ADDENDUM TO THE FINAL NEGATIVE DECLARATION FOR THE 2013-2021 HOUSING ELEMENT

PREPARED FOR THE 2021-2029 HOUSING ELEMENT UPDATE

July 2021

SCH# 2013122012

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1. Addendum to an Adopted Negative Declaration

1.1 BACKGROUND

Under the requirements of state law, every city and county in California must prepare a Housing Element as part of its General Plan. The Housing Element must document in detail existing conditions and projected needs in accordance with state housing law provisions. The element must also contain goals, policies, programs, and quantified objectives that address housing needs of everyone in the community, at all income levels, over the next eight-year period.

On February 11, 2014, the City adopted Resolution No. 8168, adopting the Negative Declaration (ND) (SCH#2013122012) for the 2013-2021Housing Element and approving the Housing Element. As a policy document, the Housing Element does not result in physical changes to the environment but encourages the provision of affordable housing within the land use designations shown in the Land Use Element of the General Plan. Construction that could result in physical changes to the environment within the City is required to comply with the General Plan, zoning ordinance, and standards. In addition, any discretionary actions require independent and project-specific environmental review.

The proposed 2021-2029 Housing Element (Cycle 6) will serve as the City's guiding policy document that meets future needs of housing for all the City's economic levels. The proposed 2021-2029 Housing Element replaces the existing 2013-2021 Housing Element.

