

SECTION II HOUSING

1. GOALS AND POLICIES

To address the community conditions and housing needs identified within the Housing Background Report, the City has adopted actions to facilitate the development of housing to meet the City's regional housing needs allocation, programs to assist in the production and rehabilitation of a wide range of housing and shelter, and programs that establish supportive services for all income levels and special needs groups.

Implementation Programs included within the Housing Element address the following goals. Policies proposed by the City to implement these goals are also listed below.

Goal A: Provide Adequate Sites to Meet Future Housing Needs and Placerville's Share of Regional Housing Needs.

Policies

- A.1: The City will maintain an inventory of vacant residential sites, to be updated annually. *(Reference Implementation Programs: A-1, A-2, A-3 and A-4)*
- A.2: As needed, the City will annex land within its Sphere of Influence (SOI) to maintain an adequate supply of residential land. *(Reference Implementation Program: A-2)*
- A.3: The City will promote infill development by identifying suitable sites, design goals, and potential development incentives. *(Reference Implementation Programs: A-2, A-3, A-5, C-1, C-2, C-3, C-5, C-7)*

Goal B: To facilitate the development of housing for special needs households.

Policies

- B.1: The City will allow overnight shelters and transitional housing facilities for homeless individuals and families in appropriate zoning districts. *(Reference Implementation Programs: B-2, B-4 and B-8)*
- B.2: The City will implement state and federal requirements for persons with disabilities in new residential developments. *(Reference Implementation Programs: B-3 and B-5)*
- B.3: The City will facilitate the development of senior housing by working with senior housing providers to identify adequate sites, assist in the acquisition of funds for low-income senior housing, and providing development incentives. *(Reference Implementation Program: B-6, C-1)*

- B.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. *(Reference Implementation Programs: B-5, B-6, B-7, B-8, B-9, C-1, C-4, C-6, C-7 and C-8)*

Goal C: To facilitate the development of rental and for-sale housing affordable to extremely low-, low - and moderate-income households.

Policies

- C.1: The City will encourage the use of density bonuses and regulatory incentives as tools to assist affordable housing development. *(Reference Implementation Programs: A-3, A-5, B-2, B-3, B-7, C-1, C-2, C-3 and C-5)*
- C.2: The City will pursue state and federal funding to assist in developing housing affordable to extremely low-, low-, and moderate-income households. *(Reference Implementation Programs: B-5, C-4, C-6, C-7 and C-9)*
- C.3: The City will review the Zoning Ordinance, permit processes, and development impact fees to identify and remove potential constraints to the development of a range of housing for all income levels and needs. *(Reference Implementation Programs: A-3, A-5, B-2, B-3, B-7, B-8 and C-5)*
- C.4: The City shall grant water and sewer service priority to housing developments that include housing units for lower income households in accordance with SB 1087.

Goal D: Proactively provide resources and education on fair housing rights, responsibilities and services.

Policies

- D.1: Make fair housing educational materials and referral information available on the City's website and at key locations (e.g., City Hall, libraries, etc.) and other community gathering places for the public. *(Reference Implementation Program: D-1)*
- D.2: Ensure that all relevant materials are appropriately translated for use by persons with limited English proficiency. *(Reference Implementation Program: D-1)*
- D.3: Conduct outreach to community organizations, churches, etc., that have connections to key minority populations to proactively provide information on fair housing. *(Reference Implementation Program: D-2)*

D.4: Through landlord education, encourage reasonable policies for tenant criminal history, rental history, credit history, and reasonable accommodations. *(Reference Implementation Program: D-3)*

Goal E: Close gaps in transportation to promote fair housing and access to opportunity.

Policy

E.1: The City will work with the El Dorado Transit Authority to expand public transportation and alternative transportation infrastructure. *(Reference Implementation Program: E-1)*

Goal F: To preserve the existing housing stock.

