

Responsibility:	Planning and Building Department Planning Division, HCED Program
Time Frame:	2022 and ongoing
Funding:	General Fund
Expected Outcome:	120 moderate-income housing units

Quantified Housing Objectives

Table HO-32 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 in the preservation of units is 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 HO-23), the quantified objectives do not need to match the State allocation by income category.

Table HO-32
Quantified Housing Objectives

2021-2029			Construction					Rehabilitation				Conservation			
Measure	Goal	2021 Objective (8yr)	Extremely Low	Very Low	Low	Moderate	Above Moderate	Extremely Low	Very Low	Low	Moderate	Extremely Low	Very Low	Low	Moderate
HO-7	MHs	300			300										
HO-8	Density Bonus	40			40										
HO-9	ADU	584	88	35	204	251	6								
HO-11	TRPA	225			125	130									
HO-13	Fast Track	300			300										
HO-14	Infill	150			150										
HO-15	Tahoe	255				89	166								
HO-17	FTHB	24												24	
HO-18	Rehab	700						200	200	300					
HO-22	Code Enf	500							150	100			150	100	
HO-30	SRO	50	50												
HO-36	Middle	120				120									
Total		3,248	138	35	1,119	590	172	200	350	400	0	0	150	124	0

Source: El Dorado County, February 2021

Section 6: Review of 2013–2021 Programs

Measure		Implementation Status	Program Action
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.	Completed and ongoing. Carry forward as Measure HO-1
HO-2013-2	As part of the Targeted General Plan Amendment, consider amending 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 ensure 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.	On December 15, 2015, the Board of Supervisors adopted Resolution 196-2015 adopting a Targeted General Plan Amendment to the El Dorado County General Plan. Multifamily density was retained at 24 units as increase was not needed to meet State mandates. (Refer to General Plan Land Use Element Policy 2.2.1.1 definition of Multifamily Residential, and Table 2-2 Land Use Densities and Residential Population Ranges Completed. Remove.
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.,	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,	The County continues to review available and adequate sites suitable for the development of affordable housing. This was done as part of the comprehensive Zoning Ordinance Update in 2015 and as part of the Capital Improvement Program (CIP). The County completed a Major Five-Year CIP update in 2016 and 2020.. Carry forward as Measure HO-2.

Measure		Implementation Status	Program Action
	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]	higher density, development could occur without the need to fund or complete major infrastructure improvements and a work program for maintaining land inventory.	
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.	On June 9, 2020, the Board of Supervisors adopted the 2020 Capital Improvement Program (CIP) update. The County continues to review and update the CIP annually and completed a Major Five-Year CIP update in 2016 and 2020. Carry forward as Measure HO-3.
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.	The County established an interdepartmental and interagency working group to develop and coordinate the short- and long-term Transportation Plan as a part of the Major Five-Year Capital Improvement Program (CIP) update in 2016 and 2020. Carry forward as Measure HO-4.
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 <i>Density Bonus Ordinance</i> , affordable housing provisions from the <i>Design and Improvement Standards Manual (Measure HO-</i>	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	On December 15, 2015 the Board of Supervisors adopted the comprehensive Zoning Ordinance Update, which included Chapter 130.31 (Affordable Housing Density Bonus) to establish an incentive-based policy to incorporate affordable housing into development. The Ordinance outlines eligibility, allowed concessions, and processing procedures to develop and maintain affordable housing in the County. Twice annually, the Board of Supervisors Modify and carry forward as Measure HO-5.

	Measure		Implementation Status	Program Action
	<p>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]</p>		<p>reviews requests for Traffic Impact Mitigation (TIM) fees offsets for affordable housing projections (Board Policy B-14) to reduce the effect of these fees on affordable housing development.</p>	
HO-2013-7	<p>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]</p>	<p>Responsibility: Planning Department HCED Program, Environmental Management Time Frame: Two years from adoption of Housing Element adoption Funding: General Fund</p>	<p>On October 24, 2017, the Board of Supervisors adopted the General Plan Biological Resources Policy Update, the Oak Resources Management Plan, and the Oak Resources Conservation Ordinance which include exemptions and mitigation reductions for projects with affordable housing.</p>	<p>Completed. Remove.</p>

Measure		Implementation Status	Program Action
		Expected Outcome: Develop incentive policy to encourage in-fill development of affordable housing.	
HO-2013-8	Continue to track and record accessory 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.	Information regarding obtaining a permit for a residential accessory dwelling unit and specifics of the requirements are available for the public on the County's website. The County tracks permits and projects through an online permit tool that is accessible to the public. The County permitted 131 ADU over the planning period and 146 hardship homes.
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	Effective May 13, 2018, the County updated Ordinance 5049 amending in its entirety Chapter 110.32, Ordinance 4542, of the El Dorado County Ordinance Code pertaining to private sewage disposal systems. The new Ordinance allows more flexible, largely performance-based standards for the siting, design and installation of onsite wastewater treatment systems, including system requirements for hardship mobile homes.
HO-2013-10	Amend the Zoning Ordinance and <i>Design and Improvement Standards Manual</i> 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: <ul style="list-style-type: none"> • Addition of affordable housing development guidelines; 	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).	On December 15, 2015, the Board of Supervisors adopted a comprehensive Zoning Ordinance Update which included Chapter 130.31 – Affordable Housing Requirements and Incentives. and adopted Resolutions 197-2015 through 202-2015 approving community design standards for Mixed Use Design; Landscaping and Irrigation; Outdoor Lighting; Mobile Home Park Design; Research and Development Zone Design; and Parking and Loading; the

	Measure		Implementation Status	Program Action
	<ul style="list-style-type: none"> • Encourage affordable housing within commercial zones as part of Mixed-use project; • Modification in development standards including but not limited to <ul style="list-style-type: none"> • 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. <p>[Policies HO-1.3, HO-1.8 and HO-1.18]</p>		<p>community design standards will be included as Chapter 6 in the DISM Update (Land Development Manual) that the Department of Transportation is leading this effort to be completed by 2021. s On October 24, 2017, the Board adopted an Oak Resources Conservation Ordinance, which includes an exemption for affordable housing projects (Section 130.39.050.E).</p>	
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	Responsibility: Planning Department and HCED Program	In 2018, the County adopted a Memorandum of Understanding with the Tahoe Regional Planning Agency (TRPA)	Modify and carry forward

Measure	Implementation Status	Program Action
<p>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:</p> <ul style="list-style-type: none"> • 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. <p>[Policies HO-1.14 and HO-3.10]</p>	<p>Time Frame: Ongoing Funding: General Fund Expected Outcome: 225 units.</p>	<p>regarding the implementation of the Tahoe Regional Plan. The County continues to work cooperatively with TRPA and the Meyers Community Advisory Council (MCAC) to facilitate construction of affordable and workforce housing in the Tahoe Basin.</p> <p>as Measure HO-11.</p>

	Measure		Implementation Status	Program Action
HO-2013-12	<p>Establish a Housing Trust Fund as a flexible, locally controlled source of funds dedicated to meeting local housing needs, with highest priority given to development of housing for extremely low- and very low-income households. In order to ensure the security and longevity of the funds, the County should undertake the following activities:</p> <ul style="list-style-type: none"> • 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. <p>[Policies HO-1.10, HO-1.15 and HO-1.18]</p>	<p>Responsibility: Planning Department and HCED Program</p> <p>Time Frame: Within two years of Housing Element adoption.</p> <p>Funding: To be determined</p> <p>Expected Outcome: Establishment of a Housing Trust Fund</p>	<p>The County administers a dedicated predevelopment revolving loan fund for affordable housing projects with approval by the Board of Supervisors. During the planning period one affordable housing project was awarded predevelopment funding to provide 80 low-income units and one moderate-income unit. The County is continuing to explore additional revenue opportunities to fund development of housing for extremely low- and very low-income households. The County was awarded Permanent Local Housing Allocation (PLHA) grant funding in 2020 to meet this goal. Award contract pending.</p>	<p>Carry forward as Measure HO-12.</p>
HO-2013-13	<p>The County will review its residential development processing procedures annually to identify additional opportunities to further streamline the procedures for affordable housing projects while maintaining adequate levels of public review. The review may include, but is not limited to:</p>	<p>Responsibility: Planning Department, Building Department, Department of Transportation, Environmental Management Department, and HCED Program</p> <p>Time Frame: Annually.</p> <p>Funding: General Fund</p>	<p>In 2014, the County developed a “Fast-Tracking” process for projects that include Affordable Housing units that has been continued since. Two affordable housing developments have taken advantage of this process to provide 16 low-income units. Additionally, in 2018 the County began a Community Planning project to establish community design guidelines to</p>	<p>Carry forward as Measure HO-13.</p>

	Measure		Implementation Status	Program Action
	<ul style="list-style-type: none"> • 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. <p>[Policies HO-1.3, HO-1.7, HO-1.16 and HO-1.18]</p>	<p>Expected Outcome: Policy to reduce processing time for affordable housing developments, and update as needed based on annual review.</p> <p>Objective: 300 units</p>	<p>include multifamily development resulting in more a streamlined ministerial review process that are expected to be adopted in 2022. The County is subject to SB 35 Streamlining permit processing for residential projects that deed restrict multifamily affordable housing for lower-income households.</p>	
<p>HO-2013-14</p>	<p>Adopt an infill incentive ordinance to assist developers in addressing barriers to infill development. Incentives could include, but are not limited to, modifications of development standards, such as reduced parking and setback requirements, to accommodate smaller or odd-shaped parcels, and waivers or deferrals of certain development fees, helping to decrease or defer the costs of development that provide housing for extremely low-, very low- and low-income households. 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</p>	<p>Responsibility: Planning Department</p> <p>Time Frame: Within two years of Housing Element adoption.</p> <p>Funding: General Fund</p> <p>Expected Outcome: 150 units</p>	<p>In August 2020, the County was notified of a LEAP grant award that includes the development of an Infill Incentives Ordinance. With this funding, the County will be able to begin this effort in 2021.</p>	<p>Carry forward as Measure HO-14.</p>

	Measure		Implementation Status	Program Action
HO-2013-15	<p>Development LLC in Lake Tahoe. [Policy HO-1.5]</p> <p>Support a legislative platform to facilitate the development of affordable housing, especially in the Tahoe Basin. The legislative platform includes, but is not limited to, the following items:</p> <ul style="list-style-type: none"> • 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. <p>[Policy HO-1.14]</p>	<p>Responsibility: Chief Administrative Office, Planning and Building Department Planning Division, and HCED Program</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund</p> <p>Expected Outcome: 255 low to moderate income units</p>	<p>In 2018, the County adopted a Memorandum of Understanding with the Tahoe Regional Planning Agency (TRPA) regarding the implementation of the Tahoe Regional Plan. The County continues to work cooperatively with TRPA and the Meyers Community Advisory Council (MCAC) to facilitate the development of affordable housing.</p>	<p>Carry forward as Measure HO-15.</p>
HO-2013-16	<p>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</p>	<p>Responsibility: Chief Administrative Office, Community Development Agency (Planning Department Building Department, Environmental Management Department, and Department of Transportation), Health and Human Services Agency.</p>	<p>The County developed an interdepartmental working group for the implementation of Housing Element policies and programs. This group ensures consistency across department policy and action to further the Housing Element programs. The working group continues to</p>	<p>Combine and carry forward as Measure HO-4.</p>

Measure		Implementation Status	Program Action
	regarding the status and potential improvements to policies and programs. [Policy HO-1.17]	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.	meet with the Board of Supervisors biennially.
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.	The County has developed a program to track workforce housing through permit issuance data and state -regulated employee housing data and is continuing to develop a method of studying agricultural worker housing needs.
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.	On December 15, 2015, the Board of Supervisors adopted a comprehensive Zoning Ordinance Update which included Section 130.28.010 (Planned Development (-PD) Combining Zone Established). Subsection 130.28.050.B (Exemptions and Alternatives to the Onsite Open Space Requirement) includes exemptions to the 30 percent onsite open space requirement to facilitate and encourage development of higher density housing types, including those serving moderate and lower income households.

Measure			Implementation Status	Program Action
HO-2013-19	<p>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:</p> <ul style="list-style-type: none"> • CDBG Program (for first time homebuyer loans) • HOME Investment Partnerships Program • Program Income Revolving Loan Program • BEGIN Program <p>[Policy HO-1.22]</p>	<p>Responsibility: HCED Program</p> <p>Time Frame: Ongoing. Apply for funding per annual NOFA requirements.</p> <p>Funding: CDBG, HOME, and program income funds</p> <p>Objective: 24 units</p>	<p>The County was awarded CDBG Housing Grant 13-CDBG-8935. In July 2016, they were awarded the Home Investment Partnership Housing Acquisition Grant 15-HOME-10891. The County will continue to apply for future HOME and CDBG grants to support housing programs. Between 2013 and 2020, the County issued 13 homebuyer loans with grant funds and program income.</p>	<p>Carry forward as Measure HO-17.</p>
HO-2013-20	<p>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]</p>	<p>Responsibility: HCED Program</p> <p>Time Frame: Ongoing</p> <p>Funding: LIHEAP</p> <p>Objective: 735 units</p>	<p>From 2014 to 2019, the County assisted 676 low-income households with weatherization services and energy efficiency improvements through Weatherization Programs. Additionally, in 2015 the County received approval for a Supplemental Housing Rehabilitation Program to CDBG Contract 13-CDBG-8935. On August 30, 2016, the County adopted HCD approved CDBG Program Income Reuse Plan for housing programs including rehabilitation loans.</p>	<p>Carry forward as Measure HO-18.</p>
HO-2013-21	<p>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]</p>	<p>Responsibility: HCED Program, Planning Services</p> <p>Time Frame: Ongoing</p> <p>Funding: State and Federal grant programs and local matching funds</p> <p>Objective: Develop funding sources to provide for public improvements and community development in support of housing affordable for low to moderate income levels.</p>	<p>In 2014, the County was awarded Housing Related Parks Grant funding in support of community recreation improvements in the town of El Dorado. The County continues to pursue applicable funding opportunities as they become available and is working with a potential developer of affordable housing to secure CDBG, Tax Credit Allocation, and Infill Infrastructure Grant funding for an 81-unit income-restricted project in the Diamond Springs area.</p>	<p>Carry forward as Measure HO-19.</p>

Measure		Implementation Status	Program Action	
HO-2013-22	<p>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]</p>	<p>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.</p>	<p>The El Dorado County Public Housing Authority (PHA) is a HUD-recognized high performing agency. In 2015, the PHA issued 374 Housing Choice Vouchers before temporarily opening the waitlist in October 2016. The PHA currently has a total of 374 Housing Choice Vouchers and has been awarded Mainstream and VASH vouchers.</p>	<p>Carry forward as Measure HO-20.</p>
HO-2013-23	<p>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:</p> <ul style="list-style-type: none"> • 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. <p>[Policies HO-2.5, HO-3.3 and HO-3.4]</p>	<p>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.</p>	<p>In 2018, the County worked with park residents and park owners to explore rent stabilization issue pros and cons and presented a paper to Board of Supervisors on April 3, 2018. The Board declined a rent stabilization effort at that time but continues to support retention of mobile home parks. A draft policy is under review.</p>	<p>Carry forward as Measure HO-21.</p>

Measure		Implementation Status	Program Action
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	The County continues to enforce code standards to preserve the existing housing stock. The Board of Supervisor's Policy B-11 provides hardship fee deferrals for very low-income residents to bring their homes into compliance with code standards. Approximately 90 Code Enforcement complaints are received each month. One hardship fee deferral was awarded since 2013.
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	The County maintains an updated list of subsidized residential projects within unincorporated areas. This list includes the project name, location, income categories served, number of affordable units, affordability end year, risk level, and applicable funding program.

Measure		Implementation Status	Program Action
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	On December 15, 2015, the Board of Supervisors adopted a comprehensive Zoning Ordinance Update which included Section 130.52.080 that provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing. Modify and carry forward as Measure HO-24
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.	On December 15, 2015, the Board of Supervisors adopted a comprehensive Zoning Ordinance Update that included Section 130.52.080 that provides a procedure for requests for reasonable accommodations to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities. Following this, the County continued to meet with representatives from service providers and stakeholders to explore policy development and/or policy revisions that will encourage options for housing for persons with special needs, specifically those with developmental disabilities. Carry forward as Measure HO-25.
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	Responsibility: Health and Human Services Agency Time Frame: Within five years of Housing Element adoption Funding: General Fund/State Emergency Shelter Program/U.S.	County continues to meet with Continuum of Care (CoC) stakeholders to address long-term homeless and transitional housing needs in the community and are involved in the Theory of Change workgroup with a number of others countywide to address a coordinated Carry forward as Measure HO-26.

	Measure		Implementation Status	Program Action
	<p>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]</p>	<p>Department of Housing and Urban Development/other specialized funding Expected Outcome: 10-year Plan to End Chronic Homelessness</p>	<p>response for those without stable housing. In 2017, the County met with representatives from service providers and stakeholders to explore policy development and/or policy revisions that will encourage options for housing for persons with special needs, specifically those with developmental disabilities</p>	
<p>HO-2013-29</p>	<p>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]</p>	<p>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.</p>	<p>The County classifies shelters as Community Care Facilities allowed by right in three of four Commercial zones: Commercial, Limited (CL), Commercial, Community (CC), and Commercial, Rural (CRU).</p>	<p>Completed. Remove.</p>
<p>HO-2013-30</p>	<p>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</p>	<p>Responsibility: Planning Department, Building Department, and HCED Program</p>	<p>The County's Energy & Home Weatherization Program promotes energy efficiency and weatherization for households throughout the county. From 2014 to 2018 the County assisted 562 low-income households with weatherization</p>	<p>Carry forward as Measure HO-31.</p>

	Measure		Implementation Status	Program Action
	<p>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:</p> <ul style="list-style-type: none"> • 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. 	<p>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.</p>	<p>services and energy efficiency improvements through these programs. Additionally, in 2015, the County adopted Resolutions 156-2015, 157-2015, 158-2015 and 162-2015, to allow for the provision of the Property Asses Clean Energy Program (PACE) to finance distributed generation renewable energy sources, energy and water efficiency improvements and electric vehicle charging infrastructure for county residents and businesses. The County issued 2,101 permits for home solar systems in 2016 and an additional 1,657 permits in 2017.</p>	
<p>HO-2013-31</p>	<p>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]</p>	<p>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</p>	<p>On December 15, 2015, the Board of Supervisors adopted a comprehensive Zoning Ordinance Update which included Section 130.40.180 (Mixed Use Development). Subsection 130.40.180.C.2 established the maximum density for the residential component shall be 20 dwelling units per acre in Community Regions. Subsection 130.40.180.B.4 states that “On commercially zoned land, the residential component shall be constructed</p>	<p>Completed. Remove.</p>

Measure		Implementation Status	Program Action	
		concurrently with or following construction of the commercial component of the project site.” (This provision needs to be amended as part of a future Zoning Ordinance Update.) On December 15, 2015, the Board also adopted Resolution 197-2015 for the El Dorado County Mixed Use Design Manual. In 2017, El Dorado County was recognized with the Award of Excellence in Urban Design from the American Planning Association, California Sacramento Valley Section Chapter, for the Mixed Use Design Manual.		
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 <i>“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”</i> 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	On December 15, 2015, the Board of Supervisors adopted a comprehensive Zoning Ordinance Update, which included Section 130.40.120 (Commercial Caretaker, Agricultural Employee, and Seasonal Worker Housing) to ensure that agricultural employee housing permitting procedures are in compliance with Health and Safety Code Section 17021.6 and that the procedures encourage and facilitate agricultural employee housing development.	Completed. Remove.
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	In 2014 and 2015, the County was awarded 13-CDBG-8935 and supplemental for Housing Rehabilitation Loan activity. On August 30, 2016, the County adopted HCD	Combine and carry forward as Measure HO-18.

	Measure		Implementation Status	Program Action
		Funding: CDBG, HOME and County Revolving Loan Funds Objective: 25 loans	approved CDBG Program Income Reuse Plan for housing programs including rehabilitation loans. The County continues to offer rehabilitation loans to qualifying households as funding allows.	
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.	The County requires economic analysis of projects on an individual basis, as needed. A model study for analysis of potential fiscal impacts is being completed and the County continues to evaluate funding programs for the economic analysis of affordable housing project.	Carry forward as Measure HO-32.
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	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 multifamily mixed-use	In 2014, the County completed a Travel Demand Model update project and, in December 2016, the Major 5-Year Traffic Impact Mitigation (TIM) Fee Program update which provides fee reductions in several areas of the county, effective February 13, 2017. On December 12, 2017, the Board of Supervisors adopted a minor TIM Fee Update. A minor technical update was adopted on June 26, 2018, and	Carry forward as Measure HO-33.

Measure		Implementation Status	Program Action
	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]	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 multifamily housing is allowed by right.	adjustments for inflation on May 14, 2019 and June 23, 2020. The next Major 5-Year TIM Fee Program Update was adopted on December 8, 2020. The EDC Dept. of Transportation reports that there is no traffic data to analyze the potential reduction of fees for transitional housing, supportive housing, employee housing including agricultural worker housing, housing for persons with disabilities. County will explore offset programs to address these housing types.
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 and Building Department 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	Ordinance 5054 as part of the Major Five-Year Capital Improvement Program (CIP) Update, which went into effect in February 2017, to remove Traffic Impact Mitigation (TIM) fees for all accessory dwelling units. Carry forward as Measure HO-34.
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	Responsibility: HCED Program, Building Department, Auditor-Controller's Office, Code Enforcement Time Frame: Within three years of Housing Element adoption.	The County conducts code enforcement proactively of the rental stock to ensure units are well-maintained and issues are addressed. Combine and carry forward as Measure HO-22.

	Measure		Implementation Status	Program Action
	<p>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]</p>	<p>Funding: Self-supporting inspection program and CDBG rehabilitation grant funding. Expected Outcome: To ensure that available housing stock for multifamily and single-family rentals meet health, safety, and building standards that would contribute to clean, safe neighborhoods. Objectives: 200 units</p>		
<p>HO-2013-38</p>	<p>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]</p>	<p>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</p>	<p>The County provides residents the contact information for the HUD Assistance Secretary for Fair Housing and Equal Opportunity, available on the County's website, if they feel they have been discriminated against.</p>	<p>Modify and carry forward as Measure HO-35.</p>
<p>HO-2013-39</p>	<p>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</p>	<p>Responsibility: HCED Program Time Frame: Ongoing Funding: General Fund</p>	<p>The County administers a strategy developed by HUD and USDA Rural Development to assist organizations in preserving subsidized housing units.</p>	<p>Combine and carry forward as Measure HO-23.</p>

Measure		Implementation Status	Program Action
	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/	Expected Outcome: Continue strategy to preserve units at risk of conversion	
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	On December 15, 2015, the Board of Supervisors adopted a comprehensive Zoning Ordinance Update which includes Section 130.40.360 (Transitional Housing) that established permit processing procedures for transitional and supportive housing and considers them as a residential use only subject to the restrictions that apply to other residential uses of the same type in the same zone.

Appendix A – Public Outreach

Noticing

Direct noticing was sent to webpage subscribers, local advocate groups, and stakeholders.

Air Quality Management District	El Dorado County Planning Commission
Association of Realtors	El Dorado County Sheriff’s Office
Association of Realtors, El Dorado County	El Dorado County Surveyor's Office
Brian Veerkamp, (former) Supervisor District 3	El Dorado County Transit Authority
Cal Fire	El Dorado Disposal
CEDAC Housing Committee Chair	El Dorado Irrigation District
CEO, El Dorado Co. Chamber of Comm	El Dorado Progressives
CEO, El Dorado Hills Chamber of Comm	Environmental Management
Commission on Aging	Habitat for Humanity
Democratic Party	Habitat for Humanity
Deputy Director HHS	House Sacramento
Diamond Springs/El Dorado CAC	Housing Group email list
Diamond Springs/El Dorado Fire Protection District	Low Income housing managers
Divide Chamber	Marshall Medical Center Foundation
EDAC / Pollock Pines Community Group	Mercy Housing California
EDC Housing Authority	Meyers Area Plan Committee
El Dorado Builder's Exchange/Placer County	North State Building Industry Association
El Dorado Community Foundation	Pacific Gas & Electric
El Dorado Community Health Center	Parker Development Co.
El Dorado County Emergency Services Authority	S.A.G.E.
El Dorado County Farm Bureau	Tahoe Prosperity Center
El Dorado County Housing Authority	Tahoe Prosperity Center
El Dorado County Long Range Stormwater	Transportation
El Dorado County Parks & Trails	Western Manufactured Housing Communities Association
El Dorado County Pioneer Cemeteries Commission	

Virtual Community Workshop Comments and Responses

El Dorado County held two virtual public workshops to discuss the 2021 – 2029 Housing Element update. The Western Slope meeting was August 18 from 11-12:30 pm and the Tahoe Region meeting was August 18 from 4:30- 6pm.

The meeting covered the Housing Element's establishes goals, policies, and implementation measures that guide the development of housing in El Dorado County, identified specific needs and opportunities, and ideas on how the County can improve housing opportunities. Below is a list of the questions and comments received during these two meetings and the County's responses.

Question/Comment	Response
Housing Element Process	
How many people were on the Steering Committee? How were they picked?	The Steering Committee includes representatives from 26 organizations that include social service organizations, economic development and community groups, and housing developers, all serving El Dorado County, who have expressed an interest in housing and/or who were identified for the Board of Supervisions Ad Hoc Housing Group discussions.
Since the Housing Element requires an analysis of the housing needs of people with developmental disabilities, who is representing that population on the steering committee?	The Steering Committee includes representatives from the El Dorado Community Health Center, as well as housing developers that provide supportive housing (e.g. Mercy Housing). The County has also met with groups representing the Intellectually and Developmentally Disabled.
Does the environmental review also look at water needs and ensuring we do not degrade our water sources: aquifers and rivers?	Yes. The environmental review process will evaluate the potential impact of the programs and policies contained within on the hydrology/water quality in the County.
I would like to be considered, as I represent El Dorado County on the State Council for Developmental Disabilities and have also been appointed by the Department of Developmental Services to serve as a member of the Community Service Workgroup (which includes housing) for the Developmental Services Task Force.	Thank you for your input, El Dorado County will reach out to you directly.
The Western Slope Coalition on Affordable Housing and Homelessness submitted written comments and a question (regarding the 2019 California Housing Partnership report). Will this information and question be addressed at today's workshop?	Thank you for your input, your question is included below.
What progress has the County of El Dorado made in implementing the May 2019 California Housing Partnership report on "El Dorado	The County will consider local recommendations and has taken advance steps where possible to implement suggested programs that encourage housing development.