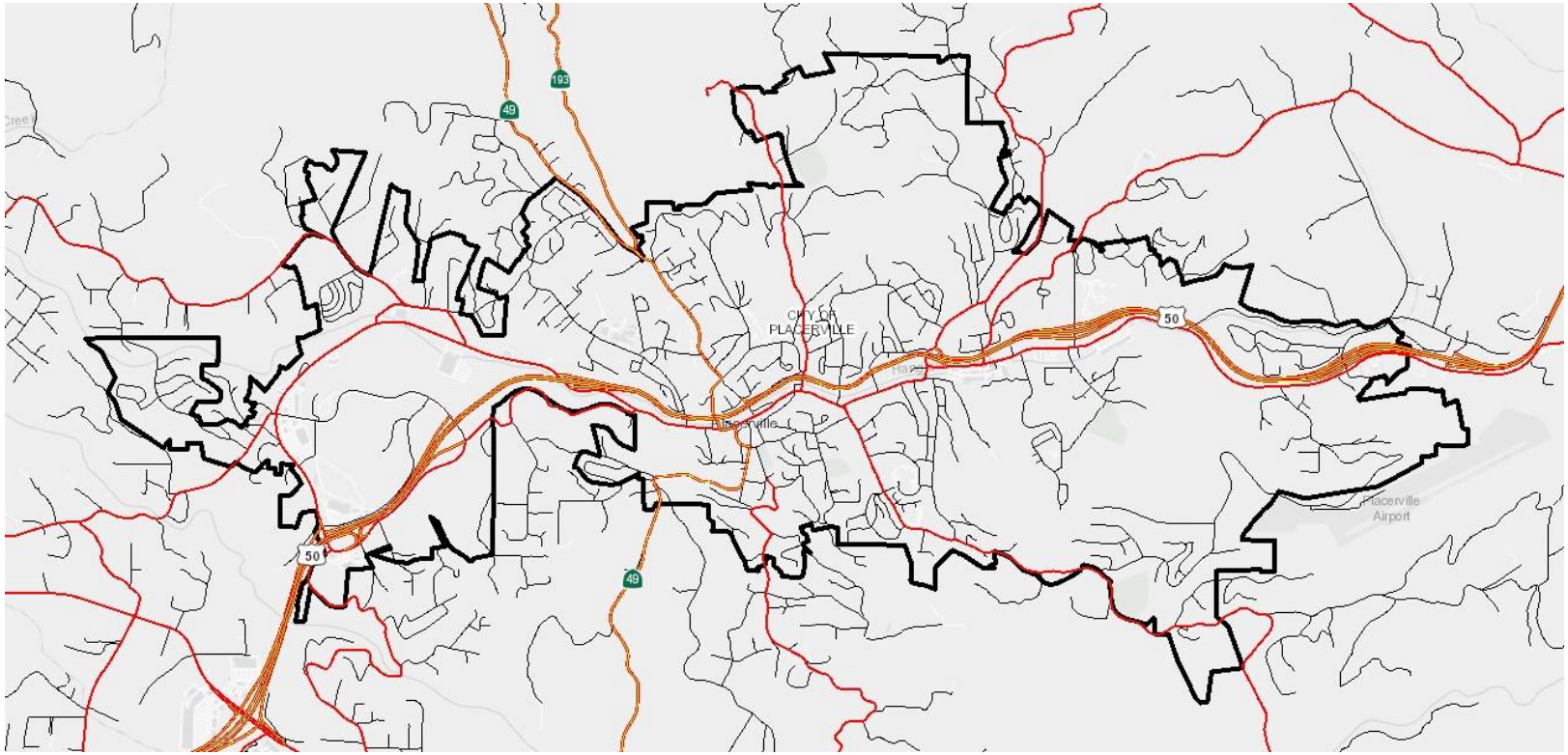
1.2 SUMMARY OF NEGATIVE DECLARATION

The 2014 Negative Declaration was adopted by City Council on February 11, 2014 and certified by the California Department of Housing and Community Development (HCD) on March 5, 2014. The 2014 Negative Declaration did not identify any significant impacts or establish mitigation. The City prepared the 2014 Negative Declaration in support of the 2013-2021 Housing Element in compliance with State Housing law. The public comment period for the ND started on December 6, 2013 and ended on January 6, 2014.

1.3 PROJECT SUMMARY

Government Code, Section 65588(a)(2) "Review and Revision" requires that a newly proposed 2021-2029 Housing Element review the goals and policies of the previous Housing Element, and report on the attainment and disposition of the goals and policies. CEQA requires the City to evaluate the environmental impacts associated with change to the environment. In this instance, most of the goals and policies from the previous Housing Element are continued through to the proposed 2021-2029 Housing Element, as are many of the implementation programs. Table 1-1 includes the changes in the goals or policies between the existing Housing Element and the proposed 2021-2029 Housing Element. Table 1-2 includes the changes in the implementation programs between the existing Housing Element and the proposed 2021-2029 Housing Element.

Figure 1. Map of City of Placerville



City Limit

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Table 1-1
Summary of Goals and Policy Changes Between Existing Housing Element and 2021-2029 Housing Element

Goal A: Provide Adequate Sites to Meet Future Housing Needs and Placerville's Share of Regional Housing Needs.	The goal will be retained as Goal A.
Policy 1: The City will maintain an inventory of vacant residential sites, to be updated annually.	The policy will be continued as A.1.
Policy 2: As needed, the City will annex land within its Sphere of Influence (SOI) to maintain an adequate supply of residential land.	The policy will be continued as A.2.
Policy 3: The City will promote infill development by identifying suitable sites, design goals, and potential development incentives.	The policy will be continued as A.3.
Goal B: To facilitate the development of housing for special needs households.	The goal will be retained as Goal B.
Policy 1: The City will allow overnight shelters and transitional housing facilities for homeless individuals and families in appropriate zoning districts.	The policy will be continued as B.1
Policy 2: The City will implement state and federal requirements for persons with disabilities in new residential developments.	The policy will be continued as B.2.
Policy 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.	The policy will be continued as B.3.
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.	The policy will be continued as B.4.

Goal C: To facilitate the development of rental and for-sale housing affordable to extremely low-, low-, and moderate-income households.	The goal will be retained as Goal C.
Policy 1: The City will encourage the use of density bonuses and regulatory incentives as tools to assist affordable housing development.	The policy will be continued as C.1.
Policy 2: The City will pursue state and federal funding to assist in developing housing affordable to extremely low -, low-, and moderate-income households.	The policy will be continued as C.2.
Policy 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.	The policy will be continued as C.3.
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.	The policy will be removed; the review conducted by the City of the Hillside Development Standards revealed that the inventory of vacant single-family residential land, of which these Standards are applicable to, contains primarily property with slope constraints, and large land area. Standards are necessary to retain aesthetic visual character of City by minimizing cuts and fill on sloped properties.
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.	The policy will be updated and continued as D.1.
Policy 2: The City will cooperate with local homebuilders, real estate agents, and lenders to conduct an annual fair-housing public information campaign.	The policy will be updated and continued as D.3.

