

SECTION II

HOUSING

*Excerpt from the City of Placerville's General Plan Housing Element
for the 2013-2021 planning period, adopted February 11, 2014 via Resolution 8168.*

*Copies of the complete document, including Community Profile, Constraints and Resources Sections,
are on file at City Hall and available upon request from the Development Services Department.*

CHAPTER V. HOUSING STRATEGY

INTRODUCTION

Contents of the Housing Strategy

This chapter of the Housing Element contains the City's strategy for meeting housing needs identified in Chapter II, the use of resources available to the City, and the reduction of barriers to the availability of housing for all residents as described in Chapter III. As required by state law, this chapter contains quantified (numerical) objectives for housing construction, housing rehabilitation, and the preservation of affordable housing, with an eight-year program of actions that:

- Provides regulatory concessions and incentives, and uses local, federal, and state financing and subsidy programs to support the development of affordable housing;
- Identifies adequate sites with appropriate zoning, development standards, services and facilities to encourage the development of a variety of types of housing for all income levels;
- Assists in the development of adequate housing to meet the needs of low- and moderate-income households;
- Addresses, and where appropriate and legally possible, removes governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities;
- Conserves and improves the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action;
- Promotes housing opportunities for all persons regardless of race, gender, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and
- Preserves assisted housing developments for lower-income households.

The following section sets forth the City's goals, policies, and programs for the 2013-2021 period. The goals and policies discussed in this section address state requirements under Housing Element law, and respond to the issues identified in the previous sections.

Trends Influencing the Housing Strategy

Placerville has, historically, been the center of social and commercial services for the Sierra foothills region of El Dorado County, which has naturally attracted a high percentage of low-income and special needs residents to the City. Most of the multi-family housing constructed in Placerville over the past 20 years has been subsidized rental housing affordable to very-low- and low-income households. At the same time, Placerville has experienced a growing influx of higher-income residents who desire the quality of life offered by the Sierra foothills region. This trend is beneficial to the City in that it provides opportunities to diversify the local economy and attract higher-paying jobs for City residents.

In conjunction with strategies to improve older neighborhoods in the City, the City hopes that a wider variety of housing will also attract a wider range of employment and economic development opportunities for the City's low- and moderate-income households, allowing them more opportunities to afford housing. Placerville's housing strategy is shaped by these trends and is based on three principles:

- The City needs to create a more balanced community, which requires that it attract middle- and upper-income residents;
- The City must also address the significant unmet needs of its current low-income residents, and
- With economic growth comes additional affordable housing need, as many of the jobs to be created in Placerville will pay low-to-moderate wages.

Coordination of the Housing Strategy

The Development Services Department is the City entity primarily responsible for implementing the housing programs. However, several programs also involve cooperation with other public and private entities, including the City Administration and Engineering Divisions, El Dorado County Housing Authority, local lenders and real estate agents, and non-profit developers.

Within the Administration Department, the Grants Administration Division will have the primary role of coordinating the implementation of the programs. Staff from the Grants Administration Division will meet with representatives of other agencies, track the implementation of the programs in this chapter, report on progress and problems in implementation, and recommend revisions to implementation measures and techniques to improve the achievement of program objectives. The designated staff member will meet with representatives of the various City divisions, departments, and non-profit agencies as needed, but no less than annually, to review implementation progress and identify solutions to implementation problems.

GOALS AND POLICIES

Goal A: To Designate Sufficient Land to Accommodate Placerville's Share of El Dorado County's Future Housing Needs

Policies:

1. City will maintain an inventory of vacant residential sites, to be updated annually.
2. As needed, the City will annex land within its Sphere of Influence (SOI) to maintain an adequate supply of residential land.
3. The City will promote infill development by identifying suitable sites, design goals, and potential development incentives.

Goal B: To Facilitate the Development of Housing for Special Needs Households

1. The City will allow overnight shelters and transitional housing facilities for homeless individuals and families in appropriate zoning districts.
2. The City will implement state and federal requirements for persons with disabilities in new residential developments.
3. The City will facilitate the development of senior housing by working with senior housing providers to identify adequate sites, assisting in the acquisition of funds for low-income senior housing, and providing development incentives.

4. The City shall encourage housing that is affordable to the local workforce by identifying funding sources and potential sites that would make the production of such housing financially feasible.

Goal C: To Facilitate the Development of Housing Affordable to Lower- and Moderate-Income Households

1. The City will encourage the use of density bonuses and regulatory incentives as tools to assist affordable housing development.
2. The City will pursue state and federal funding to assist in developing housing affordable to low- and moderate-income households.
3. The City will review the Zoning Ordinance, permit processes, and development fees to identify and remove potential constraints to the development of a range of housing for all income levels and needs.
4. Policy 4: The City will review and, if necessary, revise its Hillside Development Standards to reduce their cost impact on housing while protecting the health and safety of Placerville residents and the character of the City.

