



*"Placerville, a Unique Historical Past Forging into a Golden Future"*

## Planning Commission Staff Report

**Meeting Date:** March 16, 2021

**Prepared By:** Andrew Painter, City Planner

### ITEM 3: 2020 Annual Housing Element Progress Report

**Subject:** Receive and file the 2020 *Annual Housing Element Progress Report* and provide staff with comments, if any, to be forwarded to the City Council.

**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 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:** HCD 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 2020 and development activity highlights:

- **Table A: Housing Development Applications Submitted**

Table A reports the address locations for residential applications submitted during the 2020 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.

Discretionary Applications Total:	0 (zero)
Building Permit Applications Total:	6
Accessory Dwelling Units (ADU):	2
Manufactured Home (MH):	1
Single-Family Detached Units (SFD):	3 (affordability: moderate or above moderate income)

- **Table A2: Annual Building Activity Report Summary – New Construction, Entitled, Permits and Completed Units**

Table A2 reports 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 2020 calendar year, classified by affordability level.

Completed Entitlements Total:	0 (zero)
Building Permits Issued Total:	6
Accessory Dwelling Units (ADU):	3 (affordability: moderate income)
Single-Family Detached Units (SFD):	3 (affordability: above moderate income)

Table A2 (continued)

Certificates of Occupancy Issued Total:	16
Accessory Dwelling Units (ADU):	5 (affordability: moderate or above moderate income)
Manufactured Home (MH):	1 (affordability: moderate income)
Single-Family Detached Units (SFD):	10 (affordability: above moderate income)

- **Table B: Regional Housing Needs Allocation Progress – Permitted Units Issued By Affordability**

Table B reports the City’s prior and 2020 residential housing permit progress towards meeting the City’s 2013-2021 RHNA (Regional Housing Needs Allocation) classified by income affordability level. A total of 6 housing permits were issued during 2020, the same number issued in 2019 which is the fewest issued during this Housing Element cycle.

Remaining RHNA units for year 2021 of the 5<sup>th</sup> Cycle are as follows:

Very Low:	78 units
Low:	55 units
Moderate:	6 units
Above Moderate:	<u>23 units</u>
	162 total remaining RHNA units

- **Table C: Sites Identified or Rezoned to Accommodate Shortfall Housing Need**

Table C was not required to be completed and reported by the City for 2020. 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 was omitted from the staff report.

- **Table D: Program Implementation Status Pursuant to Government Code Section 65583**

Table D is the City’s narrative describing of the status of the City’s implementation of the Housing Program for the 2013- 2021 Housing Element.

- **Table E: Commercial Development Bonus Approved Pursuant to Government Code Section 65915.7**

No commercial development bonuses for affordable housing were requested or approved in 2020 per the criteria of Government Code Section 65915.7. This table is blank and therefore was omitted from the staff report.

- **Table F: Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites Pursuant to Government Code Section 65583.1, subdivision (c)**

Table F 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 and was omitted from the staff report.

- **Table G: Locally Owned Lands Included in the Housing Element Sites Inventory, that have been sold, leased, or otherwise disposed of, Pursuant to Government Code Section 65400.1**

Table G was not required to be completed and reported for the City for 2020, in that the Housing Element Site Inventory does not contain a site that is or was owned by the City and had been sold, lease, or otherwise disposed of during the year. This table therefore was omitted from the staff report.

- **Table H: Locally Owned or Controlled Lands Declared Surplus Pursuant to Government Code Section 54221, or Identified as Excess Pursuant to Government Code Section 50569**

Table H was not required to be completed and reported for the City for 2020, in that the City has not declared property as surplus or excess pursuant to Government Code. This table therefore was omitted from the staff report.

- **Summary Table**

This table provides an overview of the housing activity in 2020.

- **Local Early Action Planning (LEAP) Grant Reporting Table**

The City did not receive LEAP funding during 2020. This table therefore was omitted from the staff report.

Following Planning Commission and 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 2020 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. *2020 Annual Housing Element Progress Report*

**Attachment A**

- [Table A](#)
- [Table A2](#)
- [Table B](#)
- [Table D](#)
- [Summary](#)