

2. REVIEW OF 5TH CYCLE 2013-2021 HOUSING ELEMENT

An important component of the Housing Element is an evaluation of the progress that the City has made in implementing the programs that were included in the previously adopted [5th Cycle 2013-2021 Housing Element planning period of October 31, 2013 – October 31, 2021](#). The evaluation provides valuable information on the extent to which programs in the City of Placerville have been successful in addressing local needs and achieving stated objectives, and for determining which of these programs should continue to be relevant in addressing current and future housing needs. The evaluation also provides the basis for recommended modifications to programs and the establishment of new objectives in the updated Housing Element.

[The 2013-2021 Housing Element program strategy focused on the accomplishment of policies and implementation of programs to ensure adequate sites, encourage the production of new housing, including affordable and special needs housing, to encourage the rehabilitation/retrofit of existing housing, to remove various constraints to housing, including housing for special needs populations, to encourage fair housing and non-discrimination, and to promote energy conservation and efficiency.](#)

The 2013-2021 Housing Element identified the following goals and policies:

[*Goal A: To Designate Sufficient Land to Accommodate Placerville's Share of El Dorado County's Future Housing Needs*](#)

- [Policy 1: The City will maintain an inventory of vacant residential sites, to be updated annually.](#)
- [Policy 2: As needed, the City will annex land within its Sphere of Influence \(SOI\) to maintain an adequate supply of residential land.](#)
- [Policy 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*](#)

- [Policy 1: The City will allow overnight shelters and transitional housing facilities for homeless individuals and families in appropriate zoning districts.](#)
- [Policy 2: The City will implement state and federal requirements for persons with disabilities in new residential developments.](#)
- [Policy 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.](#)
- [Policy 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 Low- and Moderate-Income Households

- Policy 1: The City will encourage the use of density bonuses and regulatory incentives as tools to assist affordable housing development.
- Policy 2: The City will pursue state and federal funding to assist in developing housing affordable to low- and moderate-income households.
- Policy 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.
- 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

- Policy 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.
- 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

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

Goal F: To Conserve Existing Affordable Housing Opportunities

- Policy 1: The City will continue to cooperate with the El Dorado County Housing Authority to provide rental assistance to Placerville residents.
- Policy 2: The City will continue to monitor the status of the government-assisted housing in Placerville and preserve the affordability of these units.
- Policy 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

- Policy 1: The City will continue to implement the energy conservation standards under Title 24 of the California Code of Regulations (state building code standards).

- Policy 2: The City will continue to distribute information on weatherization programs, and pursue funding sources for weatherization assistance for low- and moderate-income households.
- Policy 3: The City will promote energy conservation through its land use planning and development standards.

Housing Production During 5th- Cycle RHNA Period

The City’s 5th Cycle Housing Element specifically addressed housing needs for the City between 2013 and 2021.

Table 1 shows the total number of housing units built in the City during the 5th RHNA cycle to date and compares these units with the units required to be accommodated under the Regional Housing Needs Allocation (RHNA) provided by the Sacramento Area Council of Governments (SACOG).

During the 2013-2021 RHNA period, 214 units were built in the City, including 65 moderate income units, of which 15 were ADUs, and 149 above-moderate income units, of which 1 was an ADU, with 6 units permitted after January 1, 2021 and under construction as of July 31, 2021, of which 5 are expected to become moderate income ADU units, as shown in Table 1. While no multifamily units were constructed during the 5th-Cycle, the City assisted a land developer to obtain public funding to develop a realistic potential of 144 multifamily units for lower income households on properties the City has designated Housing Opportunity Overlay (HO), APN 323-220-006, 323-220-008 and 323-570-001. The City anticipates entitlements to be granted to these housing development projects during the 6th-Cycle’s 2021 – 2029 planning period.

Table 2-1: Regional Housing Needs Allocation (2013-2021) Progress

<u>Status</u>	<u>Extremely Low</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total</u>
<u>RHNA Allocation</u>	<u>39</u>	<u>39</u>	<u>55</u>	<u>69</u>	<u>170</u>	<u>372</u>
<u>Housing Built</u>				<u>65</u>	<u>149</u>	<u>214</u>
<u>Housing Permitted Under Construction / as of July 31, 2021</u>				<u>5</u>	<u>1</u>	<u>6</u>
<u>Remaining Allocation</u>	<u>39</u>	<u>39</u>	<u>55</u>	<u>+1</u>	<u>20</u>	<u>152</u>

Effectiveness of 5th- Cycle Housing Element

The majority of goals, policies, and programs included in the 5th- Cycle Housing Element continue to be appropriate to address the City’s housing needs. The Housing Plan will be updated to provide clearer guidance, to remove completed action, and to provide more specific direction to encourage affordable and special needs housing. The Housing Plan will also be updated to make it easier to identify the applicability and timing of programs.

