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MEMORANDUM

DATE: October 10, 2006 Agenda of: October 12, 2006
TO: Planning Commission Item #: Departmental Reports
FROM: Shawna Purvines, Senior Planner
 Joyce Aldrich, Housing Program Manager
SUBJECT: Housing Element Implementation Status Report

GENERAL OVERVIEW

Government Code Section 65585 requires cities and counties to prepare and adopt a general plan for its jurisdiction that includes certain mandatory elements, including a housing element. The housing element must consist of (a) an identification and analysis of existing and projected housing needs, including the locality's share of the regional housing need, (b) an inventory of resources and constraints relevant to meeting those needs; and (c) a program showing a five-year schedule of the actions to be taken to implement the housing element, including how the locality plans to meet its share of the regional housing need.

El Dorado County's Housing Element embodies a plan for addressing the County's housing needs within the unincorporated areas through June 2008. The Element includes an assessment of needs, constraints resource and opportunities along with a plan that encompasses goals, policies and an implementation program.

El Dorado County's Housing Element was adopted with the entire General Plan on July 19, 2004. Although the County has an Adopted Housing Element as required by the State, it has not been certified by the Department of Housing and Community Development (HCD) due to the finding that the County's Housing Element had not addressed the impacts or included specific measures to mitigate the impacts of Measure Y, now Policy TC-Xa(4). Staff will continue to identify efforts to encourage development opportunities that will meet the growing needs of El Dorado County, while maintain its relationship with HCD, with the intent to achieve certification of the current Housing Element. Concurrently staff is continuing to implement the adopted Housing Element.

Several County departments and approving bodies are responsible for ensuring implementation of the Housing Element. The El Dorado County Housing Authority, which is part of the Department of Human Services, provides housing assistance through a number of programs. The County Housing Authority also provides housing assistance to the residents of the cities of Placerville and South Lake Tahoe. Planning Services reviews and applies County regulations to housing development proposals. The Building Services, Environmental Management Department, and Department of Transportation work with Planning Services to ensure that homes are built safely and in a manner consistent with applicable codes and regulations. Finally, the Board of Supervisors, Planning Commission, and Zoning Administrator make decisions regarding the location and extent of housing, consistent with the General Plan and County Code.

RECENTLY ADDED OR AMENDED STATE HOUSING LAWS

The State's 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. The law goes on to recognize that each locality is best capable of determining what efforts are needed to contribute to the attainment of the State's housing goal. Following is a list of recent additions and amendments to the State's Housing laws.

- **State Density Bonus Law (GC 65915):** Requires local governments to grant density increases, incentives and concessions to housing affordable to lower and moderate income households. SB 1818/435 Changes include:
 - Lower eligibility Criteria
 - Prescribes the Number of Incentives and Concession
 - Creates a Sliding Scale Density Bonus based on Affordability
 - Establishes Parking Limits Upon Request

- **Anti-NIMBY (GC 65589.5):** Increased development certainty for housing affordable to lower and moderate income households. Development shall not be denied unless the following findings are made:
 - Housing Element in conjunction with Regional Housing Needs Analysis is accomplished.
 - Development would have a specific adverse impact
 - Denial is necessary to comply with State and Federal laws
 - Development is proposed on lands for agriculture and resource preservation
 - Development is inconsistent with the General Plan and Zoning. The local jurisdiction has a Housing Element in compliance and proposed site is not identified in the Housing Element to accommodate lower and moderate income needs.

- **No Net Residential Capacity Loss (GC 65863):** Inventory of adequate sites must be maintained throughout the planning period. Prohibition against downzoning is identified in Government Code Section 65863(b) and limits downzoning of sites identified in the housing elements unless it is found that the downzoning will create no net loss in capacity and the local jurisdiction can still identify "adequate sites" pursuant to housing element law.

