

Development Services Department Staff Report
March 17, 2020 Planning Commission Regular Meeting
Prepared By: Andrew Painter, City Planner



Item#: 1.3

Subject: Receive and direct staff to submit the 2019 *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) for the 2013-2021 Housing Element.

Purpose: In February 2014 the City Council adopted the City of Placerville General Plan, 2013-2021 Housing Element (known as the 5th Cycle Housing Element). 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 1st 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 spreadsheet form was reproduced at a size to generate copies for Commission and City Council. The following is a brief explanation of the City's completed Progress Report form for 2019 and development activity highlights:

- [Table A](#) lists the address locations for residential applications submitted during the 2019 calendar year for residential discretionary entitlements (e.g. tentative maps, multi-family site plan reviews), or where only a building permit was required, classified by affordability level.

Entitlement Applications Total:	0 (zero)
Building Permit Applications Total:	21 (Accessory Dwelling Units (ADU): 7; Manufactured Home (MH): 1; Single-Family Detached Units (SFD): 13) moderate income or above moderate income affordability.

- [Table A2](#) lists the address locations of residential housing development building permits issued, completed entitlements, and units receiving certificates of occupancy (issued by City Building Division upon final inspection) during the 2019 calendar year, classified by affordability level.

Completed Entitlements:	0 (zero)
Building Permits Issued:	6 (ADUs: 2; SFD: 4) moderate income or above moderate income affordability.
Certificates of Occupancy Issued:	17 (ADU: 1; SFD: 13; Two-to four-unit structures (2-4): 3) moderate income or above moderate income affordability.

- [Table B](#) summarizes the City's prior and 2019 residential housing permit progress towards meeting the City's 2013-2021 RHNA (Regional Housing Needs Allocation) classified by income affordability level.

The 6 housing permits issued during 2019 were the fewest issued during this Housing Element cycle. It was also a 76 percent decrease from 2018.

Remaining RHNA units for years 2020 and 2021 of the 5th Cycle are as follows:

Very Low:	78 units
Low:	55 units
Moderate:	9 units
Above Moderate:	<u>26 units</u>
	168 total remaining units

- [Table C](#) was not required to be completed and reported by the City for 2019. 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. This table therefore is blank.
- [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 2019 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). This table therefore is blank.
- [Summary Table](#)

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 direct staff to submit the 2019 Annual Housing Element Progress Report for the 2013-2021 Housing Element 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



Pierre Rivas, Development Services Director

Attachment: A. *2019 Annual Housing Element Progress Report*

Attachments
2019 Annual Housing Element Progress Report

- [Table A](#)
- [Table A2 – 1](#)
- [Table A2 – 2](#)
- [Table A2 – 3](#)
- [Table A2 – 4](#)
- [Table B](#)
- [Table C](#)
- [Table D](#)
- [Table E](#)
- [Table F](#)
- [Table G](#)
- [Summary](#)