As discussed in Table 2-2, the majority of housing programs are necessary and will be continued. The City implemented several of the housing programs in the last several years, notably rezoning to establish an inventory of land at densities conducive for lower income housing, amending the City's Zoning Ordinance that identified and established regulatory standards to encourage and facilitate single-room occupancy, employee housing and transitional and supportive housing that address special housing needs groups. Program additions and changes for Cycle 6 address changes in state law that will encourage affordable and special needs housing, particularly to encourage interest from the affordable housing development community in the City's sites identified for lower income housing.

As shown in Table 2-1, the City met its moderate income RHNA, and made significant progress towards its above moderate income RHNA. The City was not successful in meeting its lower income RHNA. New lower income housing and special needs housing development did not occur due primarily to a lack of available local and State funds to encourage or incentivize the development of such housing. However, as discussed the City anticipates entitlements to be granted for two affordable housing development projects during the 6th-Cycle's 2021 – 2029 planning period that will assist the City in meeting its 6th – Cycle RHNA.

The experience of Placerville and other small communities throughout the State demonstrates that it is very difficult for local governments on their own to meet their fair share housing goals for lower income housing. Small cities, such as Placerville, have limited financial and staffing resources and require substantial state and/or federal assistance, which is not available at the levels necessary to support the City's housing needs, as well as the technical assistance of area non-profit housing developers and agencies. The City is committed to providing necessary outreach during the Cycle 6 planning period to demonstrate the readiness of the City's lower income sites for development.

Table 2-1 2-2: Review of 5th Cycle 2013-2021 Housing Element Programs

Program	Progress; Continue / Modify / Delete
<p>Program 1. Available Land Inventory:</p> <p>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.</p> <p>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.</p> <p>Responsibility: Development Services Department.</p> <p>Funding Source: General Fund.</p> <p>Timeframe: First update completed with adoption of Housing Element; subsequent updates to be completed by September each year 2014-2021.</p>	<p>Progress: The City has maintained a land inventory of residential sites on an annual basis, with adequate capacity to accommodate its RHNA. This inventory is posted to the City’s website, provided to developers and housing organizations, and has been presented annually to the City Council and Planning Commission.</p> <p>Continue / Modify / Delete: Modify. This program provides relevant information to ensure that the City is able to accommodate its RHNA, and to inform developers of potential sites appropriate for housing development. This program will be modified to update the inventory for the 6th Cycle Housing Element.</p>

Program	Progress; Continue / Modify / Delete
<p>Objective: Accommodate at least 372 additional housing units, including 133 extremely-low-, very-low- and low-income housing units.</p>	
<p>Program 2. Infill Development and Potential Re-Use Sites:</p> <p>Action: 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 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- 	<p>Progress: 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> <p>Continue / Modify / Delete: Continue. This program continues to be relevant and appropriate to facilitating housing development.</p>

Program	Progress; Continue / Modify / Delete
<p>profit organizations, and provide the inventory to interested individuals at the City's permit counter.</p> <ul style="list-style-type: none"> • Complete a development feasibility study that provides concept-level design alternatives for infill properties with the greatest potential to include affordable housing. <p>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.</p> <p>Responsibility: Development Services Department.</p> <p>Funding Source: General Fund, Caltrans Transportation Planning Grants, CDBG, Air Quality Control or SACOG planning grants.</p> <p>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.</p> <p>Objective: Provide additional opportunities to accommodate at least 372 additional housing units (see Program 1).</p>	

Program	Progress; Continue / Modify / Delete
<p>Program 3. High-Density Development - Unmet Need:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>	<p>Progress: This program was implemented.</p> <p><u>2016 - 2017</u></p> <ul style="list-style-type: none"> • Adoption of Ordinance No. 1680: Created 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. • Adoption of Ordinance No. 1684: 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 of site. Realistic potential of 72 units. • Adoption of Ordinance No. 1686: 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. Realistic potential of 35 units. <p>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><u>2017</u></p> <p>Adoption of Ordinance No. 1687: Rezoned two vacant parcels totaling 7.60 acres, located at the intersections of Middletown Road,</p>