Goal D: To Promote Equal Housing Opportunity for all Residents

1. The City will continue to distribute information on fair housing laws to residents, and refer discrimination complaints to the State Fair Employment and Housing Commission.
2. Policy 2: The City will cooperate with local homebuilders, real estate agents, and lenders to conduct an annual fair-housing public information campaign.

Goal E: To Preserve the Existing Housing Stock

1. The City will continue to provide rehabilitation assistance to low- and moderate-income households.
2. The City will conduct a housing condition survey to identify areas of the community most in need of rehabilitation assistance.
3. The City will continue to conduct code enforcement inspections on a complaint basis to ensure that the housing stock remains in habitable condition.
4. The City will continue to preserve historic structures within the City by encouraging re-use of viable buildings within historic districts.

Goal F: To Conserve Existing Affordable Housing Opportunities

1. The City will continue to cooperate with the El Dorado County Housing Authority to provide rental assistance to Placerville residents.
2. The City will continue to monitor the status of the government-assisted housing in Placerville and preserve the affordability of these units.
3. The City will conserve and improve mobile home parks that can meet minimum health and safety standards by working with property owners and residents to obtain funds for park improvements and/or conversion of parks to resident ownership.

Goal G: To Promote Residential Energy Conservation

1. The City will continue to implement the energy conservation standards under Title 24 of the California Code of Regulations (state building code standards).
2. The City will continue to distribute information on weatherization programs, and pursue funding sources for weatherization assistance for low- and moderate-income households.
3. The City will promote energy conservation through its land use planning and development standards.

IMPLEMENTATION PROGRAMS

Goal A: To Designate Sufficient Land to Accommodate Placerville's Share of El Dorado County's Future Housing Needs

PROGRAM 1. Available Land Inventory

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| Action: | The City will maintain an updated inventory of vacant residential parcels in the City, and provide an annual report to the City Council and Planning Commission regarding the same. |
| Discussion: | The Housing Resources section contains an inventory of vacant land sufficient to meet the City's RHNP allocation for the 2013-2021 planning period. In order to provide accurate information to prospective developers, particularly developers of low- and moderate-income housing, the City will maintain an updated inventory of vacant residential parcels within the City. Information on these parcels will be available at City Hall, posted on the City's website, provided to local homebuilder organizations, and provided to non-profit homebuilders. The City will submit an annual report on the vacant land inventory to the City Council and Planning Commission in conjunction with the General Plan annual report. |
| Responsibility: | Development Services Department. |
| Funding Source: | General Fund. |
| Timeframe: | First update completed with adoption of Housing Element; subsequent updates to be completed by September each year 2014-2021. |
| Objective: | Accommodate at least 372 additional housing units, including 133 extremely-low-, very-low- and low-income housing units. |

PROGRAM 2. Infill Development and Potential Re-Use Sites

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| Action: | <p>In conjunction with the updated vacant land inventory, the City will identify suitable sites for infill development and re-use, including commercially zoned properties. Before seeking to annex land within the Sphere of Influence, the City will encourage the development of these infill sites where adequate public facilities and services are already in place and where small projects can be integrated with existing neighborhoods. The City will provide the following incentives for infill development and property re-use:</p> <ul style="list-style-type: none">• Conduct a site inventory of commercial properties in zones that permit residential uses to note property characteristics and physical conditions of buildings (for sites that are not vacant) that would lend themselves to |
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the feasibility of housing or mixed-use development. A preliminary inventory is provided as Appendix B.

- Approve density bonuses for projects that include affordable housing (see Program 13).
- Allow exceptions or alternative approaches to meeting zoning standards that are consistent with standards met by surrounding properties.
- Promote infill development and property re-use opportunities on the City's web site, distribute the infill/re-use site inventory to local homebuilder groups and non-profit organizations, and provide the inventory to interested individuals at the City's permit counter.
- Complete a development feasibility study that provides concept-level design alternatives for infill properties with the greatest potential to include affordable housing.

Discussion: The City believes that the infill/re-use site inventory and the proposed incentives will increase interest in the development of housing or mixed-use projects in, or adjacent to, commercial zones, particularly on sites close to the downtown area. Such development would support several of the City's General Plan orderly development and infill development policies. The site inventory will also provide the City with greater specificity regarding the potential to develop housing close to services, transit, and jobs.

Responsibility: Development Services Department.

Funding Source: General Fund, Caltrans Transportation Planning Grants, CDBG, Air Quality Control or SACOG planning grants.

Timeframe: 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.

Objective: Provide additional opportunities to accommodate at least 372 additional housing units (see Program 1).