- Limited Conditional Use for Multifamily in Multifamily Zones (GC 65589.4): SB 619 and SB 326 amended Government Code 65589.4 to simplify procedural requirements for multifamily in multifamily zones (e.g multifamily uses are not to be subject to SUP in multifamily zones).
- Second Unit Law (GC 65852.2): The revision allows units to be counted towards “adequate sites” requirement and requires ministerial approval.
- Priority Water and Sewer for Lower Income (GC 65589.7): Local agency is now required to deliver the adopted housing element and amendments to water and sewer providers who must adopt written policies and procedures to grant priority and prohibits denying, conditioning or reducing unless specific findings are made.
- Unaccommodated Housing Need (GC Sections 65583): AB 1233 requires that where a locality fails to zone or re-zone enough land to accommodate its fair share of the regional housing need, then within one year of adopting its next housing plan it must zone or rezone enough land to meet its fair share of regional housing need. This must be completed within the first year of the planning period.
- Annual Report (GC Section 65400): Government Code Section 65400 requires cities and counties to annually report on the progress in implementation of their housing element. Reports must be submitted to the Board of Supervisors, Office of Planning and Research and Housing and Community Development. HCD is currently developing the required format and forms the County must follow.
- Potential Constraints on Housing for Persons with Disabilities (Government Code Section 65583(a)(4) and Government Code 65583(c)(3)) SB 520 requires local jurisdictions to both analyze Zoning and Land Use for constraints and develop a program addressing “Reasonable Accommodation” for persons with disabilities.
- Sites Inventory Analysis: Housing Elements are now required to provide a site inventory analysis that includes(Reference General Plan Table A-3 attached):
 - Site Capacity Calculation (Realistic Capacity)
 - Density Deemed Appropriate for Lower Income Families
 - Analysis Demonstrates the appropriateness of Zoning to:
 - Market Demand
 - Financial Feasibility
 - Trends within Zones
 - General Suitability (Environmental and Infrastructure)
 - Suitability of Non-Vacant Lands (Underutilized Parcels)
 - Zoning for a Variety of Housing Types
 - Determination of Adequate Sites to Accommodate the RHNA

- Accommodate 100 percent of Remaining Lower Need
- Be By Right
 - No CUP, PUD or Other Discretionary Review Triggering “Project” under CEQA
 - Design Review is Allowed as Long as “Project” not Triggered under CEQA
 - Permit at least 16 Units Per Site
 - Have a Minimum Density of 20 Units Per Acre
 - Accommodate At Least 50 percent of the Remaining Need on Residential-Only Sites
- Must be Characterized by parcel Number or Unique Identifier, Zoning and General Plan Designation, Size and Existing Use for Non-Vacant Sites.

REGIONAL HOUSING NEED PLAN

The State Department of Housing and Community Development (HCD) every six years, evaluates the overall need for housing throughout the State then distributes the need to councils of government (COG) representing various regions throughout the State. The various COG’s then develop a Regional Housing Needs Plan (RHNP) by which each local jurisdiction is then allocated a percentage of the regions housing needs. The allocation is broken out further to identify the amount of houses needed to meet the demands of households in the above moderate, moderate, low and very low income categories. El Dorado County is a member of the Sacramento Council of Governments (SACOG) and has included in the adopted Housing Element policies to achieve the County’s share of the regional housing needs.

Pursuant to State housing element law (Government Code Section 65584 – 65584.01), the State Department of Housing and Community Development has provide SACOG with its determination of the region’s existing and projected housing needs for the pending planning period of 2006-2013. The number of units allocated reflects the minimum housing need for the region and enables SACOG to prepare an updated Regional Housing Needs Plan in accordance with Government Code Sections 65584.04-05. This plan must be prepared to update the housing elements of each general plan within the region. Housing elements are required to be updated by June 30, 2008 to accommodate each local government’s share of the regional housing need pursuant to Government Code Section 65588(e)(3).

The Regional Housing Needs Plan (RHNP) developed by SACOG is required to be consistent with the following objectives, as set forth in more detail in statute (Section 65584(d)):

- 1) Increasing the housing supply and the mix of housing types, tenure, and affordability;
- 2) Promoting infill development and socioeconomic equity, protection of environmental and agricultural resources, and encouragement of efficient development patterns;
- 3) Promoting an improved intraregional relationship between jobs and housing; and
- 4) Balancing the distribution of households by income category.

The following table outlines SACOG’s and El Dorado County’s 2001-2007 allocation of the Regional Housing Needs Plan. SACOG’s anticipated allocation for 2006-2013 is 169,476 new residential units.

Income Category	Regional Housing Unit Need 2000-07	EDC Allocation 2000-07	Percent of Regional Housing Need
Very Low	26,843	2,829	2
Low	21,782	1,890	1.5
Moderate	25,909	2,100	1.7
Above Moderate	51,955	3,175	2.5
Total	126,489	9,994	8

In an effort to achieve the above allocation while addressing HCD’s concerns with the County’s Measure Y, now policy TC-Xa(4) in the General Plan, at the August 22nd meeting of the Board of Supervisors new Transportation Impact Fee schedules were approved that include the establishment of a fund to be used to offset the cost of Affordable Housing projects. The Department of Human Services is currently working on a process for distribution of these funds.