Program	Progress; Continue / Modify / Delete
<p>rezoning process in accordance with legal requirements and the requisite CEQA analysis.</p> <p>Responsibility: Development Services Department.</p> <p>Funding Source: General Fund.</p> <p>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.</p> <p>Objective: Increase the City’s vacant land inventory and opportunities for development of housing affordable to lower-income households.</p>	<p>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.</p> <p>As a result of the rezone, the City created an inventory of land with zoning regulations capable of accommodating a realistic potential of 136 dwelling units meeting the City's need for lower income households identified during the 2013-2021 Housing Element Planning Period.</p> <p>Continue / Modify / Delete: Delete. This program has been fully implemented as unmet need met during the 5th Cycle Housing Element.</p>
<p>Program 4. Single-Room Occupancy Units:</p> <p>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.</p>	<p>Progress: This program was implemented by the City with the adoption of Ordinance No. 1664 in 2014 that identified zones and established regulatory standards that encourage and facilitate single-room occupancy units.</p>

Program	Progress; Continue / Modify / Delete
<p>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.</p> <p>Responsibility: Development Services Department.</p> <p>Funding Source: General Fund.</p> <p>Timeframe: Within one year of Housing Element adoption.</p> <p>Objective: Increase opportunities for development of housing affordable to lower-income households.</p>	<p>Continue / Modify / Delete: Delete. This program has been fully implemented and will not be retained for the 6th Cycle Housing Element.</p>
<p>Program 5. Public Outreach:</p> <p>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.</p> <p>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</p>	<p>Progress: 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.</p>

Program	Progress; Continue / Modify / Delete
<p>of bringing ideas from the community forward for the City to consider.</p> <p>Responsibility: Development Services Department.</p> <p>Funding Source: General Fund.</p> <p>Timeframe: The first workshop shall occur by May 2014 and annually thereafter.</p>	<p>Continue / Modify / Delete: Continue. This program continues to be relevant and appropriate to facilitating housing development.</p>
<p>Program 6. Employee Housing:</p> <p>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.</p> <p>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).</p> <p>The RE, Estate Residential (Section 10-5-4) zone shall be revised to permit employee housing consisting of no more than 36 beds</p>	<p>Progress: 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.</p> <p>Continue / Modify / Delete: Delete. This program has been fully implemented and will not be retained for the 6th Cycle Housing Element.</p>

Program	Progress; Continue / Modify / Delete
<p>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.</p> <p>Responsibility: Development Services Department.</p> <p>Funding Source: General Fund.</p> <p>Timeframe: Within one year of Housing Element adoption.</p> <p>Objective: Increase opportunities for development of housing affordable to seasonal farmworkers.</p>	
<p><i>Program 7. Transitional, Supportive and Emergency Housing:</i></p> <p>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.</p> <p>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</p>	<p>Progress: 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</p>

Program	Progress; Continue / Modify / Delete
<p>standards that apply to residential or commercial uses within the HWC zone.</p> <p>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 that permit residential uses. Program 8 herein is included to address this unintended issue.</p> <p>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.</p> <p>Responsibility: Development Services Department.</p> <p>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).</p> <p>Timeframe: Meet annually; assist non-profit organizations in applying for funding. Amend Zoning Ordinance within one year</p>	<p>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.</p> <p>Continue / Modify / Delete: Continue. This program continues to be relevant and appropriate in assisting the facilitation of housing development.</p>

Program	Progress; Continue / Modify / Delete
<p>of adoption of the Housing Element.</p> <p>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 SB 2. The City shall also consider permit and impact fee waivers and other credits in consideration for such payment.</p>	
<p>Program 8. Transitional and Supportive Housing Zoning Amendments:</p> <p>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.</p> <p>Responsibility: Development Services Department.</p> <p>Funding Source: General Fund</p> <p>Timeframe: Within one year of Housing Element adoption.</p> <p>Objective: Increase opportunities for development of transitional and supportive housing; to be consistent with the requirement of SB 2.</p>	<p>Progress: The City adopted Ordinance No. 1666 on September 23, 2014 that amended the Zoning Ordinance allowing for supportive and transitional housing as a permitted use in all zones that permit residential uses, including the City’s mixed-use zones.</p> <p>Continue / Modify / Delete: Modify. Changes to Government Code in 2018 and 2019 under the Supportive Housing Streamlining Act (AB 2162) and AB 101 (Low-Barrier Navigation Centers) will require changes to the Zoning Ordinance amendments to comply with their provisions.</p> <p>AB 2162 requires supportive housing to be considered a use by right in zoning districts where multifamily and mixed uses are permitted, including nonresidential zoning districts permitting multifamily uses, if the proposed housing development meets specified criteria. If located within one-half mile of a public transit stop, no minimum parking requirements may be imposed. Review of applications for supportive housing must be completed within 60 days after the</p>