Question/Comment	Response
County's Housing Emergency Update" local recommendations?	
How will the public be notified of the set aside areas for this increased housing? Will this also include a review and revision based on the concerns of those neighborhoods? If so, what is that process? Can you include the ordinance and/or process that provides those guidelines?	Sites identified in the Housing Element inventory are not considered a set-aside but are identified as possible sites zoned appropriately to accommodate housing development. County residents are invited to provide input on the County's land inventory during the public draft review period.
NIMBYism is still alive and well. How is the County and Board dealing with NIMBYism?	The County welcomes input from members of the public. During the project review process, the Board and County staff evaluate projects against the existing plans and ordinances objectively.
Will the 2020 Census numbers be used in the methodology to determine housing needs?	Data from the 2020 Census is unlikely to be available in time to incorporate it into the document. Current data is derived from the Census American Community Survey and California Department of Finance.
Is this document going to be aligned with the South Shore Housing Action Plan done by the Prosperity Center?	El Dorado County supports the development of the South Shore Housing Action Plan and will be coordinating efforts to make sure the documents and efforts are aligned.
Is the El Dorado County General Plan adopted October 29, 2013, going to be amended by the work you are now doing?	The Housing Element is one of seven mandatory elements of the County's General Plan, but the other elements of the General Plan will not be amended during this process.
Are there any new programs or policies being considered in the Housing Element, that will be new since the last update?	Yes. In addition to new state requirements, proposed local programs and policies are currently under review and will be released with the Public Draft of the document.
Governmental Constraints	
It takes 2-3 years just to get a building permit even without rezone.	The Housing Element will evaluate the current permit processing timeline as part of its evaluation of potential governmental constraints to housing development.
It takes a few years but in planning ahead, that is not a long time.	
Non-Governmental Constraints	
Do the housing requirements take into account the amount of water available?	Water access is reviewed as a potential non-governmental constraint to development.
Who is responsible for assessing potable water availability in El Dorado County?	The El Dorado County Water Agency evaluates water access across the county.
With the transition to remote work that is seemingly here to stay, the availability of internet has become as important as transportation or proximity to job rich areas. Is this going to be part of the Housing Element?	At present, internet access is not considered a barrier to housing development. In a public survey conducted in summer in 2020, a minority of respondents expressed that proximity to utilities such as internet were an item of concern. The County will continue to evaluate this

Question/Comment	Response
<p>Internet may not be a housing related responsibility. Communications private organizations should address the problem in rural areas.</p>	<p>concern to identify opportunities to address broadband capacity through programs outside of the Housing Element update.</p>
<p>Special Needs Populations</p>	
<p>Most individuals with a disability (I/DD) live at home with aging family members or in an institutional setting, such as a group home. It is estimated that 10% of those individuals living in a group home or with a family member would prefer to live independently with supports. Do we have enough supportive housing units planned in the next plan?</p>	<p>The Housing Element identifies the regional need for housing that supports opportunities for residents with intellectual/developmental disabilities.</p>
<p>I'd like to know what plans we have in place for providing safe housing for developmentally delayed adults with autism and similar disorders. There are currently more than 1 in 60 children with autism, and no plans in place for when their parents die or are no longer able to care for them.</p>	
<p>What is the plan for dealing with the homeless population?</p>	<p>The Housing Element will consider the needs of homeless residents and will evaluate barriers to the development of emergency shelter, transitional housing, and permanent supportive housing.</p>
<p>Regional Centers can provide services.</p>	
<p>Will the Housing Element address the need for permanent, supportive housing?</p>	
<p>There was a mention of the special groups and prioritizing them. Was there any data pulled showing people that bisect several of those special groups (i.e. those experiencing homelessness and those with disabilities or youth experiencing homelessness)?</p>	<p>The Homeless Point-in-Time (PIT) Count, which estimates the current profile of the homeless population in the County on a given date, does survey unsheltered residents as to other conditions they may be experiencing (such as substance abuse or domestic violence) and their demographics. Additionally, some American Communities Survey (ACS) data is available that explores these intersections. The 2019 PIT Count can be found at https://www.edokcoc.org/data</p>
<p>Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs)</p>	
<p>ADUs are not affordable for families to build. HOA restrictions prevent them.</p>	<p>ADUs and JADUs are considered a naturally affordable housing type due to their size and the lack of additional land costs associated with building them. State law currently requires jurisdictions to permit ADU and JADU construction in all areas where single-family or multi-family uses are permitted. There are no rent control policies in El Dorado County. However, the County may explore incentive programs for ADU and JADU construction that include deed-restrictions to hold rent at affordable levels for a specific period of time.</p>
<p>In respect to ADUs, what protections do you plan to put in place to protect these residents from predatory rent raises, similar to the same protections needed by mobile homeowners?</p>	

Question/Comment	Response
Some localities are also pre-approving ADU floor plans for streamlining the approval process.	The County is in the process of creating a permit-ready ADU program for the future.
The County's continuing efforts to accelerate the construction of ADUs to partially address the need for more affordable housing units is commendable. What current public information outreach efforts and/or resources are available to promote and encourage the construction of ADUs.	Information regarding obtaining a permit for a residential accessory dwelling unit and specifics of the requirements are available for the public on the County's website. The future permit-ready ADU plan program will include expanding outreach efforts.
Housing Affordability	
In a recent review of rent for single family homes and market rate multifamily rentals, the rents are higher than reported in your presentation.	Median rent data is based on the 2014-2018 American Communities Survey. This will be taken into consideration.
How do you expect to update your data on income vs. housing cost to reflect job losses that arose from COVID-19 but are likely to persist?	Questions about the impacts of COVID-19 have been incorporated into consultations with local community organizations and service providers, but due to the ongoing nature of this situation the long-term impact is unlikely to be fully known at the time the Housing Element is adopted. In addition, the Housing Element Update is the planning document for the next eight years, 2021-2029.
The housing element states, "mobile homes will be protected as affordable housing", with predatory corporations purchasing parks in our county and changing the affordable aspect of mobile homes, would the county consider Space Rent Stabilization to protect these vulnerable, low-income county residents?	The County Board of Supervisors considered this in 2018 and may consider this question again in the future.
You should add government workers in your list of examples of moderate- and low-income County occupations.	The list of professions in the presentation was intended to be illustrative and will not be included in the final draft of the Housing Element.
Land Use and Zoning	
Is one of the mechanisms to achieve more obtainable housing an increase in permissible density? At 24 dwelling per acres most apartment developers have said that lower priced housing is unachievable. If so, will a recommendation be made to modify the density element of the General Plan? There is currently a pre-app into the planning department for an El Dorado Hills Project where they have suggested some multifamily elements at 30 dwelling units per acre.	In 2015 the County explored increasing the maximum permitted density in multifamily zones from 24 to 30 units per acre but determined that a density increase was not required. The public input process for this Housing Update will include outreach to local real estate industry professionals to discuss any barriers to developing affordable housing. Requests for increased density for Specific Plans, which are outside of the General Plan, require approval from the Board of Supervisors.
Is there County or publicly-owned land that can be used for affordable housing development?	The County evaluates all opportunities for development potential on publicly owned land.

Question/Comment	Response
The City of Placerville adopted a plan to enable commercially zoned parcels to be rezoned as multifamily for affordable housing. Has El Dorado County considered a similar plan for its Housing Element?	The County permits the development of residential uses as part of mixed-use projects within certain commercial zones and is exploring the potential to increase the residential density permitted within these projects.
Do you foresee having enough land in the Tahoe Basin to meet the Tahoe Basin RHNA in Tahoe?	The County is responsible for identifying sites sufficient to accommodate the Regional Housing Needs Allocation (RHNA) through the Housing Element Update. The County is currently in the process of identifying sites to meet the RHNA including sites in the Tahoe Basin.
Have there been any concerns regarding the rural character of the county? Have any proposed policies been discussed regarding this and can any info be divulged?	The County’s General Plan is focused on encouraging the development of higher-density and mixed-use housing in close proximity to essential resources and services found primarily in Community Regions, which is expected to maintain the rural character of the county.
Inclusionary Zoning	
Many other localities have enforced inclusionary housing development. Why not El Dorado County?	Inclusionary Housing may be considered in the future as a means of expanding affordable housing development.
With our affordable housing numbers at risk of fines why does the county not require a certain number of affordable housing units with new developments?	
Inclusionary Zoning should be studied by going to the projects that have been built using this program. Studying the trial cases (Milpitas) to find out what went wrong would be an eye opener	
Funding	
Affordable housing is underwritten using subsidies. Does El Dorado County have federal Section 8 project based subsidies that could be awarded to new proposed affordable multifamily housing developments?	The HUD Section 8 Project-Based Rental Assistance Program managed by the County’s Public Housing Authority is currently active. Information can be found on the County’s website under the Human Services programs.
How does the general public know about the (Section 8) vouchers?	Information about Housing Choice Vouchers is available through the County of El Dorado Housing Authority’s website.
Can the County identify funds that can be awarded as rent vouchers - project-based?	The County continues to seek funding to support the provision of rental vouchers.
Lots of millionaires are building mansions in EDH. Is a part of the building permit fee going to a local housing trust for the development of affordable housing?	The County is currently operating a revolving loan fund and continues to seek outside funding in order to incentivize the development of affordable housing. The County seeks to keep building permits fees equitable so

Question/Comment	Response
Is the fee schedule amendment part of your plan proposal to fund the Housing Trust? Seems like a reasonable tax to rich people.	as not to discourage housing development while compensating County costs.
Affirmatively Furthering Fair Housing	
What steps can you anticipate will be added to the housing element to further fair housing?	The Housing Element will include an analysis of current fair housing concerns, as is required by State Housing Element law. This analysis will be available for review in the Public Draft.
Does EDC have an approved plan in place with regard to affirmatively affirming fair housing? HUD recently reversed this ruling, but CA made it a law in 2017.	
Fair Housing: access to public transportation, located in areas of opportunity, not located near polluted areas such as along HWY 50.	This concern will be noted for consideration.

Planning Commission Meeting

On October 22, 2020, the County hosted a workshop for the Planning Commission. Below are the comment and questions received and the responses provided.

Question/Comment	Response
Commissioner	
<p>You mentioned in passing inclusionary housing, can one of you define that? Would you see that ordinance as separate from the Housing Element?</p>	<p>It is not a part of the plan it is something that was brought up as an idea. Inclusionary housing comes in all shapes and forms. It can be developers paying into a pot of money that would go toward affordable housing projects, or inclusionary could mean a developer needing to provide a certain percentage of units in a development as affordable. It can also include land donation. It is not currently listed as a program in the Housing Element, so it would be a separate program.</p>
<p>I was wondering if we could expand a little on the explanation to one of the public comments if possible. On page 2, the second comment discusses the progress has the County made on implementing the California Housing Partnership? We have taken steps to implement some suggested programs; can we have some more information on where we're at?</p>	<p>That might be a CJ question.</p>
<p>The data source that we are using, the DOF numbers; the ACS and DOF – are those typical numbers that other jurisdictions use?</p>	<p>Yes. SACOG put together a data packet, and we supplement them with our own information where needed. SACOG's packet was approved by the State.</p>
<p>There will be a public draft period, correct?</p>	<p>Yes.</p>
<p>The Planning Commission will have another opportunity to review, correct?</p>	<p>Yes.</p>
<p>We do have the Cam Woods having a concern with a multifamily zoned property. Is this HE update an appropriate opportunity to analyze that possible and its interaction with RHNA?</p>	<p>Not prepared to give you a thorough answer. This process does not just give us the opportunity to rezone a parcel or to analyze a parcel specific to that project.</p>
<p>When we look at RHNA numbers, is there anything in state law or how RHNA numbers are allocated that evaluates age-restricted low-income housing?</p>	<p>Any project could meet RHNA. It's not favored to have age restriction on it, but we can still count it.</p>
<p>Is there any anticipated policy updates with this Housing Element update?</p>	<p>We're working through that with Staff right now. We're not looking at any major policy updates other than meeting State law. All of the policy will lead us to propose new measures to implement new policies as we need to. We might look at adding new programs to encourage certain types of housing. We</p>

	<p>do have to address certain measures and state laws, but we can also add policies and programs to address our local concerns.</p>
<p>Moderate-income home prices are not attainable for younger buyers. Is there a possibility for the County to incentivize townhomes or other “missing middle” housing that might be more affordable for first-time or younger homebuyers? Or other programs to incentivize mixed-income projects?</p>	<p>One of the projects coming forward is the Infill Incentive Ordinance. Part of that will be to incentivize different types of housing options. What we would really like to hear from is developers on what types of incentives they would require in order to build more townhouses. There’s a possible project in El Dorado that was considering townhomes. Having those ideas memorialized in the Housing Element is useful for making sure that’s in the document.</p> <p>We’ll be looking at policies the County currently has. We currently have mixed-use, and you’re talking about mixed-income. We need to look at the types of funding needed for the developer to reduce those prices. We do have a first time homebuyer program to contribute a silent second mortgage to provide gap financing.</p>
<p>Can you give a summary about what TRPA is looking at?</p>	<p>We’ve been working closely with TRPA on their action plan. One of the things we’re discussing is how, as a California County, we can follow the State law when TRPA trumps that. One of the things we’ve discussing is ADUs and lot coverage in Tahoe, the development permits that have to be available, etc. We’re looking at ways to be able to relax TRPA regulations while also protecting Tahoe’s sensitive environmental areas.</p>
<p>Generally speaking, how is SACOG as an organization doing year-over-year or decade-over-decade with actually producing this kind of housing? Not just zoning, but actually producing. And how is El Dorado County measuring up against other jurisdictions in SACOG?</p>	<p>That information is available, primarily found through HCD’s website where they consolidate the annual reports on the Housing Element update. Most jurisdictions statewide have not met their RHNA goals. As far as the whole SACOG region, I don’t recall seeing any report looking specifically at just the SACOG regions, but I do know from meetings that there are some counties that do better at meeting their RHNA allocations because they have dedicated funding streams to offer to developers that makes that development easier to achieve. The County has exceeded its production of above-moderate units. We have never reached our lower-income RHNA, but we have made progress toward them. Our issue in the past has been reporting on moderate-income housing; in the County it’s not always deed-restricted.</p>

Public	
<p>Is the land inventory data incorrect when you have parcel changes from single-family to multi-family?</p>	<p>The Housing Element update does not include a rezoning process. We do not anticipate one at this time. The Housing Element looks at the current zoning in place. No rezoning is anticipated. We will be evaluating the site inventory parcel-by-parcel.</p>
<p>When zoning or re-zoning for RHNA considerations, does anyone physically look at the parcels rather than using aerial photos?</p>	
<p>I agree with Commissioner Ross’ comments regarding providing affordable homeownership opportunities for people to build equity. I encourage the Commission to consider programs that involve an equity component.</p>	<p>We will continue to support first-time homebuyer programs and rehabilitation programs.</p>
<p>The Housing Element is required to address the housing needs of intellectual and developmental disabilities (IDDs). Those community members typically live in one to two person households. There is a lot we can do in the Housing Element to address their needs. For recent projects there were not enough project-based vouchers to create set-aside units for community members with IDDs.</p>	<p>Thank you for your comments. We are incorporating some of the suggestions that have been provided, particularly around accessory dwelling units. We have limited control around Housing Vouchers. HUD issues those for the County. They are highly sought-after. We are seeing more targeted vouchers coming out, such as vouchers for veterans housing.</p>

Board of Supervisors Meeting

On November 10, 2020, the County held a workshop for its Board of Supervisors. Below are the comment and questions received and the responses provided.

Question/Comment	Response
Supervisors	
Is there an annual review of the jurisdiction types? We are not a metropolitan jurisdiction; how do we challenge that? Is there an appeal process for the jurisdiction rating?	On the metropolitan designation, it is based on the entire region. It does not affect our density program we have already done our study for 24 units per acre. It might be a good question for SACOG; it is likely because El Dorado County is in that region.
Have we made any significant steps on creating affordable housing since we held the panel discussion about inclusionary zoning?	Long-Range Planning will be exploring Inclusionary Zoning on their work plan. Right now that is delayed due to staffing and budget.
The issue with short-term rentals is that it represents around 5% of our housing stock in Tahoe. About 70% are second homes. Second homes are the bigger issue than short-term rentals. It is an ongoing discussion and issue.	Thank you for submitting that feedback.
What we have in Tahoe are town centers. More density should be there as opposed to in rural areas. I think it is a wonderful plan, and it's a valuable conversation.	Thank you for submitting that feedback.
The survey results you mentioned: is this the survey you did at workshops? Or is this different? How many respondents did you have; was it less than 100?	This was a survey we provided to steering committee members. We also sent it to the workshops participants as well. Yes, it was less than 100 respondents.
Given the five or six issues that have come up recently, if we pull any of the sites in Cameron Park back and downzone them, we will have to make up for those units somewhere else. If we can get the default density changed that helps but given that there is only so much buildable land here that is a challenge.	Thank you for your comment.
Is the R1A designation that identifies one dwelling unit per acre accurate when we can have ADUs in that area? Are we counting a percentage of parcels as having ADUs?	We would not anticipate an ADU on every property. We have not yet projected a number of ADUs, but we will do an analysis based on the current trends.
Should we look at our past conversation regarding the Traffic Impact Fee for ADUs? Do we know why the boom we expected did not occur?	One of the programs in the Housing Element is to develop the Accessory Dwelling Unit program using SB2 and LEAP funding. There was a small increase after waiving the TIM fees for ADUs. We are looking at what's appropriately zoned for single-

	family and multi-family residential and also do an in-depth analysis for fair housing analysis.
Do we have an estimate for the number of ADUs that were authorized by the County? It is a very small part of our overall RHNA effort.	In 2017 there were 31, in 2018 there were 27, and in 2019 there were 44.
Public	
The land inventory analysis is not accurate. It does not account for parcel changes that were included in 2015. We hope that parcel designations will be changed before this occurs.	We have not yet released the sites inventory. We will not be making any zoning changes as part of the sites inventory. We are not scanning for errors, but we will be providing maps and a list of parcels. We will be doing a visual inventory prior to releasing that.
I wanted to express some comments that I made at Planning Commission. This is such a great opportunity to look at what housing we want to see over the next eight years. Our County provides a lot of single-family homes, and “missing middle” ownership housing is a necessary piece of the future of allowing the younger generation to move home. I would hope that we could take a bigger look at making moderate-income, missing middle, and ADU housing available.	Thank you for your comment.

Consultations with Service Providers

Organization Name: House Sacramento

Contact person: Ansel Lundberg

Organization Type/Mission: Community Org. All-volunteer. Advocacy org. Mission - three things they work on.

1. General support for building new housing in Sacramento area
2. Focus on walkable/transit-oriented, and infill development.
3. Do all this through a lens of helping renters and persons struggling to make ends meet.

YIMBY Organization.

Community Organizations

1. Opportunities and concerns: What are the three top opportunities you see for the future of housing in El Dorado County? What are your three top concerns for the future of housing in El Dorado County?

Opportunities:

- In context of RHNA allocation, see an opportunity for EDC to step up and make a concerted effort to get out of its own way and allow for more MF/affordable housing in the county, as deemed necessary and projected by SACOG.
- In El Dorado County in particular, there is concern over development is related to wildfire risk and sprawl. Opportunity to focus on more compact development patterns.

Concerns:

- Overreliance on greenfield development.
 - Realistic site inventory discussions - particularly for MF/affordable housing. Concern would be how realistically could the county look at MF development opportunity.
 - Providing enough housing to meet the jobs in EDC/ensuring jobs/housing fit.
2. Housing Preferences: What types of housing types do your clients prefer? Is there adequate rental housing in the community? Are there opportunities for home ownership? Is there accessible rental units for seniors and persons with disabilities?
 - Preference? - Most members are renters. Rental housing. High quality multifamily rental housing. Adequacy? - No, particularly affordable or lower-income rental units.
 - Homeownership opportunities? Yes. There are affordable homes for purchase in Cameron Park and up the 50 corridors. There are opportunities there.
 - Sr./Persons with disabilities - not familiar enough to say yes or no.
 3. Tourism: What effects have you seen on housing because of the growing tourism industry/short term rentals? From your perspective, what are some of the most positive impacts? From your perspective, what are some of the most negative impacts? What do you see as the top three priorities for the County in addressing negative impacts (if any)?

- Know there's been some drama in South Lake Tahoe with banning short-term rentals...mostly a concern for taking rentals off the market. In the South Lake area, that seems to be a concern. Not familiar enough with unincorporated area of the county.
 - Positive impacts? - white water rafting industry - upgrades a demand for folks to stay in the Coloma area. Opportunity to use underutilized space in homes. ADUs. Opportunity to accommodate tourism in the county.
 - Negative impacts? - taking long-term rental units off the market in favor of short-terms could mean that the market will tighten up for them.
 - Priorities for the County to address? - An accounting system for the county to understand what's happening in the market. No full moratorium on short-term rentals. Partial unit rentals should be okay, but full rental units could be administered/governed more.
4. Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
- Availability of units near job centers. Shear availability. Lack of supply.
 - Not super familiar with the specific needs of the county, other than what has been outlined in SACOG's allocation to them. Jobs up there are good, but tenants have to live far away.
5. Housing Conditions: How do you feel about the physical condition of housing in El Dorado County? What opportunities do you see to improve housing in the future?
- Not familiar enough to say. However, if we're going to look at increasing site capacity, we need to look at newer construction.
6. Any other comments?
- Know that SACOG has produced a Housing Policy toolkit last year. They understand that all the jurisdictions have different challenges in meeting the housing goals. El Dorado County should make full use of that toolkit in

Organization Name: LifeSTEPS

Organization Type/Mission: Advocate for the homeless in El Dorado County. Lots of stigma/political NIMBYism regarding affordable housing. Sat on senior commission. Advocate for people having attainable housing. LifeSTEPS provides social services to 90,000 residents in California. Change agent - social services.

Contact Person: Beth Southorn

Homeless Service Providers

1. Do you consider your organization/agency to be:
- A non-profit organization
 - A Community Action Agency
 - A unit of local government
 - A faith-based organization
 - An advocacy group
 - Other, please specify _____

2. What services do you currently provide? e.g., how often is the service provided, how many people are being served, how many people is the program capable of serving)
 - Referral services
 - Shelter
 - Housing
 - Food
 - Job training
 - Other support services - Only provide social services.

3. What are your organization's funding sources (federal funds, LAHSA funds, grants from foundations, donations, etc.)?
 - Paid for by developers. Tax credit allocation. SIBLAC, HCD - conditional on requirements for developers building the affordable housing. Do need to be incentivized in El Dorado County.

4. Opportunities and concerns: What are the three top opportunities you see for the future of housing in El Dorado County? What are your three top concerns for the future of housing in El Dorado County?

Opportunities:

- Western slope - great benefit for affordable housing - business park that can't get employees.
- AMI is going down because of COVID-19.
- El Dorado County can focus on the development pieces that come in - can be geared towards affordable housing - without creating blight.
- El Dorado Hills is most likely going to become a city.

Concerns:

- County attitude is that the homeless take from government. Residents of El Dorado County unhappy with NIMBYism of the lack of understanding of why we have impoverished.
- Developers are not incentivized to build affordable housing. County states that we classify El Dorado County (the rest) is poor enough that they don't have to build affordable housing.
- No sustainable mechanism of social services. - gap in County. Lack of understanding.
- Starting to go in the right direction. See fundamentally what has happened so far - one developer has been building affordable housing. Social services should be on site. Change agent should be available.
- Possible - has to be done consistently. Developers need to pay for the services - nonprofits are not beholden to anything. Stop and start funding programs don't work.
- Jamboree Housing - good developer.

5. Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
 - Lack of understanding from the community at-large. El Dorado Co. is behind. Placer Co. is great - middle-eastern slope don't always connect to the political stuff that comes up.

6. Other thoughts.

- We should have conversations with Jamboree Housing. - Built something new for homeless in Placerville.
- Should have an example - affordable housing developers are the people we should be talking to.

Organization Name: Marshall Medical Center Foundation

Organization Type/Mission: Medical Center Foundation

Community Health, 501(c)3 Organization with board of trustees. Serve the Marshall Med Center, healthcare on western slope of El Dorado County Hospital.

Contact Person: James (Jamie) Johnson

Community Organizations

1. Opportunities and concerns: What are the three top opportunities do you see for the future of housing in El Dorado County? What are your three top concerns for the future of housing in El Dorado County?

Opportunities - not many opportunities for housing in El Dorado County

- Provide more affordable housing.
- Housing that is serving the working population - people who work within El Dorado County on western slope.
- Older adult housing.

Concerns -

- Restrictions of the government that placed upon developing it. El Dorado County is a no-growth county. County is very restrictive on housing.
- Restriction trickles down to an obstacle for providing for affordable housing for the workforce.
- Economic development - cannot bring business into an area without housing element.

2. Housing Preferences: What types of housing types do your clients prefer? Is there adequate rental housing in the community? Are there opportunities for home ownership? Is there accessible rental units for seniors and persons with disabilities?

- Prefer their own house. Not rentals, not condos. Housing with space/acreage. Most people on western slope.
- Not adequate rental housing in the community. Limited and unaffordable. Supply is not there, so cost is high.
- There are opportunities for ownership, but restriction for development of homes push up the prices of houses around here.
- Seniors - yes. Older adult is high demographic population here. Two different demographics that live in the Western Slope of El Dorado County.
 - People who have lived here for years/grew up here

- People from Bay Area that have moved here. Some more growth in El Dorado Hills. Pushes out affordable housing further east. Allowing development in El Dorado Hills - higher end. Restricts housing that can be built in the rural areas. Very unique.
3. Tourism: What effects have you seen on housing because of the growing tourism industry/short term rentals? From your perspective, what are some of the most positive impacts? From your perspective, what are some of the most negative impacts? What do you see as the top 3 priorities for the County in addressing negative impacts (if any)?
- Divided by the summit - Western slope is 140,000 people. SLT - 40,000 people - short term rentals - does not affect. Not exposed.
 - Positive Impacts to ST Rentals? - yes. We are a county of tourism and agriculture. Those short-term rentals may be beneficial to Western Slope but pushes up rental prices. EDC is very short sighted- have people that don't want people here, but County needs to evolve -
 - Limits rental stock.
 - Priorities - County has to have a vision for where they see the county in 5, 10 years and beyond, and have to consider demographics to meet the demands and needs of the county to survive. Say "survive" because we can't count on people moving from the Bay Area with high incomes - skews everything out of the way. Short term rentals - second homes other places - have to consider that into the future.
4. Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
- Limited growth - county allows for development of houses. People from the Bay Area coming up here with high incomes and driving up the prices. Moved here from Pennsylvania.
 - Affordable housing. Quality home - Lived in rural area in Pennsylvania - had a 2,700 SF home. Couldn't sell for \$175,000 - has 6 children. Have to pay half-million dollars - availability is not here. Wants quality simple housing.
5. Housing Conditions: How do you feel about the physical condition of housing in El Dorado County? What opportunities do you see to improve housing in the future?
- Isolated pockets of the county that is very disturbing - homes are not in good condition because of cost of upkeep. Cost of utilities - high. Above average overall - but data is skewed. Average home in El Dorado hills is \$555,000. Rural areas - pay less, but don't have good services. Don't have the technology. Condition of home is overall above average.
 - If we get past the political factions of growth vs. no-growth - both areas are understood and has to have a compromise. County must be in good place financially 5, 10, 20 years down the road. Otherwise will be an isolated mess. In 10 years, housing prices may decline because people may move.
6. Any other thoughts?

- Want to make sure that these comments are going to the right area. The County needs affordable housing to draw in young people. Marshall Hospital has 1700 employees. County and School Districts - have to provide housing to bring young people in to live and work here - otherwise you will lose tax base. People are moving out. Older adult populations. Includes a lot of people.
- El Dorado hills is different because many works in Folsom. We are rural, but Because ED Hills is so high end, it skews the rest of the county. Considered not a rural area because of that. Need to bring young people and new housing and businesses.