PROGRAM 3. High-Density Development – Unmet Need

Action: The City has an adequate inventory of potential sites for high density zoning to more than meet its needs for the 2008-2013 and 2013-2021 planning periods. The City shall monitor its inventory of available higher density residential sites as necessary to ensure adequate availability over the entire 2013-2021 planning period. The City shall also investigate with housing developers and applicants potential parcels for higher density designation in an effort to generate potential housing for affordable income families.

- A) To accommodate the unmet housing need of 106 units for lower income households identified during the 2008-2013 Housing Element planning period, the City will rezone land to accommodate this need.
- B) To accommodate the unmet housing need of 133 units for lower income households identified during the 2013-2021 Housing Element planning period, the City will rezone land to accommodate this need.

Rezoned land will permit a minimum density of 20 units per acre, and permit owner-occupied or multifamily residential uses by right, with compliance with local design standards, but without discretionary action.

The sites to be rezoned may include, but are not limited to, the potential sites identified in Table 40 and Appendix E. Appropriate sites will be vetted and selected through a rezoning process in accordance with legal requirements and the requisite CEQA analysis.

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: A) Rezoning to accommodate land inventory to support an unmet need of 106 units for lower-income households during the 2008-2013 Housing Element shall be completed within one year of Housing Element adoption.

B) Rezoning to accommodate land inventory to support an unmet need of 133 units for lower-income households for the 2013-2021 Housing Element planning period shall be completed within three years of Housing Element adoption.

Objective: Increase the City's vacant land inventory and opportunities for development of housing affordable to lower-income households.

PROGRAM 4. Single-Room Occupancy Units

Action: State law requires that jurisdictions identify zoning districts available to encourage and facilitate a variety of housing types, including single-room occupancy units (SROs). Currently, the City's Zoning Ordinance does not define or address SROs.

The City shall revise the Zoning Ordinance to define SROs, identify the zones in which they are permitted and establish regulatory standards that encourage and facilitate single-room occupancy units.

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: Within one year of Housing Element adoption.

Objective: Increase opportunities for development of housing affordable to lower-income households.

Goal B: To Facilitate the Development of Housing for Special Needs Households.

PROGRAM 5. Public Outreach

Action: The City will coordinate an annual workshop with employers, members of the housing community including the homeless and the disabled, and City officials to identify the housing needs of the City and take appropriate action as necessary as part of the annual progress report pursuant to Government Code Section 65400.

Discussion: The City recognizes the need for and benefit of a thorough and comprehensive public participation process. The City will coordinate annual workshops with a variety of participants including housing advocates, employers, service providers,

public agencies and the public at large, with the goal of bringing ideas from the community forward for the City to consider.

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: The first workshop shall occur by May 2014 and annually thereafter.

PROGRAM 6. Employee Housing

Action: The State's Employee Housing Act (Health and Safety Code 17000) requires that each city and county permit and encourage the development of employee housing as a means of addressing the housing for seasonal farmworkers.

The City recognizes the need for housing opportunities for this special needs household, as identified in the Housing Element. To address the employee housing need and to comply with the Employee Housing Act, the Zoning Ordinance shall be revised to meet the local government land use and zoning requirements under the State's Employee Housing Act. A residential structure providing accommodation for six or fewer agricultural employees will be designated a single-family residential use and to be allowed by right in any zone that allows single-family residential uses (Health and Safety Code Section 17021.5).

The RE, Estate Residential (Section 10-5-4) zone shall be revised to permit employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household as an agricultural use (Health and Safety Code Section 17021.6). The City has one parcel containing approximately twenty-one (21) acres, and less than one (1) acre of another parcel that are zoned RE.

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: Within one year of Housing Element adoption.

Objective: Increase opportunities for development of housing affordable to seasonal farmworkers.

PROGRAM 7. Transitional, Supportive and Emergency Housing

Action: Meeting annually with local non-profit and governmental service providers to assess the shelter needs of the community and work with non-profit organizations to identify suitable sites for the placement of facilities.

Discussion: In 2012 the City amended the Highway Commercial (HWC) Zone designation, adding emergency shelters, supportive housing and transient housing facilities as uses allowed by right for at least one emergency shelter or transient housing facility for year-round use which meets the needs to serve local homeless and transient housing needs. Shelters will only be subject to development and management standards that apply to residential or commercial uses within the HWC zone.

In May 2013 the City amended the Zoning Ordinance, adding state statutory definitions for transitional housing and supportive housing, and added each of these uses in all single-family and multi-family residential zones as permitted uses. These amendments fell short of the requirements of SB2, in that transitional and supportive housing must be allowed in all zones which permit residential uses. Program 8 herein is included to address this unintended issue.

In order to meet the community need for transitional housing and emergency shelters, the City will meet annually with local non-profit and governmental service providers to assess the shelter needs of the community. If additional transitional housing or shelter capacity is needed in the community, the City will work with the stakeholders to identify a suitable site for the placement of a facility.

