

*“We are a welcoming, active and business-friendly rural foothill community built on California’s rich gold rush history”*



**City Manager’s Report**  
**April 8, 2025, City Council Meeting**  
**Prepared By: Kristen Hunter, Associate Planner**  
**Item#: 7.8**

**Subject:** *2024 Housing Element Annual Progress Report*

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**Recommendation:** Review and accept the attached *2024 Housing Element Annual Progress Report* (APR) and direct Staff to submit the APR to the Department of Housing and Community Development (HCD) and the Governor’s Office of Land Use and Climate Innovation (LCI).

**Purpose:** On August 31, 2021, the City Council adopted<sup>1</sup> the City of Placerville General Plan, 2021-2029 Housing Element (known as the 6<sup>th</sup> Cycle Housing Element). Following the adoption of the 6<sup>th</sup> Cycle Housing Element, changes to Housing Element Law under Assembly Bill (AB) 686 resulted in the City needing to complete an update of the Element to comply with the requirements under AB 686. The amended 2021-2029 Housing Element was adopted<sup>2</sup> by the City Council on December 13, 2022.

State law (Government Code Section 65400) requires cities and counties to prepare an annual report on the status of the implementation of their Housing Elements by April 1<sup>st</sup> of each year covering the previous calendar year. This annual report must be submitted to the City Council, the Governor’s Office of Land Use and Climate Innovation (LCI) and the Department of Housing and Community Development (HCD).

**Strategic Plan Strategy:** Maintain/Improve Quality of Life: Strategy 6 – Maintain and Update Planning Documents.

**Discussion:** HCD has developed a standardized Progress Report form for municipalities State-wide to utilize for annual reporting purposes. The spreadsheet form was reproduced at a size to generate copies for the Planning Commission and City Council.

The 2023 6<sup>th</sup> Cycle Housing Element Annual Progress Report was provided to HCD and ORP on July 24, 2024. **The Planning Commission reviewed and considered the 2024 Annual Progress Report at the regular meeting of March 18, 2025. At this meeting, the Planning Commission moved that the APR be forwarded to the City Council for final review and acceptance.** A copy of the March 18<sup>th</sup> Planning Commission meeting minutes for this item are attached.

The following is a summary of the City’s completed APR form for 2024 activity highlights.

Table A – Housing Development Applications Submitted

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<sup>1</sup> Resolution No. 9005

<sup>2</sup> Resolution No. 9150

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Table A of the Progress Report includes information on residential development applications received during the 2024 calendar year, from January 1 to December 31. Applications include Discretionary entitlements (tentative maps and multi-family site plan reviews), or where a building permit was required, classified by affordability level.

Discretionary Application Total:	0 (Zero)
Building Permit Applications Total:	19
• Accessory Dwelling Units (ADU)	8
• Single-Family Detached Units (SFD)	10
• Demolition	1

### Table A2 – Annual Building Activity Report Summary – New Construction, Entitled, Permits, and Completed Units

Table A2 reports the address locations of residential housing development building permits issued, completed entitlements, and units receiving certificates of occupancy (issued by City Building Division upon final inspection) during the 2024 calendar year, classed by affordability level.

Completed Entitlements Total:	0 (Zero)
Building Permits Issued Total:	29
• Accessory Dwelling Units (ADU)	12
• Single-Family Detached (SFD)	15
• 2 to 4	0
• 5+	1
• Demolition	1
Certificates of Occupancy Issued Total:	33
• Accessory Dwelling Units (ADU)	10
• Single-Family Detached (SFD)	21
• 2 to 4	2
• 5+	0

### Table B – Regional Housing Needs Allocation Progress – Permitted Uses Issued By Affordability

Table B reports the City's prior and 2024 residential housing permit progress towards meeting the City's 2021-2029 Regional Housing Needs Allocation (RHNA) classified by income affordability level.

Remaining RHNA units for 2021-2029 Housing Element are as follows:

Very Low:	21 Units
Low:	6 Units
Moderate:	16 Units
Above Moderate:	74 Units

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117 Units remaining

Table C - Sites Identified or Rezoned to Accommodate Shortfall Housing Need

Table C was not required to be completed and reported by the City for 2024. The City did not have an unaccommodated need of sites, or have a shortfall of sites as identified in the 2021-2029 Housing Element to meet its RHNA during the Planning Period. This table therefore was omitted from the staff report.

Table D – Program Implementation Status Pursuant to Government Code Section 65583

Table D is the City’s narrative describing the status of the City’s implementation of the Housing Program for the 2021-2029 Housing Element.

Table E – Commercial Development Bonus Approved Pursuant to Government Code Section 65915.7

No commercial development bonuses for affordable housing were requested or approved in 2024 per the criteria of Government Code Section 65915.7. This table is blank and therefore was omitted from the staff report.

Table F – Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites Pursuant to Government Code Section 65583.1, Subdivision (c)

Table F is optional for the City. No reportable units were rehabilitated, preserved or acquired by the City that meet the specific criteria of Government Code Section 65583.1(c)(2). This table therefore is blank and was omitted from the staff report.

Table F2 – Above Moderate-Income Units Converted to Moderate Income Pursuant to Government Code Section 65400.2

Table F2 is optional for the City. No reportable units were rehabilitated, preserved or acquired by the City that meet the specific criteria of Government Code Section 65583.1(c)(2). This table therefore is blank and was omitted from the staff report.

Table G – Locally Owned Lands Included in the Housing Element Sites Inventory, that have been sold, leased, or otherwise disposed of, Pursuant to Government code Section 65400.1

Table G was not required to be completed and reported for the City for 2024, in that the Housing Element Site Inventory does not contain a site that is or was owned by the City and had been sold, lease, or otherwise disposed of during the year. This table therefore was omitted from the staff report.

Table H – Locally Owned or Controlled Lands Declared Surplus Pursuant to Government Code Section 54221, or Identified as Excess Pursuant to Government Code Section 50569

Table H was not required to be completed and reported for the City for 2024, in that the City has not declared property as surplus or excess pursuant to Government Code. This table therefore was omitted from the staff report.

Table J – Student Housing Development for Lower Income Students for which was Granted a Density Bonus Pursuant to Subparagraph (F) of Paragraph (1) of Subdivision (b) of Section 65915

Table J was not required to be completed and reported for the City for 2024, as the City did not have projects resulting in the production of lower income student housing, including a density bonus. As such, Table J was omitted from the Staff Report.

Table K – Tenant Preference Policy

Table K was not required to be completed and reported for the City for 2024. The City does not have a Tenant Preference Policy. As such, Table K was omitted from the Staff Report.

Summary Table

This table provides an overview of housing activity in 2024.

Local Early Action Planning (LEAP) Grant Reporting Table

The City received a LEAP Grant in the amount of \$65,000 during 2021 to develop objective design standards. Additionally, in 2019, the City was awarded \$160,000 in SB 2 funding to fund environmental review. The City has been working to use these two programs to create vacant land inventory for development of affordable housing projects by-right.

By December 31, 2023, environmental review for the identified locations had been completed. As of March 2025, creation of objective design standards is still required.

**Cost:** None

**Budget Impact:** None



M. Cleve Morris, City Manager



Carl Cahill, Interim Development Services Director

**Attachments:**

- A. 2024 Annual Housing Element Progress Report
- B. March 18, 2025 Planning Commission Meeting minutes