PROGRESS TOWARDS MEETING GOALS AND POLICIES OF THE HOUSING ELEMENT

Amendments and Policy Interpretation

Amendments

To date there have been 10 General Plan amendment applications that may have an impact on housing within the unincorporated area of the County.

On March 9, 2006, the Planning Commission approved General Plan Amendment A06-0005, a Resolution of Intention to amend the General Plan Housing Element to modify Policy HO-3g limiting the conversions of rental housing to condominiums and to further conserve the County’s stock of affordable housing.

On April 18, 2006, the Board of Supervisors approved a Resolution of Intention to amend the General Plan Floor Area Ratio and Mixed Use Development. Staff is processing the General Plan Amendment A06-0002 to increase the FAR standards and to create a mixed use development designation that will encourage compact design form. Currently, staff is working with Pacific Municipal Consultants to prepare a draft EIR for the project. The Draft EIR is scheduled to be released for public review by year end.

General Plan Amendment A06-0007 a Resolution of Intention was approved by the Planning Commission on August 10, 2006, and will consider amending the Housing Element of the General Plan to modify Policies 2.2.3.1, 2.2.3.2, 2.2.5.4, and 2.2.5.13 to provide exemptions from the 30 percent open space requirement for infill projects, affordable housing projects, small projects and condominium conversions, and to make the policies more general in nature. Staff is in the process of preparing the amendment, performing the CEQA analysis and will bring it back for a hearing to the Planning Commission.

In addition, 7 applications (A06-06, A06-03, AZ05-01, 02, and 03, AZ06-02 and 04) have been received from private developers. Four applications are currently being processed to change the land use designations from various Residential use designations to Commercial, one is amending the current land use designation from Medium Density Residential to Multi Family Residential, one is amending the land use designation from Commercial to Multi-Family and the final application is requesting land use amendment from Low Density Residential to Open Space.

Policy Interpretation

To ensure a consistent approach to applying policies within the General Plan, Planning Staff has brought back to the Planning Commission the following policies, related to residential development, for assistance with interpretation and implementation. Those that will affect housing development include:

Policy	Status and Housing Impact
<ul style="list-style-type: none"> Development on 30 percent slopes (Policy 7.1.2.1) 	Adopted recommended interpretations. Included Reasonable Use Guidelines and Staff Authority Thresholds.
<ul style="list-style-type: none"> Agricultural and Timberland Setbacks (Policy 8.1.3.2 and 8.4.1.2) 	Adopted recommended interpretations. Included Ag Setback Standards and Administrative Relief Standards
<ul style="list-style-type: none"> Riparian areas and wetlands – buffers and setbacks (Policy 7.3.3.4) 	Adopted recommended interpretations. Included Interim Standards, Alternative Setbacks and Biological Study Requirements
<ul style="list-style-type: none"> Oak Woodlands Interim Interpretive Guidelines Key Concepts Paper 	Adopted recommended interpretations. Retention/Replacement Requirements and Term Definition
<ul style="list-style-type: none"> Multifamily Residential land Use (Policy 2.2.1.2) 	Defining use of property for single family dwellings. Staff will prepare resolution of intention and return to commission.
<ul style="list-style-type: none"> Land Use Designation and Zoning consistency Matrix (Table 2-4) 	Will be updated in two phases; (1) initially as part of a minor General Plan update to achieve immediate goals and (2) part of the Zoning Ordinance update
<ul style="list-style-type: none"> Planned Development Open Space (Policies 2.2.3.1, 2.2.3.2, 2.2.5.4, and 2.2.5.13) 	General Plan Amendment in Process. Recommending 30 percent Open Space requirement allowed to be waived for Affordable Housing projects.
<ul style="list-style-type: none"> Density Bonus (Policy 2.2.4.1) 	Adopted recommended interpretations. Affordable housing bonuses are in addition to open space bonuses provided by this policy.
<ul style="list-style-type: none"> Level of Planning (Policy 2.2.5.16) 	Adopted recommended interpretations. proposed land division must be able to show accommodations for future development.