- Responsibility: Development Services Department.
- Funding Source: General Fund for administration, Emergency Housing Assistance Program (state program that uses federal funds), Supportive Housing Program (federal program that facilitates the transition of homeless persons to independent living).
- Timeframe: Meet annually, assist non-profit organizations in applying for funding. Amend Zoning Ordinance within one year of adoption of the Housing Element.
- Objective: Assist with funding and development for an emergency shelter or transitional housing facility, as identified herein, and ensure that the proposed project is processed ministerially, to meet local needs consistent with SB2. The City shall also consider permit and impact fee waivers and other credits in consideration for such payment.

PROGRAM 8. Transitional and Supportive Housing Zoning Amendments

- Action: Amend the Zoning Ordinance to permit transitional and supportive housing as residential uses within Placerville's mixed-use zones (e.g. Business Professional (BP), Central Business District (CBD), Commercial (C), Convenience Commercial (CC), Highway Commercial (HWC), subject only to those restrictions that apply to other residential uses in the same zone.
- Responsibility: Development Services Department.
- Funding Source: General Fund
- Timeframe: Within one year of Housing Element adoption.
- Objective: Increase opportunities for development of transitional and supportive housing; to be consistent with the requirement of SB 2.

PROGRAM 9. Accommodate Housing for Persons with Disabilities

- Action: The City will continue to permit accessory structures, building modifications, and site plans that provide accessibility for persons with disabilities and will continue to implement state building standards for handicapped accessibility. The City will promote its policies and development standards for persons with disabilities through information provided at City Hall, pre-application meetings, a link on the City website detailing the process for requesting reasonable accommodation, and a notice to the Alta Regional Center.

The City shall also encourage housing developers of new subdivisions to construct units within an overall housing development that are accessible to persons with disabilities and the aging. To illustrate this encouragement, the City enthusiastically supported an "Independent Life Skills Training Center" on a parcel approved within the Placerville Heritage Homes Subdivision along Ray Lawyer Drive. This facility when constructed would be for people with physical and developmental disabilities to learn living skills in a residential setting. Mother Lode Rehabilitation Enterprises, Inc., or M.O.R.E. is expected to operate this facility once it is built. To help facilitate this construction and others like it, the City will explore reductions and/or fee waivers of traffic and park development impact fees that it controls.

Discussion: As a part of the Housing Element Update, the City reviewed the Zoning Ordinance to identify potential constraints to persons with disabilities. The review revealed no specific constraints to persons with disabilities. In order to ensure that zoning requirements and City policies continue to accommodate persons with disabilities, Placerville will continue to implement state building standards for accessibility and continue to provide reasonable accommodations for persons with disabilities.

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: Ongoing.

Objective: Improve housing accessibility for persons with disabilities.

PROGRAM 10. Housing for Developmentally Disabled Persons

Action: The housing needs of persons with disabilities, including persons with developmental disabilities, are typically not addressed by Title 24 Regulations. The housing needs of persons with disabilities, in addition to basic affordability, range from slightly modifying existing units to requiring a varying range of supportive housing facilities.

To accommodate residents with developmental disabilities the City will assist State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with disabilities, including developmental disabilities. Placerville will also provide regulatory incentives, such as expedited permit processing and fee waivers and deferrals, to projects targeted for persons with disabilities, including persons with developmental disabilities. The City shall reach out annually to developers of supportive housing to encourage development of projects targeted for special needs groups. Placerville will work with the Alta California Regional Center to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information will be made available on the City's website.

Responsibility: Development Services Department

Funding Source: General Fund

Timeframe: Ongoing, 2014-2021.

Objective: 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.

PROGRAM 11. Senior Housing

Action: The City will identify funding sources for the development of senior housing, and facilitate senior housing development through the density bonus program (Program 13), identification of suitable development sites (Programs 1–2), through other development incentives such as reduced parking, which can be granted in conjunction with the density bonus provision, and through retrofits of existing residential and non-residential facilities for adaptability to serve the needs of disabled seniors and their guests. The City will promote these potential incentives by providing information to developers at pre-application meetings, notifying non-profit organizations, and providing a link on the City website to its affordable and senior housing policies.

Discussion: Based on the data contained in the Community Profile, the senior population in the City is projected to increase during the planning period. Much of this growth will be the result of in-migration from the surrounding areas, rather than from the aging-in-place of the existing population. Many retirees are choosing to relocate to the Sierra Nevada foothills, including Placerville. Though many initially buy homes, the maintenance responsibilities may become too burdensome as they continue to age, and the households may opt for smaller senior housing units, including assisted living complexes. Based on the projected growth in the senior population and the resulting demand for senior housing, the City will identify potential funding sources and work with non-profit developers to facilitate the development of affordable housing and the retrofit of existing residences for accessibility. In addition to identifying funding sources, the City can facilitate senior housing through the density bonus program, and identifying suitable sites for senior housing development.