Policies

F.1: The City will continue to provide rehabilitation assistance to low- and moderate-income households. *(Reference Implementation Program: F-1)*

F.2: The City will conduct a housing condition survey to identify areas of the community most in need of rehabilitation assistance. *(Reference Implementation Program: F-2)*

F.3: The City will continue to conduct code enforcement inspections on a complaint basis to ensure that the housing stock remains in habitable condition. *(Reference Implementation Program: F-3)*

F.4: The City will continue to preserve historic structures within the City by encouraging re-use of viable buildings within historic districts. *(Reference Implementation Program: F-4)*

F.5: The City will develop regulations and amend the zoning ordinance to prohibit transient short-term rentals in residential zones unless the unit is owner-occupied. *(Reference Implementation Program: F-5)*

Goal G: To conserve existing affordable housing opportunities.

Policies

G.1: The City will continue to cooperate with the El Dorado County Housing Authority to provide rental assistance to Placerville residents. *(Reference Implementation Program: G-1)*

- G.2: The City will continue to monitor the status of the government-assisted housing in Placerville and preserve the affordability of these units. *(Reference Implementation Program: G-2)*
- G.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. *(Reference Implementation Program: G-3)*

Goal H: To promote residential energy conservation.

Policies

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

2. IMPLEMENTATION PROGRAMS

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’s Building and Planning Divisions, Engineering Department, Public Works Department, El Dorado County Housing Authority, local lenders and real estate agents, and non-profit housing developers.

Goal A: *Provide Adequate Sites to Meet Future Housing Needs and Placerville’s Share of Regional Housing Needs*

Program A-1: Regional Housing Needs Allocation (RHNA) Residential Land Inventory

The City will maintain an updated inventory of land in the City sufficient to meet the City’s share of the Regional Housing Needs Allocation (RHNA) for the 2021-2029 planning period.

Information on these and other vacant residential 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 annual Housing Element status and progress report to the Housing and Community Development Department on the City’s Implementation Programs (Government Code Section 65400).

The City shall pay specific attention regarding site inventory that would accommodate housing development for households affordable at the extremely low, low and moderate income levels to ensure the RHNA can be reached over the planning period. The City will rezone lands if necessary to ensure remaining RHNA needs are met during the planning period.

- Objective:** Maintain sufficient sites to accommodate, at a minimum, the City’s share of regional housing needs through the end of the RHNA cycle.
- Responsibility:** Development Services Department Director.
- Timeframe:** Monitoring of inventory, ongoing; first report/update completed with adoption of Housing Element; subsequent updates to be completed and reported to the Planning Commission and City Council by April of each year of the 2021-2029 Planning Period as part of the Annual Housing Element Progress Report.
- Funding Source:** General Fund.

Program A-2: Infill Development Sites

Before seeking to annex land within the Sphere of Influence, the City will encourage the development of vacant residentially zoned infill sites where adequate public facilities and services are already in place and where small projects can be integrated with existing neighborhoods. The City maintains an inventory of vacant residentially zoned parcels in addition to the inventory under Program A-1 to accommodate RHNA. The City will provide the following incentives for infill development and property re-use:

- Approve density bonuses for projects that include affordable housing (see Program C-1).
- 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.

The City assumes that the infill site inventory and the proposed incentives will increase interest in the development of housing. 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.

- Objective:** Facilitate the development of housing across all household income categories.
- Responsibility:** Development Services Department Director.
- Timeframe:** Ongoing; first report/update completed with adoption of Housing Element; subsequent updates to be completed and reported to the Planning Commission and City Council by April of each year of the 2021-2029 Planning Period as part of the Annual Housing Element Progress Report; make inventory available on City website, the Development Services Department and via mail as necessary.
- Funding Source:** General Fund

Program A-3: Complete Implementation of High-Density Development Land Inventory and Objective Design Standards

In 2020, during the Cycle 5 Housing Element planning period, the City obtained and initiated SB 2 Grant funding for consultant services to (1) Conduct environmental analysis in accordance with the California Environmental Quality Act (CEQA) on three sites targeted for high-density residential development, and (2) Use Local Early Action Planning (LEAP) Grant funding for the development of objective design standards for attached single-family and multi-family dwellings. The City will complete the implementation of these SB 2 and LEAP funded activities during the Cycle 6 Planning Period.