Policy	Status and Housing Impact
<ul style="list-style-type: none"> • Identification and Protection of Range Lands (Policy 8.1.2.1 and 8.1.2.2) 	Rangeland Study in process. May reduce number of parcels developable for Affordable Housing.
<ul style="list-style-type: none"> • Agricultural Commission Review (Policy 8.1.4.1) 	Process approved and in place. Additional review for all residential development.
<ul style="list-style-type: none"> • Public Facilities and Services Financing Plan (Policy 10.2.1.5) 	Planning Commission approved staffs approach to complying with this requirement. Requires economic analysis to accompany 50 plus residential unit developments.
<ul style="list-style-type: none"> • Evaluating General Plan consistency in Relation to Density and Affordable Housing 	Provides staff with direction to ensure minimum residential densities are met and Affordable Housing issues are addressed.

Zoning Ordinance Update

The County is in the process of updating its Zoning Ordinance bringing many of the current policies into compliance with the General Plan. As outlined in this Housing Element, the County has included implementation measures that will facilitate and encourage certain types of residential development.

- Measure HO-G directs the County to review and revise its Zoning Ordinance standards to provide more flexibility for developers of affordable housing.
- Measure HO-H directs the County to adopt a Density Bonus Ordinance that is in accordance with state law.
- HO-N, HO-U, HO-V, and HO-DD directs the County to review and update design standards to allow for ministerial approval for Affordable Housing.
- HO-O directs staff to adopt an infill ordinance to assist developers in addressing barriers to infill development including incentives.
- Measure HO-T directs the County to amend the Planned Development combining zone district in a manner that provides incentives for the development of a variety of housing types.
- Measure HO-Z directs the County to adopt a mobile home park conversion ordinance with measures to encourage retention of mobile home and manufactured home housing.
- Measure HO-GG directs the County to include in the Zoning Ordinance Update to clearly define temporary shelters, transition housing, and permanent supportive housing and identify zone districts whereby each temporary shelter may be established by right or by Special Use Permits.
- Measure HO-EE directs the County to review the Zoning Ordinance for constraints to housing for persons with disabilities. These measures are sufficient to lessen the effect of the Zoning Ordinance as a constraint to housing development.
- Measure HO-JJ directs the County to promote efficient use such as compact urban form, access to non-auto transit, non-traditional design. General Plan Amendment A06-0002 is underway to create mixed use development designation and to encourage compact design form.

- Measure HO-MM directs staff to adopt an ordinance to establish a process for making request for reasonable accommodations to land use and zoning decisions and to procedures regulating the siting, funding, development, and use of housing for people with disabilities.
- Measure HO-NN directs staff to ensure that permit processing procedures for agricultural employee housing does not conflict with the Health and Safety Code regarding requirements for Special Use Permits.

Interdepartmental Working Group

General Plan Implementation Measure HO-R requires the establishment of an interdepartmental working group to ensure cooperation between departments in the implementation of policies and programs. This group is responsible for holding periodic meetings with the Chief Administrative Officer and must provide biennial workshops with the Board of Supervisors regarding the status and potential improvements to policies and program. The Chief Administrative Officer has established the working group which includes all Department Heads related to General Plan implementation. In addition a sub committee of the working group has been created to address the Housing Element. Members of the subcommittee include the Chief Administrative Office, Development Services, Department of Transportation, Environmental Management and Department of Human Services. The work group is focused on meeting the goals of the current Housing Element while preparing for its update scheduled for June 2008.

Affordable Housing Options Report

The County Department of Human Services received a Community Development Block Grant, Planning and Technical Assistance Grant for the purpose of providing an affordable housing development study to explore options that will encourage and assist in the development of affordable housing.

General Plan Policy HO-1f requires the County to encourage new or substantially rehabilitated discretionary residential developments to provide for housing that is affordable to low and moderate income households. General Plan Implementation Measure HO-C states:

The County shall establish a task force to explore options that will encourage and assist in the development of affordable housing. One option to be considered is an inclusionary housing ordinance that encourages that a percentage of units in market-rate developments be affordable to very low, lower, and moderate income households. This ordinance may examine the following methods to provide affordable housing: 1) Construction of housing on-site; 2) construction of housing off-site; 3) dedication of land for housing; and 4) payment of an in-lieu fee. Development of this ordinance requires an analysis of the following variables:

- A. *Limiting the application of the ordinance to developments exceeding a certain size.*
- B. *Percentage of housing units required to be set aside as affordable and their level of affordability.*
- C. *Design and building requirements.*
- D. *Timing of affordable unit construction.*

- E. Determination of a fee in lieu of developing affordable units.*
- F. Developer incentives, such as cost offsets.*
- G. Administration of affordability control.*

The Department of Human Services has contracted with Pacific Municipal Consultants (PMC) to prepare an Affordable Housing Options Report for El Dorado County. The final report will include:

- A review of 15 housing elements with affordable housing measures;
- A review of jurisdictions, similar to El Dorado County, and their use of “inclusionary housing” and other affordable housing measures including benefits and drawbacks of those methods;
- Recommendations about which methods or combination of methods that could be most effective in assisting El Dorado County in meeting its regional housing allocation need;

The consultant has delivered on tasks a, b, c and d including:

- List of 15 housing elements from other cities and counties with affordable housing measures for review,
- Review the approved list of jurisdictions housing elements, implementation plans and associated documents such as zoning ordinances. Identify any jurisdictions whose affordable housing needs are not similar to El Dorado County and modify the list to delete the dissimilar jurisdiction(s) and add others that are similar,
- Reviewed the approved jurisdictions use of “inclusionary housing” as a method to provide affordable housing. Analyze the effectiveness of using “inclusionary housing” as a method for cities and counties to provide affordable housing. Researched the benefits and drawbacks of those methods. This is currently with county internal taskforce for review,
- Considered the alternatives to inclusionary housing, including but not limited to, in-lieu fees, density bonuses, and waivers/modifications of planning standards. This is currently with county internal taskforce for review. Consultant is within schedule of contract.

Once the report is in draft form the Task Force will review the draft and public meetings will be held.. At this time it is anticipated that input will be sought through the public meeting process and include a mix of public and private individuals, firms and organizations interested in the development of affordable housing options within the County.

Proposed Redevelopment Project Area Report

The Department of Human Services received a second CDBG, Technical Assistant Grant, for the purpose of hiring a qualified individual or firm to provide research, evaluation, and development of a study document that assesses the potential redevelopment areas within the unincorporated portions of El Dorado County. The project areas will include the established community areas of the unincorporated portion of El Dorado County including the communities of Garden Valley, Camino/Fruitridge, Gold Hill, Pleasant Valley, Oak Hill and Fairplay, and additionally the Meyers area adjacent to South Lake Tahoe in the eastern portion of the County. The RFP is open until October 20, 2006. The final report will include:

- Identify physical conditions within the County that cause blight.
- Identify economic conditions within the County that cause blight.
- Complete a draft report documenting blighted areas to present to the internal working group.
- Document the subsequent steps on behalf of the County for the development of one or more redevelopment area plans that indicate how the purpose of the community redevelopment law can be attained by redevelopment of the area.

Sites Inventory Analysis

The Vacant Land Survey (Table A-3 in the General Plan) is a summary of information contained in the County’s Assessor’s database regarding sites allowing residential development. The survey was done to determine the County’s ability to meet its total 2001-2008 allocation of 9,994 units as allocated by SACOG. As shown on General Plan Table HO-31 below, there is capacity to accommodate 12,059 dwelling units outside of the Development Agreement Areas. Recent updates to the State Law will require the County to analyze available parcel for development more closely. An updated survey will now be required to demonstrate the appropriateness of Zoning to Market Demand, Financial Feasibility, Trends within Zones. It will also require that an analysis be completed on developed but under utilized. Staff is in the initial phase of this analysis.

General Plan TABLE HO-31 Vacant Land Survey Summary			
	Acres	Parcels	Adjusted Maximum Capacity (DUs)
All Lands in Communities Except Lands in Development Agreements ¹			
Total of Vacant Lands	11,985.1	1,575	12,059
Higher Density Lands (4+ DUs/acre)	1701.9	278	9,680
Higher Density Lands Having Public Services	1541.4	120	8,060
<u>2001–2008 Allocations:</u> Very Low = 2,829 units; Lower = 1,890 units; Moderate = 2,100 units; Above Moderate = 3,175 units; Total = 9,994 units. Notes: ¹ Considers land vacant as of August 2002 (information from the El Dorado County Assessor’s Office database). See text and Attachment A for further information.			

First Time Home Buyers Program

Currently, CDBG and HOME funds, \$1.5 million and \$600,000 respectively, are available for housing rehabilitation loans as well as for first-time homebuyer’s loans to serve the unincorporated areas of the county. The CDBG funds are available until December 31, 2009, and the HOME funds are available until August 31, 2007, or until fully utilized. The Department

of Human Services has a portfolio of 53 families served under the program and potential for an additional 20 households before current grants expire. Human Services intends to continue applying for grant funds in the future so long as the County remains eligible.