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: Ongoing.

Objective: 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.

Goal C: To Facilitate the Development of Housing Affordable to Lower- and Moderate-Income Households

PROGRAM 12. Workforce Housing

Action: The City may prepare a study of options to provide housing that is affordable to, and meets the needs of, residents who are employed locally (workforce housing). The City Council will determine the need for such a study, as indicated below, based on the availability of state funding. If prepared, the study will consist of two parts:

1. A survey of major employers to assess the wages of the local workforce. This survey will assist the City in determining the mix of affordability levels appropriate for the City workforce. The City will update the wage study every two years.
2. A Workforce Housing Policy Report that addresses:
 - Infill development workforce and self-help opportunities, including densities, development standards and possible development incentive programs;
 - Recommendations for revisions or additions to existing City regulations or policies to encourage infill development, and in particular the infill development of workforce housing units;
 - Recommendations for policies and measures to maintain long-term affordability of units developed in the Workforce Housing Design Program, including identification of funding programs and development resources;
 - Recommendations for the marketing of workforce housing units to maximize existing local resident workforce;
 - A mix of unit types, sizes and prices to match with local workforce needs.

The City will promote the results of the Workforce Housing Study, if prepared, through a link to its website, distribution of the study to local homebuilder organizations and non-profit housing providers, and realtor organizations, and meetings with housing providers to determine their interest in developing workforce housing.

Responsibility: Development Services Department.

Funding Source: General Fund, CDBG Planning Grant, other sources identified in Program 14.

Timeframe: Determine the need and apply for a CDBG planning grant, if appropriate, by spring of 2015.

Objective: Complete at least one housing development that provides very-low-income, low-income, and moderate-income housing units.

PROGRAM 13. Density Bonus

Action: Promote the density bonus as a tool to assist in the development of affordable housing by providing program information at City Hall, promoting the use of the program at pre-application conferences, providing a link on the City’s website, and through distribution of the Workforce Housing Study (see Program 12).

Discussion: The City currently provides density bonus provisions for developments that include affordable housing for lower-income households or qualifying residents, such as elderly households, up to the maximum bonus permissible under state law of 35 percent, either individual or combined for any single project.

All projects that are eligible for a density bonus shall receive between one and three incentives if requested. As with the density bonus, the intent of the incentives is to further encourage the construction of affordable housing. The number of incentives increases proportionally with the amount of affordable housing provided. The breakdown is as follows:

- One incentive for projects that provide at least the minimum percentage of affordability required to receive a density bonus as described above, as well as development of a project intended for senior citizens;
- Two incentives for projects that provide at least two times the minimum percentage of affordability required to receive a density bonus as described above, or
- Three incentives for projects that provide at least three times the minimum percentage of affordability required to receive a density bonus as described above.

Incentives may include but are not limited to:

- A reduction in development standards (reduction in lot sizes, setbacks, lot coverage, building height, etc.),
- A reduction in architectural design requirements,
- A density bonus greater than the amount required by state law, and/or
- Other regulatory incentives proposed by the developer that would result in identifiable, financially sufficient, and actual cost reductions.

Responsibility: Development Services Department, Planning Commission, City Council.

Funding Source: General Fund

Timeframe: 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.

Objective: To increase awareness of density bonuses and other incentives for affordable housing.

PROGRAM 14. Pursue State and Federal Funding

Action: The City will continue to pursue available state and federal funding sources in cooperation with private developers, non-profit housing corporations, the El Dorado County Housing Authority and Community Services Department, and other interested entities to assist in meeting the needs of extremely-low, low- and moderate-income households. Based on meetings (at least annually) with non-profit developers and service providers, the City will identify the funding sources most appropriate to meet the needs of residents, and apply for funds, or assist other entities in applying for funds, during available funding cycles. City assistance to other entities will include, but not be limited to:

- Providing data that is necessary for a funding request, and
- Expediting permit decisions on proposed projects that require City approval or that will be more competitive with City approval, prior to submitting funding requests.

Potential funding sources include, but are not limited to:

- California Multi-family Housing Program:
- California Housing Finance Agency (HELP Program)
- California Housing Finance Agency direct lending programs (single-family and multi-family)
- Low-Income Housing Tax Credits (state & federal)
- CalHome Program

- Federal Home Loan Bank – Affordable Housing Program
- Federal Department of Housing and Urban Development Programs – Section 221(d), Section 202 (elderly), Section 811 (persons with disabilities)
- Child Care Facilities Finance Program (administered through the State of California), Special Housing Needs and Supportive Services

As part of this program, the City will specifically seek or support applications for funding programs, at least twice in each planning period, that target the development of housing affordable to extremely-low-income households. The City will establish special incentives and concessions beyond what is already required through density bonus law, or other mechanisms such as priority processing and fee deferrals to encourage the development of housing affordable to extremely-low-income households.

Responsibility: Development Services Department.

Timeframe: 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 in 2014. Apply 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 the 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.

Objective: Increase the effective use of state and federal funds in support of affordable housing, shelter, and housing-related services.

PROGRAM 15. Permit and Development Impact Fees

Action: In order to ensure that City permit and development impact fees do not constrain the development of housing, the City will review its fee structure annually and will report the findings to the City Council and Planning Commission in conjunction with the annual report on the General Plan. While fees typically represent the cost of providing public facilities and services, the up-front cost can present a significant burden to developers, especially in the case of affordable housing. If the annual review determines that fees are constraining the development of affordable housing in the City, Placerville will offer one of several options to housing providers:

- Deferment of fees until project completion or occupancy;
- Payment of fees over a 12-month or longer period after project completion, or
- Reduction of fees for specific facilities or services for which the applicant can show a connection between the lower fee and lower facility/service demand from project residents.

Placerville will notify affordable housing providers of options to reduce the up-front cost of fees through information provided at the City’s permit counter, a website link, and pre-application meetings.

Responsibility: Development Services Department, Planning Commission, City Council.

Funding Source: General Fund for program administration.

Timeframe: Annually.

Objective: Reduce the initial cost-impact of City fees on affordable housing projects.

PROGRAM 16. Self-Help Housing

Action: The City will continue to work with non-profit developers in the area to develop self-help housing (housing in which the eventual owner participates in its construction under the supervision of a building contractor). The City can facilitate the development of the self-help housing through a variety of means, including:

- Obtaining financing, including CDBG and HOME (see Program 14 for discussion of the City's role in funding assistance);
- Identifying an appropriate site for a self-help housing project and pursuing state and federal funds for the purchase of the site;
- Reduction in the up-front costs of development impact fees (see Programs 15 and 18), or
- Other regulatory incentives, including density bonus and streamlined permit processing (see Program 13).

Discussion: The City will attempt to facilitate a self-help housing project during the 2013—2021 period. A self-help project could be designed as part of the City's Workforce Housing Study (see Program 12).

Responsibility: Development Services Department.

Funding Source: CDBG, HOME, CHFA HELP Program.

Timeframe: As part of annual meetings with non-profit housing providers, identify opportunities for self-help housing projects.

Objective: 207 additional ownership housing units—50 very-low-income and 56 low-income.

PROGRAM 17. First Time Homebuyer Assistance

Action: Recognizing the need for homebuyer assistance, the City will encourage developers and other entities to design a first-time homebuyer program, which could include down payment assistance loans and/or grants, and assistance with closing costs. Once presented with a program design which will meet the needs of its residents, the City will assist in the application for funds. In helping to promote the program, the City will provide information at City Hall, provide a link on the City website, and help distribute information to area real estate firms, lenders, and homebuilders.

Discussion: Currently, the City does not operate a first-time homebuyer program. Housing costs during the 2008-2013 Housing Element planning period were reduced due to the economic condition of the housing industry in California and other parts of the U.S. Should housing costs in the region rise over the 2013-2012 planning period, as expected from their 2012 lows, low- and moderate-income households will have increasingly limited options for home purchase. In encouraging the establishment of first-time homebuyer programs, the City will seek collaboration with non-profit organizations, county agencies, and/or local lenders.

Responsibility: Development Services Department, City Council.

Funding Source: CDBG, HOME, CHFA HELP Program, Federal Home Loan Bank Board Affordable Housing Program.

Timeframe: 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.

Objective: Assist very-low-income households, low-income households, and moderate-income households in the purchase of a first home.

PROGRAM 18. Statewide Community Infrastructure Program (SCIP)

Action: Implement the Statewide Community Infrastructure Program (SCIP) to assist in the financing of certain capital improvement charges (CICs) and impact fees.

Discussion: The City intends to implement this program for all projects, particularly housing projects, to provide housing developers this program to finance impact fees.

If a developer/property owner chose to participate in SCIP, the selected public capital improvements and the development impact fees owed to the City would be financed by the issuance of tax-exempt bonds by California Statewide Communities Development Authority (CSCDA). CSCDA would impose a special assessment on the owner's property tax bill to repay the portion of the bonds issued to finance the fees paid with respect to the property and the public capital improvements benefiting the property. With respect to the impact fees, the developer may either pay the impact fees at the time of permit issuance and receive reimbursement from the SCIP bond proceeds when the SCIP bonds are issued, or the fees will be funded directly from the proceeds of the SCIP bonds. If the property owner pays the impact fees in advance, the City is required to pay the fees to SCIP. If the property owner does not pay the impact fees in advance, SCIP holds onto the bond proceeds representing the fees. In either case, the fees are subject to requisition by the City at anytime to make authorized fee expenditures. By holding and investing the money until it is spent, SCIP is able to monitor the investment earnings (which come to the City for federal tax law arbitrage purposes). SCIP encourages the City to spend the proceeds before any other fee revenues of the City. If the fees are paid by the property owner and bonds are never issued, the fees would be returned to the City by SCIP. In this way, the City is never at risk of losing the impact fees.

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: Ongoing.

Objective: Assist in funding/financing of CICs and impact fees for all forms of residential projects.

Goal D: To Promote Equal Housing Opportunity for all Residents

PROGRAM 19. Fair Housing

- Action: The City will continue to promote equal housing opportunity for all residents by supporting efforts of community groups (such as the Housing Resources Board) that provide counseling, investigatory, legal, or referral services to victims of discrimination by:
- Training staff who have contact with the public on how to receive and refer fair housing complaints;
 - Posting and distributing fair housing information at City Hall and other community facility locations, and
 - Working with local lenders, rental property owners, real estate, and legal service organizations to conduct fair housing training, and identify an annual community event at which fair housing information can be distributed.
- Responsibility: Development Services Department.
- Funding Source: General Fund.
- Timeframe: Ongoing referral and distribution of information.
- Objective: Increase community awareness of fair housing.

Goal E: To Preserve the Existing Housing Stock

PROGRAM 20. Housing Rehabilitation

- Action: The City will continue to promote low-interest and deferred-payment loans for housing rehabilitation for eligible owner-occupied and renter-occupied units. Funds may be used to correct any health and safety issue within a housing unit. In cases where a housing unit is overcrowded, funds can be used for a room addition.
- The City provides information on the rehabilitation program at City Hall, and through its code enforcement activities. The City also has a link on its website to the Grants Administration division. This link will be enhanced with more specific program information and a downloadable program application.
- Discussion: The economic downturn and an increase in costs associated with the upkeep and maintenance of housing units were evident during the 2008-2013 planning cycle. Pursuing CDBG and/or other funding to reinstitute this program is a priority for the 2013 fiscal year.
- Responsibility: Development Services Department.
- Funding Source: CDBG, HOME, State Multi-family Housing Program and Affordable Housing Program (through the Federal Home Loan Bank Board).
- Timeframe: Annual applications for funding. Provide ongoing assistance as funds are available.
- Objective: Rehabilitate two homes per year when funds are available.

PROGRAM 21. Housing Conditions Survey

- Action: The City will conduct a Housing Conditions Survey to identify areas to target code enforcement, rehabilitation assistance, and neighborhood improvement efforts.
- Discussion: The most recent Housing Conditions Survey for Placerville was completed in 1998. Since nearly 50 percent of housing units in the City were built prior to 1970, an updated Housing Conditions Survey will assist the City in targeting its efforts for housing and neighborhood improvement, thereby conserving the existing housing in the community.
- Responsibility: Development Services Department.
- Funding Source: CDBG Planning Grant.
- Timeframe: Update the Housing Conditions Survey by fiscal year 2015-2016. Update the Survey every five years thereafter.
- Objective: To maintain a relatively current and relevant database of housing conditions.

PROGRAM 22. Code Enforcement

- Action: The City will continue to conduct code enforcement inspections on a complaint basis. Eligible property owners will be directed to the City's rehabilitation program for assistance in correcting code violations.
- Discussion: The City Building Division is responsible for enforcing both state and City regulations governing maintenance of all buildings and property. Due to currently minimal City staffing levels, code enforcement is complaint-based. The Building Division responds to approximately 100 complaints per year.
- Responsibility: Building Division.
- Funding Source: General Fund, inspection fees. See Program 16 for Housing Rehabilitation Funding sources.
- Timeframe: Ongoing.
- Objective: To correct building code violations before they become serious health and safety hazards to human habitation.

PROGRAM 23. Historic Preservation

- Action: The City will encourage the preservation of historic homes and buildings by:
- Continuing to review requests for demolition of buildings within historic districts;
 - Utilizing the California State Historical Building Code to recognize the unique construction issues inherent in maintaining and adaptively reusing historic homes and buildings.
 - The establishment of historic districts;
 - Continuing to allow the re-use of historic buildings as residential uses, and

- Identifying potential funding sources to assist in the preservation of historic structures and referring property owners to those sources.

Responsibility: Development Services Department.

Funding Source: General Fund. See Program 16 for housing rehabilitation funding sources.

Timeframe: Ongoing.

Objective: Preserve the historic/architectural integrity of historic residential structures.