Goal E: To preserve the existing housing stock.	The goal will be retained as Goal F.
Policy 1: The City will continue to provide rehabilitation assistance to low- and moderate-income households.	The policy will be continued as F.1.
Policy 2: The City will conduct a housing condition survey to identify areas of the community most in need of rehabilitation assistance.	The policy will be continued as F.2.
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.	The policy will be continued as F.3.
Policy 4: The City will continue to preserve historic structures within the City by encouraging re-use of viable buildings within historic districts.	The policy will be continued as F.4.
Goal F: To conserve existing affordable housing opportunities.	The goal will be retained as Goal G.
Policy 1: The City will continue to cooperate with the El Dorado County Housing Authority to provide rental assistance to Placerville residents.	The policy will be continued as G.1.
Policy 2: The City will continue to monitor the status of the government-assisted housing in Placerville and preserve the affordability of these units.	The policy will be continued as G.2.
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.	The policy will be continued as G.3.
Goal G: To promote residential energy conservation.	The goal will be retained as Goal H.
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).	The policy will be continued as H.1.
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.	The policy will be continued as H.2, revised to specify lower-income in place of "low", at term that includes the extremely low-income, very low-income and low-income categories.
Policy 3: The City will promote energy conservation through its land use planning and development standards.	The policy will be continued as H.3.

As shown in Table 1-1, the proposed 2021-2029 Housing Element continues many goals and policies from the previous Housing Element. The following goals and policies are new to the Housing Element, or were updated and continued as described in Table 1-1 and are included in the proposed 2021-2029 Housing Element:

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.) for the public and other community gathering places.

D.2: Ensure that all relevant materials are appropriately translated for use by persons with limited English proficiency.

D.3: Conduct outreach to community organizations, churches, etc., that have connections to key minority populations to proactively provide information on fair housing.

D.4: Through landlord education, encourage reasonable policies for tenant criminal history, rental history, credit history, and reasonable accommodations.

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.

The following policies are also new to the City, and are included under Goal C and Goal F in the proposed 2021-2029 Housing Element:

C.4: The City shall grant water and sewer service priority to housing development that includes housing units for lower income households in accordance with SB 1087.

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.

Table 1-2
Summary of 2013-2021 Housing Element Implementation Programs and Changes Between Existing Housing Element and 2021-2029 Housing Element

Program 1. Available Land Inventory:

Action: The City will maintain an updated inventory of vacant residential parcels in the City, and provide an annual report to the City Council and Planning Commission regarding the same.

Discussion: The Housing Resources section contains an inventory of vacant land sufficient to meet the City's RHNP allocation for the 2013-2021 planning period. In order to provide accurate information to prospective developers, particularly developers of low- and moderate-income housing, the City will maintain an updated inventory of vacant residential parcels within the City. Information on these parcels will be available at City Hall, posted on the City's website, provided to local homebuilder organizations, and provided to non-profit homebuilders. The City will submit an annual report on the vacant land inventory to the City Council and Planning Commission in conjunction with the General Plan annual report.

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: First update completed with adoption of Housing Element; subsequent updates to be completed by September each year 2014-2021.

Objective: Accommodate at least 372 additional housing units, including 133 extremely-low-, very-low- and low-income housing units.

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.

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 and updated as Program A-1 of the 2021-2029 Housing Element.

Program 2. Infill Development and Potential Re-Use Sites:

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:

- 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-profit organizations, and provide the inventory to interested individuals at the City's permit counter.
- Complete a development feasibility study that provides concept-level design alternatives for infill properties with the greatest potential to include affordable housing.

Responsibility: Development Services Department.

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

Timeframe: Update infill/re-use site survey and conduct feasibility study by September 2017 and update annually thereafter; distribute inventory to developers at least once a year.