Continuum of Care Strategy

The Housing Authority is currently working with United Outreach to implement a continuum of care strategy in El Dorado County. Upon implementation various non-profit organizations, which provide for the homeless, may then apply for state and federal funds to help establish and maintain their services.

The Department of Human Services is currently developing an application for submission to the State of California Housing and Community Development for a planning and technical assistance grant to conduct a homeless count and survey in El Dorado County as part of the continuum of care strategy process.

HOUSING ELEMENT STATUS

The Housing Element includes 42 implementation measures. At this time 15 have been fully implemented with an additional 6 implemented but not complete due to they have not achieved the unit goal established in the General Plan. Nine measures are to be included as part of the Zoning Ordinance update. The Housing Element also requires the development of five new ordinances including:

- 1) Fee waiver or fee reduction Ordinance (GP Expected Outcome – 225 Units)
- 2) Density Bonus Ordinance (GP Expected Outcome – 100 Units)
- 3) Infill Ordinance (GP Expected Outcome – 150 Units)
- 4) Mobile Home Conversion Ordinance (GP Expected Outcome – 200 Units)
- 5) Reasonable Accommodations Ordinance

As mention earlier in this report, the County is in the process of establishing an Affordable Housing Taskforce who will be advisory to the development of these five ordinances. Four of the ordinances have and expected outcome as identified above. Until these ordinances are implemented the General Plan's expected unit of outcomes for these four ordinances may not be achieved. Below is a table depicting the current status of the measures within the General Plan with "expected unit of outcomes" less those listed above.

	2004 General Plan	Actual 07/2001 - 10/2006	Percent of Expected Outcome
EDC Allocation 2000-2007 (per RHNA)	9,994	11,356	114
Units by Partnerships with Private Agencies	400	368	92
Second Dwelling Units	300	177	59
Hardship Mobile Homes	500	354 New 111 Renewal	71 93% (New and Renewal)
First Time Home Buyers	50	9	18
Section 8 Assistance	100 percent of Lease Up	91 percent using 100 percent of HUD Allocation	100
Weatherization	800	643	81
Code Enforcement	300	235	78

Income Category	EDC Allocation 2001-07	EDC Actual 07/2001 - 10/2006
Very Low	2,829	84
Low	1,890	272
Moderate	2,100	
Above Moderate	3,175	
Total	9,994	11,356

The 11,000 units is the total number of units built minus the number of deed restricted units. At this time the County does not require applicants to state income levels at the time a new residential building permit is pulled. Staff is currently working with the Association of Realtors to estimate the number of Moderate and Above Moderate new homes developed between 2001-2006 in the annual report to HCD.

Below is a chart that summarizes the current residential development activity in the County.

**El Dorado County Planning Services
Pending Subdivision Activity Report, October 1, 2006**

Residential Projects <u>Not</u> Actively in Process	
Approved Development Agreement Projects for Which Tentative Maps Have Not Yet Been Submitted.	6,026 Lots
Writ-Hold Maps Incomplete and Not yet Reactivated	505 Lots
Residential Projects Actively in Process	
Pending Tentative Maps and Parcel Maps in Review Process	1,561 lots
Approved Tentative Maps with Time Extensions in Review Process	773 Lots
Pending Final Maps in Review Process	13 Lots
Total Active and Inactive Residential Projects	
Total Active Residential Projects Currently Under Review	2,347 Lots (A)
Total Residential Projects with Approved DA's but no Tentative Map in Process and/or Projects with Inactive Tentative Maps on File	6,531 Lots (B)
Total Active, Inactive and DA Residential Projects	8,878 Lots (A+B)

**Table 2
El Dorado County Building Services
Pending Project Activity as of October 1, 2006**

	Projects Undergoing Inspection		Projects Undergoing Plan Check	
	Residential	Non-Residential	Residential	Non-Residential
EDH	622 units	837,791 s.f.	496 units	539,552 s.f.
PV	683 units	371,382 s.f.	283 units	189,373 s.f.
SLT	331 units	28,697 s.f.	54 units	1,294 s.f.
Total	1,636 units	1,237,870 s.f.	833 units	730,219 s.f.

