

**Development Services Department Staff Report  
March 5, 2019 Planning Commission Regular Meeting  
Prepared By: Andrew Painter, City Planner**



**Item#: 1.3**

**Subject:** Receive and submit the 2018 *Annual Housing Element Progress Report* to the City Council for filing with the State Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).

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**Purpose:** State law (Government Code Section 65400) requires cities and counties to prepare an annual report on the status of the implementation of their Housing Element by April 1<sup>st</sup> of each year. The annual report must be submitted to the City Council, Governor's Office of Planning and Research (OPR), and Department of Housing and Community Development (HCD).

**Description:** The State developed a standardized Progress Report form for municipalities State-wide to utilize for annual reporting purposes. The form was modified in order to generate reproducible copies for Commission and City Council. The following is a quick explanation of the City's completed Progress Report form for 2018:

- Table A lists the address locations for applications during 2018 calendar year for residential discretionary entitlements (e.g. tentative maps, multi-family site plan reviews), or where only a building permit was required.
- Table A2 lists the address locations of residential housing development building permits, completed entitlements, and units receiving certificates of occupancy during 2018.
- Table B summarizes the City's prior and 2018 residential housing permit progress towards meeting the City's 2013-2021 RHNA (Regional Housing Needs Allocation).
- Table C was not required to be completed and reported by the City for 2018. The City did not have an unaccommodated need of sites, or have a shortfall of sites as identified in the 2013-2021 Housing Element to meet its RHNA during the Planning Period.
- Table D is the City's narrative of the City's Program Implementation Status of the 2013- 2021 Housing Element.
- Table E – No commercial development bonuses were requested or approved in 2018 per the criteria of Government Code Section 65915.7. This table therefore is blank.
- Table F – This form is optional for the City. No reportable units were rehabilitated, preserved or acquired by the City that meet the specific criteria of Government Code Section 65583.1(c)(2).

Following City Council receipt of the Housing Element Progress Report, the Report will be sent to OPR and HCD for their filing.

**Recommendation:** Receive and submit the 2018 Annual Housing Element Progress Report to the City Council for filing with the State Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).



Andrew Painter, City Planner

Attachment: A.        *2018 Annual Housing Element Progress Report*

**Attachment A**  
**Item 1.3 - 2018 Annual Housing Element Progress Report**

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
**(CCR Title 25 §6202)**

Jurisdiction Reporting Year	Placerville 2018 (Jan. 1 - Dec. 31)
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Note: + Optional field Cells in grey contain auto-calculation formulas
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**Table A**  
**Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SFA,SFD, 2 to 4,5+,ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes+
Summary Row: Start Data Entry Below													7	19	26	26			
	051-620-06	1488 Brendan Way		19090	SFD	O	1/3/2018							1	1	1		No	
	003-131-01	420 Main St		19157	2 to 4	R	2/20/2018						3		3	3		No	
	050-600-03	2633 Liberty Mine Ct		19198	SFD	O	3/22/2018							1	1	1			
	051-620-02	1479 Sean Dr		19266	SFD	O	5/10/2018							1	1	1			
	051-350-22	2501 Northview Ln		19282	SFD	O	5/22/2018							1	1	1			
	051-350-24	2505 Northview Ln		19284	SFD	O	5/22/2018							1	1	1			
	051-261-01	3214 Gerle Ave		19293	SFD	R	5/24/2018						1		1	1			
	323-660-13	2864 Winesap Cir		19298	SFD	O	5/23/2018							1	1	1			
	323-660-14	2858 Winesap Cir		19299	SFD	O	5/23/2018							1	1	1			
	323-660-12	2868 Winesap Cir		19300	SFD	O	5/23/2018							1	1	1			
	323-660-11	2870 Winesap Cir		19301	SFD	O	5/23/2018							1	1	1			
	051-620-01	1487 Sean Dr		19356	SFD	O	6/26/2018							1	1	1			
	051-520-23	3570 Pay Dirt Dr		19361	ADU	R	7/2/2018						1		1	1			
	003-251-22	3081 Miles Wy		19404	ADU	R	7/26/2018						1		1	1			
	004-240-09	3179 Spanish Ravine Rd		19416	ADU	R	8/1/2018						1		1	1			
	004-240-15	3119 Spanish Ravine Rd		19427	SFD	O	8/3/2018							1	1	1			
	051-660-07	1618 Pheasant Run Dr		19491	SFD	O	9/5/2018							1	1	1			
	323-650-08	2581 Colin Rd		19498	SFD	O	9/10/2018							1	1	1			
	323-650-06	2620 Colin Rd		19535	SFD	O	10/4/2018							1	1	1			
	051-090-74	3356 Pardi Wy		19563	SFD	O	10/19/2018							1	1	1			
	323-660-15	2854 Winesap Cir		19622	SFD	O	11/29/2018							1	1	1			
	323-660-16	2850 Winesap Cir		19623	SFD	O	11/29/2018							1	1	1			
	323-660-17	2844 Winesap Cir		19624	SFD	O	11/29/2018							1	1	1			
	323-660-18	2840 Winesap Cir		19625	SFD	O	11/29/2018							1	1	1			

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**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
**(CCR Title 25 §6202)**

Jurisdiction	Placerville
Reporting Year	2018 (Jan. 1 - Dec. 31)

Note: + Optional field  
Cells in grey contain auto-calculation formulas

Table A2																
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SFA,SFD,2 to 4,5+,ADU, MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	
Summary Row: Start Data Entry Below																
	050-160-05	2861 Hilltop Dr		18373	SFD	R										
	050-630-10	634 David Cir		18590	SFA	O										
	050-630-11	632 David Cir		18591	SFA	O										
	050-630-12	630 David Cir		18592	SFA	O										
	051-620-05	1487 Brendan Way		18602	SFD	O										
	323-660-50	2869 Winesap Cir		18607	SFD	O										
	323-660-51	2873 Winesap Cir		18608	SFD	O										
	323-660-52	2885 Winesap Cir		18609	SFD	O										
	323-660-53	2895 Winesap Cir		18610	SFD	O										
	323-660-07	2882 Winesap Cir		18611	SFD	O										
	323-660-08	2880 Winesap Cir		18612	SFD	O										
	323-660-09	2876 Winesap Cir		18613	SFD	O										
	323-660-10	2872 Winesap Cir		18614	SFD	O										
	003-330-03	931 Monica Way		18911	SFD	O										
	003-251-20	921 Chili Alley		18979	ADU	R										
	051-620-06	1488 Brendan Way		19090	SFD	O										
	051-520-23	3570 Pay Dirt Way		19361	ADU	R										
	003-251-22	3081 Miles Way		19404	ADU	R										
	004-240-09	3179 Spanish Ravine Rd		19416	ADU	R										
	003-131-01	420 Main St		19157	2 to 4	R										
	050-060-03	2633 Liberty Mine Ct		19198	SFD	O										
	051-620-02	1479 Sean Dr		19266	SFD	O										
	051-350-22	2501 Northview Ln		19282	SFD	O										
	051-350-24	2505 Northview Ln		19284	SFD	O										
	051-261-01	3214 Gerle Ave		19293	SFD	O										
	323-660-13	2864 Winesap Cir		19298	SFD	O										
	323-660-14	2858 Winesap Cir		19299	SFD	O										
	323-660-12	2868 Winesap Cir		19300	SFD	O										
	323-660-11	2870 Winesap Cir		19301	SFD	O										
	004-240-15	3119 Spanish Ravine Rd		19427	SFD	O										
	051-660-07	1618 Pheasant Run Dr		19491	SFD	O										
	323-650-08	2851 Colin Rd		19498	SFD	O										
	051-090-74	3356 Pardi Way		19563	SFD	O										
	323-660-15	2854 Winesap Cir		19622	SFD	O										
	323-660-16	2850 Winesap Cir		19623	SFD	O										
	323-660-17	2844 Winesap Cir		19624	SFD	O										
	323-660-18	2840 Winesap Cir		19625	SFD	O										

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Jurisdiction		Placerville												Note: + Optional field				
Reporting Year		2018		(Jan. 1 - Dec. 31)												Cells in grey contain auto-calculation formulas		
Table A2																		
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																		
Project Identifier					Unit Types		Affordability by Household Incomes - Building Permits											
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits			
Summary Row: Start Data Entry Below												8	17		25			
	050-160-05	2861 Hilltop Dr		18373	SFD	R												
	050-630-10	634 David Cir		18590	SFA	O												
	050-630-11	632 David Cir		18591	SFA	O												
	050-630-12	630 David Cir		18592	SFA	O												
	051-620-05	1487 Brendan Way		18602	SFD	O												
	323-660-50	2869 Winesap Cir		18607	SFD	O												
	323-660-51	2873 Winesap Cir		18608	SFD	O												
	323-660-52	2885 Winesap Cir		18609	SFD	O												
	323-660-53	2895 Winesap Cir		18610	SFD	O												
	323-660-07	2882 Winesap Cir		18611	SFD	O												
	323-660-08	2880 Winesap Cir		18612	SFD	O												
	323-660-09	2876 Winesap Cir		18613	SFD	O												
	323-660-10	2872 Winesap Cir		18614	SFD	O												
	003-330-03	931 Monica Way		18911	SFD	O												
	003-251-20	921 Chili Alley		18979	ADU	R						1		1/16/2018	1			
	051-620-06	1488 Brendan Way		19090	SFD	O							1	2/28/2018	1			
	051-520-23	3570 Pay Dirt Way		19361	ADU	R						1		7/2/2018	1			
	003-251-22	3081 Miles Way		19404	ADU	R						1		10/30/2018	1			
	004-240-09	3179 Spanish Ravine Rd		19416	ADU	R						1		8/1/2018	1			
	003-131-01	420 Main St		19157	2 to 4	R						3		10/1/2018	3			
	050-060-03	2633 Liberty Mine Ct		19198	SFD	O							1	7/16/2018	1			
	051-620-02	1479 Sean Dr		19266	SFD	O							1	6/6/2018	1			
	051-350-22	2501 Northview Ln		19282	SFD	O							1	9/4/2018	1			
	051-350-24	2505 Northview Ln		19284	SFD	O							1	9/4/2018	1			
	051-261-01	3214 Gerle Ave		19293	SFD	O						1		7/31/2018	1			
	323-660-13	2864 Winesap Cir		19298	SFD	O							1	7/26/2018	1			
	323-660-14	2858 Winesap Cir		19299	SFD	O							1	7/26/2018	1			
	323-660-12	2868 Winesap Cir		19300	SFD	O							1	7/26/2018	1			
	323-660-11	2870 Winesap Cir		19301	SFD	O							1	7/26/2018	1			
	004-240-15	3119 Spanish Ravine Rd		19427	SFD	O							1	11/15/2018	1			
	051-660-07	1618 Pheasant Run Dr		19491	SFD	O							1	11/27/2018	1			
	323-650-08	2851 Colin Rd		19498	SFD	O							1	11/14/2018	1			
	051-090-74	3356 Pardi Way		19563	SFD	O							1	12/21/2018	1			
	323-660-15	2854 Winesap Cir		19622	SFD	O							1	12/4/2018	1			
	323-660-16	2850 Winesap Cir		19623	SFD	O							1	12/4/2018	1			
	323-660-17	2844 Winesap Cir		19624	SFD	O							1	12/4/2018	1			
	323-660-18	2840 Winesap Cir		19625	SFD	O							1	12/4/2018	1			

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**Item 1.3 - 2018 Annual Housing Element Progress Report**

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Placerville					Note: + Optional field									
Reporting Year	2018 (Jan. 1 - Dec. 31)					Cells in grey contain auto-calculation formulas									
Table A2															
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units															
Project Identifier					Unit Types		Affordability by Household Incomes - Certificates of Occupancy								
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
Summary Row: Start Data Entry Below												5	14		19
	050-160-05	2861 Hilltop Dr		18373	SFD	R						1		3/15/2018	1
	050-630-10	634 David Cir		18590	SFA	O							1	2/27/2018	1
	050-630-11	632 David Cir		18591	SFA	O							1	3/6/2018	1
	050-630-12	630 David Cir		18592	SFA	O							1	3/6/2018	1
	051-620-05	1487 Brendan Way		18602	SFD	O							1	1/17/2018	1
	323-660-50	2869 Winesap Cir		18607	SFD	O							1	10/16/2018	1
	323-660-51	2873 Winesap Cir		18608	SFD	O							1	12/3/2018	1
	323-660-52	2885 Winesap Cir		18609	SFD	O							1	12/20/2018	1
	323-660-53	2895 Winesap Cir		18610	SFD	O							1	10/29/2018	1
	323-660-07	2882 Winesap Cir		18611	SFD	O							1	3/1/2018	1
	323-660-08	2880 Winesap Cir		18612	SFD	O							1	5/3/2018	1
	323-660-09	2876 Winesap Cir		18613	SFD	O							1	6/14/2018	1
	323-660-10	2872 Winesap Cir		18614	SFD	O							1	6/13/2018	1
	003-330-03	931 Monica Way		18911	SFD	O							1	10/25/2018	1
	003-251-20	921 Chili Alley		18979	ADU	R						1		7/2/2018	1
	051-620-06	1488 Brendan Way		19090	SFD	O							1	6/8/2018	1
	051-520-23	3570 Pay Dirt Way		19361	ADU	R						1		7/2/2018	1
	003-251-22	3081 Miles Way		19404	ADU	R						1		10/30/2018	1
	004-240-09	3179 Spanish Ravine Rd		19416	ADU	R						1		8/22/2018	1
	003-131-01	420 Main St		19157	2 to 4	R									
	050-060-03	2633 Liberty Mine Ct		19198	SFD	O									
	051-620-02	1479 Sean Dr		19266	SFD	O									
	051-350-22	2501 Northview Ln		19282	SFD	O									
	051-350-24	2505 Northview Ln		19284	SFD	O									
	051-261-01	3214 Gerle Ave		19293	SFD	O									
	323-660-13	2864 Winesap Cir		19298	SFD	O									
	323-660-14	2858 Winesap Cir		19299	SFD	O									
	323-660-12	2868 Winesap Cir		19300	SFD	O									
	323-660-11	2870 Winesap Cir		19301	SFD	O									
	004-240-15	3119 Spanish Ravine Rd		19427	SFD	O									
	051-660-07	1618 Pheasant Run Dr		19491	SFD	O									
	323-650-08	2851 Colin Rd		19498	SFD	O									
	051-090-74	3356 Pardi Way		19563	SFD	O									
	323-660-15	2854 Winesap Cir		19622	SFD	O									
	323-660-16	2850 Winesap Cir		19623	SFD	O									

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**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
**(CCR Title 25 §6202)**

Jurisdiction	Placerville
Reporting Year	2018 (Jan. 1 - Dec. 31)

Note: + Optional field Cells in grey contain auto-calculation formulas
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Table A2																	
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																	
Project Identifier					Unit Types			Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SFA,SFD,2 to 4,5+,ADU, MH)	Tenure R=Renter O=Owner	How many of the units were Extremely Low Income?+	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N+	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/ Destroyed Units+	Demolished or Destroyed Units+	Demolished/ Destroyed Units Owner or Renter+	Notes+
Summary Row: Start Data Entry Below																	
	050-160-05	2861 Hilltop Dr		18373	SFD	R		N	Y								
	050-630-10	634 David Cir		18590	SFA	O		N	Y								
	050-630-11	632 David Cir		18591	SFA	O		N	Y								
	050-630-12	630 David Cir		18592	SFA	O		N	Y								
	051-620-05	1487 Brendan Way		18602	SFD	O		N	Y								
	323-660-50	2869 Winesap Cir		18607	SFD	O		N	Y								
	323-660-51	2873 Winesap Cir		18608	SFD	O		N	Y								
	323-660-52	2885 Winesap Cir		18609	SFD	O		N	Y								
	323-660-53	2895 Winesap Cir		18610	SFD	O		N	Y								
	323-660-07	2882 Winesap Cir		18611	SFD	O		N	Y								
	323-660-08	2880 Winesap Cir		18612	SFD	O		N	Y								
	323-660-09	2876 Winesap Cir		18613	SFD	O		N	Y								
	323-660-10	2872 Winesap Cir		18614	SFD	O		N	Y								
	003-330-03	931 Monica Way		18911	SFD	O		N	Y								
	003-251-20	921 Chili Alley		18979	ADU	R		N	Y								
	051-620-06	1488 Brendan Way		19090	SFD	O		N	Y								
	051-520-23	3570 Pay Dirt Way		19361	ADU	R		N	Y								
	003-251-22	3081 Miles Way		19404	ADU	R		N	Y								
	004-240-09	3179 Spanish Ravine Rd		19416	ADU	R		N	Y								
	003-131-01	420 Main St		19157	2 to 4	R		N	Y								
	050-060-03	2633 Liberty Mine Ct		19198	SFD	O		N	Y								
	051-620-02	1479 Sean Dr		19266	SFD	O		N	Y								
	051-350-22	2501 Northview Ln		19282	SFD	O		N	Y								
	051-350-24	2505 Northview Ln		19284	SFD	O		N	Y								
	051-261-01	3214 Gerle Ave		19293	SFD	O		N	Y								
	323-660-13	2864 Winesap Cir		19298	SFD	O		N	Y								
	323-660-14	2858 Winesap Cir		19299	SFD	O		N	Y								
	323-660-12	2868 Winesap Cir		19300	SFD	O		N	Y								
	323-660-11	2870 Winesap Cir		19301	SFD	O		N	Y								
	004-240-15	3119 Spanish Ravine Rd		19427	SFD	O		N	Y								
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	323-650-08	2851 Colin Rd		19498	SFD	O		N	Y								
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	323-660-15	2854 Winesap Cir		19622	SFD	O		N	Y								
	323-660-16	2850 Winesap Cir		19623	SFD	O		N	Y								
	323-660-17	2844 Winesap Cir		19624	SFD	O		N	Y								
	323-660-18	2840 Winesap Cir		19625	SFD	O		N	Y								

## ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation  
 (CCR Title 25 §6202)

Jurisdiction	Placerville	
Reporting Year	2018	(Jan. 1 - Dec. 31)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	78											78
	Non-Deed Restricted												
Low	Deed Restricted	55											55
	Non-Deed Restricted												
Moderate	Deed Restricted	69										59	10
	Non-Deed Restricted		5	9	4	15	18	8					
Above Moderate		170	47	1	20	53	1	17				139	31
Total RHNA		372											
Total Units 44			52	10	24	68	19	25				198	174

Note: units serving extremely low-income households are included in the very low-income permitted units totals

Cells in grey contain auto-calculation formulas



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# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Placerville	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Note: + Optional field

Cells in grey contain auto-calculation formulas

[illegible]

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Table D																																																
Program Implementation Status pursuant to GC Section 65583																																																
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1. Available Land Inventory	Accommodate at least 372 additional housing units, including 133 extremely-low, very-low, and low-income housing units	Update annually	<div>Land inventory updated and posted to City webpage. The City has vacant land available to meet the "Total Remaining RHNA by Income Level" (see Table B) affordability for the remainder of the 2013-2021 Housing Element planning period. As of January 1, 2019, the following are totals of vacant residential parcels per zone district. There are 4 parcels available within the R-5 and the HO Overlay zones to accommodate 243 units for the very low-income and low-income housing household income affordability categories, well in excess of the 133 units (78 very low-income and 55 low-income) of remaining RHNA need. There are 26 vacant parcels available within the R-2, R-3 and R-4 zones to accommodate 224 units for the moderate-income affordability category, well in excess of the 10 units of remaining RHNA need. There are 130 vacant parcels available within the RE, R-1-A, R-1-20, R-1-10 and R-1-6 zones to accommodate 206 units for the above moderate-income affordability category, well in excess of 31 units of remaining RHNA need.</div> <table><tr><th>Zone</th><th>Acerage</th><th>Parcels</th><th>Realistic Units</th></tr><tr><td>RE Zone:</td><td>0</td><td>0</td><td>0</td></tr><tr><td>R-1-A Zone:</td><td>23.48</td><td>26</td><td>26</td></tr><tr><td>R-1-20 Zone:</td><td>144.76</td><td>66</td><td>112</td></tr><tr><td>R-1-10 Zone:</td><td>10.09</td><td>12</td><td>16</td></tr><tr><td>R-1-6 Zone:</td><td>13.05</td><td>26</td><td>52</td></tr><tr><td>R-2 Zone:</td><td>5.77</td><td>13</td><td>26</td></tr><tr><td>R-3 Zone:</td><td>15.64</td><td>11</td><td>132</td></tr><tr><td>R-4 Zone:</td><td>7.41</td><td>2</td><td>66</td></tr><tr><td>R-5 Zone:</td><td>0</td><td>0</td><td>0</td></tr><tr><td>HO Overlay:</td><td>17.37</td><td>4</td><td>243</td></tr></table>		Zone	Acerage	Parcels	Realistic Units	RE Zone:	0	0	0	R-1-A Zone:	23.48	26	26	R-1-20 Zone:	144.76	66	112	R-1-10 Zone:	10.09	12	16	R-1-6 Zone:	13.05	26	52	R-2 Zone:	5.77	13	26	R-3 Zone:	15.64	11	132	R-4 Zone:	7.41	2	66	R-5 Zone:	0	0	0	HO Overlay:	17.37	4	243
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2. Infill Development and Potential Re-Use Sites	Provide additional opportunities to accommodate at least 372 additional housing units (see Program 1)	September 2017, then updated annually	Program action calls for the City to conduct a site inventory of commercial properties in zones that permit residential uses; complete a development feasibility study that provides concept level design alternatives for infill properties with the greatest potential to include affordable housing. Promote infill development and property re-use opportunities on the City's website. Distribute infill/re-use site inventory to homebuilders, non-profits and other interested individuals. Funding for the feasibility study has not been obtained during the reporting period. The Sacramento Area Council of Governments in early 2019 is developing a multi-year pilot program called Green Means Go that is designed to lower greenhouse gas emissions by accelerating infill development and reducing vehicle trips. The Green Means Go program seeks state funding to implement. The City intends to seek Green Means Go funding should it become available and be applicable to the development feasibility study.																																													

**Attachment A**  
**Item 1.3 - 2018 Annual Housing Element Progress Report**

<b>Housing Programs Progress Report</b> <b>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</b>			
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
3. High-Density Development - Unmet Need	Increase the City's vacant land inventory and opportunities for development of housing affordable to lower-income households.	A) To rezone land to accommodate the unmet housing need of 106 units for lower income households identified during the 2008-2013 Housing Element planning period. B) To rezone land to accommodate the unmet housing need of 133 units for lower income households identified during the 2013-2021 Housing Element planning period.	Fully implemented. In 2016, the City created the Housing Opportunity Overlay (HO) Zone. The HO Zone has a minimum density of 20 dwelling units per acre and a maximum of 24 dwelling units per acre; permits multi-family residential uses by-right by ministerial construction permit. Also in 2016, the City rezoned 6.14 acres of vacant land (APN 323-220-06 and 323-220-08) at the intersection of Mallard Lane and Macintosh Drive by adding the HO Zone to the Medium Density Multi-Family Residential - Planned Development base zone under Ordinance No. 1686. On January 24, 2017, the City rezoned approximately 3.64 acres of vacant land (APN 323-400-20) located along Ray Lawyer Drive by adding the HO Zone to the Medium Density Multi-Family Residential – Planned Development base zone for the site under Ordinance No. 1686. As a result of the two rezones totaling 9.77 acres, the City created an inventory of land with zoning regulations capable of accommodating a realistic potential of 107 dwelling units meeting the City's need for lower income households identified during the 2008-2013 Housing Element Planning Period. On February 14, 2017, the City completed the rezoning of two vacant parcels totaling 7.60 acres, located at the intersections of Middletown Road, Cold Springs Road and Placerville Drive (APN 323-570-01 and 323-570-37), by adding the HO Zone to the Commercial base zone for the site per Ordinance No.1687. As a result of the third rezone, the City created an inventory of land with zoning regulations capable of accommodating a realistic potential of 136 dwelling units meeting the City's need for lower income households identified during the 2013-2021 Housing Element Planning Period.
4. Single-Room Occupancy Units	Increase opportunities for development of housing to lower-income households.	Within one year of Housing Element adoption.	Fully implemented. The City adopted Ordinance 1644 on September 23, 2014, that identified zones and established regulatory standards that encourage and facilitate single-room occupancy units.
5. Public Outreach	Workshop regarding housing needs within the City.	Annually	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; provide funding to conduct a count of all sheltered and unsheltered homeless residents on a bi-annual basis; and other homeless related issues.
6. Employee Housing	Increase opportunities for development of housing affordable to seasonal farmworkers.	Within one year of Housing Element adoption.	The City adopted Ordinance No. 1667 on October 28, 2014 that identified zones and established regulatory standards that allow for employee housing.

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<b>Housing Programs Progress Report</b> <b>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</b>			
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
7. Transitional, Supportive and Emergency Housing	Assist with funding and development for an emergency shelter or transitional housing facility, and ensure that the project facility is processed ministerially within the Highway Commercial Zone to meet local needs. The City shall also consider permit and impact fee waivers and other credits in consideration for such payment.	Annually / ongoing	City continues to seek funding sources. See Program 5 status regarding emergency housing within the City and greater Placerville area.
8. Transitional and Supportive Housing Zoning Amendments	Increase opportunities for the development of transitional and supportive housing by amending the Zoning Ordinance, consistent with State housing law (SB2), to allow transitional and supportive housing as a permitted use in all zones which permit residential uses.	Within one year of Housing Element adoption.	Fully implemented. The City adopted Ordinance No. 1666 on September 23, 2014 that amended the Zoning Ordinance allowed for supportive and transitional housing to allow transitional and supportive housing as a permitted use in all zones which permit residential uses, including the City's mixed-use zones.
9. Accommodate Housing for Persons with Disabilities	Improve housing accessibility for persons with disabilities.	Ongoing	City staff continues to evaluate residential construction permit applications to implement state building standards for accessibility. During 2018, no requests for reasonable accommodations for persons with disabilities were submitted.
10. Housing for Developmentally Disabled Persons	Encourage the development or rehabilitation of one housing unit per year of the planning period specifically for persons with developmental disabilities	Ongoing	The City will assist with obtaining 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's yearly objective of one unit per year has not yet been met. Staff encourages housing developers at the public counter to consider the construction of housing for the developmentally disabled.
11. Senior Housing	Assist in the development of at least one senior housing project that includes a continuum of care options, from completely independent living to fully assisted care.	Ongoing	During 2018, no development applications were received regarding new senior housing within the City.
12. Workforce Housing	Complete at least one housing development that provides very-low income, low-income, and moderate income housing units.	Spring 2015 Yearly review need to determine grant funding necessary.	No housing development applications for workforce housing were submitted in 2018.
13. Density Bonus	Increase awareness of density bonuses and other incentives for affordable housing.	12/14/2014	Fully implemented. Development Services Department counter handout completed in 2014. Website link to Density Bonus Program and to City Code Sections 10-12-1 to 10-12-14 completed in 2016. Staff discusses the Density Bonus Program with developers at the Department counter.
14. Pursue State and Federal Funding	Increase the effective use of state and federal funds in support of affordable housing, shelter, and housing-related services.	Annually	The City will apply for state and funding when such financing is available to assist the financing of Housing Element implementation programs over the remaining years of the Housing Element planning period.

**Attachment A**  
**Item 1.3 - 2018 Annual Housing Element Progress Report**

Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
15. Permit and Development Impact Fees	Reduce the initial cost-impact of City fees on affordable housing projects.	Annually	Staff will continue to evaluate the impact fees payable for the creation of a new residential unit so that the fee charged is commensurate with the impact from that residential unit.
16. Self-Help Housing	Identify opportunities for self-help housing projects to facilitate housing affordable to lower income households.	Annually	Ongoing encouragement to housing developers to produce a self-help housing development within the 5th Cycle Housing Element Planning Period.
17. First Time Homebuyer Assistance	Assist very-low-income households, low income households, and moderate income households in the purchase of a first home.	Beginning in fiscal year 2018	State funding was not available in 2018 for this program purpose. The City will assist with obtaining State and Federal monies, as funding becomes available, in support of this program
18. Statewide Community Infrastructure Program (SCIP)	Assist in financing of Capital Improvement Charges (CICs) and impact fees for all forms of residential projects.	Ongoing	The Development Services Department has 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.
19. Fair Housing	Increase community awareness of fair housing.	Ongoing	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.
20. Housing Rehabilitation	Rehabilitate two homes per year when funds are available.	Annually	CDBG funding to assist with the conduction of the survey was not obtained. City to investigate funding availability during 2019.
21. Housing Conditions Survey	To maintain a relatively current and relevant database of housing conditions.	Update Survey by fiscal-year 2015-2016	CDBG funding to assist with the conduction of the survey was not obtained. City to investigate funding availability during 2019.
22. Code Enforcement	To correct building code violations before they become serious health and safety hazards to human habitation.	Ongoing	Development Services staff engages in code enforcement for the City and conducts inspections on a complaint basis. Staff conducts monitoring site visits and investigates complaints. In 2018, approximately 100 investigations were conducted by Development Services regarding code compliance / enforcement.
23. Historic Preservation	Preserve the historic/architectural integrity of historic residential structures	Ongoing	The City continues to encourage the preservation of historic homes and buildings in the City through requirements and regulations within Section 10-4-9: Site Plan Review and Section 10-4-10: Historical Buildings in the City. The number of Site Plan Reviews processed for sites within the City's historic districts were as follows: 2013: three; 2014: two; 2015: two; 2016: two; 2017: three; 2018: one.
24. Housing Choice Voucher Program	Increase rental property owner participation in the Housing Choice Voucher Program.	Ongoing	The City continues its ongoing cooperation with the El Dorado County Housing Authority in its administration of the Federal Housing Choice Voucher rental assistance program.
25. Preservation of "At-Risk" units	Preserve affordable rental housing units.	1/31/2017	During 2018, staff continued its monitoring of assisted housing units to determine if any units were at risk of converting to market-rate uses. No conversions known to the City have occurred during 2013, 2014, 2015, 2016, 2017 or 2018. The City will continue monitoring efforts during 2019.

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<b>Housing Programs Progress Report</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
26. Mobilehome Parks	Preserve mobile home park spaces.	Yearly monitoring.	Staff met with the owners of both mobile home parks within Placerville in 2018 to discuss any potential conversions to tenant ownership. No conversions were completed in 2018, and none are anticipated in 2019.
27. Weatherization & Energy Conservation	Increase the energy efficiency of older residential structures and reduce energy costs.	Ongoing	Information regarding weatherization and energy conservation programs offered by PACE (Property Assessed Clean Energy) is available at the Development Services Department counter. No participation in these programs by the public during 2018.
28. Energy Conservation for New Residential Development	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.	Ongoing	The City requires all new residential construction to meet the state's energy efficiency requirements. Ongoing enforcement of these requirements will occur over the course of the Housing Element Planning Period.

## ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Placerville	
Reporting Period	2018	(Jan. 1 - Dec. 31)

Note: + Optional field

Cells in grey contain auto-calculation formulas

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## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Placerville
Reporting Period	2018 (Jan. 1 - Dec. 31)

Note: + Optional field  
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Table F												
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)												
This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To												
Activity Type	Units that Do Not Count Towards RHNA+				Units that Count Towards RHNA +				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1+			
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+				
Rehabilitation Activity												
Preservation of Units At-Risk												
Acquisition of Units												
Total Units by Income												



<b>Jurisdiction</b>	Placerville
<b>Reporting Year</b>	2018 (Jan. 1 - Dec. 31)

Permitted Units Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units 44		0

Note: units serving extremely low-income households are included in the very low-income permitted units totals

Entitlement Summary	
Total Housing Applications Submitted:	24
Number of Proposed Units in All Applications Received:	26
Total Housing Units Approved:	26
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas