

Jurisdiction	Placerville	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table A
Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes						Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes			
1				2	3	4	5						6	7	8	9	10		11	12	13		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below							0	0	0	0	0	8	3	11	11	0							
	051-170-022-000	3520 A Cedar Ravine Road		22958	ADU	R	11/15/2023						1		1	1	0	NONE	No	No	Approved	Ministerial	
	002-440-016-000	1004 Utah Drive	Cottonwood Phase 4 & 6	22912	SFD	O	10/19/2023							1	1	1	0	NONE	No	No	Approved	Ministerial	
	002-440-017-000	1002 Utah Drive	Cottonwood Phase 4 & 6	22911	SFD	O	10/19/2023							1	1	1	0	NONE	No	No	Approved	Ministerial	
	002-440-018-000	1000 Utah Drive	Cottonwood Phase 4 & 6	22910	SFD	O	10/19/2023							1	1	1	0	NONE	No	No	Approved	Ministerial	
	050-110-016-000	912 Hillcrest Street		22738	SFD	O	8/1/2023						1		1	1	0	NONE	No	No	Approved	Ministerial	
	051-660-003-000	1640 Pheasant Run Drive		22807	ADU	R	9/5/2023						1		1	1	0	NONE	No	No	Approved	Ministerial	
	004-152-043-000	3173 Ridge Court		22648	ADU	R	6/7/2023						1		1	1	0	NONE	No	No	Approved	Ministerial	
	050-401-026-000	2450 Morrene Drive		21941	SFD	O	5/12/2023						1		1	1	0	NONE	No	No	Approved	Ministerial	
	001-052-016-000	2821 Manor Drive		22668	ADU	R	6/20/2023						1		1	1	0	NONE	No	No	Approved	Ministerial	
	001-052-016-000	2821 Manor Drive		22667	2 to 4	O	6/20/2023						2		2	2	0	NONE	No	No	Approved	Ministerial	Duplex

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ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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Cells in grey contain auto-calculation formulas

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement							Affordability by Household Incomes - Building Permits									
1					2	3	4							5	6	7							8
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0	0	0	0	0	0	10	5	
	002-021-016-000	2810 Pleasant Street		21974	ADU	R									0							1	7/28/2022
	002-131-050-000	2985 Clay Street		22332	ADU	R									0							1	2/24/2023
	051-350-029-000	3312 Tranquil Creek Road		19744	SFD	O									0							1	7/1/2021
	001-320-014-000	2823 Coloma Street		22421	ADU	R									0							1	3/22/2023
	001-185-058-000	2879 Garden Street		20828	ADU	R									0							1	5/28/2023
															0								
	323-500-032-000	2770 Sleepy Hollow court		22301	ADU	R									0							1	12/12/2022
	050-600-004-000	2637 Liberty Mine Court		20818	SFD	O									0							1	10/5/2021
	051-350-030-000	3318 Tranquil Creek Road		21716	ADU	R									0							1	5/2/2022
	051-281-012-000	591 Skyline Drive		22485	ADU	R									0							1	7/21/2023
	323-660-042-000	2839 Winesap Circle		22810	ADU	R									0							1	9/26/2023
	003-410-200-000	2808 Jaymar Court		22368	ADU	R									0							1	2/16/2023
	051-170-022-000	3520 A Cedar Ravine Road		22958	ADU	R									0							1	12/21/2023
	049-250-022-000	3168 Airport Road		22360	SFD	O									0							1	12/21/2023
	002-440-016-000	1004 Utah Drive	Cottonwood 4 & 6	22912	SFD	O									0							1	11/13/2023
	002-440-017-000	1002 Utah Drive	Cottonwood 4 & 6	22911	SFD	O									0							1	11/13/2023
	002-440-018-000	1000 Utah Drive	Cottonwood 4 & 6	22910	SFD	O									0							1	11/13/2023
	050-110-016-000	912 Hillcrest Street		22738	SFD	O									0							1	10/12/2023
	051-660-003-000	1640 Pheasant Run Drive		22807	SFD	O									0							1	10/2/2023
	004-152-043-000	3173 Ridge Court		22648	ADU	R									0							1	9/11/2023
	050-401-026-000	2450 Morrene Drive		21941	SFD	O									0							1	5/30/2023