Program	Progress; Continue / Modify / Delete
	<p>application is deemed complete for a project with 50 or fewer units, or within 120 days after the application is complete for a project with more than 50 units. AB 101 requires that Low-Barrier Navigation Centers (LBNC) be a by-right use in areas zoned for mixed-use and nonresidential zoning districts permitting multifamily uses. LBNC provide temporary room and board with limited barriers to entry while case managers work to connect homeless individuals and families to income, public benefits, health services, permanent housing, or other shelter.</p>
<p>Program 9. Accommodate Housing for Persons with Disabilities:</p> <p>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.</p> <p>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</p>	<p>Progress: 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.</p> <p>Continue / Modify / Delete: Continue. This program continues to be relevant and appropriate to facilitating housing development for disabled persons.</p>

Program	Progress; Continue / Modify / Delete
<p>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.</p> <p>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.</p> <p>Responsibility: Development Services Department.</p> <p>Funding Source: General Fund.</p> <p>Timeframe: Ongoing.</p> <p>Objective: Improve housing accessibility for persons with disabilities.</p>	

Program	Progress; Continue / Modify / Delete
<p>Program 10. Housing for Developmentally Disabled Persons:</p> <p>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.</p> <p>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.</p> <p>Responsibility: Development Services Department</p> <p>Funding Source: General Fund</p>	<p>Progress: 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.</p> <p>Continue / Modify / Delete: Continue. The City recognizes that this program continues to be relevant and appropriate to facilitating housing development for developmentally disabled persons.</p>

Program	Progress; Continue / Modify / Delete
<p>Timeframe: Ongoing, 2014-2021.</p> <p>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.</p>	
<p>Program 11. Senior Housing:</p> <p>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.</p> <p>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</p>	<p>Progress: 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.</p> <p>Continue / Modify / Delete: Continue. Over 70% of 86 respondents during the City’s 2020 Housing Policy Questionnaire stated they “strongly agree” or “agree” with Policy B3 that states, “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.”</p> <p>This program continues to be relevant and appropriate to facilitating housing for seniors.</p>

Program	Progress; Continue / Modify / Delete
<p>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.</p> <p>Responsibility: Development Services Department.</p> <p>Funding Source: General Fund.</p> <p>Timeframe: Ongoing.</p> <p>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.</p>	

Program	Progress; Continue / Modify / Delete
<p>Program 12. Workforce Housing:</p> <p>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:</p> <ol style="list-style-type: none"> 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: <ul style="list-style-type: none"> • 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 	<p>Progress: 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.</p> <p>Continue / Modify / Delete: Continue. Over 75% of 86 respondents during the City’s 2020 Housing Policy Questionnaire stated they “strongly agree” or “agree” with Policy B4 that states, “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.”</p> <p>The City will continue this program.</p>

Program	Progress; Continue / Modify / Delete
<p>units to maximize existing local resident workforce;</p> <ul style="list-style-type: none"> • A mix of unit types, sizes and prices to match with local workforce needs. <p>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.</p> <p>Responsibility: Development Services Department.</p> <p>Funding Source: General Fund, CDBG Planning Grant, other sources identified in Program 14.</p> <p>Timeframe: Determine the need and apply for a CDBG planning grant, if appropriate, by spring of 2015.</p> <p>Objective: Complete at least one housing development that provides very-low-income, low-income, and moderate-income housing units.</p>	

Program	Progress; Continue / Modify / Delete
<p>Program 13. Density Bonus:</p> <p>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).</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • 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 	<p>Progress: 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.</p> <p>Continue / Modify / Delete: Modify. Numerous changes to the Density Bonus provisions within State Housing Law have occurred since the adoption of the 5th Cycle Housing Element. This Program will be modified to include amendments to the City’s Density Bonus provisions of City Code for consistency with State Law.</p> <p>Approximately 55% of 86 respondents during the City’s 2020 Housing Policy Questionnaire stated, they “strongly agree” or “agree” with Policy C1 that states, “The City will encourage the use of density bonuses and regulatory incentives as tools to assist affordable housing development.”</p>

Program	Progress; Continue / Modify / Delete
<p>a density bonus as described above, or</p> <ul style="list-style-type: none"> • Three incentives for projects that provide at least three times the minimum percentage of affordability required to receive a density bonus as described above. <p>Incentives may include but are not limited to:</p> <ul style="list-style-type: none"> • 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. <p>Responsibility: Development Services Department, Planning Commission, City Council.</p> <p>Funding Source: General Fund</p> <p>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.</p> <p>Objective: To increase awareness of density bonuses and other incentives for affordable housing.</p>	

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

Progress: 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:

- Multi-family residential objective design standards consistent with the ministerial approval requirements under SB 35 Streamlining Provisions, and
- 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 adequate for anticipated lower income housing need during the 2021-2029 Housing Element - Cycle 6.

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. Rezoning is a means of achieving General Plan

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.

residential housing objectives including encouraging new multi-family residential development that includes housing for persons with disabilities, housing for persons with developmental disabilities, housing that supports aging in place, and affordable housing for low-income households. During early 2020, the City was notified that the application was approved by HCD. All grant funds must be expended by June 30, 2022.

These tasks would further goals and policies within the City's 2013-2021 Housing Element (Cycle 5) of the General Plan. 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).

Continue / Modify / Delete: Modify and Continue.

Over 75% of 86 respondents during the City's 2020 Housing Policy Questionnaire stated they "strongly agree" or "agree" with Goal C that states, "To facilitate the development of housing affordable to low and moderate-income households." In addition, over 75% stated they, "strongly agree" or "agree" with Policy C2 that states, "The City will pursue state and federal funding to assist in developing housing affordable to low and moderate-income households."

The City shall continue this program.

The Placerville Armory site will be replaced by the Green Valley Road site comprising two parcels, 7460 & 7444 (APNs 325-120-097 & 325-160-008) at 2.11 acres and 1.16 acres respectively with an achievable density of 60 units total.

<p>Objective: Increase the effective use of state and federal funds in support of affordable housing, shelter, and housing-related services.</p>	
<p>Program 15. Permit and Development Impact Fees:</p> <p>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:</p> <ul style="list-style-type: none">• 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. <p>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.</p>	<p>Progress: 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. Changes to Government Code Section 65852.2 in 2019 that went into effect on January 1, 2020 exempts impact fees for accessory and junior accessory dwelling units with less than 750 square feet of floor area. This impacted the City's collection of its Park Development Impact and Traffic Impact Fees Impact fees for any accessory dwelling unit (ADU) with 750 square feet of floor area or less. Government Code 65852.2 does allow the City to collect impact fees for an ADU with more than 750 square feet of floor area; however it "shall be charged proportionately in relation to the square footage of the primary dwelling unit."</p> <p>Fees are payable at the time an ADU construction permit is issued. Since 2020, the City charges impact fees for ADUs with 750 square feet or greater floor area proportionately to the square foot area of the primary dwelling unit consistent with state ADU housing law.</p> <p>Continue / Modify / Delete: Continue. The City shall continue this program.</p>

<p>Responsibility: Development Services Department, Planning Commission, City Council.</p> <p>Funding Source: General Fund for program administration.</p> <p>Timeframe: Annually.</p> <p>Objective: Reduce the initial cost-impact of City fees on affordable housing projects.</p>	
<p>Program 16. Self-Help Housing:</p> <p>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:</p> <ul style="list-style-type: none"> • 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). 	<p>Progress: City staff encouraged housing developers to produce self-help housing development within Planning Period but was not successful.</p> <p>Continue / Modify / Delete: Continue. This program continues to be relevant and appropriate to assist in the facilitation of housing for lower income households.</p>

<p>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).</p> <p>Responsibility: Development Services Department.</p> <p>Funding Source: CDBG, HOME, CHFA HELP Program.</p> <p>Timeframe: As part of annual meetings with non-profit housing providers, identify opportunities for self-help housing projects.</p> <p>Objective: 207 additional ownership housing units—50 very-low-income and 56 low-income.</p>	
<p>Program 17. First Time Homebuyer Assistance:</p> <p>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 that will meet the needs of its residents, the City will assist in the application for funds. In helping to promoting 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.</p> <p>Discussion: Currently, the City does not operate a first-time homebuyer program. Housing costs during the 2008-2013</p>	<p>Progress: State funding was not able to be obtained for this program purpose during the Planning Period.</p> <p>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.</p> <p>Continue / Modify / Delete: Continue. This program will be continued.</p>

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 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

Progress: 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.