Organization Name: El Dorado County Association of Realtors

Contact Person: Kim Beal

Organization Type/Mission: Real Estate

Rental property managers/owners, real estate agents and lenders, mobile home managers

1. Opportunities and concerns: What the 3 top opportunities do you see for the future of housing in El Dorado County? What are your 3 top concerns for the future of housing in El Dorado County?

Opportunities:

- Single Family Detached Housing being built on land zoned for Multi-family. When county adopted new zoning ordinance in 2015, changed to have detached single-family homes. Important because before you can't build homes priced under \$500K on land where you can't achieve more than 5 units per acre. SFD zoning allows up to 5 units per acre. Needed density for 8-10 units per acre for moderate-level earners
- As a result of the same zoning ordinance update, now have a mixed use element to housing - able to include commercial uses with residential. Have not seen it applied, but there are people who are trying to.
- Hoping since Measure Y, the legislation that was adopted in 1998 and 2008 update which traffic fees be paid for all policies of Measure Y are still embedded - but county has ability to put traffic fees out there appropriate for the project. Have flexibility through GP amendments/zoning ordinances. In EDC, portion of traffic fees (part of building permits) goes to State Hwy 50 improvements. Traffic is number 1, ED. Irrigation District - over \$30,000 per permit pulled. New construction and additions. We are encouraging second homes on properties - Secondary dwellings. County and EID have agreed to charge the rate of a multi-family unit at 75% the cost of a SFD.

Concerns:

- Fees
- Geographical constraints, even though with new zoning ordinance - with ability to build 24 units/acre and height up to 50 feet (up to 3 stories) - setbacks to stream of water. Fees to remove oak trees. Cannot build on 30% slopes or greater. When these are layered, no one is able to get the densities they want. Very few flat parcels of land.

- Political constraints - still a faction of people that do not want apartments/condos. 3 members on Board of Supervisors are not in favor of apartments/condos. County is politically split, but usually tips towards no-growth.
2. Housing Preferences: What types of housing types do your clients prefer? Is there adequate rental housing in the County? Are there opportunities for home ownership? Is there accessible rental units for seniors and persons with disabilities?
- Prefer single-family detached. Have not seen a project with mixed use. Moderate income earners want SFD. I think there are people in favor of half/plex or town houses, but constraints become HOA dues - quite costly, affects affordability of townhouses/condos.
 - Rental Housing? Absolutely not.
 - Homeownership opportunities - only for over \$500K. For people who could only afford only \$400-500K, there were multiple offers on the house within the first week.
 - There are some rental units for seniors and persons and disabilities, but not enough. Definitely need to build more.
3. Tourism: What effects have you seen on housing because of the growing tourism industry/short term rentals? From your perspective, what are some of the most positive impacts? From your perspective, what are some of the most negative impacts? What do you see as the top 3 priorities for the County in addressing negative impacts (if any)?
- Effects of short term rentals - we need more short-term rentals, hotels, motels, in order to enhance the revenues. Local business/tax revenue benefits are huge. Have not seen any negative effects on housing markets. Co. adopted independent vacation rental ordinance last year - put in noise restrictions, etc. monitor it and see how it goes for a year.
 - Economic impacts (positive) to the county. Not a lot of big industry in EDC. If tourists have a place to stay, then all businesses will benefit. Tourism is not centralized. Econ. Benefit to service-oriented business, Co. gets revenues. Hotel/Motel/VHR taxes.
 - Negative impacts - Apple Hill area, starts Labor Day weekend, goes to Christmas - so traffic is quite heavy. Love/hate situation for those that live up there. Traffic is very hard. No good solution. CHP and local police have been monitoring some of the off-ramps - trying to mitigate potential traffic accidents.
 - County would love to figure out how to have Hwy 50 improved, Placerville east to Pollack Pines - State of California (CalTrans) involved in that. Expensive endeavor - can't have the residents pay for it and use it (not fair). Overall - County wants economic growth - Econ. Development element in GP. In Placerville, always been some kind of coffee shop - City council denied business development permit because coffee shop seemed like a fast-food place - not in sync with the character and prior uses it had been for 100 years.
4. Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?

- Barriers - Number 1 Lack of supply. Homes for very low-, low- and moderate-income earners. Physical characteristics that do not allow for the density. Until we can get higher densities on each parcel, EDC is always going to struggle. Doesn't matter if it's for-sale project or rental. Density is biggest problem.
 - Seniors, moderate-income earners. Not enough there to buy. Do not have the supply that we need. Losing opportunities - Marshall Hospital - constantly recruiting nursing staff, too often they end up not taking the job because they can't find housing.
5. Housing Conditions: How do you feel about the physical condition of housing in El Dorado County? What opportunities do you see to improve housing in the future?
- Number of properties that are not very well maintained but provides a lesser price. \$400K not getting new home or 5-year-old home. Willing to go in and improve homes. Assuming apartments stay maintained. Don't notice so much on the inside - front yards aren't maintained. Rentals can devalue surrounding property.
 - Opportunity - only one seen is updating the housing element, and well-documentation of what we have and what we don't have. State regulations that say housing cannot be denied. Between state mandates to build and accommodate persons, and through next housing element and zoning changes that came out in December 2013. Higher density on these parcels of land. We need something in the housing element that says you don't need the same fee to take out every oak tree.
 - Wants to see 60-foot heights, apartments, condos. Need 3-story properties. Less than a handful of 3-story properties in the county. Folsom has 3-story apartments with no elevators. Need to accommodate 3 stories and need some political will. If in housing element, we can encourage developers to try, and we can get members.
 - With same ordinance adopted, El Dorado Co. also adopted a home occupation ordinance. Want to encourage more people to have more businesses in their homes. This new ordinance accommodates what you can and can't do, you can now by-right have someone come over and work with you. Until 2015, you couldn't do that. Another opportunity for people to have. One problem with that, no broadband. NEED BETTER INTERNET SERVICE.

Organization Name: El Dorado County Health and Human Services Agency

Contact Person: Sarah DeStefano

Organization Type/Mission: Government Services

Community Services

1. Opportunities and concerns: What 3 top opportunities do you see for the future of housing in El Dorado County? What are your 3 top concerns for the future of housing in El Dorado County?

Opportunities:

- Diamond Springs Village Apartments, Dorado Oaks development
- New construction through Community Revitalization Project

- Support Tahoe Coalition for The Homeless as the expert organization in the area of local homeless issues.

Concerns:

- Inability for Housing Choice Voucher holders to remain in El Dorado County.
 - Increase in homelessness due to loss of housing by long –time community residents.
2. Housing Preferences: Do your employees live in El Dorado County? If not, why? Is there adequate rental housing in the community? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
 - Most employees at this location do live in EDC. High cost of home ownership/ability to get homeowners insurance make purchasing difficult. Not enough accessible rentals for seniors and disabled, many units have long waitlists up to four + years long. One-bedroom units are needed.
 3. Tourism: What effects have you seen on housing because of the growing tourism industry/short term rentals? From your perspective, what are some of the most positive impacts? From your perspective, what are some of the most negative impacts? What do you see as the top 3 priorities for the County in addressing negative impacts (if any)?
 - Increase in revenue and tax income. The western slope is not impacted by short term rentals and loss of housing stock to second home owners.
 4. Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
 - Cost of rental units. Rural areas are lower cost but necessary services are many miles from these areas or not available. Seniors and vulnerable populations' have difficulty managing if they have health setbacks or lose family support.
 - Condition of existing housing stock. Property management companies and property managers complain that owners will not invest in repairs and upkeep. Units do not pass inspection for HCV holders. HCV holders lose out to other potential tenants who are willing to accept the unit for lack of other options.
- * Unmet needs:
- Accessible units.
 - Integrated housing projects that are low income or affordable, accommodating mixed populations (students, disabled, seniors, work force).
 - Employee housing for seasonal workers.
5. Housing Conditions: How do you feel about the physical condition of housing in El Dorado County? What opportunities do you see to improve housing in the future?
 - Many low-cost rentals are not decent and safe. Many of these landlords so not keep the units repaired because they do find renters.

Organization Name: El Dorado County Community Health Center (EDCHC)

Organization Type/Mission: Community Health Clinic. Federally qualified health center - specific FQHC. Started in 2003 in EDC. Imports from the Co. Health Dept. Lacking a community health center safety net - Co. Health put in the initial grant to get it started. 5 sites in the county, Placerville, Diamond Springs, Cameron Park - Med and Behavioral Health/Dental and Pharmacy expansion. Medication-assisted treatment program. Treating opioid and substance use treatment/alcohol addiction. Purchased

12 acres on Missouri Flat in Placerville, ¼ mile from original site. Planning on building a new 30,000 SF site. Submitted to Co. Planning Department last week.

Been working on issues around Homelessness/COVID-19. Patient base of 12,000. 70% of patient base are on MediCal, Homeless patients.

Contact Person: Terri Stratton

Community Organizations

1. Opportunities and concerns: What the 3 top opportunities do you see for the future of housing in El Dorado County? What are your 3 top concerns for the future of housing in El Dorado County?

Opportunities -

- El Dorado County has low housing growth - housing continues to be a challenge for the county. Challenge for not just patients, but also staff who are hourly.
- Opportunity - Looked at potential for housing on their site. Models that are adjacent to low-income housing. Conceivably both patients and staff. No decisions made on that. Income-driven housing could be for both entities.
- Significant need in the community, Opportunity - taking over existing buildings/rehab them for low-income housing. Will benefit needs in SLT.
- Are we fully utilizing all the space that we have? Out of COVID crisis, some businesses might be unviable, but would leave room for space for housing. Not a proactive method.

Concerns -

- Diamond Springs office - homeless people who are living very close to the clinic, who are also patients. Grappling with housing and COVID 19. Getting some into Emergency Housing.
 - Housing problems go beyond just the Homeless - hourly workers. Long-term housing.
 - Hourly workers are living farther away. Preferred to live and work in a closer proximity together. Providers are living in Folsom and ED Hills.
 - Loss of revenue from people who choose to live outside the county.
2. Housing Preferences: What types of housing types do your clients prefer? Is there adequate rental housing in the community? Are there opportunities for home ownership? Is there accessible rental units for seniors and persons with disabilities?
 - Patients prefer housing accessible to transportation. Not remote housing. Patients prefer access to services. Since COVID - having access to essential services would be very helpful. To the County, not a large apartment complex. Clusters of apartments would be viewed positively.
 - NOT adequate rental housing in the community - heard from patients and from staff.
 - There are opportunities for home-ownership at higher income levels. Clinic hired a COO, was able to find housing, but was still very hard.
 - County does have significant amount of senior housing. Near to the clinic areas. Still higher-income base. NOT senior housing for the MediCal Population. Many retirees. Issues with MediCare population - challenges with transportation. Living on the edge month to month.

3. Tourism: What effects have you seen on housing because of the growing tourism industry/short term rentals? From your perspective, what are some of the most positive impacts? From your perspective, what are some of the most negative impacts? What do you see as the top 3 priorities for the County in addressing negative impacts (if any)?
 - Have not seen a lot of tourism housing on the western slope. SLT put penalties in due to COVID. Apple Hill and Camino probably has more short-term.
 - Positive - bringing in revenue to the county. Homeowners may be able to supplement their income to afford homeowners.
 - Negative - Does the county to have the infrastructure additional people coming in? {Question} Long-term, there may be more growth or flexibility related to that. Clinic has received some passers-through. Not an urgent care. Have seen some short-term immediately.
4. Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
 - Not enough housing - Co. has continued to grow in population but has been very little growth in housing. Has been quite a few planned developments proposed, but none have gone through. County is very into maintaining rural lifestyle. Projects perceived in opposition to that rural lifestyle have been supported.
 - Apartment complexes near freeways - wish there could be more accommodation to that blend. Apartments near freeways and access. Compromise approach in the county to where it is not impeding the rural feel and lifestyle but allows for additional housing.
 - We need housing! But where do we put it that does not impede on the rural lifestyle.
5. Housing Conditions: How do you feel about the physical condition of housing in El Dorado County? What opportunities do you see to improve housing in the future?
 - Most is not new. Anything new is custom, high end. There is no new rental housing or rental apartments. That is not anywhere in the county that I'm aware of.
 - When they hire people - physicians, RNs, PAs, we recruit from medical residency in other areas of the state and country. When we recruit from out of county - advice to them is to go to Folsom. That's where the availability of rental housing is. Very little apartment complexes in El Dorado Hills. Such a lack in the county, that staff can't really direct them. Some folks have been able to secure on their own, mostly smaller older houses. Less than 10 rental units. Supply is really, really limited. Some housing purchases available - higher than even a new physician or new nurse can afford. Don't have the down payment to purchase something. Ideally - those are the folks that the clinic wants to put down roots and live in the county. Very little housing we can refer them to. Mid-level housing - NOT big developments, Not ranchettes, this is also limited in terms of availability.
6. Any other thoughts regarding housing in El Dorado County?
 - COVID - has had a dramatic impact. To come out of this and look at the economy in El Dorado County, for us to be able to restore or use this as an opportunity to right-size the county, we cannot do that without addressing housing for people who are supporting the growth areas in the county. Has to be used for a generation of income in the

County. Need housing for doctors and nurses to better support the county. Wants to challenge the county to use COVID-19 as a driver for going forward for better housing - Better = strategic, calculated housing, presents an opportunity to better support the county itself. Want people to live and work here. A lot of people currently work her but don't live here.

- From our perspective - COVID has turned it upside down - 90% of patients are remote visits now. But sees 20-25% continue as remote visits. How do we use this to make some positive change? Do anticipate.
- Missouri Flat community health centers - hiring a lot of dentists, hygienists, optometrists - want to have a place to live there. Definitely a shortage.

Organization Name: El Dorado County Health and Human Services Agency

Organization Type/Mission: Government Services.

Contact Person: Paula Lamdin

Community Organizations

1. Opportunities and concerns: What are the three top opportunities you see for the future of housing in El Dorado County? What are your three top concerns for the future of housing in El Dorado County?

Top three opportunities -

- Promoting/support of the Land Trust Concept
- New construction through Community Revitalization Project
- Recognizing and supporting the Tahoe Coalition for the Homeless as the expert organization in the area of local homeless issues.

Top three Concerns -

- Inability for Housing Choice Voucher to remain in the SLT area.
- Increase in homelessness due to loss of housing by long-time community residents.
- Inability for employers to retain competent employees due to housing.

2. Housing Preferences: What types of housing types do your clients prefer? Is there adequate rental housing in the community? Are there opportunities for home ownership? Is there accessible rental units for seniors and persons with disabilities?

- Housing Preferences - PHA employees live in EDC. However, many county employees do not.
(4 of the 12 employees at this location (HHSA Johnson Blvd. do not live in EDC.)

There is not adequate rental housing in the Tahoe Basin. Homeownership opportunities, for the local workforce, especially fire-time homebuyers are scarce. Accessible rental units available are inadequate to meet the demand. Aging in place is difficult because rental property is often old and expensive to modify. New construction of single family and smaller, multi-family units do not address the problem of accessibility as most are multi-level (stairs no elevator) due to lot coverage requirements. Waiting lists for low-income or affordable apartments for seniors are many years long at the 2 properties that serve this specific population.

3. Tourism: What effects have you seen on housing because of the growing tourism industry/short term rentals? From your perspective, what are some of the most positive impacts? From your perspective, what are some of the most negative impacts? What do you see as the top 3 priorities for the County in addressing negative impacts (if any)?

The tourism industry and short-term rentals have driven up the price for long term rental units in the Tahoe Basin. Tahoe has benefitted from the successful marketing throughout the world promoting that rare as a tourist destination. This has not gone unnoticed by wealthy individuals and corporations looking to profit from the local need for rental property. Consequently, rental properties are often purchased by out of area owners. If occupied at the time of sale, current tenants are given notice to vacate. The property is then rehabbed, and rents are increased making them no longer affordable for those that vacated. Neighborhoods benefit from property improvement. However, the trade-off is the increased competition for the reduction in the number of affordable units in the community.

Second homeowners benefit the community in many ways including supporting our services such as South Tahoe Refuse *pay the bill regardless of how often there is trashed to be picked up) spending at the local establishments and even offering to give back to the community by countering while in Tahoe. However, the vacation rental owners/occupants and second homeowners that see Tahoe as a place to play without any or many rules create problem of noise, trash, threats to wildlife, problems for law enforcement, traffic in neighborhoods, a safety issues related to use of forest and lake.

Priority for County in addressing negative impacts:

- Enforce already existing rules regarding the number of vacation homes in areas in the basin.
- Provide incentives for those selling property to secure a local buyer.
- Keep the short termers in the areas that need them: hotels, motels, and campgrounds.

4. Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?

Barriers -

- Cost of rental units. Rent control has already proven helpful to many tenants in the South Lake Tahoe, CA market. Our vulnerable populations who are already residents, and our workforce are getting priced out and have little if any options to remain in the community.
- Condition of existing housing stock. Property management companies and property managers complain that owners will not invest in repairs and upkeep. Units do not pass inspection for HCV holders. HCV holders lose out to other potential tenants who are willing to accept the unit for lack of other options.

Unmet needs:

- Accessible units

- Integrated housing projects that are low in come or affordable, accommodating mixed populations (students, disabled, seniors, workforce).
- Employee housing for seasonal workers.

5. Housing Conditions: How do you feel about the physical condition of housing in El Dorado County? What opportunities do you see to improve housing in the future?

Organization Name: Legal Services of Northern California

Organization Type/Mission: Legal services for low income and senior clients.

Contact Person: Natalia DaSilva

Community Organizations

Provided the following input in response to the same questions presented in each consultation:

We are living through many crises today; health, environmental, housing, to name a few. Regarding the housing crisis, the California Department of Housing and Community Development, Policy and Research web page states:

The policies HCD creates are in response to California's current housing challenges. Those challenges include:

- **Not enough housing being built:** During the last ten years, housing production averaged fewer than 80,000 new homes each year, and ongoing production continues to fall far below the projected need of 180,000 additional homes annually.
- **Increased inequality and lack of opportunities:** Lack of supply and rising costs are compounding growing inequality and limiting advancement opportunities for younger Californians. Without intervention, much of the new housing growth is expected to be focused in areas where fewer jobs are available to the families that live there.
- **Too much of people's incomes going toward rent:** The majority of Californian renters - more than 3 million households - pay more than 30 percent of their income toward rent, and nearly one-third - more than 1.5 million households - pay more than 50 percent of their income toward rent.
- **Fewer people becoming homeowners:** Overall homeownership rates are at their lowest since the 1940s.
- **Disproportionate number of Californians experiencing homelessness:** California is home to 12 percent of the nation's population, but a disproportionate 22 percent of the nation's homeless population.
- **Many people facing multiple, seemingly insurmountable barriers - beyond just cost - in trying to find an affordable place to live:** For California's vulnerable populations, discrimination and inadequate accommodations for people with disabilities are worsening housing cost and affordability challenges.

After decades of inaction and failed housing policies, the affordable housing crisis has only grown more severe, especially in El Dorado County, where someone earning the average median income in El Dorado County cannot afford to live there. The crisis has been made worse by the COVID virus, which threatens to cause a tsunami of evictions for renters, many of whom are not protected by recent state and federal legislation. The time has come for bold action to address this crisis.

Legal Services of Northern California (LSNC) is the non-profit publicly supported civil legal aid program for El Dorado County. We represent low income and senior clients in mainly civil cases. Over the decades we have identified housing cases as one of the top priorities for our office, and the lack of

affordable housing as one of the greatest needs of our clients. Our clients experience the entire gambit of housing needs from the lack of homeless shelters and transitional housing to the lack of workforce housing and rental assistance. Now many of our clients are facing evictions and mortgage foreclosures as a result of the COVID-19 virus, with no place to go, due to the lack of affordable housing. We have worked on this issue for decades. We believe that the housing element can play an important part in producing adequate housing for all residents. Given our unique perspective, on behalf of our client community and in consultation with community partners, we offer these constructive comments regarding the El Dorado County Housing Element.

For decades, the El Dorado housing policies and the private market have failed to meet the housing needs of lower income groups in El Dorado. El Dorado County must adopt and implement strong policies to support the development of integrated affordable housing. I would like to start our policy recommendations with this context: in 2019, no very low housing building permit was issued, one low-income permit was issued, and four hundred sixty-seven (467) above moderate income housing permits were issued.

Please consider the following policy recommendations:

1. **Affirmatively further fair housing.** This is a new and enforceable part of the housing element. Fair housing cannot be furthered by creating separate areas available for very low-, low- and moderate-income clients; it is inherently unfair as those separate areas would use different services. Rather, we argue that integrated zoning is needed to accomplish true fair housing that takes affirmative steps to correct historical wrongs. Our concern, as detailed below, is that allowing an accessory dwelling unit (ADU) program to be the primary way to develop affordable housing will not create enough affordable housing and will not address fair housing goals. Further, without integrated zoning, developers might be less willing to build housing in less desirable, undeveloped areas without established sewer or internet access. As of now, the only fair housing project listed as ongoing in the 2019 Annual Report is Measure 38, which is a referral to outside agencies for fair housing help and a distribution of fair housing materials. As one of those outside agencies, we at LSNC hope to continue to work with you to further fair housing goals.
2. **Do not rely on ADUs to meet the housing need.** The Annual Element Progress Report for 2019 shows that the few ADU permits requested in 2019 did not qualify as very low-, low- or moderate-income housing. While we learned in a comment meeting on August 18, 2020, that streamlining approval and reducing fees for ADUs will be recommended for the new housing element, single family homeowners in higher income housing may be unlikely to rent to low-income tenants.
3. **Do away with Single Family Zoning completely.** Single family zones result in above moderate-income suburban sprawl. Numerous studies have shown that the expansion of single family zoning is a major contributing factor to the affordability gap and housing segregation in many places in the United States. The housing crisis has reached the point that we must facilitate housing development at maximum densities everywhere that we have the infrastructure to support it.
4. **Streamline low income permitting, beyond SB 35.** The Housing Panel Meeting from January 25, 202, 0 included many developers who are willing to build very-low income, low income, or moderate-income housing in El Dorado County. However, they cited high permit costs, especially for traffic, as holding them back. This can be shown further in the Annual Element Progress Report where, in 2019, only one application was submitted for streamlining

and no units were constructed using the program. We recommend waiving the traffic permit cost for very low-, low-, and moderate-income development.

5. **Comments on the 2019 Housing Element Implementation from the Annual Element Progress Report.** In the 2013-2021 Housing Element, 45-55 year olds were identified as the largest population in El Dorado County. Now, seven years later, this population will be entering its senior years. Please renew the programs listed in the Housing Element Implementation table which focus on our aging and disabled population.
6. **Tenant protections.** Given the extremely high risk of evictions and homelessness due to the COVID-19 virus, fire disasters, and general housing shortage and high rents, the County should adopt the following tenant protections. We can provide model policies on request.
 - a. **Eviction moratorium.** The statewide Emergency Court Rule moratorium has expired. The County has the authority to adopt its own moratorium, if only on a temporary basis, to prevent severe economic and social impacts of housing loss due to the loss of income.
 - b. **Good cause eviction protections.** The County should adopt a policy prohibiting all landlords from evicting tenants, unless it is based on good cause, such as non-payment of rent or material breach of lease.
 - c. **Rent control.** El Dorado County rents are exceptionally high due to the housing shortage. As identified in past reports-, low- and middle-income households are subject to rent burden and extreme rent burden. Rent stabilization, especially in the area of Mobile Home Parks, would protect tenants, while still allowing landlords to earn an adequate profit. Rent control would also likely decrease the number of evictions in court, as tenants would no longer fall behind on their rent; many tenants move in to housing priced at the top of their budget and cannot afford to pay subsequent increases but have no available places to move.
7. **Density increase requirements.** All new housing projects which receive publicly or privately initiated increases in allowable density through a general plan or community plan amendment, rezoning, or specific plan should be required to provide at least 10% affordable units. Increasing density requirements will make building multi-family housing affordable to developers of very low-, low- and moderate-income housing.
8. **Surplus land.** The County should enact policies consistent with the state Surplus Land Act, including future amendments. As such, prior to disposing of surplus land the County should consider the lease, sale, or grant of such land to affordable housing developers for the development of affordable housing.
9. **Expand Transitional Aged Youth (aged 18-24) housing supports.** Our community partners have identified this age group as the hardest to house, mainly because landlords are not willing to work with individuals who have experienced so much trauma. We advise creating incentive or support systems for landlords who are willing to work with transitional aged youths (TAYs).
10. **Consider group homes and shelters.** Now, shelters only exist as nomadic shelters in the winter in El Dorado County. I cannot tell you how many clients of my clients have had to stay in unsafe housing or the streets because there was no place for them to spend the night. Note that some parts of El Dorado County have anti-camping statutes that criminalize homelessness. Having some sort of safe house or temporary housing to receive traumatized individuals would greatly help at-risk adults in El Dorado County.

Online Survey Responses

Using the expertise of the steering committee, attitudes towards development of housing in the County were recorded in this survey. A range of populations were believed to be underserved in terms of housing options available throughout the County. Of these populations thought to be underserved, homeless individuals and persons with physical and cognitive limitations were thought to be the most underserved. However, seniors, farmworkers, and younger adults, including entry-level homebuyers, were thought to be second to homeless individuals as most underserved.

The majority of the steering committee (9 respondents or 82 percent) thought that there are not enough housing options for all residents in the County. One respondent was neutral about enough options being available, and (one respondent) thought there were enough housing options for all residents in the County. When asked about which types of housing the County should focus on planning for, *overall affordability of housing* was named as a top priority. Respondents also named *housing for those who work in the County* and *homeless housing and services* as the next high priorities (below the top priority). Respondents also identified *preserving rural/community character* and *housing for retirees* as lower priorities. The same share of respondents felt that *housing for persons new to the workforce* as a top priority and a low priority, meaning that 10 respondents (33 percent) felt that this category should be the top priority, and 10 respondents felt it should be a low priority; 30 percent (9) respondents felt that *housing for persons new to the workforce* should be a high priority. Other priorities included: more new housing, housing for physical/mentally challenged, and housing allowing persons to age in place.

The Steering Committee respondents identified the largest barriers to providing housing in El Dorado County as *community opposition to new housing development projects*, followed by *building permit fees*. Among those obstacles listed, availability of land, lack of adequate public transit, and housing developments that are located too far from jobs were not identified as obstacles to housing.

The Steering Committee respondents' results showed a mix of housing types that they feel the County should plan for over the next eight years. The majority felt that the County should plan for more townhouses, above all others. Apartments, mixed-use (commercial and residential), and single-family dwellings were the next most popular, followed closely by accessory dwelling units (ADUs). Duplexes/triplexes and mobile home parks were not as popular, and mobile/manufactured homes and permanent farmworker housing were least popular.

Respondents to the survey from the wider community felt that homeless persons, persons with physical and cognitive limitations, and seniors were the most underserved populations in El Dorado County that was selectable on the survey. Over 51 percent of respondents described other populations that were most underserved, citing low-income populations as the most underserved population. In addition, many respondents also felt that those suffering from mental illness were also some of the most underserved persons in the County. The survey also reported that farmworkers and those in the workforce were also most underserved. Only 17 percent of respondents felt that households with five or more individuals were underserved.

Only 6 percent of the community respondents to the survey felt that there were enough housing options for all residents in the County. Of the overwhelming majority of respondents that felt that there are not enough housing options for all residents in the county, 69 percent strongly disagreed with the notion that enough housing exists. The survey offered a neutral position on that notion as well, but no respondents felt that way.