Program implementation would increase the City's inventory of parcels for high-density residential development conducive and appropriate to accommodate housing affordable for low-income households at a minimum density of twenty (20) units per acre (Housing Opportunity Overlay Zone (HO) or Very-High Density Multi-Family Residential Zone (R-5)) under State law (Govt. Code §65583.2), by-right, and without discretionary action.

The City anticipates a total of 183 units upon development of the three sites as follows:

- Site 1: APN 001-092-027, 2752 Coloma Street; 3.77 acres; 67 units;
- Site 2: APN 325-240-016, 201 New Morning Court; 2.36 acres; 56 units; and,
- Site 3: APN 325-120-030, 7460 Green Valley Road; 2.11 acres; 33 units, and adjoining APN 325-160-008, 7444 Green Valley Road; 1.16 acres; 27 units.

Sites 1, 2 and 3 are not necessary to accommodate RHNA for the 2021-2029 Planning Period. Sites are to be provided as additional potential inventory should existing high density classified HO parcels be developed for non-affordable housing uses during the planning period.

The City would develop through community input, objective design and development standards and revise subjective standards for various forms of attached single-family residential dwellings (e.g. townhouses and row houses) and multi-family residential dwellings within Title 10 (Zoning Ordinance) of the Placerville City Code to eliminate the need for the City's discretionary review process required under City Code Section 10-4-9: Site Plan Review for affordable housing development projects. Furthermore, implementation would establish an application process through the preparation of forms and submittal requirements for these types of residential development projects, including SB 35 qualifying projects. Housing development projects consistent with the objective design and development standards provisions would be subject to a ministerial review process that will streamline the housing development review to 180 days or less, consistent with provision under the 2017 Housing Bill SB 35 and the Housing Accountability Act provisions.

- Objective:** Increase inventory of sites suitable for high-density residential development by right.
- Responsibility:** Development Services Department Director.
- Timeframe:** December 2022.
- Funding Source:** SB 2 Grant; LEAP; General Fund.

Program A-4: No Net Loss

Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city or county must “identify and make available” additional adequate sites to accommodate the jurisdiction’s share of housing need by income level no later than 180 days following the approval of the reduced-density project.

The City will evaluate residential development proposals for consistency with goals and policies of the General Plan and the 2021-2029 Housing Element sites inventory and make written findings that the density reduction is consistent with the General Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate its share of housing need by income level no later than 180 days following the approval of the reduced density project.

- Objective:** No net loss of land designated for Median, Low, Very Low, and Extremely Low Income Categories
- Responsibility:** Development Services Department Director, Planning Commission, City Council
- Timeframe:** Ongoing; as part of the entitlement review process, evaluate new projects for consistency with General Plan objectives as they relate to housing and RHNA obligations.
- Funding Source:** General fund.

Program A-5: Multi-Family Residential Zone Minimum Densities and Development Regulations

- (a) The City will amend the Zoning Ordinance to establish minimum densities and modify minimum parcel areas for the City’s multi-family residential R-2, R-3 and R-4 zone districts to prevent the loss of higher density zoned properties to lower density development, to allow at a minimum a duplex or triplex depending on the zone district, and to remove constraints to developing multi-family residential housing.

- (b) The City will amend the maximum building coverage, parcel coverage and building height development regulations within the R-2, R-3, R-4 and R-5 zones to remove constraints to developing multi-family residential housing.

Objective: Ordinance revisions would move development regulations of City multi-family zone district classifications closer toward densities anticipated and envisioned under the High Density Land Use designation of the General Plan Land Use Section.

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

Timeframe: October 2023

Funding Source: General fund.

Goal B: *To facilitate the development of housing for special needs households*

Program B-1: Public Outreach

The City will coordinate an annual workshop with employers, members of the housing community including the homeless and the disabled, the general public, 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.

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 representing the special needs populations, including the elderly, persons with physical and developmental disabilities, female-headed households, large families, farmworkers, veterans, and extremely low income; along with 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.

Objective: Community involvement in housing solutions.

Responsibility: Development Services Department Director.

Timeframe: The first workshop shall occur by May 2022 and annually thereafter.

Funding Source: General Fund.

Program B-2: Supportive Housing Zoning Amendments

Amend the Zoning Ordinance as necessary to ensure compliance with the Supportive Housing Streamlining Act (AB 2162 (2018)). Supportive housing provides for permanent housing and supportive services, such as medical and mental health care, substance abuse treatment, employment services and advocacy for benefits to assist homeless residents into independent living. A supportive housing use is a type of *residential service facility (RSF)*, a subcategory of the term *community care facility* under City Code. AB 2162 requires that supportive housing, as defined under Government Code Section 65650, shall be a use allowed by right without discretionary review where multifamily and mixed uses are permitted, if the proposed housing development satisfies the requirements under AB 2162.

A RSF is a permitted use within the R-2, R-3, R-4, R-5, BP, CBD, C, CC and HWC zones. Within the R-2, R-3, R-4 and R-5 Zones, a RSF as a permitted use is limited to six or fewer residents, and by proximity of 1,000 feet or more from another RSF. A seven or more resident proposed RSF development, when a six or fewer resident RSF is located less than 1,000 feet from another RSF, requires a conditional use permit (CUP). The proximity and CUP requirements in City Code are inconsistent with AB 2162 and must be amended.

Objective:	To encourage the development of supportive housing.
Responsibility:	Development Services Department Director, Planning Commission and City Council.
Timeframe:	January 2023.
Funding Source:	General Fund

Program B-3: Accommodate Housing for Persons with Disabilities

The City will 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 will implement the American with Disabilities Act (ADA) Transition Plan which provides a guide for the planning and implementation of programs and facility modifications to facilitate improved accessibility for persons with disabilities. The ADA Transition Plan identifies barriers within City buildings, facilities, and parks; a prioritization of barrier removal; and future opportunities for improvements to improve accessibility.

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.

- Objective:** Improve housing accessibility for persons with disabilities.
Responsibility: Development Services Department Director, Building and Planning Divisions.
Timeframe: Ongoing.
Funding Source: General Fund.

Program B-4: Homeless Low Barrier Navigation Center Use

Review the Zoning Ordinance and make changes to ensure compliance with AB 101 (Low-Barrier Navigation Centers (2019)) to allow low barrier navigation centers for the homeless, per Government Code Sections 65660 to 65668, as a use allowed by right without discretionary review in areas zoned for mixed use and nonresidential zones permitting multifamily uses. Low-Barrier Navigation Centers provide temporary room and board with limited barriers to entry while case managers work to connect homeless individuals and family to income, public benefits, health services, other shelter and permanent housing.

- Objective:** Increase opportunities for development of supportive housing.
Responsibility: Development Services Department Director, Planning Commission and City Council
Timeframe: January 2023
Funding Source: General Fund

Program B-5: Housing for Developmentally Disabled Persons

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 seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with disabilities, including developmental disabilities. The City 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 under Program B-1. The City will continue its outreach efforts to families and persons with developmental disabilities regarding housing and services through coordination with the Alta California Regional Center, and MORE (Mother Load Rehabilitation Enterprises, Inc.); and provide a link on the City’s website.

- Objective:** To encourage the development or rehabilitation of one housing unit per year of the planning period for persons with developmental disabilities through outreach to developers; to initiate a cooperative outreach program with the Alta California Regional Center.
- Responsibility:** Development Services Department
- Timeframe:** Ongoing
- Funding Source:** General Fund

Program B-6: Affordable Senior Housing

The City will identify funding sources for the development of senior housing, and facilitate senior housing development through the density bonus provisions (Program C-1), identification of suitable development sites (Programs A-1 and A-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.

- Objective:** Assist in the development of at least one senior housing project during the planning period.
- Responsibility:** Development Services Department.
- Timeframe:** Ongoing.
- Funding Source:** Multifamily Housing Program (MHP)

Program B-7: Family Daycare Homes

The City will amend the Zoning Ordinance regarding family daycare homes (small and large) to bring City regulations into compliance with state law, and to eliminate constraints in the development of these facilities within residential zones.