9	Affordability by Household Incomes - Certificates of Occupancy							11	12	13	14	15	Housing with Financial Assistance and/or Deed Restrictions		18	19	Demolished/Destroyed Units		
	10	10	10	10	10	10	10						16	17			20	20	20
# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
15	0	0	0	0	0	9	2		11	0							0		
1						1		1/19/2023	1		NONE	N			Affordability determined by expected rent for small ADU				
1						1		3/10/2023	1		NONE	N			Affordability determined by expected rent for small ADU				
1						1		3/10/2023	1		NONE	N			Affordability determined by expected sale price				
1						1		3/30/2023	1		NONE	N			Affordability determined by expected rent for small ADU				
1							1	4/7/2023	1		NONE	N			Affordability determined by expected rent for small ADU				
0									0										
1						1		6/2/2023	1		NONE	N			Affordability determined by expected rent for small ADU				
1						1		6/2/2023	1		NONE	N			Affordability determined by expected sale price				
1						1		7/24/2023	1		NONE	N			Affordability determined by expected rent for small ADU				
1							1	7/31/2023	1		NONE	N			Affordability determined by expected rent for small ADU				
1						1		10/19/2023	1		NONE	N			Affordability determined by expected rent for small ADU				
1						1		11/9/2023	1		NONE	N			Affordability determined by expected rent for small ADU				
1									0		NONE	N			Affordability determined by expected rent for small ADU				
1									0		NONE	N							
1									0		NONE	N							
1									0		NONE	N							
1									0		NONE	Y			Affordability determined by expected sale price				
1									0		NONE	Y			Affordability determined by expected rent for small ADU				
1									0		NONE	N			Affordability determined by expected rent for small ADU				
1									0		NONE	Y			Affordability determined by expected sale price				

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ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-05/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	56	-	-	-	-	-	-	-	-	-	-	-	56
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	34	-	-	-	-	-	-	-	-	-	-	-	34
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	50	-	-	-	-	-	-	-	-	-	-	25	25
	Non-Deed Restricted		-	5	10	10	-	-	-	-	-	-	-	
Above Moderate		119	-	3	9	5	-	-	-	-	-	-	17	102
Total RHNA		259												
Total Units			-	8	19	15	-	-	-	-	-	-	42	217
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5	6										7	
Extremely Low-Income Need		Extremely Low-Income Need	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		28	-	-	-	-	-	-	-	-	-	-	28	

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

- VLI Deed Restricted
- VLI Non Deed Restricted
- LI Deed Restricted
- LI Non Deed Restricted
- MI Deed Restricted
- MI Non Deed Restricted
- Above Mod Income

