

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Placerville
Reporting Period 1/1/2016 - 12/31/2016

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
							0				
(9) Total of Moderate and Above Moderate from Table A3 ▶▶			15	53	68						
(10) Total by income Table A/A3 ▶▶▶			0	0	0	0	0				
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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

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

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

* Note: This field is voluntary

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	15			0	0	15	

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No. of Units Permitted for Above Moderate	53			0	0	53	
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* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	78	0	0	0	0						78
	Non-deed restricted		0	0	0	0						
Low	Deed Restricted	55	0	0	0	0						55
	Non-deed restricted		0	0	0	0						
Moderate	Deed Restricted	69	0	0	0	0						36
	Non-deed restricted		5	9	4	15					33	
Above Moderate		170	47	1	20	53					121	49
Total RHNA by COG. Enter allocation number:		372	52	0	24	68	0	0	0	0	154	218
Total Units ▶ ▶ ▶												
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.																																																		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation																																																
Program 1. Available Land Inventory	Maintain an updated inventory of vacant residential parcels in the City, and provide an annual report to the City Council and Planning Commission.	12.31.2016	As of January 1, 2017, the City's has the following total of vacant residential parcels per zone district:																																																
			<table border="1"> <thead> <tr> <th>Zone District</th> <th>Acreage</th> <th># of Parcels</th> <th>Realistic Unit Potential</th> </tr> </thead> <tbody> <tr> <td align="center">RE</td> <td align="center">0</td> <td align="center">0</td> <td align="center">0</td> </tr> <tr> <td align="center">R-1-A</td> <td align="center">24.80</td> <td align="center">27</td> <td align="center">27</td> </tr> <tr> <td align="center">R1-20</td> <td align="center">150.31</td> <td align="center">88</td> <td align="center">130</td> </tr> <tr> <td align="center">R1-10</td> <td align="center">10.20</td> <td align="center">12</td> <td align="center">16</td> </tr> <tr> <td align="center">R1-6</td> <td align="center">13.02</td> <td align="center">25</td> <td align="center">30</td> </tr> <tr> <td align="center">R-2</td> <td align="center">0.18</td> <td align="center">1</td> <td align="center">1</td> </tr> <tr> <td align="center">R-3</td> <td align="center">17.64</td> <td align="center">40</td> <td align="center">122</td> </tr> <tr> <td align="center">R-4</td> <td align="center">7.41</td> <td align="center">2</td> <td align="center">66</td> </tr> <tr> <td align="center">R-5</td> <td align="center">0</td> <td align="center">0</td> <td align="center">0</td> </tr> <tr> <td align="center">HO</td> <td align="center">17.37</td> <td align="center">5</td> <td align="center">243</td> </tr> <tr> <td align="center">Totals</td> <td align="center">240.93</td> <td align="center">200</td> <td align="center">635</td> </tr> </tbody> </table>	Zone District	Acreage	# of Parcels	Realistic Unit Potential	RE	0	0	0	R-1-A	24.80	27	27	R1-20	150.31	88	130	R1-10	10.20	12	16	R1-6	13.02	25	30	R-2	0.18	1	1	R-3	17.64	40	122	R-4	7.41	2	66	R-5	0	0	0	HO	17.37	5	243	Totals	240.93	200	635
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Program 2. Infill Development and Potential Re-Use Sites	Provide housing opportunities to accommodate the City's Regional Housing Needs Allocation	9.1.2017	Program action calls for the City to conduct a site inventory of commercial properties in zones that permit residential uses; complete a development feasibility study that provides concept level design alternatives for infill properties with the greatest potential to include affordable housing. Funding for the feasibility study has not been obtained during the reporting period. Uncertainties of future funding sources are anticipated to be limited under the current federal executive administration. The City will encourage the development of housing on lands on the City's existing inventory of land known as Appendix B of the Housing Element.																																																

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<p>Program 3. High-Density Development – Unmet Need</p>	<p>A) To rezone land to accommodate the unmet housing need of 106 units for lower income households identified during the 2008-2013 Housing Element planning period.</p> <p>B) To rezone land to accommodate the unmet housing need of 133 units for lower income households identified during the 2013-2021 Housing Element planning period.</p>		<p>August 9, 2016, Zoning Ordinance 1680 was adopted creating the Housing Opportunity Overlay (HO) Zone. The HO Zone has a minimum density of 20 dwelling units per acre and a maximum of 24 dwelling units per acre; permits multi-family residential uses by right by ministerial construction permit. On November 8, 2016, the City rezoned 6.14 acres of vacant land (APN 323-220-06 and 323-220-08) at the intersection of Mallard Lane and Macintosh Drive by adding the HO Zone to the Medium Density Multi-Family Residential - Planned Development base zone under Ordinance No. 1686. On January 24, 2017, the City rezoned approximately 3.64 acres of vacant land (APN323-400-20) located along Ray Lawyer Drive by adding the HO Zone to the Medium Density Multi-Family Residential - Planned Development base zone for the site under Ordinance No. 1686. As a result of the two rezones totaling 9.77 acres, the City created an inventory of land with zoning regulations capable of accommodating a realistic potential of 107 dwelling units meeting the City's need for lower income households identified during the 2008-2013 Housing Element Planning Period. On February 14, 2017, the City completed the rezoning of two vacant parcels totaling 7.60 acres, located at the intersections of Middletown Road, Cold Springs Road and Placerville Drive (APN 323-570-01 and 323-570-37), by adding the HO Zone to the Commercial base zone for the site per Ordinance No.1687. As a result of the third rezone, the City created an inventory of land with zoning regulations capable of accommodating a realistic potential of 136 dwelling units meeting the City's need for lower income households identified during the 2013-2021 Housing Element Planning Period.</p>
<p>Program 4. Single-Room Occupancy Units</p>	<p>Increase opportunities for development of housing to lower-income households.</p>	<p>02.11.15</p>	<p>The City adopted Ordinance 1644 on 09.23.14 that identified zones and established regulatory standards that encourage and facilitate single-room occupancy units.</p>
<p>Program 5. Public Outreach</p>	<p>Workshop regarding housing needs within the City.</p>	<p>Ongoing</p>	<p>The City is an active participant of the Opportunity Knocks task force, a multidisciplinary team consisting of local advocacy groups, the public, the business community and El Dorado County, addressing homelessness and homeless services within the City and County. The task force has developed a single point-of-entry for homeless services to help those to transition to self-sufficiency.</p>
<p>Program 6. Employee Housing</p>	<p>Increase opportunities for development of housing affordable to seasonal farmworkers.</p>	<p>02.11.15</p>	<p>The City adopted Ordinance No. 1667 on 10.28.14 that identified zones and established regulatory standards that allow for employee housing.</p>

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<p>Program 7. Transitional, Supportive and Emergency Housing</p>	<p>Meet and assist with organizations in applying for funding and development of an emergency shelter or transitional housing facility to meet local needs.</p>	<p>Annual / Ongoing</p>	<p>Since adoption of the Housing Element Update in 2014, the creation of a permanent emergency shelter within the City to meet local needs has not been accomplished.</p>
<p>Program 8. Transitional and Supportive Housing Zoning Amendments</p>	<p>Increase opportunities for the development of transitional and supportive housing by amending the Zoning Ordinance, consistent with State housing law (SB2), to allow transitional and supportive housing as a permitted use in all zones which permit residential uses.</p>	<p>02.11.15</p>	<p>The City adopted Ordinance No. 1666 on 09.23.14 that amended the Zoning Ordinance allowed for supportive and transitional housing to allow transitional and supportive housing as a permitted use in all zones which permit residential uses, including the City's mixed-use zones.</p>
<p>Program 9. Accommodate Housing for Persons with Disabilities</p>	<p>Improve housing accessibility for persons with disabilities</p>	<p>Ongoing</p>	<p>City staff continue to evaluate residential construction permit applications to implement state building standards for accessibility. During 2016, no requests for reasonable accommodations for persons with disabilities were submitted.</p>
<p>Program 10. Housing for Developmentally Disabled Persons</p>	<p>Encourage the development or rehabilitation of one housing unit per year of the planning period specifically for persons with developmental disabilities.</p>	<p>Ongoing</p>	<p>The City continues to assist with obtaining State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with disabilities, including developmental disabilities. The City's yearly objective of one unit per year has not yet been met. Staff encourages housing developers at the public counter to consider the construction of housing for the developmentally disabled.</p>
<p>Program 11. Senior Housing</p>	<p>Assist in the development of at least one senior housing project that includes a continuum of care options, from completely independent living the fully-assisted care.</p>	<p>Ongoing</p>	<p>On 02.03.15, the City conditionally approved an 86-unit Senior Housing Complex (84,000 sq. ft.), including parking and landscaping on approximately four acres located at 1990 / 2000 Broadway (APN 048-350-58). This project did not proceed to construction. On 08.03.16 this project expired.</p>

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Program 12. Workforce Housing	Complete at least one housing development that provides very-low-income, low-income, and moderate-income housing units.	Determine the need and apply for a CDBG planning grant, if appropriate, by spring of 2015.	Yearly review need to determine grant funding necessary.
Program 13. Density Bonus	In increase awareness of density bonuses and other incentives for affordable housing.	12.31.14	Completed Development Services Department counter handout in 2014. Completed website link to Density Bonus Program and to City Code Section 10-12-1 to 10-12-14 in 2016 with update to the City's website.
Program 14. Pursue State and Federal Funding	Increase the effective use of state and federal funds in support of affordable housing, shelter, and housing-related services.	Annually	The City will apply for state and funding when such financing is available to assist the financing of Housing Element implementation programs over the remaining years of the Housing Element planning period.
Program 15. Permit and Development Impact Fees	Reduce the initial cost-impact of City fees on affordable housing projects.	Annually	No affordable housing projects have been proposed during the Housing Element Planning Period. Staff will continue to evaluate the impact fees payable for the creation of a new residential unit so that the fee charged is commeserate with the impact from that residential unit.
Program 16. Self-Help Housing	Identify opportunities for self-help housing projects to facilitate housing affordable to lower income households.	Annually	Ongoing encouragement to housing developers to produce a self-help housing development within the 5th Cycle Housing Element Planning Period.

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Program 17. First Time Homebuyer Assistance	Assist very-low-income households, low-income households, and moderate-income households in the purchase of a first home.	Beginning in fiscal year 2018	No status yet.
Program 18. Statewide Community Infrastructure Program (SCIP)	Assist in financing of Capital Improvement Charges (CICs) and impact fees for all forms of residential projects.	Ongoing	The Development Services Department has created a handout as well as links to the Program on the Planning Division's <i>Housing Resources</i> webpage. In addition, staff discusses the Program and its availability with potential housing developers.
Program 19. Fair Housing	Increase community awareness of fair housing.	Ongoing	Fair housing information is made available at City Hall in the Development Services Department. Links to supporting resources are provided on the Planning Division's Housing Resources webpage.
Program 20. Housing Rehabilitation	Rehabilitate two homes per year when funds are available.	Annually	On September 12, 2013, the City was awarded a Community Development Block Grant (CDBG) in the amount of \$250,000 for a housing rehabilitation program from State Housing and Community Development (HCD). An agreement (13-CDBG-8962) was executed between the State (HCD) and the City for implementation of the program. On August 12, 2014, the City Council approved an intergovernmental agreement with the County of El Dorado to administer the program. Following City approval, the County Chief Administrative Office froze execution of various agreements. This and other delays meant the City was unable to expend the funds prior to the September 30, 2016 deadline. The City is in the process of dis-encumbering the funds and will seek a future joint application with the County with the next General CDBG NOFA.
Program 21. Housing Conditions Survey	To maintain a relatively current and relevant database of housing conditions.	Update Survey by fiscal-year 2015-2016	CDBG funding to assist with the conduction of the survey was not obtained. City to investigate funding availability during 2017.
Program 22. Code Enforcement	To correct building code violations before they become serious health and safety hazards to human habitation.	Ongoing	Development Services staff engages in code enforcement for the City and conducts inspections on a complaint basis. In 2016, Development Services received 144 complaints (not all were housing related). Staff conducts monitoring site visits and investigates complaints.

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Program 23. Historic Preservation	Preserve the historic/architectural integrity of historic residential structures	Ongoing	The City continues to encourage the preservation of historic homes and buildings in the City through requirements and regulations within Section 10-4-9: Site Plan Review and Section 10-4-10: Historical Buildings in the City. The number of Site Plan Reviews processed for sites within the City's historic districts were as follows: 2013: three; 2014: two; 2015: two and 2016: two.
Program 24. Housing Choice Voucher Program	Increase rental property owner participation in the Housing Choice Voucher Program.	Ongoing	The City continues it ongoing cooperatiion with the El Dorado County Housing Authority in its administration of the Federal Housing Choice Voucher rental assistance program.
Program 25. Preservation of "At-Risk" units	Preserve affordable rental housing units.	01.31.17	During 2016, staff continued its monitoring of assisted housing units to determine if any units were at risk of converting to market-rate uses. No conversions known to the City have occurred during 2013, 2014, 2015 or 2016. The City will continue its monitoring.
Program 26. Mobilehome Parks	Preserve mobile home park spaces.	Yearly monitoring	Staff met with the owners of both mobile home parks within Placerville in 2016 to discuss any potential conversions to tenant ownership. No conversions were completed and none are anticipated in 2017.
Program 27. Weatherization & Energy Conservation	Increase the energy efficiency of older residential structures and reduce energy costs.	Ongoing	Information regarding weatherization and energy conservation programs offered by PACE (Property Assessed Clean Energy), PG&E, etc. is available at the Development Services Department counter. Participation in these programs by the public has been sparse.

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General Comments: