

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Placerville	
<b>Reporting Year</b>	2020	(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 Name of Program	2 Objective	3 Timeframe in H.E	4 Status of Program Implementation
1. Available Land Inventory	Accommodate at least 372 additional housing units, including 133 extremely-low, very-low, and low-income housing units	Update annually	<p>Land inventory 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 2013-2021 Housing Element planning period. As of March 2, 2021, the following are totals of vacant residential parcels per RHNA Income Level:</p> <p><b>Above Moderate - Income Affordability Category:</b> There are 123 vacant parcels available within the RE, R-1-A, R-1-20, R-1-10 and R-1-6 zones, totaling 215 acres, to accommodate 248 units for the above moderate-income affordability category, well in excess of 23 units of remaining RHNA need;</p> <p><b>Moderate - Income Affordability Category:</b> There are 23 vacant parcels available within the R-2, R-3 and R-4 zones, totaling 28 acres, to accommodate 246 units for the moderate-income affordability category, well in excess of the 6 units of remaining RHNA need;</p> <p><b>Very-Low and Low Income Affordability Categories:</b> There are 4 parcels available within the R-5 and the HO Overlay zones, totaling 17 acres, to accommodate 243 units for the very low-income and low-income housing household income affordability categories, well in excess of the 133 units (78 very low-income and 55 low-income) of remaining RHNA need.</p>
2. Infill Development and Potential Re-Use Sites	Provide additional opportunities to accommodate at least 372 additional housing units (see Program 1).	Update infill/re-use site survey and conduct feasibility study by September 2017 and update annually thereafter; distribute inventory to developers at least once a year.	<p>The City did not update its preliminary infill/re-use site survey, or conduct a feasibility study during the Planning Period. In addition, no affordable housing projects were developed during the Planning Period.</p> <p>Program 14 summarizes the City's successful effort to obtain grant funding to be utilized in 2020 and 2021 for consultant services to conduct environmental analysis necessary to amend the land use 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 need during the 2021-2029 Housing Element - Cycle 6.</p>
3. High-Density Development - Unmet Need	Increase the City's vacant land inventory and opportunities for development of housing affordable to lower-income households.	<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>Program fully implemented. 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.</p> <p>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>
4. Single-Room Occupancy Units	Increase opportunities for development of housing to lower-income households.	Within one year of Housing Element adoption.	Program fully implemented. The City adopted Ordinance 1644 on September 23, 2014 that identified zones and established regulatory standards that encourage and facilitate single-room occupancy units.
5. Public Outreach	Workshop regarding housing needs within the City.	Annually	Periodic workshop/community meetings have been conducted over the Planning Period regarding homelessness and housing. These endeavors have culminated in the City collaborating with El Dorado County during 2018 and 2019 on an initiative to establish a countywide strategic plan on homelessness. Work on the strategic plan would be in conjunction with funding the County obtained as described in Program 7. The City has committed its support of this endeavor through the contribution of \$10,000 in 2018 and another \$10,000 contribution in January 2020 during Fiscal Year 2019/2020 to the County's Countywide Homeless Coordinator Services to provide funding to assist in the contract to provide homeless services in the City of Placerville.
6. Employee Housing	Increase opportunities for development of housing affordable to seasonal farmworkers.	Within one year of Housing Element adoption.	This program was implemented by the City in 2014 with the City's adoption of Ordinance No. 1667 that identified zones and established regulatory standards that allow for employee housing that are consistent with State Housing Law.

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 within the Highway Commercial Zone to meet local needs. The City shall also consider permit and impact fee waivers and other credits in consideration for such payment.	Annually / ongoing	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. In 2018, El Dorado County, in conjunction with Opportunity Knocks, applied for and received grants to assist in addressing homeless issues in the County. The City has participated in these discussions. The County applied for two grants. The first is the Homeless Emergency Aid Program (HEAP). The County applied for \$1.4 million dollars under this program and was awarded the full amount. The second grant program is the California Emergency Solutions Housing (CESH) Program. The County applied for \$474,717 and received the full amount of this grant. Funding would assist with transitional and permanent housing with supportive services for homeless youth ages 18 to 24; would assist with funding to the chronic homeless through rent support, rent deposit; funding for the purchase or rehab of property that can be dedicated to sheltering the homeless population; and, to establish a 5-year homeless strategic plan that when in place will improve coordination of grant funding streams that require a strategic plan be in place in order to simply be eligible for funds.
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.	Within one year of Housing Element adoption.	Program fully implemented. The City adopted Ordinance No. 1666 on September 23, 2014 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.
9. Accommodate Housing for Persons with Disabilities	Improve housing accessibility for persons with disabilities.	Ongoing	City staff evaluated residential construction permit applications to implement state building standards for accessibility. During the Planning Period no requests for reasonable accommodations for persons with disabilities were submitted. During the Planning Period, the Independent Life Skills Training Center" was not built.
10. Housing for Developmentally Disabled Persons	To encourage the development or rehabilitation of one housing unit per year of the planning period specifically for persons with developmental disabilities through annually outreach to developers and state or federal funds; to initiate a cooperative outreach program with the Alta California Regional Center by 2014.	Ongoing	Staff encouraged housing developers at the public counter to consider the construction of housing for the developmentally disabled. However, the City's yearly objective of one unit rehabilitated or built per year was not met.
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 to fully-assisted care.	Ongoing	The City received one request for assistance from developers in 2018 to potentially develop a 72 unit apartment project for senior veterans on APN 323-220-008, a vacant infill lot comprising a portion of the Ridge at Orchard Hill Subdivision Planned Development and the HO (Housing Opportunity Overlay). This project sought but was unsuccessful obtaining tax credit financing from the state. It was not built.
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.	The City did not implement this Program during the Planning Period. In addition, no assistance was received from housing developers to construct workforce housing during the 5th Cycle.
13. Density Bonus	To increase awareness of density bonuses and other incentives for affordable housing.	Complete program brochure and website link by December 2014. Ongoing operation of the program thereafter, amending the program as necessary to comply with potential future changes to state law.	Development Services counter handout completed in 2014. Website link to Density Bonus Program and to City Code Section 10-12-1 to 10-12-14 completed in 2016. Staff discussed the Density Bonus Program with developers at the department counter. No requests from developers to utilize the density bonus program provided under State law and City Code.

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 review funding opportunities.	<p>In 2020 the City received technical assistance planning grant funds in the amount of \$160,000 under the State Department of Housing and Community Development (HCD) Senate Bill (SB) 2 (Chapter 364, Statutes of 2017) Planning Grants Program. The Planning Grants Program (PGP) is intended for the preparation, adoption, and implementation of plans that streamline housing project approvals and lead to the acceleration of housing production; and environmental analyses in compliance with CEQA that eliminate the need for discretionary project-specific review, allowing for project approval by-right. PGP grant funds will be used for consultant services to prepare the following to assist with the acceleration of housing production:</p> <ul style="list-style-type: none"> <li>• Multi-family residential objective design standards consistent with the ministerial approval requirements under SB 35 Streamlining Provisions, and</li> <li>• Environmental analysis necessary to amend the land use and zoning within the City to accommodate additional vacant land inventory at the minimum twenty dwelling units per acre density. Three parcels are identified for this analysis: APN 001-092-027; APN 325-240-016, 201 New Morning Court; and the third site includes the Placerville Armory (APN 325-280-03, 212 Armory Road) identified by the Department of General Services in accordance with the Governor's Executive Order N-06-19 as a potential affordable housing site. All grant funds must be expended by June 30, 2022.</li> </ul> <p>The City anticipates a total of 180 units upon development of the three sites (Site 3: 67 units; Site 9: 56 units; Placerville Armory: 57 units).</p>
15. Permit and Development Impact Fees	Reduce the initial cost-impact of City fees on affordable housing projects.	Annually	During the Planning Period, staff evaluated impact fees payable for the creation of a new accessory residential unit (ADU) so that the fee charged is commensurate with the impact from that residential unit. Fee adjustments were made in 2020 to City impact fees and capital improvement charges as a result of changes to state housing law and ADUs.
16. Self-Help Housing	207 additional ownership housing units—50 very-low-income and 56 low-income.	As part of annual meetings with non-profit housing providers, identify opportunities for self-help housing projects.	City staff encouraged housing developers to produce self-help housing development within Planning Period but was not successful.
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, meet with non-profit organizations, El Dorado County agencies and/or lenders interested in offering FTHA programs to review suitability for Placerville residents. Help developers apply for funding as soon thereafter as feasible based on demand and administrative capacity.	State funding was not able to be obtained for this program purpose during the Planning Period. Other resource information was made available to the public. The City's Housing Resources webpage contains a link to the California Housing Finance Agency (CalHFA) website that contains financing programs for low to moderate-income families, including low interest rate down payment assistance loans.
18. Statewide Community Infrastructure Program (SCIP)	Assist in funding/financing of CICs and impact fees for all forms of residential projects.	Ongoing	The City's participation in the SCIP program was authorized by City Council Resolution No. 7839, adopted September 14, 2010. Staff 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. No housing developer utilized the program during the Planning Period.
19. Fair Housing	Increase community awareness of fair housing.	Ongoing referral and distribution of information.	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. However, training of staff and the conduction of an annual fair housing community event did not occur during the Planning Period.
20. Housing Rehabilitation	Rehabilitate two homes per year when funds are available.	Annual applications for funding. Provide ongoing assistance as funds are available.	Funding was not obtained during 2020. This program, when funding can be obtained, can assist the City in targeting its efforts for housing and neighborhood improvement, thereby assisting in conserving the existing housing in the community.
21. Housing Conditions Survey	To maintain a relatively current and relevant database of housing conditions.	Update the Housing Conditions Survey by fiscal year 2015-2016. Update the Survey every five years thereafter.	CDBG funding to assist with the conduction of the survey was not obtained during the Planning Period for this Program.
22. 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.

23. Historic Preservation	Preserve the historic/architectural integrity of historic residential structures.	Ongoing	<p>Through requirements and regulations within Section 10-4-9: Site Plan Review and Section 10-4-10: Historical Buildings in the City, staff processed the following Site Plan Reviews during the Planning Period for buildings within the City's historic districts as follows:</p> <p>2013: three;  2014: two;  2015: two;  2016: two;  2017: three;  2018: one;  2019: zero;  2020: three.</p>
24. Housing Choice Voucher Program	Increase rental property owner participation in the Housing Choice Voucher Program.	Ongoing	<p>The City cooperated with the El Dorado County Housing Authority in its administration of the Federal Housing Choice Voucher rental assistance program. It also provided information of rental assistance program on the City website and at City Hall.</p>
25. Preservation of "At-Risk" units	Preserve affordable rental housing units.	January 2017; Monitor the assisted housing units at risk by contacting the property owner to determine whether there is a change in status or eligibility.	<p>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.</p>
26. Mobile home Parks	Preserve mobile home park spaces if determined to be feasible.	The City will continue to monitor and meet with park owners each year to identify park improvements and mobile home rehabilitation or replacement needs. Assist property owners and/or residents in accessing state or federal funding, as requested and needed. If park conversion to resident ownership is a desired alternative, the City will assist park residents in identifying a non-profit organization that can assist in the conversion process.	<p>No conversions to tenant ownership were completed during the Planning Period.</p>
27. Weatherization & Energy Conservation	Increase the energy efficiency of older residential structures and reduce energy costs.	Ongoing	<p>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.</p>
28. Energy Conservation for New Residential Development	Increase the energy efficiency in new residential developments.	Ongoing	<p>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 conducted enforcement of these requirements during the Planning Period when necessary.</p>