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Placerville	
Reporting Year		2023	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Regional Housing Needs Allocation	Maintain sufficient sites to accommodate, at a minimum, the City's share of regional housing needs through the end of the RHNA cycle (119 above moderate-income, 50 moderate-income, 34 low-income, 36 very low-income, and 20 extremely low-income)	Monitoring of inventory, ongoing; first report/update completed with adoption of the Housing Element; subsequent updates to the Planning Commission and City Council by April of each year of the 2021-2029 Planning Period as part of the Annual Housing Element Progress Report.	Land inventory is updated and posted to City webpage. The City has vacant land available to meet the "Total Remaining RHNA by Income Level" (see Table B) affordability for the remainder of the 2021-2029 Housing Element planning period. As of March 25, 2024, the following are totals of vacant residential parcels per RHNA Income Level: Above Moderate-Income Affordability Category: There are 156 vacant parcels available within the RE, R1-A, R1-20, R1-10, and R1-6 zones, totaling 289-acres, to accommodate 391 units for the above moderate-income affordability category, well in excess of the 119 units of remaining RHNA need; Moderate-Income Affordability Category: There are 25 vacant parcels available within the R-2, R-3, and R-4 zones, totaling 42-acres, to accommodate 318 units for the moderate-income affordability category, well in excess of the 50 units of remaining RHNA need; Very-Low and Low-Income Affordability Categories: There are 4 parcels available within the HO Overlay zones, totalling 17-acres, to accommodate 252 units for the very low- and low-income housing household income affordability categories, well in excess of the 90 units (20 extremely low, 36 very low-income and 34 low-income) of remaining RHNA need. Two of the four parcels are currently under development (Mallard and Middletown Apartments) providing 72 and 82 units respectively
Infill Development Sites	Facilitate the development of housing across all household income categories, with a target of providing 119 above moderate-, 50 moderate-, 34 low-, 36 very low-, and 20 extremely low-income housing units.	Ongoing; first report/update completed with adoption of the Housing Element; subsequent updates to be completed and reported to the Planning Commission and City Council by April of each year of the 2021-2029 Planning Period as part of the Annual Housing Element Progress Report; make inventory available on City's website, the Development Services Department and via mail as necessary.	The City did not update its preliminary infill/re-use site survey, or conduct a feasibility study during the Planning Period. Staff coordinated with the Developers of the Mallard Affordable Housing Project, Middletown Affordable Housing Project, and Armory Affordable Housing Project (Clementine) during the planning period. Construction of Mallard and Middletown Apartments are ongoing. Clementine is scheduled for 2025. These projects will provide for 154 affordable units.
Complete Implementation of High-Density Development Land Inventory and Objective Design Standards	Increase inventory of sites suitable for high-density residential development by right.	Jun-23	The City successfully obtained grant funding in 2020 and 2021 for consulting services to complete environmental analysis and development of objective design standards to amend the General Plan and zoning within the City to accommodate additional infill vacant land inventory at the minimum twenty dwelling units per acre density adequate for anticipated lower income housing needs. The City released RFPs for in early January 2023 for professional services for both environmental analysis and objective design standards. Completion of professional services is anticipated in 2023.
No Net Loss	No net loss of land designated for Median, Low, Very Low, and Extremely Low Income Categories.	Ongoing; as part of the entitlement review process, evaluate new projects for consistency with the General Plan objectives as they relate to housing and RHNA obligations.	There was no net loss of designated sites for median, low, very low, and extremely low incomes. The City did not process applications for construction that would result in a reduction of density.
Multi-Family Residential Zone Minimum Densities and Development Regulations	Ordinance revisions would move development regulations of City multi-family zone district classifications closer towards densities anticipated and envisioned under the High Density Land Use Designation of the General Plan Land Use Section.	Oct-23	The city did not complete amendments to the Zoning Ordinance to establish minimum densities, modify parcel areas, modify maximum building/parcel coverage, and/or modify building height within the multi-family residential zones. Evaluation of the identified actions began in 2023 and are anticipated to take place in 2024.
Public Outreach	Achieve consistent community involvement in the identification of housing issues and solutions at 8 workshops during the planning period.	The first workshop shall occur by December 2022 and annually thereafter.	The City held public hearings on the Housing Element 6th Cycle during regularly scheduled Planning Commission meetings on August 17, 2021 and November 15, 2022. Additionally, the City held public hearings during City Council meetings on August 31, 2021 and December 13, 2022.
Supportive Housing Zoning Amendments	To encourage the development of supportive housing.	Jan-23	City staff will amend the Zoning Ordinance to be in compliance with the Supportive Housing Streamlining Act (AB 2162). The City Council approved a Resolution of Intention to complete the text amendments during 2024.
Accommodate Housing for Persons with Disabilities	Improve housing accessibility for persons with disabilities through annual improvements to accessibility to public facilities, 10 percent of new units accessible for persons with disabilities, and the consideration of all requests for reasonable accommodation in accordance with Zoning Ordinance Section 10-3-12, Requests for Reasonable Accommodations.	Make information on reasonable accommodation available by January 2024; Implement ADA Transition Plan annually through CIP Process; work with housing developers as projects are proposed.	The City is currently updating the ADA Transition Plan, including a self-evaluation to determine improvements completed since 2007. The City anticipates completion of the ADA Transition Plan by the end of August 2024. Additionally, the City released a Request for Proposal (RFP) for the Cedar Ravine Road Multimodal Study (Capital Improvement Project #42422) seeking options for pedestrians and cyclists in this corridor, including possible transit stops and pull-outs, along Cedar Ravine Road which is a narrow, two-lane roadway that carries over 8,500 vehicles per day.
Homeless Low Barrier Navigation Center Use	Increase opportunities for development of supportive housing.	Jan-23	The City actively coordinates with El Dorado County and Housing El Dorado, a non-profit, regarding homelessness. The El Dorado County Navigation Center, a low barrier shelter, has been in operation since February 2023.
Housing for Developmentally Disabled Persons	To encourage the development or rehabilitation of 20 housing units for persons with developmental disabilities through outreach to developers; to initiate a cooperative outreach program with Alta California Regional Center.	Seek funding annually or as available. Reach out annually to developers of supportive housing and regional service providers annually. Provide link on City website by December 2023.	The City did not actively work on development or rehabilitation of 20 housing units for persons of developmental disabilities during 2023.