Goal F: To Conserve Existing Affordable Housing Opportunities

PROGRAM 24. Housing Choice Voucher Program

Action: The City will continue to cooperate with the El Dorado County Housing Authority in its administration of the Federal Housing Choice Voucher (formerly called "Section 8") rental assistance program to maintain the availability of housing vouchers in Placerville. The City's role will be to:

- Provide necessary documentation to the Housing Authority to apply for annual commitments from the U.S. Department of Housing and Urban Development;
- Encourage rental property owners who have participated in the City's Housing Rehabilitation Program to participate in the Housing Choice Voucher Program;
- Provide information on the rental assistance program in the City's newsletter, and at City Hall, and

Responsibility: Development Services Department, El Dorado County Housing Authority.

Funding Source: HUD Housing Choice Vouchers for rental assistance, General fund for outreach activities.

Timeframe: Ongoing.

Objective: Increase rental property owner participation in the Housing Choice Voucher Program.

PROGRAM 25. Preservation of "At-Risk" units

Action: The City will work with property owners, other public agencies, and non-profit housing organizations to preserve existing subsidized rental housing. To encourage existing owners to maintain the affordability of such rental housing, the City would assist owners in applying for state or federal assistance for refinancing, acquisition, and/or rehabilitation.

The City will monitor properties identified as being potentially at-risk to ensure that property owners comply with state and federal notification requirements. For properties that are within 24 months of potential conversion, the City will meet with property owners to determine their plans and the type(s) of assistance desired, if any, to maintain the affordable status of the rental housing units. For owners who intend to sell their rental properties, the City will identify interested non-profit organizations willing to acquire and continue operating the rental properties as affordable housing.

Discussion: As a part of the Housing Element Update, the City analyzed all assisted housing to determine whether any units were at risk of converting to market-rate uses. Based on this analysis, the City determined that 67 units are at risk during this planning period. The City will monitor the assisted housing units to ensure that property owners comply with state and federal notification requirements if there is change in funding status or eligibility to convert based on changes in federal regulations. For owners who intend to sell their rental properties, the City will identify interested non-profit organizations willing to acquire and continue operating the rental properties as affordable housing.

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: 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.

Objective: Preserve affordable rental housing units.

PROGRAM 26. Mobilehome Parks

Action: The City will work with the mobile home park owners and the El Dorado County Community Services Department to access state and federal funds for park improvements and potential conversion to tenant ownership, if desired by both the park owner and residents. The City will meet with the park owners to discuss their long-term goals for the properties and the feasibility of preserving the parks. If park conversion to tenant ownership is desired, the City will assist residents in identifying an experienced non-profit organization that can facilitate the park conversion.

Discussion: Two mobile home parks located in Placerville contain 162 spaces total. One of these parks contains seven spaces while the other contains 155 spaces. These mobile home parks provide a source of affordable housing and homeownership for low-income households. Note that The California Department of Housing and Community Development lists nine other registered mobile home parks in the Placerville area containing over 400 mobile home spaces. These parks are located outside the City, however.

Responsibility: Development Services Department.

Funding Source: CDBG, HOME, California Housing Finance Agency HELP program, California Mobile Home Park Resident Ownership Program.

Timeframe: 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.

Objective: Preserve mobile home park spaces (including space in the one mobile home park on the City limit line), if determined to be feasible.

Goal G: To Promote Residential Energy Conservation

PROGRAM 27. Weatherization & Energy Conservation

Action: The City will distribute information on energy efficiency and weatherization programs offered by PG&E and others in conjunction with the City rehabilitation program. In addition, the City will identify additional funding sources for weatherization improvements to lower-income households and provide this information housing rehabilitation program participants. A potential funding source is the Property Assessed Clean Energy (PACE), a program the City and El Dorado County are considering jointly participating in during 2013. PACE is a loan program that helps pay the upfront costs of energy efficient upgrades for homes and businesses. Loans are repaid over a typical term of 15-20 years through an annual assessment on the home and business owners' tax bills.

The City will continue to permit energy efficiency and weatherization improvements as eligible activities under its housing rehabilitation program.

Responsibility: Development Services Department.

Funding Source: CDBG, HOME, PACE, if initiated in 2013, and General Fund as needed.

Timeframe: Ongoing.

Objective: Increase the energy efficiency of older residential structures and reduce energy costs.

PROGRAM 28. Energy Conservation for New Residential Development

Action: The City will continue to 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. In addition, the City shall promote and encourage construction within new residential development to accommodate energy efficient upgrades in the future (e.g. plumbing conduit and roof supports for photo voltaic panels, or conduit for plug-in electric vehicles, etc.) In order to promote the use of energy-efficient construction, the City will provide information on energy conservation measures with development application packets.

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: Ongoing.

Objective: Increase the energy efficiency in new residential developments.