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

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. 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.

Continue / Modify / Delete: This program will be modified and updated as Program A-2 of the 2021-2029 Housing Element.

Program 3. High-Density Development - Unmet Need:

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

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

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

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

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

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe:

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

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

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

Progress: This program was implemented.

<u>2016 - 2017</u>

- 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.
- 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.

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.

2017

Adoption of Ordinance No. 1687: Rezoned two vacant parcels totaling 7.60 acres, located at the intersections of Middletown Road, Cold Springs Road and Placerville Drive (APN 323-570-01 and 323-570-37), by adding the HO Zone to the Commercial base zone for the site.

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.

Continue / Modify / Delete: Delete. This program has been fully implemented as unmet need met during the 5th Cycle Housing Element.

***Program 4. Single-Room Occupancy Units*:**

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

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

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: Within one year of Housing Element adoption.

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

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.

Continue / Modify / Delete: Delete. This program has been fully implemented and will not be retained for the 6th Cycle Housing Element.

Program 5. Public Outreach:

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

Discussion: The City recognizes the need for and benefit of a thorough and comprehensive public participation process. The City will coordinate annual workshops with a variety of participants including housing advocates, employers, service providers, public agencies and the public at large, with the goal of bringing ideas from the community forward for the City to consider.

Responsibility: Development Services Department.

Funding Source: General Fund.

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

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.

Continue / Modify / Delete: Continue. This program will be continued as Program B-1 of the 2021-2029 Housing Element.

Program 6. Employee Housing:

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

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

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

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: Within one year of Housing Element adoption.

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

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.

Continue / Modify / Delete: Delete. This program has been fully implemented and will not be retained for the 6th Cycle Housing Element.

Program 7. Transitional, Supportive and Emergency Housing:

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

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

In May 2013, the City amended the Zoning Ordinance, adding state statutory definitions for transitional housing and supportive housing, and added each of these uses in all single-family and multi-family residential zones as permitted uses. These amendments fell short of the requirements of SB 2 (Local Planning), 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.

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

Responsibility: Development Services Department.

Funding Source: General Fund for administration, Emergency Housing Assistance Program (state program that uses federal funds), Supportive Housing Program (federal program that facilitates the transition of homeless persons to independent living).

Timeframe: Meet annually; assist non-profit organizations in applying for funding. Amend Zoning Ordinance within one year of adoption of the Housing Element.

Objective: Assist with funding and development for an emergency shelter or transitional housing facility, as identified herein, and ensure that the proposed project is processed ministerially, to meet local needs consistent with SB 2. The City shall also consider permit and impact fee waivers and other credits in consideration for such payment.

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 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.

Continue / Modify / Delete: This program will be modified and updated as new Programs B-2 and B-4 in the 2021-2029 Housing Element to address City Code amendments regarding supportive and transitional housing.

Program 8. Transitional and Supportive Housing Zoning Amendments:

Action: Amend the Zoning Ordinance to permit transitional and supportive housing as residential uses within Placerville's mixed-use zones (e.g. Business Professional (BP), Central Business District (CBD), Commercial (C), Convenience Commercial (CC), Highway Commercial (HWC)), subject only to those restrictions that apply to other residential uses in the same zone.

Responsibility: Development Services Department.

Funding Source: General Fund

Timeframe: Within one year of Housing Element adoption.

Objective: Increase opportunities for development of transitional and supportive housing; to be consistent with the requirement of SB 2.

Continue / Modify / Delete: Modify. Changes to Government Code in 2018 and 2019 under the Supportive Housing Streamlining Act (AB 2162) and Low-Barrier Navigation Centers (AB 101) will require changes to the Zoning Ordinance amendments to comply with their provisions. This program will be modified and updated as Program B-4 of the 2021-2029 Housing Element.

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 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.

Program 9. Accommodate Housing for Persons with Disabilities:

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

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

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

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: Ongoing.

Objective: Improve housing accessibility for persons with disabilities.

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.

Continue / Modify / Delete: This program will be continued as Program B-3 of the 2021-2029 Housing Element.

Program 10. Housing for Developmentally Disabled Persons:

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

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

Responsibility: Development Services Department

Funding Source: General Fund

Timeframe: Ongoing, 2014-2021.

Objective: To encourage the development or rehabilitation of one housing unit per year of the planning period specifically for persons with developmental disabilities through annually outreach to developers and state or federal funds; to initiate a cooperative outreach program with the Alta California Regional Center by 2014.

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

Continue / Modify / Delete: This program will be continued as Program B-5 of the 2021-2029 Housing Element.

Program 11. Senior Housing:

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

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

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: Ongoing.

Objective: Assist in the development of at least one senior housing project that includes a continuum of care options, from completely independent living to fully-assisted care.

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.

Continue / Modify / Delete: This program will be continued as Program B-6 of the 2021-2029 Housing Element.

***Program 12. Workforce Housing**:*

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

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

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

Responsibility: Development Services Department.

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

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

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

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.

Continue / Modify / Delete: This program will be continued as Program C-8 of the 2021-2029 Housing Element.

Program 13. Density Bonus:

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

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

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

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

Incentives may include but are not limited to:

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

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

Funding Source: General Fund

Timeframe: Complete program brochure and website link by December 2014. Ongoing operation of the program thereafter, amending the program as necessary to comply with potential future changes to state law.

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

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.

Continue / Modify / Delete: The program will be updated and continued, as Program C-1 of the 2021-2029 Housing Element.

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.

Program 14. Pursue State and Federal Funding:

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

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

Potential funding sources include, but are not limited to:

- California Multi-family Housing Program
- California Housing Finance Agency (HELP Program)
- California Housing Finance Agency direct lending programs (single-family and multi-family)
- Low-Income Housing Tax Credits (state & federal)
- CalHome Program
- Federal Home Loan Bank – Affordable Housing Program
- Federal Department of Housing and Urban Development Programs – Section 221(d), Section 202 (elderly), Section 811 (persons with disabilities)
- Child Care Facilities Finance Program (administered through the State of California), Special Housing Needs and Supportive Services

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

Responsibility: Development Services Department.

Timeframe: Meet annually with interested entities to determine funding priorities for the subsequent 24 months. Establish specific incentives for the development of housing for extremely-low-income households in 2014. Apply for funding, or assist other entities in applying for funding, based on state and federal funding cycles. For most state programs (except those that have continuous application periods), applications are due either during the fall or in late winter. For most federal housing and supportive service programs administered by HUD, application deadlines are during the late spring/early summer. Other state/federal funding

opportunities will be pursued based on individual funding deadlines and priorities established through annual meetings between the City and interested entities.

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

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. Two of the sites are listed within 2013-2021 Housing Element's Appendix E: Potential Low Income Housing Land Inventory: APN 001-092-027 at 2752 Coloma Street, known as Site 3 of the Inventory; and, APN 325-240-016 at 201 New Morning Court, known as Site 9 within Inventory. 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 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.

In April 2021, the state Department of General Services and HCD selected Jamboree Housing Corporation as the development entity for the Placerville Armory site. The State will retain sovereignty over entitlements and will conduct the environmental assessment pursuant to CEQA.

These tasks further goals and policies within the City's 2013-2021 Housing Element (Cycle 5) of the General Plan. The City anticipates a total of 205 units upon development of the three sites (Site 3: 67 units; Site 9: 56 units; Placerville Armory: 82 units).

Continue / Modify / Delete: The program will be updated and continued, as Program C-4 of the 2021-2029 Housing Element.

Program 15. Permit and Development Impact Fees:

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

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

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

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

Funding Source: General Fund for program administration.

Timeframe: Annually.

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

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."

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.

Continue / Modify / Delete: The program will be updated and continued, as Program C-5 of the 2021-2029 Housing Element.

Program 16. Self-Help Housing:

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

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

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

Responsibility: Development Services Department.

Funding Source: CDBG, HOME, CHFA HELP Program.

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

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

Progress: City staff encouraged housing developers to produce self-help housing development within Planning Period but was not successful.

Continue / Modify / Delete: The program will be updated and continued, as Program C-6 of the 2021-2029 Housing Element.

Program 17. First Time Homebuyer Assistance:

Action: Recognizing the need for homebuyer assistance, the City will encourage developers and other entities to design a first-time homebuyer program, which could include down payment assistance loans and/or grants, and assistance with closing costs. Once presented with a program design 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. Housing costs during the 2008-2013 Housing Element planning period were reduced due to the economic condition of the housing industry in California and other parts of the U.S. Should housing costs in the region rise over the 2013-2012 planning period, as expected from their 2012 lows, low- and moderate-income households will have increasingly limited options for home purchase. In encouraging the establishment of first-time homebuyer programs, the City will seek collaboration with non-profit organizations, county agencies, and/or local lenders.

Responsibility: Development Services Department, City Council.

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

Timeframe: Beginning in fiscal year 2018, meet with non-profit organizations, El Dorado County agencies and/or lenders interested in offering FTHA programs to review suitability for Placerville residents. Help developers apply for funding as soon thereafter as feasible based on demand and administrative capacity.

Progress: State funding was not able to be obtained for this program purpose during the Planning Period.

Other resource information was made available to the public. The City's Housing Resources webpage contains a link to the California Housing Finance Agency (CalHFA) website that contains financing programs for low to moderate-income families, including low interest rate down payment assistance loans.

Continue / Modify / Delete: The program will be updated and continued, as Program C-9 of the 2021-2029 Housing Element.

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 arbitrage purposes). SCIP encourages the City to spend the proceeds before any other fee revenues of the City. If the fees are paid by the property owner and bonds are never issued, the fees would be returned to the City by SCIP. In this way, the City is never at risk of losing the impact fees.

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: Ongoing.

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

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

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: The program will be updated and continued, as Program C-7 of the 2021-2029 Housing Element.

Program 19. Fair Housing:

Action: The City will continue to promote equal housing opportunity for all residents by supporting efforts of community groups (such as the Housing Resources Board) that provide counseling, investigatory, legal, or referral services to victims of discrimination by:

- Training staff who have contact with the public on how to receive and refer fair housing complaints;
- Posting and distributing fair housing information at City Hall and other community facility locations, and
- Working with local lenders, rental property owners, real estate, and legal service organizations to conduct fair housing training, and identify an annual community event at which fair housing information can be distributed.

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: Ongoing referral and distribution of information.

Objective: Increase community awareness of fair housing.

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.

Continue / Modify / Delete: The program will be modified and continued in new programs D-1, D-2 and D-3 of the 2021-2029 Housing Element.

Program 20. Housing Rehabilitation:

Action: The City will continue to promote low-interest and deferred-payment loans for housing rehabilitation for eligible owner-occupied and renter-occupied units. Funds may be used to correct any health and safety issue within a housing unit. In cases where a housing unit is overcrowded, funds can be used for a room addition.

The City provides information on the rehabilitation program at City Hall, and through its code enforcement activities. The City also has a link on its website to the Grants Administration Division. This link will be enhanced with more specific program information and a downloadable program application.

Discussion: The economic downturn and an increase in costs associated with the upkeep and maintenance of housing units were evident during the 2008-2013 planning cycle. Pursuing CDBG and/or other funding to reinstitute this program is a priority for the 2013 fiscal year.

Responsibility: Development Services Department.

Funding Source: CDBG, HOME, State Multi-family Housing Program and Affordable Housing Program (through the Federal Home Loan Bank Board).

Timeframe: Annual applications for funding. Provide ongoing assistance as funds are available.

Objective: Rehabilitate two homes per year when funds are available.

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.

Continue / Modify / Delete: The program will be updated and continued, as Program F-1 of the 2021-2029 Housing Element.

Program 21. Housing Conditions Survey:

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

Discussion: The most recent Housing Conditions Survey for Placerville was completed in 1998. Since nearly 50 percent of housing units in the City were built prior to 1970, an updated Housing Conditions Survey will assist the City in targeting its efforts for housing and neighborhood improvement, thereby conserving the existing housing in the community.

Responsibility: Development Services Department.

Funding Source: CDBG Planning Grant.

Timeframe: Update the Housing Conditions Survey by fiscal year 2015-2016. Update the Survey every five years thereafter.

Objective: To maintain a relatively current and relevant database of housing conditions.

Progress: CDBG funding to assist with the conduction of the survey was not obtained during the Planning Period for this Program.

Continue / Modify / Delete: The program will be updated and continued, as Program F-2 of the 2021-2029 Housing Element.

Program 22. Code Enforcement:

Action: The City will continue to conduct code enforcement inspections on a complaint basis. Eligible property owners will be directed to the City's rehabilitation program for assistance in correcting code violations.

Discussion: The City'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.

Responsibility: Building Division.

Funding Source: General Fund, inspection fees. See Program 16 for Housing Rehabilitation Funding sources.

Timeframe: Ongoing.

Objective: To correct building code violations before they become serious health and safety hazards to human habitation.

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.

Continue / Modify / Delete: The program will be updated and continued, as Program F-3 of the 2021-2029 Housing Element.

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: The program will be updated and continued, as Program F-3 of the 2021-2029 Housing Element.

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.

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: The program will be updated and continued, as Program G-1 of the 2021-2029 Housing Element.

Program 25. Preservation of "At-Risk" units:

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

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

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

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: January 2017; Monitor the assisted housing units at risk by contacting the property owner to determine whether there is a change in status or eligibility.

Objective: Preserve affordable rental housing units.

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: The program will be updated and continued, as Program G-2 of the 2021-2029 Housing Element.

Program 26. Mobile home Parks:

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

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

Progress: No conversions to tenant ownership were completed during the Planning Period.

Continue / Modify / Delete: The program will be updated and continued, as Program G-3 of the 2021-2029 Housing Element.

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: The program will be updated and continued, as Program H-1 of the 2021-2029 Housing Element.

As shown in Table 1-2, the proposed 2021-2029 Housing Element continues many implementation programs from the previous Housing Element that were updated and continued. The following implementation programs are new to the City and are included in the proposed 2021-2029 Housing Element:

- **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) Development of objective design standards for attached single-family and multi-family dwellings. The City will complete the implementation of these SB 2 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 under State law (Govt. Code §65583.2), by-right, and without discretionary action.

  The City anticipates a total of 184 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: APNs 050-630-014 & -015 at Combellack Road and David Circle; 3.42 acres; 61units.

  Sites 1, 2 and 3 are not necessary to accommodate RHNA for the 2021-2029 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.

- **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.

- **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.

- **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.

- **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.

- **Program B-8: Residential Care Facilities**
  (a) The City will amend the Zoning Ordinance to be consistent with state law regarding residential care facilities (RSF) serving six or fewer individuals by removing the conditional use permit and separation proximity requirement of 1,000 feet or less from another RSF.
  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.

- **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.●

- **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.

- **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.

- **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.

- **Program D- 3: Landlord Education of Fair Housing**
  Provide landlord educational programs and workshops activities on fair housing.

- **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.

- **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.

- **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.

- **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.

  A copy of the 2021-2029 Housing Element document, and all supportive documentation, may be reviewed or obtained at the City of Placerville Development Services Department office, City Hall 2nd Floor, 3101 Center Street, Placerville, CA 95667.

2. CEQA Analysis

Under CEQA Guideline Section 15164, an addendum to a negative declaration may be prepared if only minor technical changes are required or if none of the conditions identified in Guideline Section 15162 are present. In the absence of substantial evidence to support a fair argument that the project changes may result in significant environmental impacts not previously studied, an addendum to a negative declaration is appropriate. The following review proceeds with the requirements of CEQA Guidelines Section 15162 in mind. The following discussion concludes that the conditions set forth in Section 15162 are not present, and that an addendum is appropriate for the proposed 2021-2029 Housing Element.

Discussion

The discussion in this addendum confirms that the proposed changes to the Housing Element update have been evaluated for significant impacts pursuant to CEQA. The discussion is meaningfully different than a determination that a project is "exempt" from CEQA review, as the proposed 2021-2029 Housing Element update is not exempt. Rather, the determination here is that the potential impacts of the proposed 2021-2029 Housing Element were adequately evaluated in the previous ND and that the ND provides a sufficient and adequate analysis of the environmental impacts of the proposed Housing Element.

The following identifies the standards set forth in Section 15162 as they relate to the project. The text that follows the provisions of the law relates to the proposed 2021-2029 Housing Element.

1. *No substantial changes are proposed in the project which would require major revisions of the previous IS/ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*

   The policy additions included in the proposed Housing Element are limited to complying with state law. The proposed Housing Element does not result in the immediate rezoning of land or approval of any development project. The new Implementation Program A-3: Complete Implementation of High-Density Development Land Inventory and Objective Design Standards, would involve a full environmental analysis in accordance with the California Environmental Quality Act (CEQA) on three sites targeted for high-density residential development, and the development of objective design standards for attached single-family and multi-family dwellings. This analysis would be utilized for the rezoning of land at some point within the 2021-2029 Housing Element Cycle to the minimum density of 20 dwelling units per acre. These rezoning efforts would be subject to project-specific CEQA analysis at the time of project proposal.

   Additionally, all development in the City must be consistent with the General Plan, and if a discretionary action, must complete the CEQA process. The proposed Housing Element consolidates many goals and policies from the existing Housing Element to aid in implementation and to eliminate redundancy. The modifications to housing policy do

not amend the adopted development pattern for the City as shown in the Land Use Element of the General Plan. As the changes to the Housing Element would not affect the land use pattern of the City, or result in any physical change to the environment, there are no new environmental impacts, or an increase in the severity of any previously identified environmental impacts.

2. *The project will have one or more significant effects not discussed in the previous EIR or negative declaration.*

   As shown in Tables 1-1 and 1-2, the proposed Housing Element policies and implementation programs are similar to the existing policies and implementation programs evaluated in the ND. The proposed Housing Element includes new policies and implementation programs relative to fair housing to address state law, along with new implementation programs to address other changes in state law since the 2014 Housing Element update and the 2014 ND.

   All future development would be subject to project-specific CEQA analysis, as well as the policies of the proposed Housing Element. As a development project must be consistent with the General Plan, zoning, and development standards of the City, and the proposed Housing Element would not affect land use patterns in the City or result in any physical changes to the environment, the resulting impacts would be identical to the previously adopted 2014 ND. There would be no new environmental impacts, or an increase in the severity of any previously identified environmental impacts.

3. *Significant effects previously examined will be substantially more severe than shown in the previous EIR.*

   There were no significant impacts identified in the previously adopted 2014 ND. As stated in the response to 2, above, there are no significant impacts associated with the proposed Housing Element.

4. *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.*

   There are no mitigation measures included in the previously adopted 2014 ND, and while the ND did not evaluate alternatives, the City is required to adopt a Housing Element, and the Element must be reviewed and certified by the Housing and Community Development Department. As such, there is no feasible alternative to adopting a Housing Element. As with the existing Housing Element evaluated in the ND, the proposed Housing Element does not result in significant environmental impacts, therefore there are no mitigation measures.

5. *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

   There are no mitigation measures or alternatives evaluated in the previously adopted 2014 ND. As stated in 4. above, there are no significant impacts resulting from adoption of the Housing Element, therefore, there are no mitigation measures, or alternatives to the proposed project.

3. Finding

The City has reviewed the proposed changes to the Housing Element and on the basis of the whole record before it, has determined that there is substantial evidence to support the determination that the original ND remains relevant in considering the environmental impacts of the proposed changes. Further, there is no substantial evidence to suggest that the environmental impacts of the project, as identified in the Addendum, may have a significant effect on the environment beyond what was evaluated in the adopted ND. Therefore, a subsequent Environmental Impact Report (EIR) or new Mitigated Negative Declaration (MND) is not required. This Addendum to an adopted ND has been prepared pursuant to Title 14, Sections 15162 and 15164 of the California Code of Regulations.