Affordable Senior Housing	Assist in the development of at least one senior housing project during the planning period.	Seek funding annually or as available. Work with developers on an ongoing basis. Provide link of City website by December 2023.	The City did not receive any requests for affordable senior housing during the planning period.
Family Daycare Homes	Increase opportunities for the creation of family daycare homes.	Jun-23	City staff will amend the Zoning Ordinance to be in compliance with the California Health and Safety Code Section 1597.45. The City Council approved Resolution of Intention (ROI) 24-01 to complete the text amendments March 26, 2024.
Residential Care Facilities	To encourage the development of residential care facilities citywide.	Jun-23	City staff will amend the Zoning Ordinance to be in compliance with the Supportive Housing Streamlining Act (AB 2162). The City Council approved Resolution of Intention (ROI) 24-01 to complete the text amendments March 26, 2024.
Female-Headed, Large Families, Extremely Low-Income Households and Veterans Housing	Assist in the development of 10 affordable housing units for special needs populations over the planning period.	Ongoing. The first engagement shall occur by February 2023 and annually thereafter.	The City assisted with grant funding and permitting of two affordable apartment projects (Mallard and Middletown Affordable Apartments), which include a total of 28 affordable housing units (30% AMI) during 2022 and 2023.
Regional Collaboration to Address Homelessness	Address the shelter and service needs of unhoused residents of Placerville, estimated to be 104 individuals.	Meet at least annually. Assist non-profit organizations and the County in applying for funding at least annually.	This program was added to the City's Housing Element 6th Cycle in 2022, adopted by the City Council on December 13, 2022. The City actively coordinates with El Dorado County regarding homelessness and with Housing El Dorado, a non-profit, regarding affordable housing. The El Dorado County Navigation Center, a low barrier shelter, has been in operation since February 2023.
Density Bonus	Consistency with State Law.	June 2023; review ordinance annually for compliance with State Law.	City staff will amend the Zoning Ordinance to be in compliance with the California Government Code Section 65915. The City Council approved Resolution of Intention (ROI) 24-01 to complete the text amendments March 26, 2024.
Accessory Dwelling Units (ADUs)	Construction of 24 ADUs and JADUs throughout the City.	Amend the Zoning Ordinance by March 2023. Provide information / handouts by June 2023; insert information in utilities bills annually; ongoing.	The City Council adopted Resolution No. 1714 on January 23, 2024 amending the Zoning Ordinance to comply with State law. The following number of ADUs and JADUs were constructed (finalled permits) during the Planning Period: 2021: 3 ADU, 2 JADU 2022: 6 ADU, 2 JADU 2023: 8 ADU, 1 JADU
Prototype ADU Plans	To bring down the cost to encourage the construction of ADUs within the City.	Jun-23	The City is partnering with El Dorado County and Housing El Dorado, a non-profit, in the implementation of "Jumpstart ADU." The program seeks to provide pre-approved construction plans for ADUs. The availability of pre-approved ADU plans is anticipated by the end of September 2024.
Pursue State and Federal Funding	Increase the effective use of state and federal funding in support of at least 237 lower-income units throughout the City. (Note: The City of Placerville's RHNA numbers for lower-income units is 90 units)	Meet annually with interested entities to determine funding priorities for the subsequent 24 months. Establish specific incentives for the development of housing for extremely-low-income households. Applying for funding, or assist other entities in applying for funding based on state and federal funding cycles. For most state programs (except those that have continuous application periods), applications are due either during the fall or in late winter. For most federal housing and supportive service programs administered by HUD, application deadlines are during late spring/early summer. Other state/federal funding opportunities will be pursued based on individual funding deadlines and priorities established through annual meetings between the City and interested entities.	Following the application of the Housing Opportunity Overlay Zone, two of the four parcels designated by-right development opportunities for low-income housing are currently under development. These projects are being funded by various state and federal funding outlined below. Mallard Apartments: At Mallard Lane and MacIntosh • CDBG loan for property acquisition - \$756,000. • Infill Infrastructure Grant Program (IIG) - for frontage and offsite improvements - \$1,105,000. • SB2 - Competitive Permanent Local Housing Allocation Program (CPLHA) - loan for architect and engineering costs; \$756,000. • Multi-Family Housing Program (MHP) - \$11,000,000 - construction (through Pacific Southwest Community Development Corporation). • Mallard Apartments will provide 72 units; 100% affordable to families earning 30% and 60% of Area Median Income (AMI) for a minimum of 55 years. Middletown Apartments: At Cold Springs Road and Middletown Road • CDBG loan for property acquisition - \$861,000. • Infill Infrastructure Grant Program (IIG) - for frontage and offsite improvements - \$2,158,000. • SB2 - Competitive Permanent Housing Allocation Program (CPLHA) - loan for architecture and engineering costs; \$861,000. • Multi-Family Housing Program (MHP) - \$13,000,000 - construction (through Pacific Southwest Community Development Corporation). • Middletown Apartments will provide 82 units; 100% affordable to families earning between 30% and 60% of Area Median Income (AMI) for a minimum of 55 years.
Permit and Development Impact Fees	Reduce the initial cost-impact of City fees on affordable housing projects.	Review fees by March 2023; make important information available by April 2023.	The City has implemented reductions in impact fees (water, sewer, traffic impact mitigation fees, and park fees) for development of ADUs and JADUs consistent with State Housing Law.
Self-Help Housing	To facilitate at least one self-help housing project (20 units) during the 2021-2029 Planning Period.	As part of annual meetings with non-profit housing providers, identify opportunities for self-help housing projects.	The City did not facilitate self-help housing during 2023.
Statewide Community Infrastructure Program (SCIP)	One development to use the SCIP during the planning period.	Discuss program with affordable housing developers in 2023.	The City did not use the SCIP during 2023.
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 2025.	Workforce housing was planned and funded during 2022 for development of the Mallard Affordable Apartment Complex and Middletown Affordable Housing Complex. Constructin of these projects is anticipated to be completed by 2025 and will add a total of 154 low and very-low income workforce affordable housing. Both apartment complexes are 100% affordable for a 55-year duration.
First Time Homebuyer Assistance	Assist with the establishment of a FTHA Program to facilitate homeownership and reduce displacement risk among moderate- and low-income households. Establish a quantified objective based on need and available funding.	Beginning in fiscle year 2024, meet with non-profit organizations, El Dorado County agencies and/or lenders and financial institutions interested in offering FTHA programs to explore feasibility and opportunities for the pooling of funds/resources. Assist participating stakeholders with applying for funding as soon as feasible based on demand and administrative capacity.	The City did not establish the FTHA program in 2023.