The survey asked about which types of housing the County should prioritize on planning for the next eight years and offered current and popular notions pertaining to El Dorado County. In addition to the choices offered on the survey respondents could also fill in their own notions, which was widely taken advantage of by respondents. Most people (over 77 percent of respondents) felt that it should be the County's top priority to plan for affordability of housing in the County. 65 percent of respondents felt that the top priority for the County to focus on providing homeless housing options and services, and 40 percent of respondents felt that the top priority should be housing for those who work in the County, though this was not a majority. 43 percent of respondents felt that housing for those who work in the County should be a high priority, but not the top priority. Housing for retirees was a low priority for respondents, with 50 percent of respondents indicating that on the survey. Other low priorities included housing for persons new to the workforce, and preserving rural/community character, which was split at 40 percent between a high and low priority. One respondent indicated that "upscale housing developments" should not be priority. Many of the free responses for respondents included housing for supportive and special needs and physical and housing for physical and mental disabilities. One respondent also felt that preserving affordable mobile home rents should be the top priority.

A large majority of community respondents (over 80 percent) felt that the largest barrier to providing housing in El Dorado County is community opposition to new housing development projects. Many of those who filled in their own responses also aligned with this barrier. The second largest barrier that was recorded was building permit fees (57 percent) and building permit processing time (40 percent) in addition to availability of land, cost of land, and cost of construction. Other free responses also aligned with those notions as well. A minority of respondents felt that proximity to jobs, lack of adequate infrastructure (water, sewer, electricity, and internet) or lack of adequate public transit were barriers to providing housing in El Dorado County. Of the 35 total respondents, 12 identified "other" and filled in their own responses for barriers to housing, many of which aligned with notions above as described.

The survey also asked community respondents to describe which housing types El Dorado County should plan for more of over the next eight years; this question also included an area for a free response from respondents. The majority of respondents to the survey (69 percent, respectively) said that El Dorado County should plan for more accessory dwelling units (ADUs) (a.k.a. Granny Flats), apartments, and mixed-use projects. 51 percent of respondents also felt that the County should plan for more duplexes and triplexes, and 46 percent felt that the County should plan for more townhouses. Less popular housing types that respondents felt the County should plan for included mobile and manufactured homes (outside of mobile home parks) (34 percent), mobile home parks (31 percent), and farmworker housing (31 percent). The least popular housing type that respondents felt the County should plan for was single-family homes, garnering only 20 percent or seven of the thirty-five respondents. However, 43 percent (15) respondents listed other housing types that the County should plan for as well. Those housing types included affordable housing developments (both multifamily and single-family homes), co-housing, condominiums, homeless shelters, and tiny houses.

Appendix B – Residential Land Inventory

Table HO-33
Proposed Projects

Project Name	Location	Projected Units	Affordability				Funding
			Very Low	Low	Moderate	Above Moderate	
Creekside Mixed Use Development	Cameron Park	36				36	Private
Cambridge Road Townhomes	Cameron park	12				12	Private
Rancho Tierra Tentative Subdivision/Rezone	Cameron Park	88				88	Private
El Mirage Tentative Subdivision Map	Diamond Springs	13				13	Private
Courtside Manor Phase 2	Diamond Springs	36		36			Private/deed restricted
Dorado Oaks Subdivision	Diamond Springs	374				374	Private
Piedmont Oaks	Diamond Springs	75			8	67	Private/Deed Restricted
Villages at Town Center West	EDH	490				490	Private
Bass Lake North Tentative Subdivision Map	EDH	90				90	Private
Bell Woods	EDH	54				54	Private
Heritage at Carson Creek Specific Plan (Lennar)	EDH	415				415	Private
Cheplick Tentative Subdivision Map, Rezone and Planned Development Permit/	EDH	8				8	Private
Creekside Village Specific Plan	EDH	676				676	Private
Serrano Village A-14 Tentative Subdivision Map and Planned Development	EDH	51				51	Private
Serrano Village J, Lot H Final Map	EDH	41				41	Private
Serrano Village J7 Tentative Subdivision Map/Planned Development	EDH	66				66	Private
Serrano Village M2, Unit 3 Final Map	EDH	29				29	Private
Serrano Village M3, Unit 1 Final Map	EDH	28				28	Private
The Vineyards at El Dorado Hills	EDH	42				42	Private

Project Name	Location	Projected Units	Affordability				Funding
			Very Low	Low	Moderate	Above Moderate	
El Dorado Haven	El Dorado	65		65			Application pending
Sunahara Triplex Residences	Cameron Park	3				3	Private
Total		2,692	0	101	8	2,583	

Source: El Dorado County, January 2021

Table HO-34
Vacant Sites, Western Slope

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
109030022			2.3	RM	MFR	13	29	VL/L	Yes	No
051461059	6035 Service Dr		10.7	RM	MFR	13	139	VL/L	Yes	Yes
051461067	577 Racquet Way Apt A		4.5	RM	MFR	13	58	VL/L	Yes	Yes
051541003			0.5	RM	MFR	13	6	VL/L	Yes	Yes
054321021			1.3	RM	MFR	13	17	VL/L	Yes	Yes
054361011			1.2	RM	MFR	13	15	VL/L	Yes	Yes
054431015	3993 Panther Ln		0.5	RM	MFR	13	6	VL/L	Yes	Yes
054431022	3981 Panther Ln		2.2	RM	MFR	13	28	VL/L	Yes	Yes
054431023			2.0	RM	MFR	13	26	VL/L	Yes	Yes
061170025		Georgetown	1.2	RM	MFR	13	15	VL/L	Unknown	Unknown
061170026		Georgetown	1.2	RM	MFR	13	15	VL/L	Unknown	Unknown
070011002			8.0	RM	MFR	13	104	VL/L	No	No
070011003			8.0	RM	MFR	13	104	VL/L	Yes	Yes
071500028	2060 Taurus Dr	Cool	7.2	RM	MFR	13	93	VL/L	Unknown	Unknown
071500029		Cool	7.1	RM	MFR	13	92	VL/L	Unknown	Unknown
082391002	2580 Country Club Dr		0.6	RM	MFR	13	7	VL/L	Yes	Yes
082391003	2572 Country Club Dr		0.5	RM	MFR	13	6	VL/L	Yes	Yes
082401005	2624 Country Club Dr		0.5	RM	MFR	13	6	VL/L	No	No
082401006			0.6	RM	MFR	13	7	VL/L	No	No
082401009			0.6	RM	MFR	13	7	VL/L	Yes	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
082411004	2545 Greenwood Ln		0.9	RM	MFR	13	11	VL/L	Yes	Yes
082531014	3050 Cambridge Rd		0.6	RM	MFR	13	7	VL/L	Yes	Yes
082531016	3070 Cambridge Rd		0.6	RM	MFR	13	7	VL/L	Yes	Yes
082531018	3090 Cambridge Rd		0.6	RM	MFR	13	8	VL/L	Yes	Yes
082532002	3053 Cambridge Rd		0.5	RM	MFR	13	7	VL/L	Yes	Yes
082543005	3077 Estepa Dr Unit 1		0.5	RM	MFR	13	6	VL/L	Yes	Yes
082543007	3120 Cambridge Rd		0.6	RM	MFR	13	7	VL/L	Yes	Yes
083151002	3190 United Dr		0.5	RM	MFR	13	6	VL/L	Yes	Yes
083151006			0.5	RM	MFR	13	6	VL/L	Yes	Yes
083151007	3240 United Dr		0.5	RM	MFR	13	6	VL/L	Yes	Yes
083451001			2.5	RM	MFR	13	32	VL/L	Yes	Yes
083455001			1.8	RM	MFR	13	23	VL/L	No	No
083465025	3120 Perlett Dr		2.8	RM	MFR	13	36	VL/L	Yes	Yes
083465028			2.3	RM	MFR	13	29	VL/L	Yes	Yes
090430056			5.9	RM	MFR	13	76	VL/L	Yes	Yes
097020042	4291 Carlson Way		5.2	RM	MFR	13	67	VL/L	Yes	Yes
101141041	5843 Pony Express Trl	Pollock Pines	1.6	RM	MFR	13	20	VL/L	Yes	No
101141064		Pollock Pines	1.8	RM	MFR	13	22	VL/L	Yes	No
101141076		Pollock Pines	0.7	RM	MFR	13	8	VL/L	Yes	No
101141081		Pollock Pines	1.1	RM	MFR	13	13	VL/L	Yes	No
101201081	5950 Pony Express Trl	Pollock Pines	2.2	RM	MFR	13	28	VL/L	Yes	No
101210037		Pollock Pines	2.0	RM	MFR	13	26	VL/L	Yes	No
101302020	2992 Oak St	Pollock Pines	0.6	RM	MFR	13	8	VL/L	Yes	No
102110024			3.3	RM	MFR	13	43	VL/L	Yes	Yes
102421001	2621 Hastings Dr		0.7	RM	MFR	13	9	VL/L	Yes	No
109030004	3835 Durock Rd		0.8	RM	MFR	13	9	VL/L	Yes	No
109030014			1.0	RM	MFR	13	12	VL/L	Yes	No
109030021			3.8	RM	MFR	13	49	VL/L	Yes	No
109030023			0.9	RM	MFR	13	11	VL/L	Yes	No

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
109410006	4200 Product Dr		0.9	RM	MFR	13	12	VL/L	Yes	Yes
109410007	4210 Product Dr		0.9	RM	MFR	13	11	VL/L	Yes	Yes
116081003	3307 La Canada Dr		0.6	RM	MFR	13	7	VL/L	Yes	Yes
116081004	3295 La Canada Dr		0.5	RM	MFR	13	6	VL/L	Yes	Yes
116083004			0.5	RM	MFR	13	6	VL/L	Yes	Yes
116083006	3278 La Canada Dr		0.5	RM	MFR	13	6	VL/L	Yes	Yes
116092015	3394 La Canada Dr		0.5	RM	MFR	13	6	VL/L	Yes	Yes
116312002	3404 Cimarron Ct		0.6	RM	MFR	13	7	VL/L	Yes	Yes
116312003	3405 Cimarron Ct		0.6	RM	MFR	13	7	VL/L	Yes	Yes
319260062	5344 Mother Lode Dr		5.2	RM	MFR	13	67	VL/L	Yes	Yes
319260063	5376 Mother Lode Dr		0.8	RM	MFR	13	10	VL/L	Yes	Yes
325220056			4.4	RM	MFR	13	57	VL/L	Yes	No
325230021	3831 Missouri Flat Rd		0.9	RM	MFR	13	11	VL/L	Yes	No
327160047	6400 Runnymede Dr		7.0	RM	MFR	13	90	VL/L	Yes	No
327170054			4.4	RM	MFR	13	57	VL/L	Yes	No
327170055			1.4	RM	MFR	13	18	VL/L	Yes	No
329221032			1.2	RM	MFR	13	15	VL/L	Yes	Yes
329221034			2.2	RM	MFR	13	28	VL/L	Yes	Yes
329290001	1060 Wrangler Rd		3.3	RM	MFR	13	42	VL/L	Yes	Yes
329290007			0.5	RM	MFR	13	6	VL/L	Yes	Yes
329301015			4.1	RM	MFR	13	53	VL/L	Yes	No
329301015			4.1	RM	MFR	13	53	VL/L	Yes	No
329301020			4.9	RM	MFR	13	63	VL/L	Yes	Yes
331030008			2.5	RM	MFR	13	33	VL/L	Yes	No
331030035			1.7	RM	MFR	13	21	VL/L	Yes	Yes
331142002			0.8	RM	MFR	13	9	VL/L	Yes	Yes
331221034			8.2	RM	MFR	13	106	VL/L	Yes	Yes
331301017			4.7	RM	MFR	13	60	VL/L	Yes	Yes
Very Low- and Low-Income			175.4				2,239			

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
072151004		Georgetown	0.52	R1	HDR	7	1	Mod	Yes	No
072151030		Georgetown	1.05	R1	HDR	7	1	Mod	Yes	No
072062017	1470 American River Trl	Georgetown	0.67	R1	HDR	7	1	Mod	Yes	No
072103008	1629 Digger Tree Ct	Georgetown	0.53	R1	HDR	7	1	Mod	Yes	No
041724002		Grizzly Flat	0.72	R1	HDR	7	1	Mod	Yes	No
041653004	4935 Coralaine Dr	Grizzly Flat	0.59	R1	HDR	7	1	Mod	Yes	No
115370007		Rescue	4.99	R1	HDR	7	1	Mod	Yes	No
115430007	1041 Bridger Dr	Rescue	0.54	R1	HDR	7	1	Mod	Yes	No
110471008			0.56	R1	HDR	7	1	Mod	Yes	No
110482002			0.53	R1	HDR	7	1	Mod	Yes	No
110513009			0.65	R1	HDR	7	1	Mod	Yes	No
110551006			0.57	R1	HDR	7	1	Mod	Yes	No
110460018			1.00	R1	HDR	7	1	Mod	Yes	No
051550048			3.34	R1	HDR	7	1	Mod	Yes	No
051550051			4.20	R1	HDR	7	1	Mod	Yes	No
072062025			0.60	R1	HDR	7	1	Mod	Yes	No
009260054			0.89	R1	HDR	7	1	Mod	Yes	No
120730001			1.67	R1	HDR	7	1	Mod	Yes	No
120730001			2.16	R1	HDR	7	1	Mod	Yes	No
089251014	1240 Gold Rush Ln		0.66	R1	HDR	7	1	Mod	Yes	No
089251009	1265 Gold Rush Ln		0.51	R1	HDR	7	1	Mod	Yes	No
110521010	1541 Toro Ct		0.64	R1	HDR	7	1	Mod	Yes	No
009260013	2834 Forebay Rd		1.79	R1	HDR	7	1	Mod	Yes	No
116030028	3075 Woodleigh Ln		5.00	R1	HDR	7	1	Mod	Yes	No
082294001	3402 Surry Ln		1.52	R1	HDR	7	1	Mod	Yes	No
110502002	520 Torero Way		0.60	R1	HDR	7	1	Mod	Yes	No
009260052	5678 Eastwood Ln		0.78	R1	HDR	7	1	Mod	Yes	No
009260051	5690 Eastwood Ln		0.98	R1	HDR	7	1	Mod	Yes	No

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
110513010	616 Torero Way		0.59	R1	HDR	7	1	Mod	Yes	No
009381018	6441 Mountain View Ct		0.63	R1	HDR	7	1	Mod	Yes	No
051550040			5.10	R1	HDR	7	1	Mod	Yes	No
009270033			0.57	R1A	MDR	1	1	Mod	Yes	No
009270038			1.05	R1A	MDR	1	1	Mod	Yes	No
009270042			1.30	R1A	MDR	1	1	Mod	Yes	No
317071007			0.53	R1A	MDR	1	1	Mod	Yes	No
317102006			1.30	R1A	MDR	1	1	Mod	Yes	No
325110006			2.59	R1A	MDR	1	1	Mod	Yes	No
325062016			0.53	R1A	MDR	1	1	Mod	Yes	No
325110008			0.50	R1A	MDR	1	1	Mod	Yes	No
325440013			1.00	R1A	MDR	1	1	Mod	Yes	No
325440017			3.18	R1A	MDR	1	1	Mod	Yes	No
325450023			1.00	R1A	MDR	1	1	Mod	Yes	No
325450022			1.00	R1A	MDR	1	1	Mod	Yes	No
325450021			1.00	R1A	MDR	1	1	Mod	Yes	No
110010036			1.32	R1A	MDR	1	1	Mod	Yes	No
124311003			1.64	R1A	MDR	1	1	Mod	Yes	No
327170027			1.14	R1A	MDR	1	1	Mod	Yes	No
327170004			1.00	R1A	MDR	1	1	Mod	Yes	No
327170005			1.01	R1A	MDR	1	1	Mod	Yes	No
329050011			0.50	R1A	MDR	1	1	Mod	Yes	No
329050012			0.50	R1A	MDR	1	1	Mod	Yes	No
329050013			0.53	R1A	MDR	1	1	Mod	Yes	No
329050041			3.75	R1A	MDR	1	1	Mod	Yes	No
329081004			4.48	R1A	MDR	1	1	Mod	Yes	No
329091012			0.75	R1A	MDR	1	1	Mod	Yes	No
329081003			1.29	R1A	MDR	1	1	Mod	Yes	No

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
329191007			2.96	R1A	MDR	1	1	Mod	Yes	No
098070028			1.44	R1A	MDR	1	1	Mod	Yes	No
097070058			3.55	R1A	MDR	1	1	Mod	Yes	No
097070058			3.55	R1A	MDR	1	1	Mod	Yes	No
097070059			0.73	R1A	MDR	1	1	Mod	Yes	No
097070044			1.58	R1A	MDR	1	1	Mod	Yes	No
097070018			0.94	R1A	MDR	1	1	Mod	Yes	No
098160049			1.00	R1A	MDR	1	1	Mod	Yes	No
090122008			0.78	R1A	MDR	1	1	Mod	Yes	No
090151010			0.60	R1A	MDR	1	1	Mod	Yes	No
090410002			1.29	R1A	MDR	1	1	Mod	Yes	No
090320005			1.08	R1A	MDR	1	1	Mod	Yes	No
090320015			1.00	R1A	MDR	1	1	Mod	Yes	No
090320006			1.01	R1A	MDR	1	1	Mod	Yes	No
090330006			2.08	R1A	MDR	1	1	Mod	Yes	No
090320041			0.93	R1A	MDR	1	1	Mod	Yes	No
329050049			4.18	R1A	MDR	1	1	Mod	Yes	No
090440049			1.00	R1A	MDR	1	1	Mod	Yes	No
329221031			6.10	R1A	MDR	1	1	Mod	Yes	No
329100027			1.72	R1A	MDR	1	1	Mod	Yes	No
329100026			1.48	R1A	MDR	1	1	Mod	Yes	No
325220052			4.00	R1A	MDR	1	1	Mod	Yes	No
325220054			3.02	R1A	MDR	1	1	Mod	Yes	No
051180024			0.91	R1A	MDR	1	1	Mod	Yes	No
109060044			1.04	R1A	MDR	1	1	Mod	Yes	No
043050045			3.00	R1A	MDR	1	1	Mod	Yes	No
043050046			3.00	R1A	MDR	1	1	Mod	Yes	No
043050047			3.00	R1A	MDR	1	1	Mod	Yes	No

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
329181066			1.00	R1A	MDR	1	1	Mod	Yes	No
070510002			7.54	R1A	MDR	1	1	Mod	Yes	No
070510003			6.82	R1A	MDR	1	1	Mod	Yes	No
070510004			7.72	R1A	MDR	1	1	Mod	Yes	No
049010083	1774 Karen Way		3.66	R1A	MDR	1	1	Mod	Yes	No
043380009	3124 Meyers Rd		4.40	R1A	MDR	1	1	Mod	Yes	No
325450020	3392 Koala Ln		1.00	R1A	MDR	1	1	Mod	Yes	No
090390022	3512 Highbury Ln		6.66	R1A	MDR	1	1	Mod	Yes	No
070230013	3600 East View Dr		0.51	R1A	MDR	1	1	Mod	Yes	No
325220051	3600 Missouri Flat Rd		4.03	R1A	MDR	1	1	Mod	Yes	No
329162009	4400 Panorama Dr		0.50	R1A	MDR	1	1	Mod	Yes	No
109060018	4434 Benton Way		2.00	R1A	MDR	1	1	Mod	Yes	No
329201053	4462 Forni Rd		1.10	R1A	MDR	1	1	Mod	Yes	No
090300052	4515 Hillwood Dr		1.24	R1A	MDR	1	1	Mod	Yes	No
109100017	4621 South Shingle Rd		0.75	R1A	MDR	1	1	Mod	Yes	No
090320003	4621 Trotter Ln		1.49	R1A	MDR	1	1	Mod	Yes	No
098060024	4701 Ringold Rd		0.94	R1A	MDR	1	1	Mod	Yes	No
098130002	4712 Oak Hill Rd		1.00	R1A	MDR	1	1	Mod	Yes	No
090250016	4882 Old French Town Rd		1.00	R1A	MDR	1	1	Mod	Yes	No
006470037	582 State Hwy 49		3.07	R1A	MDR	1	1	Mod	Yes	No
329050017	6143 Mother Lode Dr		1.14	R1A	MDR	1	1	Mod	Yes	No
009270041	6980 Stacy Ln		1.25	R1A	MDR	1	1	Mod	Yes	No
009270040	6990 Stacy Ln		1.21	R1A	MDR	1	1	Mod	Yes	No
009270058	7079 Stacy Ln		1.01	R1A	MDR	1	1	Mod	Yes	No
009270050	7120 Stacy Ln		1.01	R1A	MDR	1	1	Mod	Yes	No
097122020	791 North Circle Dr		2.06	R1A	MDR	1	1	Mod	Yes	No
070520001	8132 Bridger Ln		1.04	R1A	MDR	1	1	Mod	Yes	No
074172007		Garden Valley	0.55	R1A	HDR	1	1	Mod	Yes	No

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
104250086		Georgetown	0.91	R1A	MDR	1	1	Mod	Yes	No
041883005	5601 Squirrel Hill Dr	Grizzly Flat	1.06	R1A	MDR	1	1	Mod	Yes	No
041882006	5719 Wildrose Dr	Grizzly Flat	1.02	R1A	MDR	1	1	Mod	Yes	No
041882004	5747 Wildrose Dr	Grizzly Flat	1.00	R1A	MDR	1	1	Mod	Yes	No
041882020	5980 Wildberry Ct	Grizzly Flat	1.21	R1A	MDR	1	1	Mod	Yes	No
069340014	3001 Sabre Ct	Rescue	0.95	R1A	MDR	1	1	Mod	Yes	No
009260037			3.91	R1A	HDR	1	1	Mod	Yes	No
329191019			5.02	R1A	HDR	1	1	Mod	Yes	No
119280009			1.41	R1A	HDR	1	1	Mod	Yes	No
120610001			3.62	R1A	HDR	1	1	Mod	Yes	No
319260081	4940 Kingvale Rd		1.98	R1A	HDR	1	1	Mod	Yes	No
009340023	7014 Pony Express Trl		1.20	R1A	HDR	1	1	Mod	Yes	No
329191010			6.00	R1A	HDR	1	1	Mod	Yes	No
329191011			5.00	R1A	HDR	1	1	Mod	Yes	No
323040025			2.35	R2A	MDR	0.5	1	Mod	Yes	No
323610007			3.00	R2A	MDR	0.5	1	Mod	Yes	No
323610006			3.01	R2A	MDR	0.5	1	Mod	Yes	No
323050024			0.84	R2A	MDR	0.5	1	Mod	Yes	No
049110008			4.98	R2A	MDR	0.5	1	Mod	Yes	No
048121002			3.00	R2A	MDR	0.5	1	Mod	Yes	No
048121003			2.00	R2A	MDR	0.5	1	Mod	Yes	No
048360010			2.00	R2A	MDR	0.5	1	Mod	Yes	No
069101010			1.00	R2A	MDR	0.5	1	Mod	Yes	No
069040013			5.52	R2A	MDR	0.5	1	Mod	Yes	No
051100039			5.13	R2A	MDR	0.5	1	Mod	Yes	No
051100040			2.00	R2A	MDR	0.5	1	Mod	Yes	No
051470043			2.53	R2A	MDR	0.5	1	Mod	Yes	No
124311001			2.00	R2A	MDR	0.5	1	Mod	Yes	No

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
097130002			2.36	R2A	MDR	0.5	1	Mod	Yes	No
097020056			2.16	R2A	MDR	0.5	1	Mod	Yes	No
097160007			2.90	R2A	MDR	0.5	1	Mod	Yes	No
078190048			2.04	R2A	MDR	0.5	1	Mod	Yes	No
329070011			1.33	R2A	MDR	0.5	1	Mod	Yes	No
078200058			2.00	R2A	MDR	0.5	1	Mod	Yes	No
097150041			2.90	R2A	MDR	0.5	1	Mod	Yes	No
097150012			1.27	R2A	MDR	0.5	1	Mod	Yes	No
097150013			2.01	R2A	MDR	0.5	1	Mod	Yes	No
097081009			1.00	R2A	MDR	0.5	1	Mod	Yes	No
097081006			2.19	R2A	MDR	0.5	1	Mod	Yes	No
070240027			2.08	R2A	MDR	0.5	1	Mod	Yes	No
090400021			2.74	R2A	MDR	0.5	1	Mod	Yes	No
090320036			2.66	R2A	MDR	0.5	1	Mod	Yes	No
092161001			2.09	R2A	MDR	0.5	1	Mod	Yes	No
092161016			2.03	R2A	MDR	0.5	1	Mod	Yes	No
092282002			2.08	R2A	MDR	0.5	1	Mod	Yes	No
092312002			2.04	R2A	MDR	0.5	1	Mod	Yes	No
092321001			2.22	R2A	MDR	0.5	1	Mod	Yes	No
092331003			2.65	R2A	MDR	0.5	1	Mod	Yes	No
092343005			2.00	R2A	MDR	0.5	1	Mod	Yes	No
069302013			2.45	R2A	MDR	0.5	1	Mod	Yes	No
048121072			4.47	R2A	MDR	0.5	1	Mod	Yes	No
109060042			2.13	R2A	MDR	0.5	1	Mod	Yes	No
097180024	1065 North Circle Dr		5.00	R2A	MDR	0.5	1	Mod	Yes	No
097180003	1885 Great View Ln		7.27	R2A	MDR	0.5	1	Mod	Yes	No
069272015	2311 Oakvale Dr		2.17	R2A	MDR	0.5	1	Mod	Yes	No
069312001	2531 Sleepy Hollow Dr		2.60	R2A	MDR	0.5	1	Mod	Yes	No

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
069313005	2660 Sleepy Hollow Dr		2.82	R2A	MDR	0.5	1	Mod	Yes	No
096020030	3931 Nugget Ln		2.16	R2A	MDR	0.5	1	Mod	Yes	No
051441026	3960 Forty Niner Trl		2.02	R2A	MDR	0.5	1	Mod	Yes	No
070240037	4095 Panadero Dr		2.55	R2A	MDR	0.5	1	Mod	Yes	No
097020054	4301 Joseph Ln		2.05	R2A	MDR	0.5	1	Mod	Yes	No
090400020	4489 Creekside Dr		2.60	R2A	MDR	0.5	1	Mod	Yes	No
090102003	4520 Lakeshore Ct		2.53	R2A	MDR	0.5	1	Mod	Yes	No
069251006	4692 Mossy Glen Ct		4.31	R2A	MDR	0.5	1	Mod	Yes	No
042280033	4890 Rainbow Ct		2.14	R2A	MDR	0.5	1	Mod	Yes	No
092304001	7094 Crystal Blvd		2.00	R2A	MDR	0.5	1	Mod	Yes	No
092301005	7141 Crystal Blvd		2.65	R2A	MDR	0.5	1	Mod	Yes	No
092301006	7161 Crystal Blvd		2.86	R2A	MDR	0.5	1	Mod	Yes	No
097150033	791 West View Ct		1.14	R2A	MDR	0.5	1	Mod	Yes	No
074100003		Garden Valley	3.47	R2A	MDR	0.5	1	Mod	Yes	No
074100009		Garden Valley	2.53	R2A	MDR	0.5	1	Mod	Yes	No
074131009		Garden Valley	1.69	R2A	MDR	0.5	1	Mod	Yes	No
074131010		Garden Valley	2.23	R2A	MDR	0.5	1	Mod	Yes	No
088261005		Garden Valley	2.00	R2A	MDR	0.5	1	Mod	Yes	No
088271001		Garden Valley	3.28	R2A	MDR	0.5	1	Mod	Yes	No
074100084		Garden Valley	2.86	R2A	MDR	0.5	1	Mod	Yes	No
074131002	4000 Main St	Garden Valley	2.09	R2A	MDR	0.5	1	Mod	Yes	No
088223023	5447 Whitney Ct	Garden Valley	1.98	R2A	MDR	0.5	1	Mod	Yes	No
088223012	5531 Rainer Dr	Garden Valley	1.96	R2A	MDR	0.5	1	Mod	Yes	No
088272016	6286 Pikes Peak Cir	Garden Valley	2.02	R2A	MDR	0.5	1	Mod	Yes	No
088281001	6362 Pikes Peak Cir	Garden Valley	1.74	R2A	MDR	0.5	1	Mod	Yes	No
088282002	6389 Pikes Peak Cir	Garden Valley	2.00	R2A	MDR	0.5	1	Mod	Yes	No
088281018	6412 Pikes Peak Cir	Garden Valley	2.45	R2A	MDR	0.5	1	Mod	Yes	No
088281006	6426 Pikes Peak Cir	Garden Valley	2.61	R2A	MDR	0.5	1	Mod	Yes	No