- Objective:** Increase opportunities for the creation of family daycare homes.
- Responsibility:** Development Services Department.
- Timeframe:** Ongoing.
- Funding Source:** General Fund.

Program B-8: Residential Care Facilities

- (a) The City will amend the Zoning Ordinance to be consistent with state law regarding residential care facilities (RCF) serving six or fewer individuals by removing the conditional use permit and separation proximity requirement of 1,000 feet or less from another RCF.
- (b) The City will evaluate amending the Zoning Ordinance allowing RCF for seven or more persons within City zone classifications, establish a ministerial permit process, and ensure RCF for seven or more persons are only subject to those restrictions that apply to other residential uses of the same type in the same zone.

Objective: To encourage the development of residential care facility housing.
Responsibility: Development Services Department Director, Planning Commission and City Council.
Timeframe: January 2023
Funding Source: General Fund

Program B-9: Female-Headed, Large Families, Extremely Low-Income Households and Veterans Housing

In order to assist in the housing needs for female-headed households, large families, extremely low-income households and veterans, the City will engage with housing advocates during the annual May Public Outreach workshop under Program B-1, to encourage housing providers to designate a portion of new affordable housing developments for these and other special needs populations, and pursue funding sources designated for these groups.

Objective: Assist in the development of 10 affordable housing units for special needs populations over the planning period.
Responsibility: Development Services Department Director
Timeframe: Ongoing. The first engagement shall occur by June 2022 and annually thereafter.
Funding Source: General Fund

Goal C: *To facilitate the development of retail and for-sale housing affordable to lower- and moderate-income households*

Program C-1: Density Bonus

The City shall update the Density Bonus Ordinance for consistency with State law (Government Code §65915), including allowing up to an 80 percent density bonus for 100 percent affordable development and other changes to ensure consistency with the State density bonus law, and that establishes procedures for obtaining and monitoring density bonuses in compliance with State law.

- Objective:** Consistency with State law
- Responsibility:** Development Services Department, Planning Commission, City Council
- Timeframe:** 2024; reviewing ordinance for compliance with State law - ongoing
- Funding Source:** General Fund

Program C-2: Accessory Dwelling Units (ADUs)

The City will amend its Zoning Ordinance to comply with all state law pertaining to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). The City will continue to promote ADUs through handouts available at the Development Services Department and Finance permit counters, the City’s website, and utilizing an informational insert in property owner utility bills.

- Objective:** Approve as many accessory dwelling unit proposals as are applied for, subject to compliance with city standards
- Responsibility:** Development Services Department Director, Planning Commission, City Council
- Timing:** Provide information by May 2022; insert information in utility bills annually; ongoing. Amend the Zoning Ordinance by August 2021
- Funding:** General Fund

Program C-3: Prototype ADU Plans

The City shall develop, and offer free of charge, prototype plans for ADUs.

- Objective:** To bring down costs to encourage the construction of ADUs within the City
- Responsibility:** Development Services Department
- Timing:** January 2023
- Funding:** SB2, General Fund, permit fees

Program C-4: Pursue State and Federal Funding

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 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 the 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.

Objective: Increase the effective use of state and federal funding in support of housing affordable within the City.

Responsibility: Development Services Department Director

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. 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.

Program C-5: Permit and Development Impact Fees

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 in conjunction with the annual Housing Element Progress Report. 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 lower demand or impact on a facility/service from project residents justifying a lower impact fee.

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.

- Objective:** Reduce the initial cost-impact of City fees on affordable housing projects.
- Responsibility:** Development Services Department, Planning Commission, City Council.
- Timeframe:** Annually
- Funding Source:** General Fund for program administration.

Program C-6: Self-Help Housing

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 C-3 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, or
- Other regulatory incentives, including density bonus and streamlined permit processing (see Program C-1).

Objective: To facilitate at least one self-help housing project during the 2021-2029 planning period; 50 new units over the planning period.