Create Resource Base Information and Materials on Fair Housing	Provide ready access to information regarding fair housing rights and obligations to all members of the community, particularly those at risk of/for discrimination.	Jan-23	The City actively updates and maintains its website to provide resources to Placerville residents regarding fair housing rights and obligations.
Community Outreach	To proactively provide information regarding fair housing rights and obligations to all members of the community, particularly those at risk of/for discrimination and/or displacement.	Initial workshop in December 2022, then conduct a workshop every two years during the planning period.	The City actively updates and maintains its website to provide resources to Placerville residents regarding fair housing rights and obligations.
Landlord Education of Fair Housing	Inform landlords regarding fair housing rights and obligations and encourage establishment of reasonable policies by landlords for tenant criminal history, rental history, credit history, fair housing and reasonable accommodations.	Initial workshop in December 2022, then conduct a workshop every two years during the planning period.	The City actively updates and maintains its website to provide resources to Placerville residents regarding fair housing rights and obligations.
Expand Public Transportation and Alternative Transportation Infrastructure	Expand transportation resources to serve all residents and reduce barriers to access. Implement 1-2 alternative transportation improvement projects per year.	Annually	The City completed the Mosquito Park and Ride facility, Phase II, during 2023. Additionally, the City has been facilitating public improvements including the design and engineering work for the Broadway, Placerville Drive, and Green Valley Road Improvement Projects, including bike lanes and sidewalks. The City is coordinating with the developer of the Mallard Affordable Apartment Complex for the addition of a bus stop. The City is currently updating the ADA Transition Plan.
Housing Rehabilitation	Rehabilitate two homes per year when funds are available to improve living conditions, promote housing stability, and discourage displacement.	Annual applications for funding. Provide ongoing assistance as funds are available.	The City did not rehabilitate homes during 2023.
Conduct Housing Conditions Survey	Update information on housing conditions to better target improvement/rehabilitation efforts.	Applying for a CDBG planning grant to fund the housing condition survey; complete the survey within one year of obtaining grant funds before the end of the planning period in 2029.	Funding to assist with a housing conditions survey was not obtained during the Planning Period for this Program.
Code Enforcement	To correct building code violations before they become serious health and safety hazards to human habitation	Ongoing	The City continues to actively enforce building and safety codes. The City's code enforcement targets specific areas based on complaints received and also strives to address city-wide code compliance. This program is effective.
Historic Preservation	Preserve the historic/architectural integrity of historic residential structures and promote rehabilitation necessary for continued use.	Ongoing	Through requirements and regulations within Section 10-4-9 (Site Plan Review) and 10-4-10 (Historic Buildings in the City), Staff processed the following number of Site Plan Reviews during the planning period for buildings within the City's historic districts as follows: 2021: two 2022: three 2023: eight
Demolition Regulation	To conserve existing affordable housing opportunities and prevent the displacement of lower-income residents.	May-23	The City did not complete the identified Zoning Ordinance amendments requiring discretionary review for demolition permits. This amendment is anticipated in 2025.
Public Safety	Enhance public safety for existing and new neighborhoods property due to climate, fire, and flood hazards	Jan-23	The City continued to implement City Code Chapter 16, Hazardous Vegetation and Combustible Materials. The purpose of this Ordinance is to provide for the removal of hazardous vegetation and combustible materials situated within the City limits to reduce the potential for fire and to promote public safety and welfare of the community. The City is actively working to update the General Plan Safety Element.
Short-Term Rental Regulation	Adopt zoning amendment(s) to prohibit transient short-term rentals in residential zones and to allow them in commercial zones, and establish a regulatory framework and administrative process for compliance monitoring and enforcement.	March 2023 - Residential zone restrictions with allowance for owner-occupied residential allowance; commercial zone allowance June 2022.	Currently the General Plan, in Chapter II (Housing Element), Policy F ("To preserve existing affordable housing stock"), Policy F.5, identifies the need for zoning ordinance regulations that prohibit transient short-term rentals within residential zones unless the unit is owner occupied. The City completed an amendment of the Zoning Ordinance to prohibit transient short-term rentals (STR) in residential zones and to allow STR in the Highway Commercial (HWC), Commercial (C), and Central Business District (CBD) Zones. The amendments were adopted by City Council on July 12, 2022 by Ordinance No. 1710.
Housing Choice Voucher Program	Affirmatively further fair housing by ensuring continued access to Housing Choice Vouchers. Maintain at least the number of current HCV in the City to strive to increase voucher usage by 5 percent.	Support Housing Authority annually.	The City continued to support the El Dorado County Housing Authority's rental assistance program during the planning period.
Preservation of "At-Risk" Units	To preserve all 36 at-risk units to prevent the loss of affordable housing and displacement of lower-income residents.	Every three months of the planning period the City will monitor the assisted housing units at risk by contacting the property owner to determine whether there is a change in status or eligibility.	Staff monitored rental assisted housing units to determine if any units were at risk of converting to market-rate uses during the Planning Period. No conversions occurred.
Mobile Home Park Conversion	To preserve affordable housing stock and prevent the displacement of mobile home park residents.	2026	The City has two (2) mobile home parks, Hidden Springs and Washington Street Mobile Home Parks. No conversions to tenant ownership were requested or completed during the Planning Period.
Weatherization and Energy Conservation	Maintain and update educational materials on the City website in support of energy efficiency improvements on 5 homes per year.	Provide information at counter and on the City website by December 2023.	The City and El Dorado County participate in the PACE weatherization and energy conservation program. PACE information was provided at the Development Services Department counter during the Planning Period.
Energy Conservation for New Residential Development	Promote the use of energy-efficient construction.	Ongoing.	The City Building Division required over the Planning Period that all new residential construction must meet the State's energy efficiency requirements (Title 24). The Building Division reviews submitted building plans for conformance with Title 24 prior to issuance of a building permit to construct.

Jurisdiction	Placerville	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	05/15/2021 - 05/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	10
Above Moderate		5
Total Units		15

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	7	2
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	8	9
Mobile/Manufactured Home	0	0	0
Total	0	15	11

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	3	3
Not Indicated as Infill	12	12

Housing Applications Summary	
Total Housing Applications Submitted:	10
Number of Proposed Units in All Applications Received:	11
Total Housing Units Approved:	11
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	10	11
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	40
Sites Rezoned to Accommodate the RHNA	0

Cells in grey contain auto-calculation formulas