REPORTING REQUIREMENTS AND TIMELINES

El Dorado County is required to annually report to the State Office of Planning and Research (OPR) on the progress of implementation of the General Plan and must submit copies of the progress report related to the housing element to State Housing and Community Development (HCD). The housing element portion of the annual report shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the rulemaking provisions of the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2). HCD is in the process of adopting forms and definitions for localities to use when preparing the housing element portion of the annual general plan progress report. Staff will be updating the Commission over the next five months on the progress of each of the elements of the General Plan. Staff anticipates bring a draft Annual Report to the Planning Commission on February 22, 2007, and to the Board of Supervisors on March 20, 2007. A final report will be submitted to the State Office of Planning and Research (OPR) and Housing and Community Development (HCD) on or before April 1, 2007.

It is anticipated that the Housing Element portion of the Annual Report will required the following information:

- 1) The following data for assessing progress in meeting the locality's regional housing needs allocation ("RHNA"):
 - a. Total allocation of housing units for the RHNA planning period and allocation by household income levels (i.e., very low, low, moderate, above moderate).
 - b. Number of new residential building permits actually issued by the locality for each year of the RHNA planning period by household income level (i.e., very low, low, moderate, above moderate).
 - c. Total number of permits issued by household income level, total number of building permits issued by year, the unfulfilled regional housing need allocation by household income level, and the total remaining unfulfilled RHNA.

- 2) For each housing development for which building permits were issued during the reporting period the following information:
 - a. Identifying information for each project (i.e., address, intersection, or assessor's parcel number).
 - b. Unit category (i.e., single family, 2-4 units, 5 or more units, second unit, manufactured home).
 - c. Density of the housing project in units per acre.
 - d. Tenure of the unit(s) (i.e., owner or renter).
 - e. Number of units affordable to each of the following household income groups at initial occupancy: very low income, low income, moderate income and above moderate income.
 - f. Monetary/financing programs used to achieve affordability (e.g., state, federal, or local financial assistance, and including tax credits and bond financing).
 - g. Non-monetary programs used to achieve affordability and utilizing some form of deed restrictions or covenants running with the land (e.g., density bonus, inclusionary zoning).

- h. Any other methods used to achieve affordability at initial occupancy and including an explanation of how the affordability of the units was determined. For units that are affordable to lower or moderate income households without direct governmental assistance, the report shall include the initial sales price or rent of the unit, and the maximum qualifying household income levels applicable at the time of initial sale or rent as determined pursuant to California Code of Regulations Section 6918 for rental units and Section 6920 for ownership units.
 - i. Total number of units for each housing project, and total number of units by household income level for all housing projects.
- 3) For each program identified in the housing element pursuant to the requirement of subdivision (c) of Government Code 65583, the following information:
 - a. Name of the program.
 - b. Objective of the program as set forth in the housing element.
 - c. Deadline for achieving the objective as set forth in the housing element.
 - d. Status of program implementation as of the end of the annual reporting period listing dates of specific milestones or accomplishments, and quantified to the extent applicable and possible.

CONCLUSION

Attached for your review and comment is the anticipated work program for 2007. Staff is working with other departments who have been identified as having responsibility for implementation of the Housing Element to further develop this work program. The Chief Administrator's Housing sub committee is also reviewing the draft work program and will provide direction on priority and expected outcomes. At this time and over the next couple of months, staff is seeking the Planning Commissions comments on the attached work program and input on expected outcomes along with desired completion dates so that we may bring back in January a final 2007 Work Program for your approval.

HOUSING ELEMENT IMPLEMENTATION AND DRAFT WORK PLAN

Implementation Measure	Measure Text	Responsible Department	Related Departments	GP Due Date	Anticipated Completion	Notes
Measure HO- G	Amend the Zoning Ordinance and Design and Improvement Standards Manual to consider more flexibility and relaxation of certain development standards as incentives for affordable housing developments.	PS	DOT	10/30/2006		To be included as part of the Zoning Ordinance Update
Measure HO- N	Review the County's residential development processing procedures to identify additional opportunities to further streamline the procedures for affordable housing projects while maintaining adequate levels of public review.	PS	DHS, BS, EM, DOT	10/30/2007		To be included as part of the Zoning Ordinance Update
Measure HO- T	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.	PS	DHS	10/30/2006		To be included as part of the Zoning Ordinance Update
Measure HO- U	Adopt development and design standards that would make affordable multifamily housing ministerial, requiring such housing to blend in with the surrounding area.	PS	DHS, DOT	10/30/2007		To be included as part of the Zoning Ordinance Update
Measure HO- V	Consider ministerial approval of affordable housing.	PS		10/30/2007		To be included as part of the Zoning Ordinance Update

Implementation Measure	Measure Text	Responsible Department	Related Departments	GP Due Date	Anticipated Completion	Notes
Measure HO-GG	As part of the Zoning Ordinance update, clearly define temporary shelters, transitional housing, and permanent supportive housing and identify zone districts within which temporary shelters of transitional housing may be established by right.	PS	DHS	10/30/2006		To be included as part of the Zoning Ordinance Update
Measure HO-MM	Adopt an ordinance to establish a process for making requests for reasonable accommodations to land use and zoning decisions and to procedures regulating the siting, funding, development, and use of housing for people with disabilities.	PS		10/30/2006		To be included as part of the Zoning Ordinance Update
Measure HO-NN	As part of the Zoning Ordinance update, ensure that permit processing procedures for agricultural employee housing do not conflict with the Health and Safety Code regarding requirements for Special Use Permits.	PS	DHS	10/30/2006		To be included as part of the Zoning Ordinance Update
Measure HO-DD	Develop universal design standards to be included in new construction.	PS	BS	10/30/2007		To be included as part of the Zoning Ordinance Update
Measure HO-EE	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.	PS	BS	10/30/2008		To be included as part of the Zoning Ordinance Update

Implementation Measure	Measure Text	Responsible Department	Related Departments	GP Due Date	Anticipated Completion	Notes
Measure HO- I	Adopt a fee waiver or fee reduction ordinance for non-profit and/or for-profit developers that construct housing in which a specified percent of the units are affordable to very low or lower income households.	DHS	CAO, PS, BS, DOT, EM	4/30/2006		TIM Fees adopted on August 22, 2006 include funding to off set cost of affordable housing units. DHS will work with DOT to develop process including review of Board policy B-11 and B-2 for updating.
Measure HO- D	Evaluate County-owned surplus land to determine its suitability for workforce housing affordable to very low and lower income households.	PS	DHS, GS	10/30/2006		Land Survey In Process. Related to HO-P & HO-OO
Measure HO-OO	Identify the geographic areas where development consistent with the vacant land inventory in Attachment 3 of the Housing Element could best be accommodated without the need to construct additional infrastructure, affordable housing	PS	DHS, DOT	10/30/2006		Land Survey In Process. Related to HO-D & HO-P
Measure HO- P	Investigate land banking as a method to provide sites for affordable housing.	OED	CAO, OED, PS, DHS	10/30/2006	7/1/2007	Land Survey In Process. Related to HO-D & HO-OO
Measure HO- B	Periodically review and update the capital improvement programs under the County's control that contain strategies for extending services and facilities to areas that are designated for residential development	DOT	PS, GS, CAO	10/30/2005		Land Survey in Process. Sites will be identified and reviewed as part of the next CIP update.

Implementation Measure	Measure Text	Responsible Department	Related Departments	GP Due Date	Anticipated Completion	Notes
Measure HO- K	Establish a Housing Trust Fund as a flexible, locally controlled source of funds dedicated to meeting local housing needs.	DHS	PS	10/30/2007		Grant funded to hire consultant to assist. RFP distributed by HS. Will begin to draft upon completion of Consultants Report
Measure HO- H	Adopt a density bonus ordinance in accordance with state law and promote the benefits of this program to the development community.	PS		10/30/2006		Grant funded to hire consultant to assist. RFP distributed by HS. Will begin to draft upon completion of Consultants Report
Measure HO- O	Adopt an infill ordinance to assist developers in addressing barriers to infill development.	PS		10/30/2007		Grant funded to hire consultant to assist. RFP distributed by HS. Will begin to draft upon completion of Consultants Report
Measure HO- C	The County shall establish a task force to explore options that will encourage and assist in the development of affordable housing.	DHS	PS	4/30/2006		Grant funded to hire consultant to assist. RFP distributed by HS.
Measure HO-JJ	Promote programs that encourage efficient energy use, such as compact urban form, access to non-auto transit, non-traditional design, and use of traffic demand management into new and updated land use plans.	PS	DOT	10/30/2005		GPA underway (A06-02) to create mixed use development designation and to encourage compact design form.
Measure HO-FF	Work with community and local organizations in providing community education on homelessness, gaining better understanding of the unmet need, and developing and maintaining emergency shelter programs.	DHS		10/30/2005		Currently working with United Outreach to implement a Continuum of Care strategy. Upon implementation various non-profit organizations, which provide for the homeless, may then apply for state and federal funds.