Responsibility: Development Services Department.

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

Funding Source: CDBG, HOME, CHFA HELP Program.

Program C-7: Statewide Community Infrastructure Program (SCIP)

Utilize the Statewide Community Infrastructure Program (SCIP) to assist in the financing of certain capital improvement charges (CICs) and impact fees 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 any time 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.
Timeframe: Ongoing.
Funding Source: General Fund.

Program C-8: Workforce Housing

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, City Council.
Funding Source: General Fund, CDBG Planning Grant, other sources identified in Program C-4.
Timeframe: Determine the need and apply for a CDBG planning grant, if appropriate, by spring of 2025.
Objective: Complete at least one housing development that provides very-low-income, low-income, and moderate-income housing units.

Program C-9: First Time Homebuyer Assistance:

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.

Discussion: Currently, the City does not operate a first-time homebuyer program. The City will seek collaboration with non-profit organizations, county agencies, and/or local lenders to design a first-time homebuyer program.

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 2026, 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.

Goal D: *Proactively provide resources and education on fair housing, tenant rights, responsibilities and services.*

Program D-1: Create Resource Base Information and Materials on Fair Housing

- (a) Make fair housing educational materials and referral information available on the City’s website and at key locations (e.g., City Hall, libraries, etc.) for the public, and other community gathering places.
- (b) Provide materials, both digital and hard copies that are translated into Spanish and languages for Asian and Pacific Islander groups with significant representation in Placerville.

Responsibility: Development Services Department Director.

Timeframe: January 2022.

Funding Source: General Fund.

Program D-2: Community Outreach

Conduct outreach to community organizations, churches, etc., that have connections to key minority populations to proactively provide information on fair housing.

- Objective:** To provide information to educate the community regarding fair housing.
- Responsibility:** Development Services Department Director.
- Timeframe:** Initial workshop in April 2022, then conduct a workshop every two years during the planning period.
- Funding Source:** General Fund.

Program D- 3: Landlord Education of Fair Housing

Provide landlord educational programs and workshops activities on fair housing.

- Objective:** Encourage reasonable policies by landlords for tenant criminal history, rental history, credit history, fair housing and reasonable accommodations.
- Responsibility:** Development Services Department Director.
- Timeframe:** Initial workshop in November 2022, then conduct a workshop every two years during the planning period.
- Funding Source:** General Fund.

Goal E: *Close gaps in transportation to promote fair housing and access to opportunity.*

Program E-1: Expand Public Transportation and Alternative Transportation Infrastructure.

The City will meet annually with El Dorado Transit to determine if transit demand is met by existing routes and frequency; the City will assist in applying for additional funding to expand transit options if needed.

- Objective:** Expand transportation resources to serve residents.
- Responsibility:** Development Services Department Director, El Dorado Transit
- Timeframe:** Annually
- Funding Source:** CDBG

Goal F: To Preserve Existing Housing Stock

Program F-1: Housing Rehabilitation

The City will 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.

- Objective:** Rehabilitate two homes per year when funds are available.
- Responsibility:** Development Services Department Director
- Timeframe:** Annual applications for funding. Provide ongoing assistance as funds are available.
- Funding Source:** CDBG, HOME

Program F-2: Conduct Housing Conditions Survey

The City will conduct a Housing Conditions Survey to identify areas to target code enforcement, rehabilitation assistance, and neighborhood improvement efforts.

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.

- Objective:** Update information on housing conditions to better target improvement/rehabilitation efforts.
- Responsibility:** Development Services Department.
- Timeframe:** Apply for a CDBG planning grant to fund the housing condition survey; complete the survey within one year of obtaining grant funds before the end of the planning period in 2029.
- Funding Source:** CDBG Planning and Technical Assistance Grant.

Program F-3: Code Enforcement

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 current minimal City staffing levels, code enforcement is complaint-based. The Building Division responds to approximately 150 complaints per year.
- Objective:** To correct building code violations before they become serious health and safety hazards to human habitation.
- Responsibility:** Development Services Department, Building Division.
- Timeframe:** Ongoing.
- Funding Source:** General Fund, inspection fees. See Program 16 for Housing Rehabilitation Funding sources.

Program F-4: Historic Preservation

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.

- Objective:** Preserve the historic/architectural integrity of historic residential structures.
- Responsibility:** Development Services Department.
- Timeframe:** Ongoing.
- Funding Source:** General Fund; applicant fees

Program F-5: Demolition Regulation

Amend the Zoning Ordinance to require the discretionary review of a demolition permit request for full or partial removal of any housing unit on its impact on affordable housing stock. Under this policy, removal of a unit could include the full physical demolition of a housing unit or any interior wall demolition that would merge two separate living units.

- Objective:** To conserve existing affordable housing opportunities
- Responsibility:** Development Services Department Director, Planning Commission, City Council.
- Timeframe:** November 2022
- Funding Source:** General fund.

Program F-6: Public Safety

The City will monitor and analyze climate, fire and flood hazard incidents and amend if necessary the General Plan Health and Safety Element, and as needed the Land Use and Housing Element sections in order to minimize effects on residents, housing and other property within the City.

- Objective:** Enhance public safety for existing and new neighborhoods property due to climate, fire and flood hazards.
- Responsibility:** Development Services Department.
- Timeframe:** January 2023.
- Funding Source:** General Fund; Non-Competitive REAP Funding.

Goal G: *To Conserve Existing Affordable Housing Opportunities*

Program G-1: Housing Choice Voucher Program

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.

- Responsibility:** Development Services Department, El Dorado County Housing Authority.
- Timeframe:** Ongoing.
- Funding Source:** HUD Housing Choice Vouchers for rental assistance, General fund for outreach activities.

Program G-2: Preservation of "At-Risk" units

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 36 affordable units within the Carson Ridge II Apartments, located at 2848 Schnell School Road, are at risk during this planning period, as the owner can apply to prepay their USDA Rural Rental Housing Program Loan (Section 515) at any time. The City will monitor the assisted housing units every three months of the planning period to gauge the property owner’s intent to prepay their loan. The City will 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.

The City will work with the property owner and the tenants of at-risk units to ensure the property owner provides them with education and information regarding tenant rights, conversion procedures, and information regarding Housing Choice voucher rent subsidies through the El Dorado County Housing Authority, and other affordable housing opportunities in the city.

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 identifying and applying for state or federal assistance for refinancing, acquisition, and/or rehabilitation.

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.

- Objective:** To preserve all 36 at-risk units to prevent the loss of affordable housing.
- Responsibility:** Development Services Department.
- Timeframe:** Every three months of the planning period the City will monitor the assisted housing units at risk by contacting the property owner to determine whether there is a change in status or eligibility.
- Funding Source:** CalHFA Help Program; Multifamily Housing Program; HOME, CalHFA (preservation acquisition financing); mortgage insurance for purchase/refinance, (HUD).

Program G-3: Mobile Home Park Conversion

The City will evaluate the need for an ordinance to govern the conversion of mobile home parks to condominiums as a means to preserve affordable housing stock.

Two mobile home parks located in Placerville contain 161 spaces total. One of these parks contains six spaces while the other contains 155 spaces. These mobile home parks provide a source of affordable housing and homeownership for low-income households.

Objective: To preserve affordable housing stock.
Responsibility: Development Services Department.
Timeframe: 2026
Funding Source: General Fund.

Goal H: To Promote Residential Energy Conservation

Program H-1: Weatherization & Energy Conservation

The City will continue to 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). 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.

Objective: Maintain and update educational materials on the City website.
Responsibility: Development Services Department.
Timeframe: Ongoing.
Funding Source: CDBG, HOME, PACE, and General Fund as needed.

Program H-2: Energy Conservation for New Residential Development

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 order to promote the use of energy-efficient construction, the City will provide information on energy conservation measures with development application packets.

- Objective:** Promote the use of energy-efficient construction
- Responsibility:** Development Services Department, Building Division.
- Timeframe:** Ongoing.
- Funding Source:** General Fund.