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
088271003	6921 Tamalpais Rd	Garden Valley	2.54	R2A	MDR	0.5	1	Mod	Yes	No
072202019		Georgetown	5.93	R2A	MDR	0.5	1	Mod	Yes	No
071490009		Georgetown	2.00	R2A	MDR	0.5	1	Mod	Yes	No
071500019		Georgetown	3.94	R2A	MDR	0.5	1	Mod	Yes	No
071100013		Georgetown	2.00	R2A	MDR	0.5	1	Mod	Yes	No
071100010		Georgetown	2.00	R2A	MDR	0.5	1	Mod	Yes	No
071100005		Georgetown	2.00	R2A	MDR	0.5	1	Mod	Yes	No
071100014		Georgetown	2.00	R2A	MDR	0.5	1	Mod	Yes	No
071100008		Georgetown	2.00	R2A	MDR	0.5	1	Mod	Yes	No
071100011		Georgetown	2.00	R2A	MDR	0.5	1	Mod	Yes	No
071490016	120 Iliohae Ct	Georgetown	2.00	R2A	MDR	0.5	1	Mod	Yes	No
071191003	1371 Hamblen Way	Georgetown	3.75	R2A	MDR	0.5	1	Mod	Yes	No
072172001	2836 Pointed Rocks Trl	Georgetown	2.00	R2A	MDR	0.5	1	Mod	Yes	No
071142005	3201 Cherry Acres Rd	Georgetown	2.52	R2A	MDR	0.5	1	Mod	Yes	No
071193006	3434 Overton Rd	Georgetown	2.06	R2A	MDR	0.5	1	Mod	Yes	No
071231002	3470 Cherry Acres Rd	Georgetown	3.82	R2A	MDR	0.5	1	Mod	Yes	No
071231013	3545 Overton Rd	Georgetown	2.53	R2A	MDR	0.5	1	Mod	Yes	No
085131003		Mosquito	2.05	R2A	MDR	0.5	1	Mod	Yes	No
085172006		Mosquito	2.06	R2A	MDR	0.5	1	Mod	Yes	No
085692004		Mosquito	2.00	R2A	MDR	0.5	1	Mod	Yes	No
085702001		Mosquito	2.02	R2A	MDR	0.5	1	Mod	Yes	No
085706006		Mosquito	2.02	R2A	MDR	0.5	1	Mod	Yes	No
085713009		Mosquito	2.01	R2A	MDR	0.5	1	Mod	Yes	No
085383009		Mosquito	2.09	R2A	MDR	0.5	1	Mod	Yes	No
085705005	2572 Immerville Dr	Mosquito	2.12	R2A	MDR	0.5	1	Mod	Yes	No
085703001	2601 Immerville Dr	Mosquito	2.91	R2A	MDR	0.5	1	Mod	Yes	No
085701003	2629 Shilo Dr	Mosquito	2.01	R2A	MDR	0.5	1	Mod	Yes	No
085701007	2691 Shilo Dr	Mosquito	2.01	R2A	MDR	0.5	1	Mod	Yes	No

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
085113006	2727 Buckboard Rd	Mosquito	2.10	R2A	MDR	0.5	1	Mod	Yes	No
085691002	2735 Dyer Way	Mosquito	2.61	R2A	MDR	0.5	1	Mod	Yes	No
085706005	2740 Gold Trl	Mosquito	2.03	R2A	MDR	0.5	1	Mod	Yes	No
085113005	2751 Buckboard Rd	Mosquito	2.21	R2A	MDR	0.5	1	Mod	Yes	No
085704006	2751 Gold Trl	Mosquito	2.02	R2A	MDR	0.5	1	Mod	Yes	No
085112005	2752 Buckboard Rd	Mosquito	2.04	R2A	MDR	0.5	1	Mod	Yes	No
085706004	2760 Gold Trl	Mosquito	2.05	R2A	MDR	0.5	1	Mod	Yes	No
085691004	2765 Dyer Way	Mosquito	2.25	R2A	MDR	0.5	1	Mod	Yes	No
085692003	2768 Dyer Way	Mosquito	2.01	R2A	MDR	0.5	1	Mod	Yes	No
085100002	2771 Dyer Way	Mosquito	3.03	R2A	MDR	0.5	1	Mod	Yes	No
085706003	2780 Gold Trl	Mosquito	2.09	R2A	MDR	0.5	1	Mod	Yes	No
085691007	2801 Dyer Way	Mosquito	2.20	R2A	MDR	0.5	1	Mod	Yes	No
085113002	2811 Buckboard Rd	Mosquito	2.11	R2A	MDR	0.5	1	Mod	Yes	No
085706001	2820 Gold Trl	Mosquito	2.12	R2A	MDR	0.5	1	Mod	Yes	No
085112008	2828 Buckboard Rd	Mosquito	2.13	R2A	MDR	0.5	1	Mod	Yes	No
085692001	2828 Dyer Way	Mosquito	2.00	R2A	MDR	0.5	1	Mod	Yes	No
085714004	2848 Lawyer Dr	Mosquito	2.00	R2A	MDR	0.5	1	Mod	Yes	No
085681011	2860 Dyer Way	Mosquito	2.00	R2A	MDR	0.5	1	Mod	Yes	No
085701010	2870 Buckboard Rd	Mosquito	2.17	R2A	MDR	0.5	1	Mod	Yes	No
085681010	2884 Dyer Way	Mosquito	2.00	R2A	MDR	0.5	1	Mod	Yes	No
085133015	2885 Highgrade St	Mosquito	2.09	R2A	MDR	0.5	1	Mod	Yes	No
085133014	2919 Highgrade St	Mosquito	2.01	R2A	MDR	0.5	1	Mod	Yes	No
085681008	2928 Dyer Way	Mosquito	2.00	R2A	MDR	0.5	1	Mod	Yes	No
085715003	2934 Lawyer Dr	Mosquito	2.05	R2A	MDR	0.5	1	Mod	Yes	No
085672006	2941 Dyer Way	Mosquito	2.16	R2A	MDR	0.5	1	Mod	Yes	No
085681007	2942 Dyer Way	Mosquito	2.00	R2A	MDR	0.5	1	Mod	Yes	No
085715002	2950 Lawyer Dr	Mosquito	2.00	R2A	MDR	0.5	1	Mod	Yes	No
085682004	3018 Buckboard Rd	Mosquito	2.13	R2A	MDR	0.5	1	Mod	Yes	No

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
085681015	3025 Buckboard Rd	Mosquito	2.08	R2A	MDR	0.5	1	Mod	Yes	No
085716001	3030 Lawyer Dr	Mosquito	2.05	R2A	MDR	0.5	1	Mod	Yes	No
085672002	3030 Stope Dr	Mosquito	2.26	R2A	MDR	0.5	1	Mod	Yes	No
085671002	3081 Stope Dr	Mosquito	2.01	R2A	MDR	0.5	1	Mod	Yes	No
085672019	3086 Stope Dr	Mosquito	2.13	R2A	MDR	0.5	1	Mod	Yes	No
085711004	3093 Dyer Way	Mosquito	2.00	R2A	MDR	0.5	1	Mod	Yes	No
085711005	3107 Dyer Way	Mosquito	2.05	R2A	MDR	0.5	1	Mod	Yes	No
085712010	3113 Buckboard Rd	Mosquito	2.01	R2A	MDR	0.5	1	Mod	Yes	No
085671004	3117 Stope Dr	Mosquito	2.16	R2A	MDR	0.5	1	Mod	Yes	No
085712003	3124 Dyer Way	Mosquito	2.01	R2A	MDR	0.5	1	Mod	Yes	No
085713006	3126 Buckboard Rd	Mosquito	2.02	R2A	MDR	0.5	1	Mod	Yes	No
085712002	3140 Dyer Way	Mosquito	2.01	R2A	MDR	0.5	1	Mod	Yes	No
085711003	3150 Nugget Dr	Mosquito	2.04	R2A	MDR	0.5	1	Mod	Yes	No
085711008	3151 Dyer Way	Mosquito	2.36	R2A	MDR	0.5	1	Mod	Yes	No
085251002	3218 Stope Dr	Mosquito	3.95	R2A	MDR	0.5	1	Mod	Yes	No
085251006	3372 Stope Dr	Mosquito	2.19	R2A	MDR	0.5	1	Mod	Yes	No
085383007	3801 Dogwood Ln	Mosquito	2.60	R2A	MDR	0.5	1	Mod	Yes	No
085383008	3819 Dogwood Ln	Mosquito	2.46	R2A	MDR	0.5	1	Mod	Yes	No
085172003	6661 Mosquito Rd	Mosquito	2.01	R2A	MDR	0.5	1	Mod	Yes	No
085112003	6895 Mosquito Rd	Mosquito	2.07	R2A	MDR	0.5	1	Mod	Yes	No
085291012	7120 Maidu Dr	Mosquito	2.29	R2A	MDR	0.5	1	Mod	Yes	No
085381001	7140 Maidu Dr	Mosquito	2.84	R2A	MDR	0.5	1	Mod	Yes	No
070030079		Rescue	2.20	R2A	MDR	0.5	1	Mod	Yes	No
070030080		Rescue	2.10	R2A	MDR	0.5	1	Mod	Yes	No
070030081		Rescue	2.35	R2A	MDR	0.5	1	Mod	Yes	No
070160050	3000 Sierrama Ct	Rescue	2.01	R2A	MDR	0.5	1	Mod	Yes	No
126040031			3.10	R3A	MDR	0.33	1	Mod	Yes	No
323610008			3.00	R3A	MDR	0.33	1	Mod	Yes	No

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
048340015			5.01	R3A	MDR	0.33	1	Mod	Yes	No
110020016			5.00	R3A	MDR	0.33	1	Mod	Yes	No
317211015			3.00	R3A	MDR	0.33	1	Mod	Yes	No
317221007			3.54	R3A	MDR	0.33	1	Mod	Yes	No
317211009			1.18	R3A	MDR	0.33	1	Mod	Yes	No
327070023			6.62	R3A	MDR	0.33	1	Mod	Yes	No
327080004			7.13	R3A	MDR	0.33	1	Mod	Yes	No
327090008			9.18	R3A	MDR	0.33	1	Mod	Yes	No
329230002			5.00	R3A	MDR	0.33	1	Mod	Yes	No
319292010			1.13	R3A	MDR	0.33	1	Mod	Yes	No
090390027			3.50	R3A	MDR	0.33	1	Mod	Yes	No
090310023			5.00	R3A	MDR	0.33	1	Mod	Yes	No
090330002			4.26	R3A	MDR	0.33	1	Mod	Yes	No
090420002			5.00	R3A	MDR	0.33	1	Mod	Yes	No
090320008			3.17	R3A	MDR	0.33	1	Mod	Yes	No
317203008			3.05	R3A	MDR	0.33	1	Mod	Yes	No
317202005			2.70	R3A	MDR	0.33	1	Mod	Yes	No
089230004	1200 Wilkinson Ct		3.00	R3A	MDR	0.33	1	Mod	Yes	No
089230007	1401 Wallace Rd		3.11	R3A	MDR	0.33	1	Mod	Yes	No
110020017	1899 Lakehills Dr		5.00	R3A	MDR	0.33	1	Mod	Yes	No
323200004	2440 Coolwater Creek Rd		2.02	R3A	MDR	0.33	1	Mod	Yes	No
329040058	4136 El Dorado Rd		3.01	R3A	MDR	0.33	1	Mod	Yes	No
109060019	4436 Benton Way		4.30	R3A	MDR	0.33	1	Mod	Yes	No
090420003	4660 Hart Dr		4.92	R3A	MDR	0.33	1	Mod	Yes	No
092060041	5330 China Hill Rd		5.00	R3A	MDR	0.33	1	Mod	Yes	No
074161015		Garden Valley	5.00	R3A	MDR	0.33	1	Mod	Yes	No
071280035	2141 Ranch Creek Rd	Georgetown	3.00	R3A	MDR	0.33	1	Mod	Yes	No
331450026			5.00	RE-10	LDR	0.1	1	Mod	Yes	No

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
119030005			10.00	RE-10	LDR	0.1	1	Mod	Yes	No
089202074			2.05	RE-10	LDR	0.1	1	Mod	Yes	No
119110033			9.00	RE-10	LDR	0.1	1	Mod	Yes	No
126250042	1901 Salmon Falls Rd		10.00	RE-10	LDR	0.1	1	Mod	Yes	No
119110010	4101 Marble Ridge Rd		10.00	RE-10	LDR	0.1	1	Mod	Yes	No
071370021		Georgetown	5.12	RE-10	LDR	0.1	1	Mod	Yes	No
061550013	2331 Georgia Slide Rd	Georgetown	5.18	RE-10	LDR	0.1	1	Mod	Yes	No
105190020			10.00	RE-5	LDR	0.2	1	Mod	Yes	No
126051022			7.19	RE-5	LDR	0.2	1	Mod	Yes	No
319060024			8.50	RE-5	LDR	0.2	1	Mod	Yes	No
327020013			5.02	RE-5	LDR	0.2	1	Mod	Yes	No
077070010			2.29	RE-5	LDR	0.2	1	Mod	Yes	No
077070006			3.51	RE-5	LDR	0.2	1	Mod	Yes	No
096130056			5.52	RE-5	LDR	0.2	1	Mod	Yes	No
051550023			5.00	RE-5	LDR	0.2	1	Mod	Yes	No
051550005			5.00	RE-5	LDR	0.2	1	Mod	Yes	No
327080002			1.32	RE-5	LDR	0.2	1	Mod	Yes	No
099120006			0.81	RE-5	LDR	0.2	1	Mod	Yes	No
099120001			0.68	RE-5	LDR	0.2	1	Mod	Yes	No
070150005			9.00	RE-5	LDR	0.2	1	Mod	Yes	No
099120002			0.51	RE-5	LDR	0.2	1	Mod	Yes	No
099120003			0.70	RE-5	LDR	0.2	1	Mod	Yes	No
099120005			0.60	RE-5	LDR	0.2	1	Mod	Yes	No
098021007			9.81	RE-5	LDR	0.2	1	Mod	Yes	No
098021018			3.12	RE-5	LDR	0.2	1	Mod	Yes	No
078060004			2.38	RE-5	LDR	0.2	1	Mod	Yes	No
098021059			6.29	RE-5	LDR	0.2	1	Mod	Yes	No
078060008			2.27	RE-5	LDR	0.2	1	Mod	Yes	No

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
078260066			5.02	RE-5	LDR	0.2	1	Mod	Yes	No
098100033			8.53	RE-5	LDR	0.2	1	Mod	Yes	No
099051002			5.00	RE-5	LDR	0.2	1	Mod	Yes	No
098021063			4.89	RE-5	LDR	0.2	1	Mod	Yes	No
098100020			9.90	RE-5	LDR	0.2	1	Mod	Yes	No
099100036			5.56	RE-5	LDR	0.2	1	Mod	Yes	No
099100048			4.94	RE-5	LDR	0.2	1	Mod	Yes	No
098100067			10.00	RE-5	LDR	0.2	1	Mod	Yes	No
098100012			8.59	RE-5	LDR	0.2	1	Mod	Yes	No
099051032			3.46	RE-5	LDR	0.2	1	Mod	Yes	No
098100056			7.20	RE-5	LDR	0.2	1	Mod	Yes	No
098100054			5.46	RE-5	LDR	0.2	1	Mod	Yes	No
098100065			3.35	RE-5	LDR	0.2	1	Mod	Yes	No
099190029			10.00	RE-5	LDR	0.2	1	Mod	Yes	No
099190030			8.65	RE-5	LDR	0.2	1	Mod	Yes	No
099060028			3.25	RE-5	LDR	0.2	1	Mod	Yes	No
098110021			5.00	RE-5	LDR	0.2	1	Mod	Yes	No
099060027			6.20	RE-5	LDR	0.2	1	Mod	Yes	No
099080024			1.60	RE-5	LDR	0.2	1	Mod	Yes	No
099080023			1.50	RE-5	LDR	0.2	1	Mod	Yes	No
099080034			5.02	RE-5	LDR	0.2	1	Mod	Yes	No
098090003			4.51	RE-5	LDR	0.2	1	Mod	Yes	No
098090004			4.52	RE-5	LDR	0.2	1	Mod	Yes	No
099080016			6.56	RE-5	LDR	0.2	1	Mod	Yes	No
098180003			5.75	RE-5	LDR	0.2	1	Mod	Yes	No
046250028			5.00	RE-5	LDR	0.2	1	Mod	Yes	No
046250033			5.00	RE-5	LDR	0.2	1	Mod	Yes	No
097110018			4.70	RE-5	LDR	0.2	1	Mod	Yes	No

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
046250029			5.00	RE-5	LDR	0.2	1	Mod	Yes	No
046250032			5.00	RE-5	LDR	0.2	1	Mod	Yes	No
070090044			5.00	RE-5	LDR	0.2	1	Mod	Yes	No
097110020			4.70	RE-5	LDR	0.2	1	Mod	Yes	No
046250031			8.00	RE-5	LDR	0.2	1	Mod	Yes	No
046280003			5.13	RE-5	LDR	0.2	1	Mod	Yes	No
046260053			5.85	RE-5	LDR	0.2	1	Mod	Yes	No
046250030			5.60	RE-5	LDR	0.2	1	Mod	Yes	No
092080026			5.00	RE-5	LDR	0.2	1	Mod	Yes	No
092580003			5.52	RE-5	LDR	0.2	1	Mod	Yes	No
109250043			5.00	RE-5	LDR	0.2	1	Mod	Yes	No
109250040			5.02	RE-5	LDR	0.2	1	Mod	Yes	No
109350004			5.92	RE-5	LDR	0.2	1	Mod	Yes	No
092122003			5.85	RE-5	LDR	0.2	1	Mod	Yes	No
092122002			5.71	RE-5	LDR	0.2	1	Mod	Yes	No
109010004			10.00	RE-5	LDR	0.2	1	Mod	Yes	No
092132006			5.31	RE-5	LDR	0.2	1	Mod	Yes	No
109010006			10.00	RE-5	LDR	0.2	1	Mod	Yes	No
109010007			5.32	RE-5	LDR	0.2	1	Mod	Yes	No
092143005			5.07	RE-5	LDR	0.2	1	Mod	Yes	No
092141003			5.16	RE-5	LDR	0.2	1	Mod	Yes	No
092143003			5.03	RE-5	LDR	0.2	1	Mod	Yes	No
092231020			5.02	RE-5	LDR	0.2	1	Mod	Yes	No
092070062			5.71	RE-5	LDR	0.2	1	Mod	Yes	No
319210054			2.06	RE-5	LDR	0.2	1	Mod	Yes	No
070210059			6.43	RE-5	LDR	0.2	1	Mod	Yes	No
098100086			5.11	RE-5	LDR	0.2	1	Mod	Yes	No
327060004			2.50	RE-5	LDR	0.2	1	Mod	Yes	No

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
109010018			5.00	RE-5	LDR	0.2	1	Mod	Yes	No
317240037			7.99	RE-5	LDR	0.2	1	Mod	Yes	No
070200038			5.01	RE-5	LDR	0.2	1	Mod	Yes	No
097030008			3.00	RE-5	LDR	0.2	1	Mod	Yes	No
109350028			5.26	RE-5	LDR	0.2	1	Mod	Yes	No
126660001			8.88	RE-5	LDR	0.2	1	Mod	Yes	No
126660006			7.19	RE-5	LDR	0.2	1	Mod	Yes	No
006470022			2.30	RE-5	MDR	0.2	1	Mod	Yes	No
049110032			4.98	RE-5	MDR	0.2	1	Mod	Yes	No
049110012			5.19	RE-5	MDR	0.2	1	Mod	Yes	No
048340016			7.85	RE-5	MDR	0.2	1	Mod	Yes	No
051350009			5.20	RE-5	MDR	0.2	1	Mod	Yes	No
051350010			6.09	RE-5	MDR	0.2	1	Mod	Yes	No
051140033			0.87	RE-5	MDR	0.2	1	Mod	Yes	No
051140055			0.75	RE-5	MDR	0.2	1	Mod	Yes	No
051140066			1.77	RE-5	MDR	0.2	1	Mod	Yes	No
124311008			5.60	RE-5	MDR	0.2	1	Mod	Yes	No
078030033			3.41	RE-5	MDR	0.2	1	Mod	Yes	No
078190044			4.02	RE-5	MDR	0.2	1	Mod	Yes	No
329222004			10.00	RE-5	MDR	0.2	1	Mod	Yes	No
097150038			1.15	RE-5	MDR	0.2	1	Mod	Yes	No
098110008			0.86	RE-5	MDR	0.2	1	Mod	Yes	No
098180005			0.95	RE-5	MDR	0.2	1	Mod	Yes	No
090420001			10.00	RE-5	MDR	0.2	1	Mod	Yes	No
090320004			10.00	RE-5	MDR	0.2	1	Mod	Yes	No
110430001			6.00	RE-5	MDR	0.2	1	Mod	Yes	No
110430003			5.00	RE-5	MDR	0.2	1	Mod	Yes	No
097030064			6.67	RE-5	MDR	0.2	1	Mod	Yes	No

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
097030065			8.47	RE-5	MDR	0.2	1	Mod	Yes	No
097030066			5.81	RE-5	MDR	0.2	1	Mod	Yes	No
070230022			2.62	RE-5	MDR	0.2	1	Mod	Yes	No
098021034			4.50	RE-5	OS	0.2	1	Mod	Yes	No
092080003	1027 First Right Rd		3.42	RE-5	LDR	0.2	1	Mod	Yes	No
097110019	1247 Heartland Rd		4.70	RE-5	LDR	0.2	1	Mod	Yes	No
089100028	1320 Los Robles Rd		3.19	RE-5	LDR	0.2	1	Mod	Yes	No
105190017	1443 Old Ranch Rd		5.00	RE-5	LDR	0.2	1	Mod	Yes	No
046100053	1701 Dayton Ln		5.94	RE-5	LDR	0.2	1	Mod	Yes	No
110020036	1783 Lakehills Dr		5.00	RE-5	MDR	0.2	1	Mod	Yes	No
098110020	1919 Lisanne Ln		5.00	RE-5	LDR	0.2	1	Mod	Yes	No
317190037	2105 Du Ponte Dr		5.00	RE-5	LDR	0.2	1	Mod	Yes	No
319400002	2140 Landes Ln		5.04	RE-5	LDR	0.2	1	Mod	Yes	No
317273004	2179 Mulberry Ln		5.00	RE-5	LDR	0.2	1	Mod	Yes	No
069200022	2601 North Shingle Rd		6.07	RE-5	LDR	0.2	1	Mod	Yes	No
092540016	3108 Breeze Hill Ct		5.09	RE-5	LDR	0.2	1	Mod	Yes	No
099070034	3220 Wilderness Ct		2.00	RE-5	LDR	0.2	1	Mod	Yes	No
109350019	3255 Native Ln		7.18	RE-5	LDR	0.2	1	Mod	Yes	No
327020010	3260 Sundance Trl		5.00	RE-5	LDR	0.2	1	Mod	Yes	No
070090009	3390 East View Dr		5.00	RE-5	LDR	0.2	1	Mod	Yes	No
319220002	3433 North Shingle Rd		6.20	RE-5	LDR	0.2	1	Mod	Yes	No
109171011	3680 Lariat Dr		4.91	RE-5	LDR	0.2	1	Mod	Yes	No
077050002	3960 Fort Jim Rd		2.48	RE-5	LDR	0.2	1	Mod	Yes	No
077050006	3992 Fort Jim Rd		1.01	RE-5	LDR	0.2	1	Mod	Yes	No
092570018	4418 Mira Vista		4.79	RE-5	LDR	0.2	1	Mod	Yes	No
098100050	4528 Pretty Good Rd		5.00	RE-5	LDR	0.2	1	Mod	Yes	No
090300024	4545 Hart Dr		10.00	RE-5	MDR	0.2	1	Mod	Yes	No
098100051	4545 Pretty Good Rd		5.00	RE-5	LDR	0.2	1	Mod	Yes	No

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
098100048	4560 Pretty Good Rd		5.00	RE-5	LDR	0.2	1	Mod	Yes	No
098100055	4578 Pretty Good Rd		5.00	RE-5	LDR	0.2	1	Mod	Yes	No
090300023	4605 Holly Dr		9.98	RE-5	MDR	0.2	1	Mod	Yes	No
098021010	4611 Northbend Rd		3.25	RE-5	LDR	0.2	1	Mod	Yes	No
098120009	4761 Honeybee Ln		1.23	RE-5	LDR	0.2	1	Mod	Yes	No
099051004	4848 Cedar Ravine Rd		5.13	RE-5	LDR	0.2	1	Mod	Yes	No
099051053	4885 China Camp Dr		5.00	RE-5	LDR	0.2	1	Mod	Yes	No
331450002	4901 Patterson Dr		2.09	RE-5	LDR	0.2	1	Mod	Yes	No
099070029	5030 Irish Oak Ln		2.00	RE-5	LDR	0.2	1	Mod	Yes	No
099070032	5031 Irish Oak Ln		2.00	RE-5	LDR	0.2	1	Mod	Yes	No
046260041	5060 Lents Hill Dr		5.42	RE-5	LDR	0.2	1	Mod	Yes	No
099100049	5111 Raven Ln		5.00	RE-5	LDR	0.2	1	Mod	Yes	No
109250042	5170 Flying C Rd		5.00	RE-5	LDR	0.2	1	Mod	Yes	No
099190008	5200 Cottonwood Ln		5.00	RE-5	LDR	0.2	1	Mod	Yes	No
046230022	5239 Oak Hill Rd		3.86	RE-5	LDR	0.2	1	Mod	Yes	No
317352007	5345 Prairie Loop		5.17	RE-5	LDR	0.2	1	Mod	Yes	No
317351015	5400 Prairie Loop		4.73	RE-5	LDR	0.2	1	Mod	Yes	No
317272001	5480 Meesha Ln		5.01	RE-5	LDR	0.2	1	Mod	Yes	No
317271003	5495 Meesha Ln		4.70	RE-5	LDR	0.2	1	Mod	Yes	No
092580002	5567 Sierra Real		5.04	RE-5	LDR	0.2	1	Mod	Yes	No
092580006	5632 Sierra Real		5.00	RE-5	LDR	0.2	1	Mod	Yes	No
317180019	5681 Meesha Ln		5.00	RE-5	LDR	0.2	1	Mod	Yes	No
109460001	5800 Milton Ranch Rd		5.02	RE-5	MDR	0.2	1	Mod	Yes	No
092132004	5860 Quartz Dr		5.39	RE-5	LDR	0.2	1	Mod	Yes	No
327060003	6141 Echo Ln		1.87	RE-5	LDR	0.2	1	Mod	Yes	No
092221005	6700 Monitor Rd		4.93	RE-5	LDR	0.2	1	Mod	Yes	No
092430011	6865 Sodalite St		5.00	RE-5	LDR	0.2	1	Mod	Yes	No
331620032	7076 Shinn Ranch Rd		5.00	RE-5	LDR	0.2	1	Mod	Yes	No

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
331620009	850 Fine Ct		5.00	RE-5	LDR	0.2	1	Mod	Yes	No
097110014	920 Goldenwood Glen		5.00	RE-5	LDR	0.2	1	Mod	Yes	No
089050016	947 Cumorah Ct		2.00	RE-5	MDR	0.2	1	Mod	Yes	No
077800014	Unassigned		5.08	RE-5	LDR	0.2	1	Mod	Yes	No
071370083		Georgetown	10.00	RE-5	LDR	0.2	1	Mod	Yes	No
071430006		Georgetown	2.00	RE-5	LDR	0.2	1	Mod	Yes	No
071430007		Georgetown	2.11	RE-5	LDR	0.2	1	Mod	Yes	No
071410013		Georgetown	5.04	RE-5	LDR	0.2	1	Mod	Yes	No
071370090		Georgetown	6.34	RE-5	LDR	0.2	1	Mod	Yes	No
071430018		Georgetown	2.00	RE-5	LDR	0.2	1	Mod	Yes	No
071100012		Georgetown	2.00	RE-5	MDR	0.2	1	Mod	Yes	No
071310035		Georgetown	3.07	RE-5	MDR	0.2	1	Mod	Yes	No
071310033	1682 Indian Rock Rd	Georgetown	1.91	RE-5	MDR	0.2	1	Mod	Yes	No
071470031	2141 Terrace View Ct	Georgetown	5.66	RE-5	LDR	0.2	1	Mod	Yes	No
071461040	3200 Bird Haven Loop	Georgetown	5.00	RE-5	LDR	0.2	1	Mod	Yes	No
071410012	3240 Niegel Ln	Georgetown	5.02	RE-5	LDR	0.2	1	Mod	Yes	No
071410015	3305 Niegel Ln	Georgetown	7.02	RE-5	LDR	0.2	1	Mod	Yes	No
071470027	4261 Meadowview Acres Rd	Georgetown	6.89	RE-5	LDR	0.2	1	Mod	Yes	No
071470013	4400 Meadowview Acres Rd	Georgetown	5.10	RE-5	LDR	0.2	1	Mod	Yes	No
071461020	4770 Meadowview Acres Ct	Georgetown	5.00	RE-5	LDR	0.2	1	Mod	Yes	No
071461032	5067 Majestic View Rd	Georgetown	5.06	RE-5	LDR	0.2	1	Mod	Yes	No
041250026	5032 Sciaroni Rd	Grizzly Flat	3.00	RE-5	MDR	0.2	1	Mod	Yes	No
105230059		Rescue	4.95	RE-5	LDR	0.2	1	Mod	Yes	No
105230060		Rescue	5.00	RE-5	LDR	0.2	1	Mod	Yes	No
105230062		Rescue	5.00	RE-5	LDR	0.2	1	Mod	Yes	No
105230061		Rescue	5.00	RE-5	LDR	0.2	1	Mod	Yes	No
105310022		Rescue	10.00	RE-5	LDR	0.2	1	Mod	Yes	No
105230050		Rescue	5.02	RE-5	LDR	0.2	1	Mod	Yes	No

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
105310017		Rescue	5.00	RE-5	LDR	0.2	1	Mod	Yes	No
105250016		Rescue	8.04	RE-5	LDR	0.2	1	Mod	Yes	No
105250061		Rescue	6.30	RE-5	LDR	0.2	1	Mod	Yes	No
105250061		Rescue	6.30	RE-5	LDR	0.2	1	Mod	Yes	No
105250043		Rescue	5.01	RE-5	LDR	0.2	1	Mod	Yes	No
105300024		Rescue	10.00	RE-5	LDR	0.2	1	Mod	Yes	No
105300020		Rescue	10.00	RE-5	LDR	0.2	1	Mod	Yes	No
105280042		Rescue	5.11	RE-5	LDR	0.2	1	Mod	Yes	No
105290040		Rescue	5.40	RE-5	LDR	0.2	1	Mod	Yes	No
105290031		Rescue	5.15	RE-5	LDR	0.2	1	Mod	Yes	No
102220013		Rescue	10.00	RE-5	LDR	0.2	1	Mod	Yes	No
126231030		Rescue	5.27	RE-5	LDR	0.2	1	Mod	Yes	No
126231042		Rescue	1.26	RE-5	LDR	0.2	1	Mod	Yes	No
115072015		Rescue	5.00	RE-5	LDR	0.2	1	Mod	Yes	No
070131028		Rescue	5.00	RE-5	LDR	0.2	1	Mod	Yes	No
070210058		Rescue	5.65	RE-5	LDR	0.2	1	Mod	Yes	No
115051012		Rescue	5.00	RE-5	LDR	0.2	1	Mod	Yes	No
070210060		Rescue	6.04	RE-5	LDR	0.2	1	Mod	Yes	No
070490002		Rescue	5.12	RE-5	LDR	0.2	1	Mod	Yes	No
105230023	1250 Burnt Shanty Creek Rd	Rescue	5.00	RE-5	LDR	0.2	1	Mod	Yes	No
105160060	1250 Crooked Mile Ct	Rescue	10.00	RE-5	LDR	0.2	1	Mod	Yes	No
105230039	1325 Lower Lake Ct	Rescue	5.00	RE-5	LDR	0.2	1	Mod	Yes	No
105250007	1448 Arrowbee Dr	Rescue	5.01	RE-5	LDR	0.2	1	Mod	Yes	No
105250008	1456 Arrowbee Dr	Rescue	5.01	RE-5	LDR	0.2	1	Mod	Yes	No
105340040	1565 Hidden Lake Dr	Rescue	5.00	RE-5	LDR	0.2	1	Mod	Yes	No
105280078	1820 Red Fox Rd	Rescue	5.01	RE-5	LDR	0.2	1	Mod	Yes	No
105280079	1840 Red Fox Rd	Rescue	5.00	RE-5	LDR	0.2	1	Mod	Yes	No
126231017	1991 East Green Springs Rd	Rescue	6.53	RE-5	LDR	0.2	1	Mod	Yes	No

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
126231013	2051 East Green Springs Rd	Rescue	5.37	RE-5	LDR	0.2	1	Mod	Yes	No
115051007	2201 Deer Valley Rd	Rescue	5.00	RE-5	LDR	0.2	1	Mod	Yes	No
126231023	2251 Ethel Dr	Rescue	1.84	RE-5	LDR	0.2	1	Mod	Yes	No
126231008	2311 Ethel Dr	Rescue	5.18	RE-5	LDR	0.2	1	Mod	Yes	No
126231027	2350 Clarksville Rd	Rescue	8.68	RE-5	LDR	0.2	1	Mod	Yes	No
126231005	2354 East Green Springs Ct	Rescue	5.10	RE-5	LDR	0.2	1	Mod	Yes	No
126231019	2610 Clarksville Rd	Rescue	1.51	RE-5	LDR	0.2	1	Mod	Yes	No
070490003	3052 Carlson Dr	Rescue	5.20	RE-5	LDR	0.2	1	Mod	Yes	No
070490001	3070 Carlson Dr	Rescue	6.05	RE-5	LDR	0.2	1	Mod	Yes	No
070140014	4107 Bunker Hill Rd	Rescue	0.97	RE-5	LDR	0.2	1	Mod	Yes	No
070131022	4130 Carlson Ct	Rescue	5.02	RE-5	LDR	0.2	1	Mod	Yes	No
105280006	4301 Rossler Rd	Rescue	5.01	RE-5	LDR	0.2	1	Mod	Yes	No
105280026	4403 Alazan Rd	Rescue	5.00	RE-5	LDR	0.2	1	Mod	Yes	No
105280069	4525 Meadow Creek Rd	Rescue	5.04	RE-5	LDR	0.2	1	Mod	Yes	No
089202005			5.00	RE-5	LDR	0.2	1	Mod	Yes	No
115430014	5005 Pryor Dr	Rescue	0.54	R1	HDR	7	1	Mod	Yes	Yes
102260043		Rescue	6.61	R1	HDR	7	1	Mod	Yes	Yes
110572004			0.84	R1	HDR	7	1	Mod	Yes	Yes
110581008			0.70	R1	HDR	7	1	Mod	Yes	Yes
110460017			1.46	R1	HDR	7	1	Mod	Yes	Yes
116030009			5.09	R1	HDR	7	1	Mod	Yes	Yes
116030010			5.18	R1	HDR	7	1	Mod	Yes	Yes
116030026			5.00	R1	HDR	7	1	Mod	Yes	Yes
116030031			5.00	R1	HDR	7	1	Mod	Yes	Yes
121022012			4.44	R1	HDR	7	1	Mod	Yes	Yes
116040031			2.81	R1	HDR	7	1	Mod	Yes	Yes
116040033			5.00	R1	HDR	7	1	Mod	Yes	Yes
116040025			5.00	R1	HDR	7	1	Mod	Yes	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
116040024			5.01	R1	HDR	7	1	Mod	Yes	Yes
116040022			5.00	R1	HDR	7	1	Mod	Yes	Yes
120070001			7.50	R1	HDR	7	1	Mod	Yes	Yes
070450041			4.26	R1	HDR	7	1	Mod	Yes	Yes
118100036			1.33	R1	HDR	7	1	Mod	Yes	Yes
083141026			1.34	R1	HDR	7	1	Mod	Yes	Yes
329310011			6.38	R1	HDR	7	1	Mod	Yes	Yes
120710020			1.33	R1	HDR	7	1	Mod	Yes	Yes
120501007	1512 Barcelona Dr		0.74	R1	HDR	7	1	Mod	Yes	Yes
120501008	1520 Barcelona Dr		0.59	R1	HDR	7	1	Mod	Yes	Yes
120501011	1540 Barcelona Dr		1.21	R1	HDR	7	1	Mod	Yes	Yes
120501012	1546 Barcelona Dr		0.67	R1	HDR	7	1	Mod	Yes	Yes
120501014	1580 Barcelona Dr		0.77	R1	HDR	7	1	Mod	Yes	Yes
120504003	1601 Los Altos Ct		0.98	R1	HDR	7	1	Mod	Yes	Yes
331342008	206 Sandy Ct		0.65	R1	HDR	7	1	Mod	Yes	Yes
125564005	2064 Moonstone Cir		0.72	R1	HDR	7	1	Mod	Yes	Yes
126292014	2101 New York Creek Ct		0.81	R1	HDR	7	1	Mod	Yes	Yes
124352009	2510 Lakeridge Oaks Dr		4.72	R1	HDR	7	1	Mod	Yes	Yes
082372009	2657 Country Club Dr		0.50	R1	HDR	7	1	Mod	Yes	Yes
082281015	2789 Knollwood Dr		0.58	R1	HDR	7	1	Mod	Yes	Yes
083101004	2836 Montebello Way		0.54	R1	HDR	7	1	Mod	Yes	Yes
082123006	2915 Knollwood Dr		0.51	R1	HDR	7	1	Mod	Yes	Yes
116030030	3087 Woodleigh Ln		5.00	R1	HDR	7	1	Mod	Yes	Yes
082322016	3102 Oakwood Rd		1.01	R1	HDR	7	1	Mod	Yes	Yes
083171013	3167 Fairway Dr		1.02	R1	HDR	7	1	Mod	Yes	Yes
083173008	3217 Boeing Rd		0.60	R1	HDR	7	1	Mod	Yes	Yes
121022006	3230 Woedee Dr		0.60	R1	HDR	7	1	Mod	Yes	Yes
083151009	3249 Baron Ct		0.54	R1	HDR	7	1	Mod	Yes	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
083241002	3264 Sky Ct		0.97	R1	HDR	7	1	Mod	Yes	Yes
119072004	3328 Covello Cir		1.24	R1	HDR	7	1	Mod	Yes	Yes
119072005	3340 Covello Cir		0.95	R1	HDR	7	1	Mod	Yes	Yes
119072009	3380 Covello Cir		0.56	R1	HDR	7	1	Mod	Yes	Yes
120630011	3462 Park Dr		0.62	R1	HDR	7	1	Mod	Yes	Yes
120630009	3482 Park Dr		0.73	R1	HDR	7	1	Mod	Yes	Yes
120630008	3494 Park Dr		0.78	R1	HDR	7	1	Mod	Yes	Yes
120123001	3588 Mesa Verdes Dr		0.51	R1	HDR	7	1	Mod	Yes	Yes
082153003	3599 Montclair Rd		0.51	R1	HDR	7	1	Mod	Yes	Yes
082341007	3641 Hampton Ct		0.75	R1	HDR	7	1	Mod	Yes	Yes
082341008	3642 Hampton Ct		0.94	R1	HDR	7	1	Mod	Yes	Yes
120422028	3652 Roble Ct		0.94	R1	HDR	7	1	Mod	Yes	Yes
125512004	4161 Hensley Cir		0.56	R1	HDR	7	1	Mod	Yes	Yes
125500003	4217 Hensley Cir		1.23	R1	HDR	7	1	Mod	Yes	Yes
125500002	4251 Hensley Cir		1.67	R1	HDR	7	1	Mod	Yes	Yes
120451004	482 Montridge Way		0.76	R1	HDR	7	1	Mod	Yes	Yes
120452005	487 Montridge Way		0.75	R1	HDR	7	1	Mod	Yes	Yes
120451003	500 Montridge Way		0.69	R1	HDR	7	1	Mod	Yes	Yes
120452006	501 Montridge Way		0.84	R1	HDR	7	1	Mod	Yes	Yes
119320002	512 Crazy Horse Ct		0.66	R1	HDR	7	1	Mod	Yes	Yes
120452009	527 Montridge Way		0.82	R1	HDR	7	1	Mod	Yes	Yes
119320025	558 Crazy Horse Ct		0.66	R1	HDR	7	1	Mod	Yes	Yes
110491006	571 Guadalupe Dr		0.77	R1	HDR	7	1	Mod	Yes	Yes
120261005	588 Powers Dr		0.74	R1	HDR	7	1	Mod	Yes	Yes
110511003	631 Guadalupe Dr		0.80	R1	HDR	7	1	Mod	Yes	Yes
120392004	870 Mt Ranier Way		0.64	R1	HDR	7	1	Mod	Yes	Yes
120740081	Unassigned		1.14	R1	HDR	7	1	Mod	Yes	Yes
124353034			2.29	R1	HDR	7	1	Mod	Yes	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
329141010			0.53	R1	HDR	7	1	Mod	Yes	Yes
329141013			0.52	R1	HDR	7	1	Mod	Yes	Yes
124010013			1.52	R1	HDR	7	1	Mod	Yes	Yes
329162069			3.62	R1	HDR	7	1	Mod	Yes	Yes
110633011			2.22	R1A	MDR	1	1	Mod	Yes	Yes
110633009			1.11	R1A	MDR	1	1	Mod	Yes	Yes
110604012			1.00	R1A	MDR	1	1	Mod	Yes	Yes
110604009			1.00	R1A	MDR	1	1	Mod	Yes	Yes
327213019			1.50	R1A	MDR	1	1	Mod	Yes	Yes
329111018			1.01	R1A	MDR	1	1	Mod	Yes	Yes
327180079			1.50	R1A	MDR	1	1	Mod	Yes	Yes
102260038			1.00	R1A	MDR	1	1	Mod	Yes	Yes
327180012			0.85	R1A	MDR	1	1	Mod	Yes	Yes
327260019			1.18	R1A	MDR	1	1	Mod	Yes	Yes
097160006			0.82	R1A	MDR	1	1	Mod	Yes	Yes
097063021			1.55	R1A	MDR	1	1	Mod	Yes	Yes
098040034			2.00	R1A	MDR	1	1	Mod	Yes	Yes
097061011			1.00	R1A	MDR	1	1	Mod	Yes	Yes
117030031			1.40	R1A	MDR	1	1	Mod	Yes	Yes
325430001			4.05	R1A	MDR	1	1	Mod	Yes	Yes
090290046			2.00	R1A	MDR	1	1	Mod	Yes	Yes
097064023			1.71	R1A	MDR	1	1	Mod	Yes	Yes
117040018	1030 Berkshire Dr		1.03	R1A	MDR	1	1	Mod	Yes	Yes
110633010	1076 La Sierra Dr		1.04	R1A	MDR	1	1	Mod	Yes	Yes
110633004	1120 Clearview Dr		1.13	R1A	MDR	1	1	Mod	Yes	Yes
110633007	1166 Clearview Dr		1.14	R1A	MDR	1	1	Mod	Yes	Yes
110460057	120 Guadalupe Dr		3.27	R1A	MDR	1	1	Mod	Yes	Yes
110604002	1224 Clearview Dr		1.00	R1A	MDR	1	1	Mod	Yes	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
117030015	1236 Manchester Dr		1.00	R1A	MDR	1	1	Mod	Yes	Yes
110450007	1301 Lomita Ct		8.04	R1A	MDR	1	1	Mod	Yes	Yes
098050019	1413 Pleasant Valley Rd		1.39	R1A	MDR	1	1	Mod	Yes	Yes
110460032	18 Guadalupe Dr		1.00	R1A	MDR	1	1	Mod	Yes	Yes
110460042	190 Ravenna Way		1.02	R1A	MDR	1	1	Mod	Yes	Yes
110631007	1900 Shoreview Dr		1.84	R1A	MDR	1	1	Mod	Yes	Yes
110631003	1946 Shoreview Dr		0.99	R1A	MDR	1	1	Mod	Yes	Yes
110631001	1986 Shoreview Dr		1.05	R1A	MDR	1	1	Mod	Yes	Yes
110631014	2021 River Canyon Ln		1.14	R1A	MDR	1	1	Mod	Yes	Yes
110590057	2027 River Canyon Ln		1.73	R1A	MDR	1	1	Mod	Yes	Yes
110590058	2029 River Canyon Ln		1.37	R1A	MDR	1	1	Mod	Yes	Yes
110590059	2031 River Canyon Ln		0.75	R1A	MDR	1	1	Mod	Yes	Yes
126271021	2188 Loch Way		0.75	R1A	MDR	1	1	Mod	Yes	Yes
126284011	2280 Loch Way		0.55	R1A	MDR	1	1	Mod	Yes	Yes
325410007	2300 Fieldstone Dr		0.93	R1A	MDR	1	1	Mod	Yes	Yes
325420015	2326 Fieldstone Dr		0.88	R1A	MDR	1	1	Mod	Yes	Yes
325420004	3296 Morel Way		0.50	R1A	MDR	1	1	Mod	Yes	Yes
325420006	3301 Morel Way		1.03	R1A	MDR	1	1	Mod	Yes	Yes
325420028	3308 Morel Way		0.68	R1A	MDR	1	1	Mod	Yes	Yes
325420007	3317 Morel Way		1.61	R1A	MDR	1	1	Mod	Yes	Yes
325420008	3335 Morel Way		1.48	R1A	MDR	1	1	Mod	Yes	Yes
325420009	3361 Morel Way		1.03	R1A	MDR	1	1	Mod	Yes	Yes
325420024	3386 Morel Way		0.88	R1A	MDR	1	1	Mod	Yes	Yes
325420022	3390 Morel Way		1.36	R1A	MDR	1	1	Mod	Yes	Yes
325230031	3511 Suncrest Dr		0.60	R1A	MDR	1	1	Mod	Yes	Yes
090462006	3815 North Star Ct		1.00	R1A	MDR	1	1	Mod	Yes	Yes
327160006	4073 El Dorado Rd		0.87	R1A	MDR	1	1	Mod	Yes	Yes
097020066	4301 Carlson Way		7.41	R1A	MDR	1	1	Mod	Yes	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
090050032	4340 Mother Lode Dr		5.05	R1A	MDR	1	1	Mod	Yes	Yes
090380020	4456 Galaxy Ct		2.63	R1A	MDR	1	1	Mod	Yes	Yes
110460087	45 Guadalupe Dr		1.00	R1A	MDR	1	1	Mod	Yes	Yes
124150026	5000 Coronado Dr		1.01	R1A	MDR	1	1	Mod	Yes	Yes
110621001	780 Castec Way		1.00	R1A	MDR	1	1	Mod	Yes	Yes
110601012	787 Fitch Way		1.00	R1A	MDR	1	1	Mod	Yes	Yes
110621002	806 Castec Way		1.00	R1A	MDR	1	1	Mod	Yes	Yes
110601013	825 Castec Way		1.03	R1A	MDR	1	1	Mod	Yes	Yes
110621007	841 Villa Del Sol		1.00	R1A	MDR	1	1	Mod	Yes	Yes
110621006	859 Villa Del Sol		1.00	R1A	MDR	1	1	Mod	Yes	Yes
069060099	Unassigned	Rescue	8.76	R1A	MDR	1	1	Mod	Yes	Yes
331160017			1.11	R1A	HDR	1	1	Mod	Yes	Yes
116030007			5.35	R1A	HDR	1	1	Mod	Yes	Yes
070040051			3.00	R1A	HDR	1	1	Mod	Yes	Yes
116030024			5.00	R1A	HDR	1	1	Mod	Yes	Yes
116030034			5.00	R1A	HDR	1	1	Mod	Yes	Yes
116030035			5.00	R1A	HDR	1	1	Mod	Yes	Yes
116030033			5.00	R1A	HDR	1	1	Mod	Yes	Yes
116030036			5.00	R1A	HDR	1	1	Mod	Yes	Yes
116040008			4.72	R1A	HDR	1	1	Mod	Yes	Yes
116040007			5.07	R1A	HDR	1	1	Mod	Yes	Yes
070040081			3.04	R1A	HDR	1	1	Mod	Yes	Yes
319260095			2.00	R1A	HDR	1	1	Mod	Yes	Yes
120700002	1007 Via Treviso		1.29	R1A	HDR	1	1	Mod	Yes	Yes
120720001	1014 Via Treviso		0.52	R1A	HDR	1	1	Mod	Yes	Yes
120700006	1022 Via Treviso		1.04	R1A	HDR	1	1	Mod	Yes	Yes
120700001	1025 Via Treviso		1.09	R1A	HDR	1	1	Mod	Yes	Yes
120650032	1444 Tiburon Way		0.56	R1A	HDR	1	1	Mod	Yes	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
120650037	1450 Tiburon Way		0.71	R1A	HDR	1	1	Mod	Yes	Yes
120650036	1470 Tiburon Way		0.64	R1A	HDR	1	1	Mod	Yes	Yes
120650013	1506 Casa Vista Way		0.88	R1A	HDR	1	1	Mod	Yes	Yes
120650030	1541 Casa Vista Way		0.96	R1A	HDR	1	1	Mod	Yes	Yes
120650028	2524 Via Fiori		0.61	R1A	HDR	1	1	Mod	Yes	Yes
120650001	2525 Via Fiori		0.67	R1A	HDR	1	1	Mod	Yes	Yes
120650005	2563 Via Fiori		0.51	R1A	HDR	1	1	Mod	Yes	Yes
120650025	2570 Via Fiori		1.27	R1A	HDR	1	1	Mod	Yes	Yes
120650006	2571 Via Fiori		0.53	R1A	HDR	1	1	Mod	Yes	Yes
120650024	2584 Via Fiori		1.70	R1A	HDR	1	1	Mod	Yes	Yes
120650023	2596 Via Fiori		1.69	R1A	HDR	1	1	Mod	Yes	Yes
120650022	2604 Via Fiori		0.91	R1A	HDR	1	1	Mod	Yes	Yes
120650021	2616 Via Fiori		1.16	R1A	HDR	1	1	Mod	Yes	Yes
120650020	2626 Via Fiori		1.20	R1A	HDR	1	1	Mod	Yes	Yes
120650019	2640 Via Fiori		0.97	R1A	HDR	1	1	Mod	Yes	Yes
120650018	2650 Via Fiori		0.85	R1A	HDR	1	1	Mod	Yes	Yes
120650012	2671 Via Fiori		0.64	R1A	HDR	1	1	Mod	Yes	Yes
120650015	2680 Via Fiori		0.59	R1A	HDR	1	1	Mod	Yes	Yes
120660003	2744 Via Fiori		0.53	R1A	HDR	1	1	Mod	Yes	Yes
120660001	2756 Via Fiori		0.60	R1A	HDR	1	1	Mod	Yes	Yes
120680001	3028 Vista Le Fonti		1.50	R1A	HDR	1	1	Mod	Yes	Yes
120680002	3040 Vista Le Fonti		1.73	R1A	HDR	1	1	Mod	Yes	Yes
120680004	3060 Vista Le Fonti		1.70	R1A	HDR	1	1	Mod	Yes	Yes
120680006	3088 Vista Le Fonti		1.07	R1A	HDR	1	1	Mod	Yes	Yes
120680007	3100 Vista Le Fonti		0.85	R1A	HDR	1	1	Mod	Yes	Yes
120680015	3115 Vista Le Fonti		1.21	R1A	HDR	1	1	Mod	Yes	Yes
120680009	3120 Vista Le Fonti		1.33	R1A	HDR	1	1	Mod	Yes	Yes
120680014	3129 Vista Le Fonti		0.98	R1A	HDR	1	1	Mod	Yes	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
120680010	3132 Vista Le Fonti		1.38	R1A	HDR	1	1	Mod	Yes	Yes
120680013	3135 Vista Le Fonti		1.03	R1A	HDR	1	1	Mod	Yes	Yes
120680011	3140 Vista Le Fonti		1.26	R1A	HDR	1	1	Mod	Yes	Yes
120680012	3141 Vista Le Fonti		1.00	R1A	HDR	1	1	Mod	Yes	Yes
120700003	993 Via Treviso		1.10	R1A	HDR	1	1	Mod	Yes	Yes
102260071	Unassigned		3.32	R1A	HDR	1	1	Mod	Yes	Yes
126220006			5.95	R1A	HDR	1	1	Mod	Yes	Yes
327250004			3.58	R2A	MDR	0.5	1	Mod	Yes	Yes
124301039			2.50	R2A	MDR	0.5	1	Mod	Yes	Yes
097030026			2.56	R2A	MDR	0.5	1	Mod	Yes	Yes
110020047	1112 Lakehills Ct		3.32	R3A	MDR	0.33	1	Mod	Yes	Yes
329060034	4400 Worcester Way		2.00	R3A	MDR	0.33	1	Mod	Yes	Yes
325070008			5.04	RE-5	LDR	0.2	1	Mod	Yes	Yes
109181028			0.85	RE-5	LDR	0.2	1	Mod	Yes	Yes
070200037			5.48	RE-5	LDR	0.2	1	Mod	Yes	Yes
329181014			5.00	RE-5	MDR	0.2	1	Mod	Yes	Yes
331270018			4.18	RE-5	MDR	0.2	1	Mod	Yes	Yes
331270019			4.16	RE-5	MDR	0.2	1	Mod	Yes	Yes
124311014	2221 Hillview Dr		5.62	RE-5	MDR	0.2	1	Mod	Yes	Yes
109161031	3101 Lariat Dr		4.84	RE-5	LDR	0.2	1	Mod	Yes	Yes
109161032	3181 Lariat Dr		6.04	RE-5	LDR	0.2	1	Mod	Yes	Yes
109161007	3461 Strolling Hills Rd		5.42	RE-5	LDR	0.2	1	Mod	Yes	Yes
329201033	4610 Blanchard Rd		8.00	RE-5	MDR	0.2	1	Mod	Yes	Yes
109181017	4680 Cameron Rd		6.32	RE-5	LDR	0.2	1	Mod	Yes	Yes
099080020	5070 Taxi Ln		6.98	RE-5	LDR	0.2	1	Mod	Yes	Yes
109161015	5151 Cameron Rd		5.55	RE-5	LDR	0.2	1	Mod	Yes	Yes
115062001		Rescue	6.77	RE-5	LDR	0.2	1	Mod	Yes	Yes
115062002		Rescue	6.25	RE-5	LDR	0.2	1	Mod	Yes	Yes

APN	Address	Rural Center	Acres	Zone	Land Use	Assumed Density ¹	Potential Units	Affordability	Water ²	Sewer Access ²
115061002	2700 Clarksville Rd	Rescue	5.03	RE-5	LDR	0.2	1	Mod	Yes	Yes
Moderate Income			2,391				757			
Above-Moderate Income										
Multiple APNs			200	R1/R1A	AP	1	175	Above Mod	Yes	Yes

Source: El Dorado County, January 2020.

Note: Sites with bolded APNs were included in the two previous Housing Element inventories and thus are subject to requirements outlined in Government Code section 65583.2(c).

¹ The County has assumed a realistic capacity of 13 units per acre. The MFR land use designation allows for a maximum density of 24 units per acre and projects could develop at this density.

² A total of 8 parcels with a potential of 104 units do not currently have water access or have unknown water access. A total of 29 parcels with a potential of 355 units do not currently have sewer access or have unknown sewer access. However, this inventory provides sufficient sites to meet the County’s RHNA target without these sites...

Table HO-35
Vacant Sites, Tahoe Basin

APN	Address	Acres	Zoning	Land Use	Maximum Density per Acre	Maximum Units	Assumed Units	Affordability	Water/Wastewater Access ²
034270030		1.47	MAP-1	AP	20 ¹	29	29	VL/L	Yes (South Tahoe PUD)
034270021		0.50	MAP-1	AP	20 ¹	10	10	VL/L	Yes (South Tahoe PUD)
034331024	3107 US Hwy 50	0.92	MAP-1	AP	20 ¹	18	18	VL/L	Yes (South Tahoe PUD)
034335003	1034 Navahoe Dr	0.46	MAP-1	AP	20 ¹	9	9	VL/L	Yes (South Tahoe PUD)
034341010		0.72	MAP-1	AP	20 ¹	14	14	VL/L	Yes (South Tahoe PUD)
034331031	3161 US Hwy 50	0.57	MAP-1	AP	20 ¹	11	11	VL/L	Yes (South Tahoe PUD)
034342007		0.74	MAP-1	AP	20 ¹	14	14	VL/L	Yes (South Tahoe PUD)
034335002	1036 Navahoe Dr	0.46	MAP-1	AP	20 ¹	9	9	VL/L	Yes (South Tahoe PUD)
015410001		1.62	RM	AP	12	19	19	VL/L	Yes (Tahoe City PUD)
Very Low- and Low-Income		7				133	133		
033223006	1450 Boca Raton Dr	3.33	CC	AP	11	36	1	Mod/Abv Mod	Yes (South Tahoe PUD)
017021016	242 Four Ring Rd	1.70	R1	AP	7	11	1	Mod/Abv Mod	Yes (Tahoe City PUD)
033565007	953 Forest Mountain Dr	0.53	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033524001	750 Angora Creek Dr	0.53	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033781002	940 Washoan Blvd	0.58	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033160004		0.99	R1	AP	7	6	1	Mod/Abv Mod	Yes (South Tahoe PUD)
034123007	1525 Sitka Cir	0.59	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
034183001	1358 Apache Ave	0.46	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
035161001	2271 Chiapa Dr	0.54	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
016524003		0.45	R1	AP	7	3	1	Mod/Abv Mod	Yes (Tahoe City PUD)
034132027	1858 Mohican Dr	0.47	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033552002	1209 Mountain Meadow Dr	0.70	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
021190007		4.07	R1	AP	7	28	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033561013	991 Granite Mountain Cir	0.78	R1	AP	7	5	1	Mod/Abv Mod	Yes (South Tahoe PUD)
021301010	910 Fallen Leaf Rd	1.56	R1	AP	7	10	1	Mod/Abv Mod	Yes (South Tahoe PUD)
017041023		5.26	R1	AP	7	36	1	Mod/Abv Mod	Unknown

APN	Address	Acres	Zoning	Land Use	Maximum Density per Acre	Maximum Units	Assumed Units	Affordability	Water/Wastewater Access ²
034654003	1866 Osage Cir	1.32	R1	AP	7	9	1	Mod/Abv Mod	Yes (South Tahoe PUD)
036491005	3680 Grass Lake Rd	1.06	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)
017061006		5.26	R1	AP	7	36	1	Mod/Abv Mod	Unknown
017061003		6.50	R1	AP	7	45	1	Mod/Abv Mod	Yes (Tahoe City PUD)
018090055		1.45	R1	AP	7	10	1	Mod/Abv Mod	Yes (South Tahoe PUD)
018090056		0.91	R1	AP	7	6	1	Mod/Abv Mod	Yes (South Tahoe PUD)
030370006		7.18	R1	AP	7	50	1	Mod/Abv Mod	Yes (South Tahoe PUD)
032050017		6.26	R1	AP	7	43	1	Mod/Abv Mod	Yes (South Tahoe PUD)
032050013		3.13	R1	AP	7	21	1	Mod/Abv Mod	Yes (South Tahoe PUD)
032050014		3.13	R1	AP	7	21	1	Mod/Abv Mod	Yes (South Tahoe PUD)
014310009		3.25	R1	AP	7	22	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033090016		2.71	R1	AP	7	18	1	Mod/Abv Mod	Yes (South Tahoe PUD)
017021030		3.50	R1	AP	7	24	1	Mod/Abv Mod	Yes (Tahoe City PUD)
018340001		4.01	R1	AP	7	28	1	Mod/Abv Mod	Yes (South Tahoe PUD)
018320019	2291 Cascade Rd	5.21	R1	AP	7	36	1	Mod/Abv Mod	Yes (South Tahoe PUD)
017041033	291 Paradise Flat Ln	3.40	R1	AP	7	23	1	Mod/Abv Mod	Yes (Tahoe City PUD)
032060014	350 Glenmore Way	11.19	R1	AP	7	78	1	Mod/Abv Mod	Yes (South Tahoe PUD)
015264001	7227 Third Ave	0.72	R1	AP	7	5	1	Mod/Abv Mod	Yes (Tahoe City PUD)
016300023		0.69	R1	AP	7	4	1	Mod/Abv Mod	Yes (Tahoe City PUD)
016590005		0.45	R1	AP	7	3	1	Mod/Abv Mod	Yes (Tahoe City PUD)
016300003	301 Drum Rd	0.80	R1	AP	7	5	1	Mod/Abv Mod	Yes (Tahoe City PUD)
016521005	584 Lakeridge Dr	0.53	R1	AP	7	3	1	Mod/Abv Mod	Yes (Tahoe City PUD)
016151031	376 Sierra Dr	1.29	R1	AP	7	9	1	Mod/Abv Mod	Yes (Tahoe City PUD)
016181006	466 Sierra Dr	0.67	R1	AP	7	4	1	Mod/Abv Mod	Yes (Tahoe City PUD)
016284001	8697 Rubicon Dr	0.58	R1	AP	7	4	1	Mod/Abv Mod	Yes (Tahoe City PUD)
016251008	8921 Rubicon Dr	0.75	R1	AP	7	5	1	Mod/Abv Mod	Yes (Tahoe City PUD)
018281005	2047 Cascade Rd	0.66	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
018281011		1.03	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)

APN	Address	Acres	Zoning	Land Use	Maximum Density per Acre	Maximum Units	Assumed Units	Affordability	Water/Wastewater Access ²
018281012		1.21	R1	AP	7	8	1	Mod/Abv Mod	Yes (South Tahoe PUD)
018292005	2095 Sugar Pine Rd	0.55	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
018281010	2019 Cascade Rd	1.00	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)
018191009	2189 Cascade Rd	0.68	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
029320004		0.82	R1	AP	7	5	1	Mod/Abv Mod	Yes (South Tahoe PUD)
018090073		11.81	R1	AP	7	82	1	Mod/Abv Mod	Yes (South Tahoe PUD)
018300007		0.81	R1	AP	7	5	1	Mod/Abv Mod	Yes (South Tahoe PUD)
025520022		1.15	R1	AP	7	8	1	Mod/Abv Mod	Yes (South Tahoe PUD)
025520021		1.71	R1	AP	7	11	1	Mod/Abv Mod	Yes (South Tahoe PUD)
025601003	2375 Del Norte St	0.52	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
032050055		1.11	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)
025793001		0.51	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
032050071		0.50	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
025621002	2275 Del Norte St	0.90	R1	AP	7	6	1	Mod/Abv Mod	Yes (South Tahoe PUD)
032050073		0.50	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
032050074		0.47	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
021311002	849 Fallen Leaf Rd	0.49	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033781001	926 Washoan Blvd	0.59	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033784002	929 Tabira Ct	0.46	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033784001	945 Washoan Blvd	0.52	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
080050010	2015 Jicarilla Dr	0.52	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033682014	1331 Acoma Ct	0.48	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033720022		1.01	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033623012	1045 Lamor Ct	0.72	R1	AP	7	5	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033678001	1260 Acoma Cir	0.53	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033652002	1847 Hekpa Dr	1.18	R1	AP	7	8	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033644001	1815 Hekpa Dr	1.02	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033631007	1636 Hekpa Dr	0.55	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)

APN	Address	Acres	Zoning	Land Use	Maximum Density per Acre	Maximum Units	Assumed Units	Affordability	Water/Wastewater Access ²
033160014		0.48	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033504006	1259 Mountain Meadow Dr	0.76	R1	AP	7	5	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033160003		1.65	R1	AP	7	11	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033504004	1271 Mountain Meadow Dr	0.51	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
014310008		1.19	R1	AP	7	8	1	Mod/Abv Mod	Yes (South Tahoe PUD)
081142013	1608 Busch Way	0.45	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033180009		2.22	R1	AP	7	15	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033494018	1597 Grizzly Mountain Dr	0.83	R1	AP	7	5	1	Mod/Abv Mod	Yes (South Tahoe PUD)
081071003	1526 Skyline Dr	0.48	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033732005	1592 Boca Raton Dr	0.54	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
081103017	1541 Oflyng Dr	0.46	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
081103018	1531 Oflyng Dr	0.48	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
034733019	1663 Canienaga St	1.03	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)
034344001		1.84	R1	AP	7	12	1	Mod/Abv Mod	Yes (South Tahoe PUD)
034350005	1130 Navahoe Dr	0.49	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
035151007	2370 Taos Ct	0.52	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
035171008	2311 Chiapa Dr	0.53	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
020041019		1.10	R1	AP	7	7	1	Mod/Abv Mod	Unknown
036350027	2851 South Upper Truckee Rd	1.20	R1	AP	7	8	1	Mod/Abv Mod	Yes (South Tahoe PUD)
036431014	2776 Blitzen Rd	0.49	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
036431005	2820 Blitzen Rd	1.03	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)
036431012		0.72	R1	AP	7	5	1	Mod/Abv Mod	Yes (South Tahoe PUD)
036380022	2978 State Hwy 89	0.59	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
036530020		1.00	R1	AP	7	6	1	Mod/Abv Mod	Yes (South Tahoe PUD)
036573006	1000 Ermine Ct	0.57	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
036391007		1.42	R1	AP	7	9	1	Mod/Abv Mod	Yes (South Tahoe PUD)
036501004	3628 Grass Lake Rd	1.15	R1	AP	7	8	1	Mod/Abv Mod	Yes (South Tahoe PUD)
036462007		0.58	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)

APN	Address	Acres	Zoning	Land Use	Maximum Density per Acre	Maximum Units	Assumed Units	Affordability	Water/Wastewater Access ²
018191024		0.59	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033613007		0.51	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
018340002		1.04	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)
036530026		0.58	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033882017	1948 Jicarilla Dr	1.38	R1	AP	7	9	1	Mod/Abv Mod	Yes (South Tahoe PUD)
018340003		0.85	R1	AP	7	5	1	Mod/Abv Mod	Yes (South Tahoe PUD)
016251013		1.03	R1	AP	7	7	1	Mod/Abv Mod	Yes (Tahoe City PUD)
025271059	1414 Black Bart Ave	0.47	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
021031033	627 Lemmon Ln	1.44	R1	AP	7	10	1	Mod/Abv Mod	Yes (South Tahoe PUD)
021201017	223 Fallen Leaf Rd	2.34	R1	AP	7	16	1	Mod/Abv Mod	Yes (South Tahoe PUD)
016300062	255 Drum Rd	1.09	R1	AP	7	7	1	Mod/Abv Mod	Yes (Tahoe City PUD)
018300027		1.11	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)
036563015	3325 South Upper Truckee Rd	1.90	R1	AP	7	13	1	Mod/Abv Mod	Yes (South Tahoe PUD)
015370027	7153 State Hwy 89	0.98	R1	AP	7	6	1	Mod/Abv Mod	Yes (Tahoe City PUD)
034591018	830 West San Bernardino Ave	1.04	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)
034112003	1889 Bella Coola Dr	0.45	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033402024	896 Kiowa Dr	0.47	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
032362002	301 Glenmore Way	0.47	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033682013	1330 Acoma Ct	0.46	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
036462002	3703 Memory Ln Temp	0.47	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033703002	919 Muskwaki Dr	0.47	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
034441001	1951 Delaware St	0.49	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
081051005	1428 Skyline Dr	0.55	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
016321006		0.52	R1	AP	7	3	1	Mod/Abv Mod	Yes (Tahoe City PUD)
080061009	1814 Jicarilla Dr	0.54	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
034121006	1576 Plumas Cir	0.51	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
016461001		0.59	R1	AP	7	4	1	Mod/Abv Mod	Yes (Tahoe City PUD)
021301006	929 Emigrant Rd	0.61	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)

APN	Address	Acres	Zoning	Land Use	Maximum Density per Acre	Maximum Units	Assumed Units	Affordability	Water/Wastewater Access ²
025442011		0.61	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033662019	1204 Acoma Cir	0.65	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033443006	1302 Mt Rainier Dr	0.65	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
016202020	8800 Rubicon Dr	0.66	R1	AP	7	4	1	Mod/Abv Mod	Yes (Tahoe City PUD)
033882003	1995 Susquehana Dr	0.73	R1	AP	7	5	1	Mod/Abv Mod	Yes (South Tahoe PUD)
016151040		0.69	R1	AP	7	4	1	Mod/Abv Mod	Yes (Tahoe City PUD)
036530012	3008 Reindeer Way	0.76	R1	AP	7	5	1	Mod/Abv Mod	Yes (South Tahoe PUD)
016522017	620 Sunrise Ave	0.76	R1	AP	7	5	1	Mod/Abv Mod	Yes (Tahoe City PUD)
033720019		1.01	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033720029		1.00	R1	AP	7	6	1	Mod/Abv Mod	Yes (South Tahoe PUD)
036433002		1.01	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)
034591004	770 West San Bernardino Ave	1.03	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)
018300021		1.16	R1	AP	7	8	1	Mod/Abv Mod	Yes (South Tahoe PUD)
034654002	1876 Osage Cir	1.36	R1	AP	7	9	1	Mod/Abv Mod	Yes (South Tahoe PUD)
018130032		2.38	R1	AP	7	16	1	Mod/Abv Mod	Yes (South Tahoe PUD)
NP1481098		0.51	R1	AP	7	3	1	Mod/Abv Mod	Unknown
NP1482000		0.72	R1	AP	7	5	1	Mod/Abv Mod	Unknown
NP1482001		0.84	R1	AP	7	5	1	Mod/Abv Mod	Unknown
015331029	7101 Wilson Ave	0.75	CC	AP	10	7	1	Mod/Abv Mod	Yes (Tahoe City PUD)
034391007		1.12	IL	AP	4	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
014244013		0.50	R1	AP	7	3	1	Mod/Abv Mod	Yes (Tahoe City PUD)
014247005		0.72	R1	AP	7	5	1	Mod/Abv Mod	Yes (Tahoe City PUD)
016554004		0.61	R1	AP	7	4	1	Mod/Abv Mod	Yes (Tahoe City PUD)
016561003		0.69	R1	AP	7	4	1	Mod/Abv Mod	Yes (Tahoe City PUD)
016561002		0.82	R1	AP	7	5	1	Mod/Abv Mod	Yes (Tahoe City PUD)
016561001		0.61	R1	AP	7	4	1	Mod/Abv Mod	Yes (Tahoe City PUD)
016181018	410 Sierra Dr	0.53	R1	AP	7	3	1	Mod/Abv Mod	Yes (Tahoe City PUD)
016181017	416 Sierra Dr	0.56	R1	AP	7	3	1	Mod/Abv Mod	Yes (Tahoe City PUD)

APN	Address	Acres	Zoning	Land Use	Maximum Density per Acre	Maximum Units	Assumed Units	Affordability	Water/Wastewater Access ²
016421005	8905 Woodland Dr	0.52	R1	AP	7	3	1	Mod/Abv Mod	Yes (Tahoe City PUD)
025451023		0.83	R1	AP	7	5	1	Mod/Abv Mod	Yes (South Tahoe PUD)
025442021		0.68	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
025442010		0.64	R1	AP	7	4	1	Mod/Abv Mod	Yes (South Tahoe PUD)
025442004		0.51	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
025601002	2365 Del Norte St	0.74	R1	AP	7	5	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033542011	858 Angora Creek Dr	0.87	R1	AP	7	6	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033542010	864 Angora Creek Dr	0.88	R1	AP	7	6	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033542012	1160 View Cir	1.01	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033524002		0.87	R1	AP	7	6	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033644010	1470 Pioneer Trl	0.46	R1	AP	7	3	1	Mod/Abv Mod	Yes (South Tahoe PUD)
034020006		1.28	R1	AP	7	8	1	Mod/Abv Mod	Yes (South Tahoe PUD)
034622007	621 West San Bernardino Ave	1.03	R1	AP	7	7	1	Mod/Abv Mod	Yes (South Tahoe PUD)
036582013	3131 Egret Way	3.83	RF-H	AP	0.01	1	1	Mod/Abv Mod	Yes (South Tahoe PUD)
033191006	1374 Boca Raton Dr	1.15	RF-L	AP	0.03	1	1	Mod/Abv Mod	Yes (South Tahoe PUD)
Moderate-Income		229					171³		

Source: El Dorado County, January 2020.

Note: Sites with bolded APNs were included in the two previous Housing Element inventories and thus are subject to requirements outlined in Government Code section 65583.2(c).

¹ Assumes 20/acre based on the maximum density for the Meyers Area Plan.

² In the Tahoe area, publicly available Public Utility District planning documents were consulted to estimate potential service capacity.

³ It is assumed that 25% (45 units) of the 171 units will accommodate the moderate income RHNA and 75% (136 units) will accommodate the above moderate income RHNA.

Figure HO-7
Western Slope – Vacant Sites Map

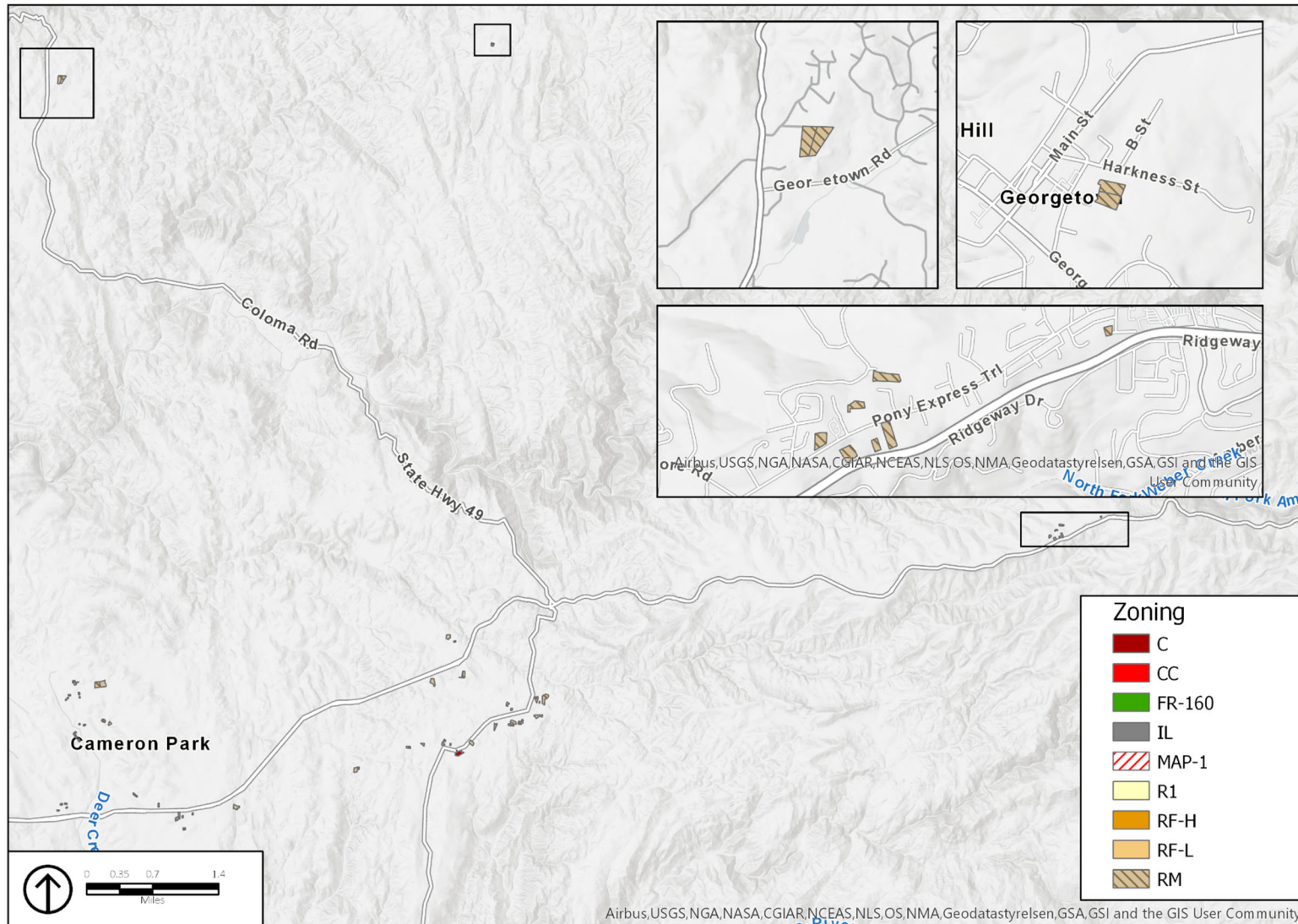
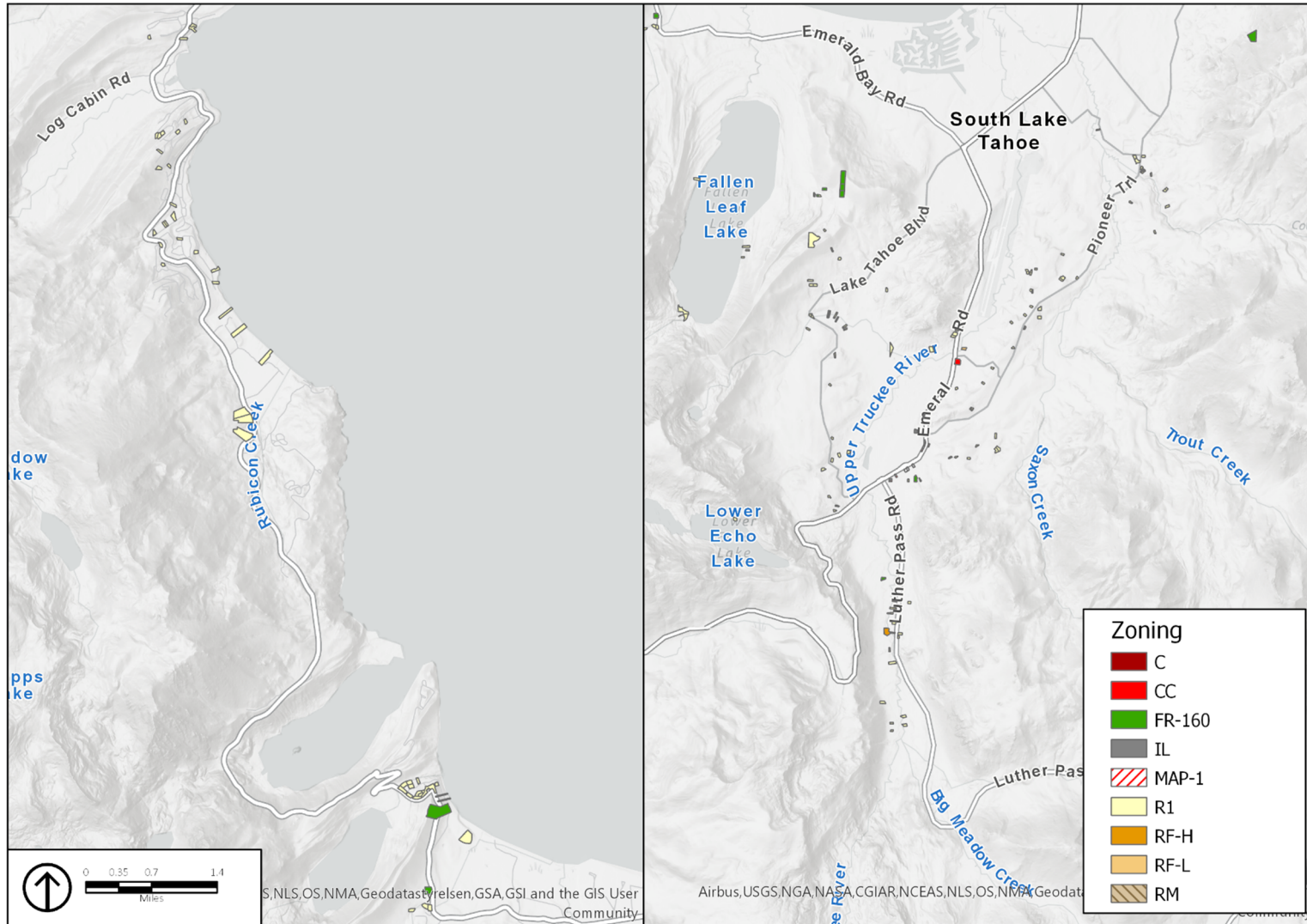
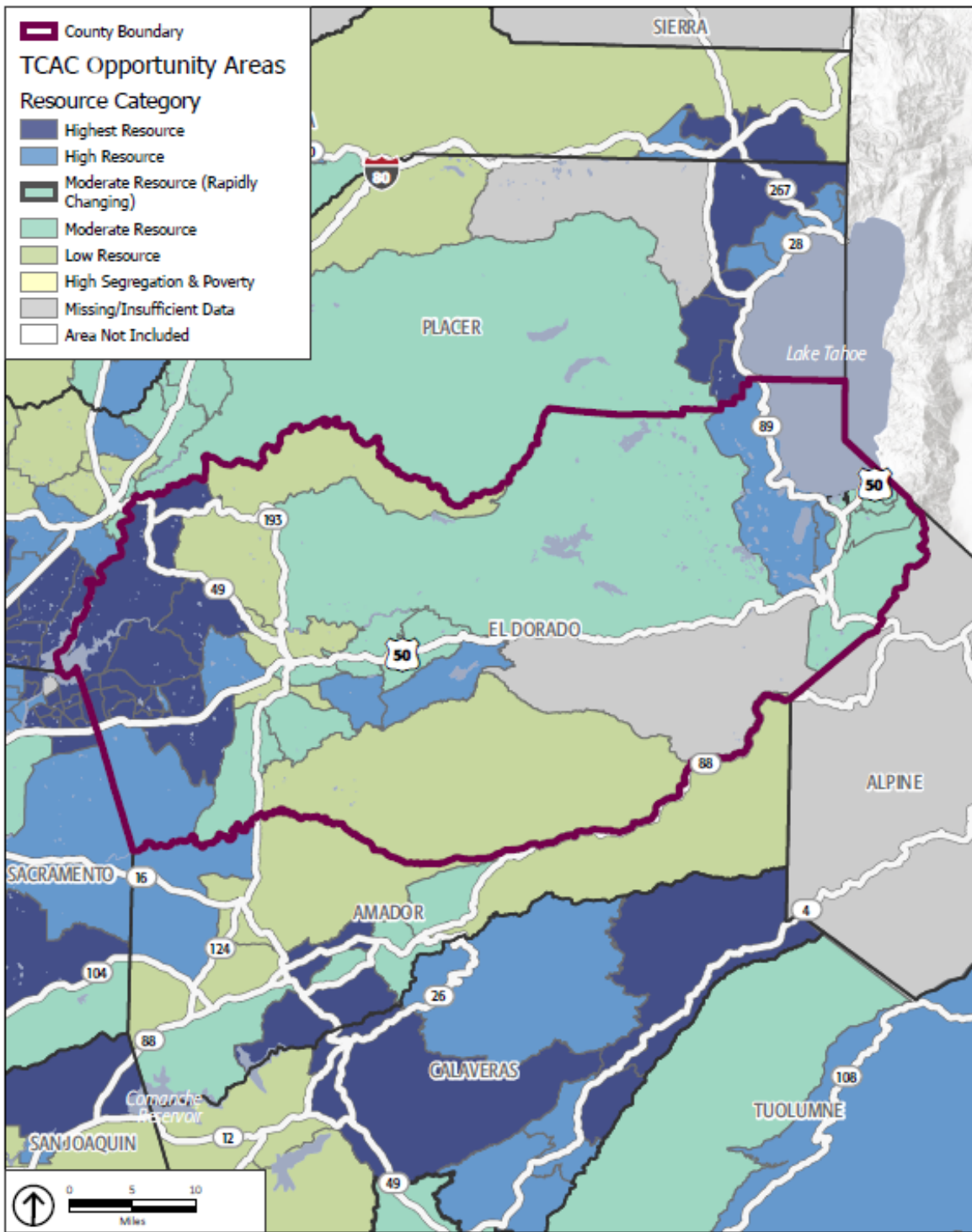


Figure HO-8
Tahoe Basin – Vacant Sites Map



Appendix C – Fair Housing Assessment Maps

Figure HO-9
TCAC/HCD 2020 Opportunity Areas



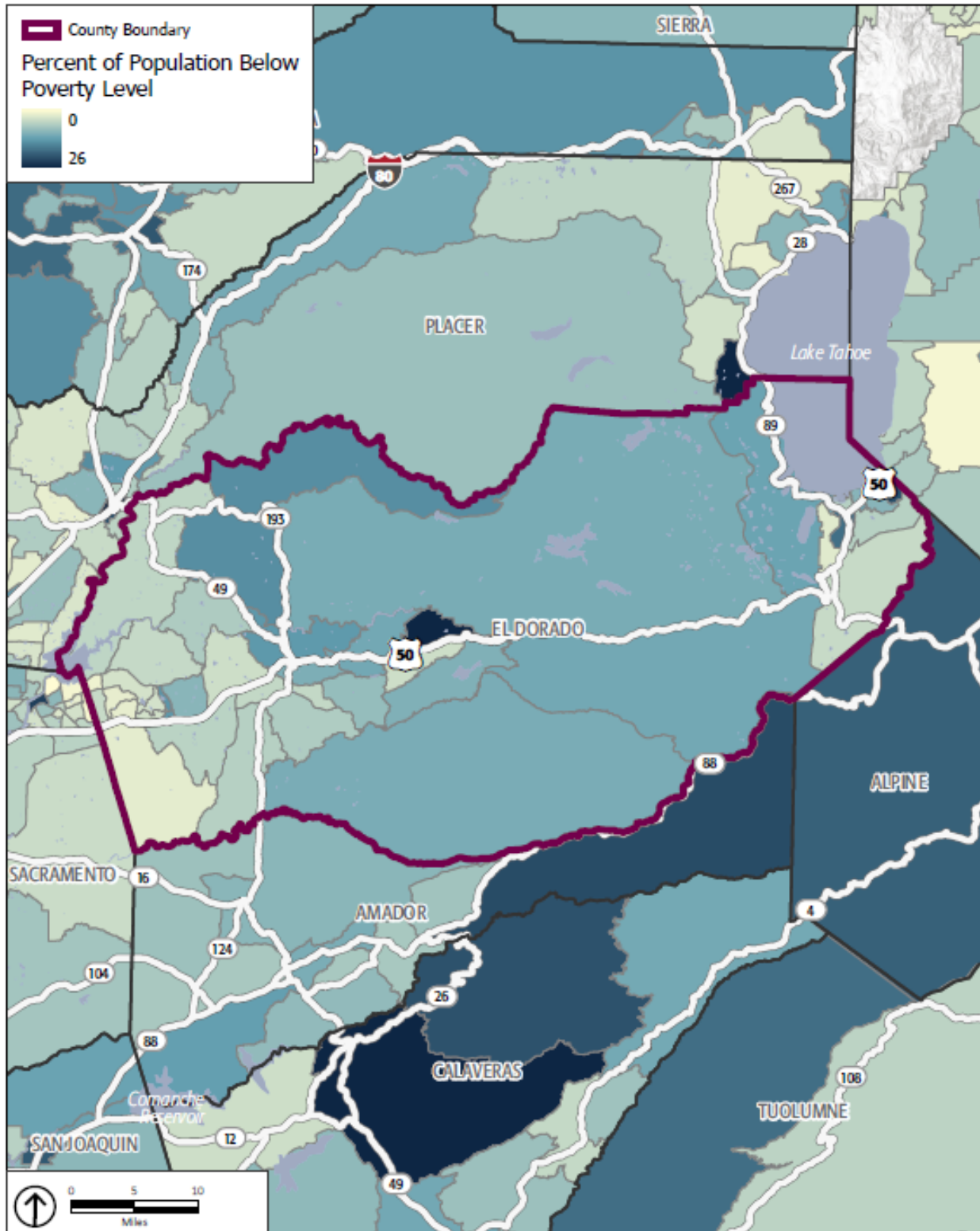
Source: Esri; PlaceWorks, 2021.

Figure HO-10
Population Below the Poverty Line, 2014



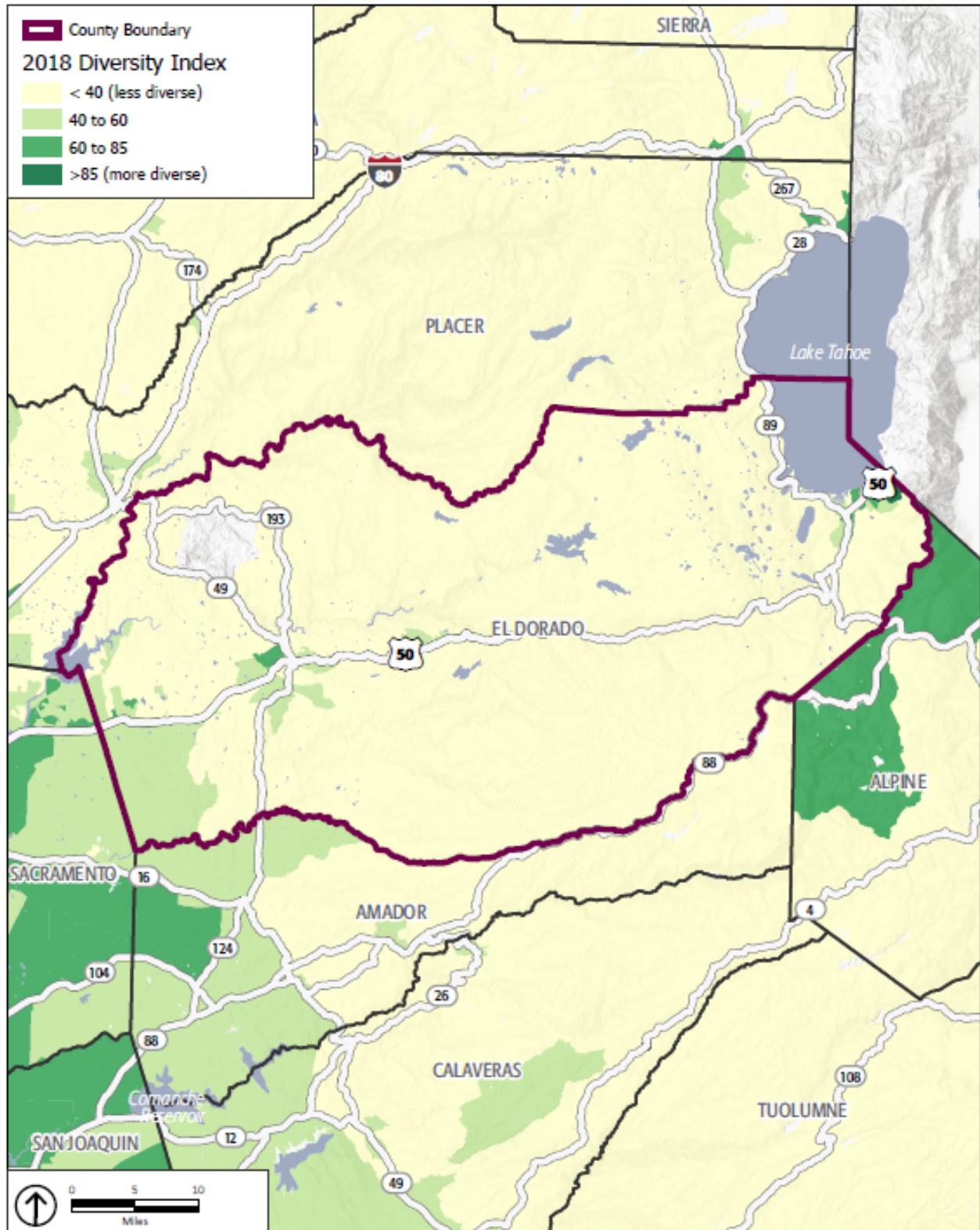
Source: Esri, 2010-2014 ACS.

Figure HO-11
Population Below the Poverty Line, 2019



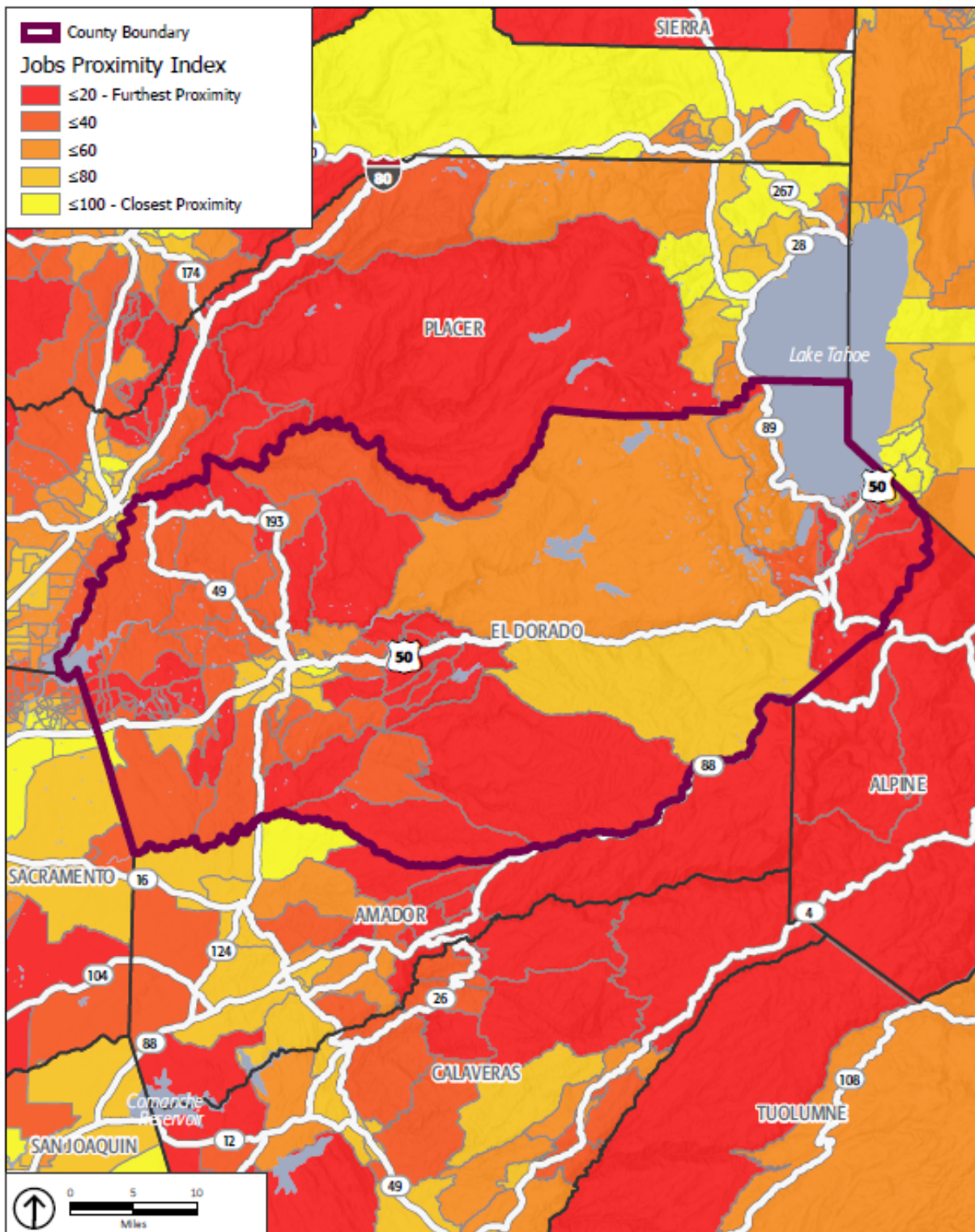
Source: Esri, 2015-2019 ACS.

Figure HO-12
2018 Diversity Index



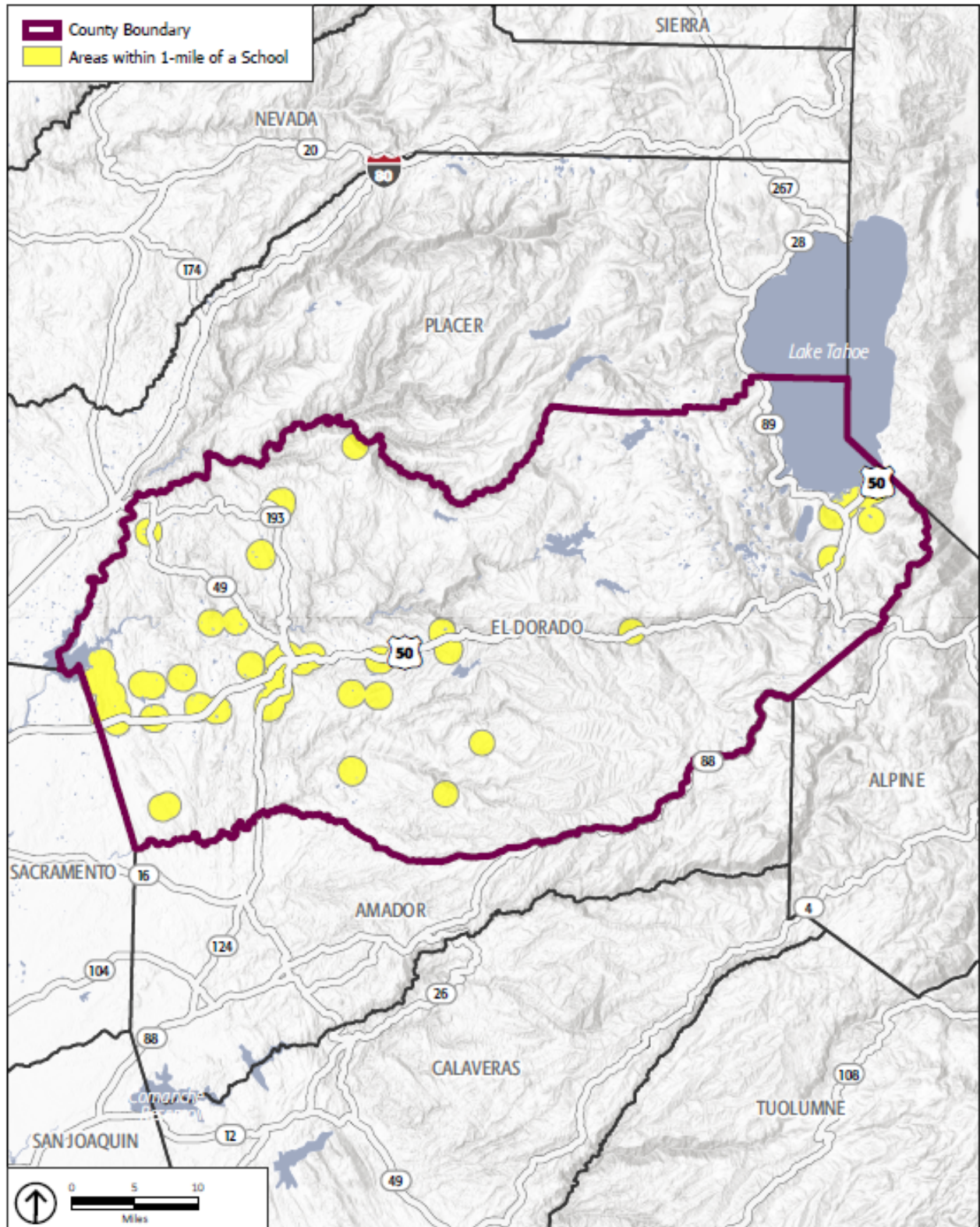
Source: Esri; US Census.

Figure HO-13
Proximity to
Jobs



Source: Esri; US Census (2018); HUD (2017); PlaceWorks, 2021.

Figure HO-14
Access to Schools



Source: CSCD, 2016; PlaceWorks, 2021.

Figure HO-15
Owners Overpaying for Housing,
2019

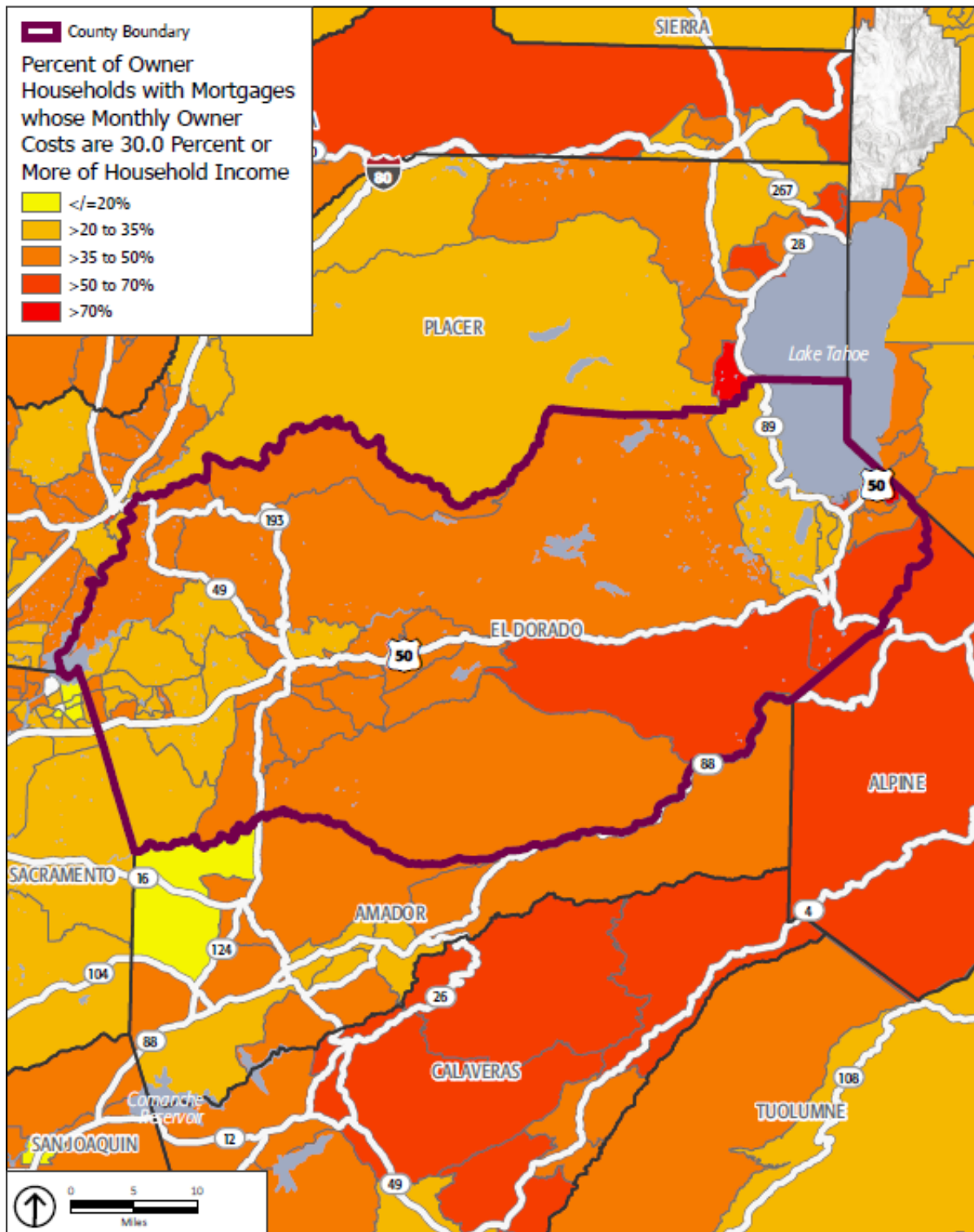
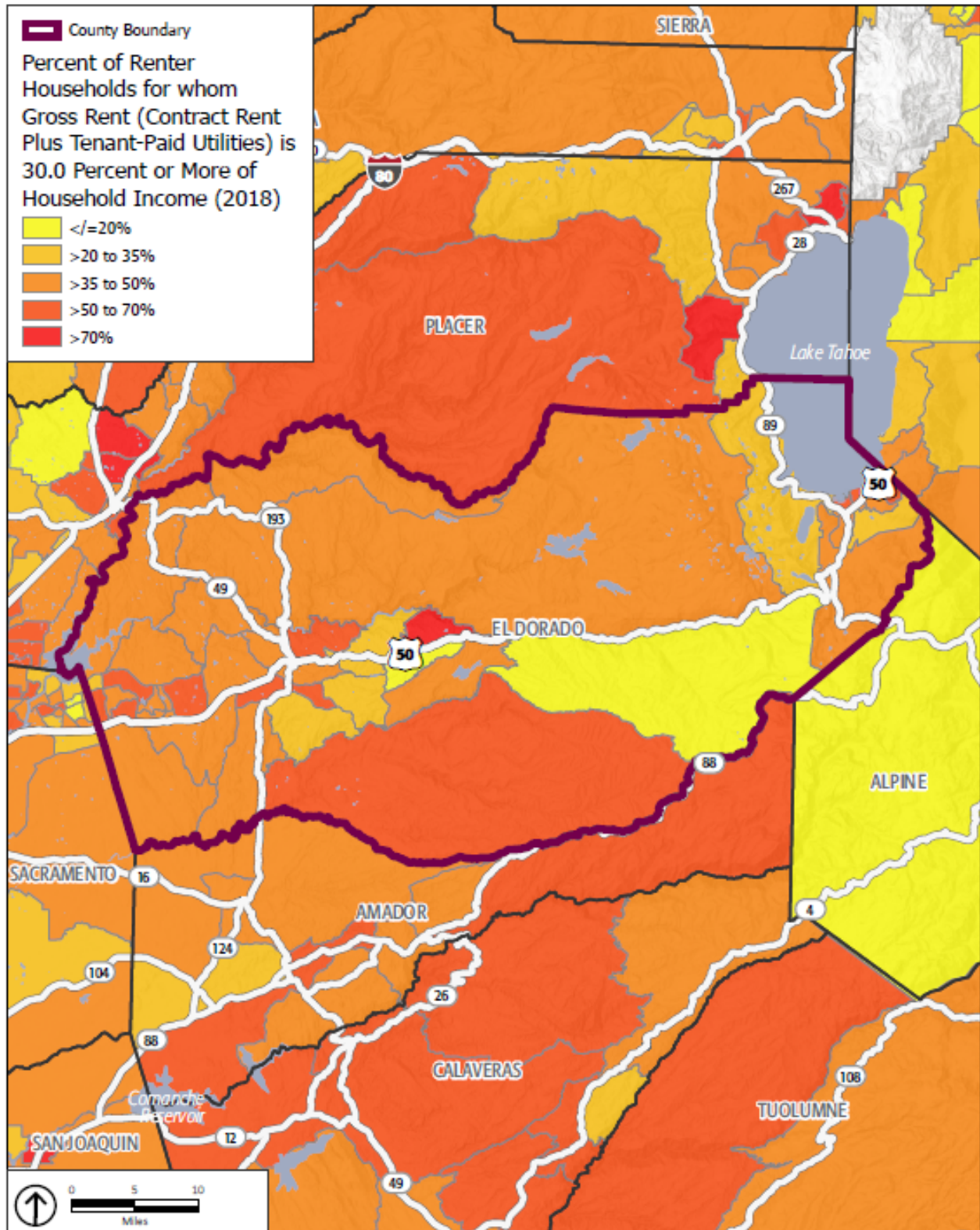


Figure HO-16
Renters Overpaying for Housing, 2019



Source: Esri; US Census (2018); PlaceWorks, 2021.