Continue / Modify / Delete: Continue. This program continues to be relevant and appropriate to assist in the facilitation of housing for all income households.

<p>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.</p> <p>Responsibility: Development Services Department.</p> <p>Funding Source: General Fund.</p> <p>Timeframe: Ongoing.</p> <p>Objective: Assist in funding/financing of CICs and impact fees for all forms of residential projects.</p>	
<p>Program 19. Fair Housing:</p> <p>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:</p> <ul style="list-style-type: none"> • 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. 	<p>Progress: 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.</p> <p>Continue / Modify / Delete: Modify.</p>

<p>Responsibility: Development Services Department.</p> <p>Funding Source: General Fund.</p> <p>Timeframe: Ongoing referral and distribution of information.</p> <p>Objective: Increase community awareness of fair housing.</p>	
<p>Program 20. Housing Rehabilitation:</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>Progress: 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.</p> <p>Continue / Modify / Delete: Continue/Modify. The City will be seeking assistance from other agencies to obtain grant funding and administer these programs in the 6th Cycle Housing Element.</p>

<p>Responsibility: Development Services Department.</p> <p>Funding Source: CDBG, HOME, State Multi-family Housing Program and Affordable Housing Program (through the Federal Home Loan Bank Board).</p> <p>Timeframe: Annual applications for funding. Provide ongoing assistance as funds are available.</p> <p>Objective: Rehabilitate two homes per year when funds are available.</p>	
<p>Program 21. Housing Conditions Survey:</p> <p>Action: The City will conduct a Housing Conditions Survey to identify areas to target code enforcement, rehabilitation assistance, and neighborhood improvement efforts.</p> <p>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.</p> <p>Responsibility: Development Services Department.</p> <p>Funding Source: CDBG Planning Grant.</p> <p>Timeframe: Update the Housing Conditions Survey by fiscal</p>	<p>Progress: CDBG funding to assist with the conduction of the survey was not obtained during the Planning Period for this Program.</p> <p>Continue / Modify / Delete: Continue. 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.</p>

<p>year 2015-2016. Update the Survey every five years thereafter.</p> <p>Objective: To maintain a relatively current and relevant database of housing conditions.</p>	
<p>Program 22. Code Enforcement:</p> <p>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.</p> <p>Discussion: The City’s 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.</p> <p>Responsibility: Building Division.</p> <p>Funding Source: General Fund, inspection fees. See Program 16 for Housing Rehabilitation Funding sources.</p> <p>Timeframe: Ongoing.</p> <p>Objective: To correct building code violations before they become serious health and safety hazards to human habitation.</p>	<p>Progress: 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.</p> <p>Continue / Modify / Delete: Continue. The City will continue this program.</p>

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.

Progress: 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:

- 2013: three;
- 2014: two;
- 2015: two;
- 2016: two;
- 2017: three;
- 2018: one;
- 2019: zero;
- 2020: three.

Continue / Modify / Delete: Continue. The program furthers additional goals and policies within the Land Use and Community Design Elements of the General Plan and therefore will be continued.

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.

Progress: 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.

Continue / Modify / Delete: Continue. The program is a valuable one. Rental assistance vouchers have been a proven way to make rental units available to qualifying lower income households.

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

Progress: 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.

Continue / Modify / Delete: Continue. This program continues to be relevant and appropriate to preserve existing subsidized rental housing within Placerville.

<p>housing.</p> <p>Responsibility: Development Services Department.</p> <p>Funding Source: General Fund.</p> <p>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.</p> <p>Objective: Preserve affordable rental housing units.</p>	
<p>Program 26. Mobile home Parks:</p> <p>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.</p> <p>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</p>	<p>Progress: No conversions to tenant ownership were completed during the Planning Period.</p> <p>Continue / Modify / Delete: Continue. Mobile home parks provide a housing option within the community, including many of fixed or limited incomes.</p>

California Department of Housing and Community Development lists nine other registered mobile home parks in the Placerville area containing over 400 mobile home spaces; however, these parks are located outside the City.

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 if determined to be feasible.

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 to 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.

Progress: 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.

Continue/Modify/Delete: Continue/Modify. This program will continue and be modified as necessary should additional weatherization, and energy efficiency programs become available.

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.

Progress: 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.

Continue/Modify/Delete: Continue. This program will continue.