

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Placerville

Reporting Period 01/01/2017 - 12/31/2017

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

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

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Table A

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

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				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	
(9) Total of Moderate and Above Moderate from Table A3					18	1					
(10) Total by Income Table A/A3			0	0	18	1					
(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	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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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	17	0	0	1	0	18	17
No. of Units Permitted for Above Moderate	1	0	0	0	0	1	1

* 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.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	78	0	0	0	0	0	0	0	0	0	0	78
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	55	0	0	0	0	0	0	0	0	0	0	55
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		69	5	9	4	15	18	0	0	0	0	51	18
Above Moderate		170	47	1	20	53	1	0	0	0	-	122	48
Total RHNA by COG. Enter allocation number:		372											
Total Units ▶ ▶ ▶			52	10	24	68	19	0	0	0	0	173	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													199

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.	12.31.17	<p>Land inventory updated and posted to City webpage.</p> <p>As of January 1, 2018, the following are totals of vacant residential parcels per zone district.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Zone District</th> <th style="text-align: right;">Density (dua)</th> <th style="text-align: right;">Acreage</th> <th style="text-align: right;"># of Parcels</th> <th style="text-align: right;">Realistic Unit Potential</th> </tr> </thead> <tbody> <tr><td>RE</td><td style="text-align: right;">0.20</td><td style="text-align: right;">0</td><td style="text-align: right;">0</td><td style="text-align: right;">0</td></tr> <tr><td>R-1-A</td><td style="text-align: right;">1.00</td><td style="text-align: right;">24.80</td><td style="text-align: right;">27</td><td style="text-align: right;">27</td></tr> <tr><td>R-1-20</td><td style="text-align: right;">2.18</td><td style="text-align: right;">145.76</td><td style="text-align: right;">70</td><td style="text-align: right;">113</td></tr> <tr><td>R-1-10</td><td style="text-align: right;">4.36</td><td style="text-align: right;">9.58</td><td style="text-align: right;">11</td><td style="text-align: right;">15</td></tr> <tr><td>R-1-6</td><td style="text-align: right;">7.26</td><td style="text-align: right;">13.15</td><td style="text-align: right;">27</td><td style="text-align: right;">31</td></tr> <tr><td>R-2</td><td style="text-align: right;">8.00</td><td style="text-align: right;">3.77</td><td style="text-align: right;">11</td><td style="text-align: right;">11</td></tr> <tr><td>R-3</td><td style="text-align: right;">12.00</td><td style="text-align: right;">15.63</td><td style="text-align: right;">22</td><td style="text-align: right;">104</td></tr> <tr><td>R-4</td><td style="text-align: right;">16.00</td><td style="text-align: right;">7.41</td><td style="text-align: right;">2</td><td style="text-align: right;">66</td></tr> <tr><td>R-5</td><td style="text-align: right;">24.00 (max)</td><td style="text-align: right;">0</td><td style="text-align: right;">0</td><td style="text-align: right;">0</td></tr> <tr><td>HO</td><td style="text-align: right;">20.00-24.00</td><td style="text-align: right;">17.37</td><td style="text-align: right;">4</td><td style="text-align: right;">243</td></tr> <tr><td>Totals</td><td></td><td style="text-align: right;">237.71</td><td style="text-align: right;">175</td><td style="text-align: right;">610</td></tr> </tbody> </table>		Zone District	Density (dua)	Acreage	# of Parcels	Realistic Unit Potential	RE	0.20	0	0	0	R-1-A	1.00	24.80	27	27	R-1-20	2.18	145.76	70	113	R-1-10	4.36	9.58	11	15	R-1-6	7.26	13.15	27	31	R-2	8.00	3.77	11	11	R-3	12.00	15.63	22	104	R-4	16.00	7.41	2	66	R-5	24.00 (max)	0	0	0	HO	20.00-24.00	17.37	4	243	Totals		237.71	175	610
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<p>Program 2. Infill Development and Potential Re-Use Sites</p>	<p>Provide housing opportunities to accommodate the City's Regional Housing Needs Allocation</p>	<p>9.1.2017</p>	<p>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.</p>
<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>A) Within 1 year; B) Within 3 years</p>	<p>Fully implemented.</p> <p>In 2016, the City created 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. Also in 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 (APN 323-400-20) 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.</p> <p>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</p>

			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.
Program 6. Employee Housing	Increase opportunities for development of housing affordable to seasonal farmworkers.	02.11.15	The City adopted Ordinance No. 1667 on 10.28.14 that identified zones and established regulatory standards that allow for employee housing.
Program 7. Transitional, Supportive and Emergency Housing	Assist with funding and development for an emergency shelter or transitional housing facility, and ensure that the project facility is processed ministerially, to meet local needs. The City shall also consider permit and impact fee waivers and other credits in consideration for such payment.	Annually / Ongoing	City continues to seek funding sources.
Program 8. Transitional and Supportive Housing Zoning Amendments	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.	02.11.15	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.
Program 9. Accommodate Housing for Persons with Disabilities	Improve housing accessibility for persons with disabilities.	Ongoing	City staff continue to evaluate residential construction permit applications to implement state building standards for accessibility. During 2017, no requests for reasonable accommodations for persons with disabilities were submitted.
Program 10. Housing for Developmentally Disabled Persons	Encourage the development or rehabilitation of one housing unit per year of the planning period specifically for persons with developmental disabilities.	Ongoing	The City will 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.
Program 11. Senior Housing	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.	Ongoing	During 2017, the City consulted with Inouye Apartments and Mercer Architecture on a 50-unit Senior / Affordable Housing Complex (47,000 sq. ft.), including parking and landscaping on a four acre, Housing Opportunity Overlay Zone (HO) parcel, located at 2736 Mallard Lane (APN 323-220-08). However, this project was not awarded California Tax Credit Allocation Committee (CTCAC) tax credits. Inouye Apartments and Mercer Architecture abandoned the project.

Program 12. Workforce Housing	Complete at least one housing development that provides very-low-income, low-income, and moderate-income housing units.	Spring 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. Staff discusses the Density Bonus Program with developers at the Department counter.
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	Staff will continue to evaluate the impact fees payable for the creation of a new residential unit so that the fee charged is commensurate 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.
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 Housing Resources 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	CDBG funding to assist with the conduction of the survey was not obtained. City to investigate funding availability during 2018.
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 2018.

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. Staff conducts monitoring site visits and investigates complaints.
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; 2016: two; and 2017: three.
Program 24. Housing Choice Voucher Program	Increase rental property owner participation in the Housing Choice Voucher Program.	Ongoing	The City continues it's ongoing cooperation 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 2017, 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, 2016 or 2017. 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 2017 to discuss any potential conversions to tenant ownership. No conversions were completed and none are anticipated in 2018.
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.
Program 28. Energy Conservation for New Residential Development	Enforce state energy efficiency requirements for new residential construction (Title 24 of the California Code of Regulations) and shall encourage, through the City's plan review process, additional energy conservation measures with respect to the siting of buildings, landscaping, and solar access.	Ongoing	The City require all new residential construction to meet the state's energy efficiency requirements over the course of the Housing Element Planning Period.

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General Comments:

None .