

2008 – 2013 HOUSING ELEMENT

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CITY OF PLACERVILLE



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CITY OF PLACERVILLE 2008-2013 Housing Element

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I. INTRODUCTION

A. Purpose and Content of Housing Element

The Housing Element of the City's General Plan is designed to provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. A priority of both state and local governments, Government Code Section 65580 states the intent of creating housing elements:

The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.

According to state law, the Housing Element has two main purposes:

1. To provide an assessment of both current and future housing needs and constraints in meeting these needs, and
2. To provide a strategy that establishes housing goals, policies, and programs.

Beyond state law requirements, Placerville has areas of special priority that provide additional purpose to the Housing Element. Unique conditions and market forces in Placerville require that the Housing Element focus on concerns such as topography, the presence of natural resources, and the preservation of the historic character of the community. State-mandated concerns and the local concerns combine to set the foundation upon which this Housing Element is built.

The Housing Element is a five-year plan for the 2008-2013 period, which differs from other General Plan Elements, which typically cover a twenty-year timeframe. The Housing Element serves as an integrated part of the General Plan, but is updated more frequently to ensure its relevancy and accuracy. The Housing Element identifies strategies and programs that focus on:

- Matching housing supply with need;
- Providing a variety of housing choices throughout the community;
- Assisting in the provision of affordable housing;
- Removing governmental and other constraints to housing development, and
- Promoting fair and equal housing opportunities.

The Housing Element consists of the following major components:

- A profile and analysis of the City's demographics, housing characteristics, and existing and future housing needs (Chapter II);
- An identification of constraints to housing production, preservation, and maintenance, such as market factors, governmental regulations, and environmental limitations, and possible mitigation measures (Chapter III);
- Resources for housing construction, preservation, and maintenance, including land on which housing can be built, financial, and administrative resources (Chapter IV), and
- A Housing Strategy to address the City's identified housing needs, including an assessment of past accomplishments, goals, policies, programs, and quantified objectives (Chapter IV).

B. State Requirements

The California Legislature has identified the attainment of a decent home and suitable living environment for every resident as the State's major housing goal. Recognizing the important role of local planning programs in pursuing this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plan. Section 65302(c) of the Government Code sets forth the specific components to be contained in a community's Housing Element.

State law requires Housing Elements to be updated at least every five years to reflect a community's changing housing needs. The 1992 Placerville Housing Element covered the five-year period spanning 1992 through 1997. However, due to an economic downturn in the mid-1990s and a shortfall in state funds, the Legislature extended the planning period for the 1992 Housing Element through December 31, 2003. Thus, the City's most recent Housing Element should have covered the planning period of January 1, 2004 to June 30, 2009, however legislation relating to Sacramento Area Council of Governments (SACOG) caused it to expire in 2008. Therefore, the present Housing Element is designated to cover the 2008 - 2013 planning period.

A critical measure of compliance with state Housing Element law is the ability of a jurisdiction to accommodate its share of the regional housing construction needs. For the City of Placerville, its share of the region's housing construction needs under the Sacramento Area Council of Governments (SACOG) Regional Housing Needs Plan is 388 housing units between 2006 and 2013. Of the 388 units, 50 are expected to be affordable for very-low-income households and 56 for low-income households.

C. Data Sources and Methodology

In preparing the Housing Element, an array of sources of information were used. Wherever possible, 2000 Census data provided the baseline for demographic information. Additional data sources included the California Department of Finance (population and housing units, 2000–2009), employment data from the Employment Development Department, and lending data from financial institutions provided under the Home Mortgage Disclosure Act (HMDA). The most current data available from social service agencies, private non-profit organizations that serve special needs groups, the City of Placerville, El Dorado County, and other agencies was also used in the update. Information on housing costs was obtained from local real estate sources, property managers and Dataquick, a subscription service database of home sales.

D. Community Profile and Major Findings

Placerville began as a gold rush town in the early years of California's history as a state. Placerville's heritage is reflected in the historical, nineteenth-century architecture of its downtown core. One of its first known names was "Dry Diggins" because the gravel had to be carried to water to pan for gold. Later, Placerville was known as "Hangtown" due to several hangings of criminals in town. The area is now known for its agriculture, recreation, tourism, history, and lumber industries rather than for its gold. In addition, Placerville is the County Seat and the center of financial, commercial, civic, and government activity for much of El Dorado County.

The population of the City has increased significantly since 1990, to more than 10,000 according to current estimates. This represents a 15 percent increase since 1990. The population is projected to continue to increase as rising congestion in Sacramento and the attractive quality of life of the Sierra Nevada foothills region continues to entice families with children and retirees to relocate in Placerville and other areas of El Dorado County. Given current growth trends, the City's population could double by 2020, according to projections from SACOG.

Among the changes in the City's population since 1990 have been a decrease in the proportion of persons 65 years of age or more (from 20 percent to 15 percent) and persons 25 to 34 years of age (16 percent to 11 percent). Conversely, there has been an increase in the proportion of persons age 45 to 54 (from nine percent to 14 percent) and persons of Hispanic or Latino origin (from seven percent to 13 percent).

The City experienced two contrasting trends: a slight decrease in the percentage of family households and couples with children, but an increase in the average household size and number of children. Single-parent households, particularly female-headed households, increased as a percentage of the population.

Median Citywide household income in 2000—\$36,454—was about 70 percent of the median income countywide. Incomes in Placerville are affected by the level of wages of

jobs held by Placerville residents and the high percentage of residents on public assistance or retirement income.

Over half (54 percent) of Placerville households were homeowners in 2000, slightly below the statewide average of 57 percent. Homeownership increased slightly, from 52 percent, since 1990.

The current influx of residents has contributed to rising housing costs in the area. Coupled with the low income of Placerville residents compared to other areas of the County, these rising housing costs have created an increasing affordability gap between what many residents who work and live in the area can afford for housing and the cost of housing. According to the 2000 Census, 28 percent of homeowners and 48 percent of renters paid more than 30 percent of their incomes for housing expenses, a standard measure of housing affordability. Over six percent of households lived in overcrowded¹ conditions.

The housing stock in Placerville consists primarily of single-family homes, which account for approximately two-thirds of all housing units in the City. A majority of the housing stock consists of older housing units—half of the City’s housing stock is over 30 years of age and many homes are more than 50 years old. Given that major rehabilitation is more likely as the housing stock ages, the Housing Element places an emphasis on identifying the housing conditions in the City and providing rehabilitation assistance to residents.

Special needs populations comprise a sizeable portion of the population, including 28 percent of households headed by an elderly person and 22 percent of the population with one or more disabilities, ranging from mobility limitations to mental health concerns to chronic illnesses. The City works with several county, state, and non-profit agencies to provide services to these populations.

E. Housing Constraints

Local policies and regulations can affect the price and availability of housing, both positively and negatively, particularly for low- and moderate-income residents of Placerville. Land use controls, site improvement requirements, permit and development impact fees, permit processing procedures, and other factors may constrain the maintenance, development, and improvement of housing.

Among the constraints that Placerville should address are:

- Slope density standards, which can significantly affect achievable residential densities on moderately sloped sites;

¹ Overcrowding occurs when a housing unit houses more than one person per room.

- Compliance with state law for development standards relating to mobile home parks;
- Allowance of single-family homes on multi-family zoned land, which can reduce the availability of such land for affordable housing development, and
- Updating Zoning Code provisions for density bonuses to comply with state law.

Non-governmental constraints, such as the cost of land, construction costs, and environmental conditions, can also impact the supply and cost of housing. The City can influence these costs to the extent that Placerville provides adequate sites for housing development to meet future housing needs and pursues, or assists others in pursuing, state and federal funds to subsidize affordable housing developments that face high land and/or construction costs.

F. Housing Resources

The City of Placerville has at its disposal a number of resources to meet housing needs. Among the most important of these resources is land to accommodate future housing construction. The City has identified over 421 acres of residentially zoned and designated land that could accommodate 1,100 or more dwelling units, depending on the average density of residential developments.

Several public and private agencies and for-profit developers are active in El Dorado County to assist the City in administering housing programs, construct affordable housing, and provide services to lower-income and special needs groups. Among these are the El Dorado County Community Services Department, the El Dorado County Area Agency on Aging, Home of Elder and Adult Resource Team (HEART), Mercy Housing, Habitat for Humanity and the CBM Group.

In addition, the City has identified several state, federal, and private funding programs (operated by financial institutions that are either members of the Federal Home Loan Bank Board or have established Community Reinvestment Act programs). Funding programs available to the City are primarily operated by the California Department of Housing and Community Development, the Federal Department of Housing and Urban Development, and the Federal Rural Housing Services division of the Department of Agriculture.

G. Housing Element Policies and Programs

To address the community conditions and housing needs identified within this Housing Element, the City has adopted actions to facilitate the development of the regional housing needs allocation, programs to assist in the production and rehabilitation of a wide range of housing and shelter, as well as programs that establish supportive services for all income levels and special needs groups. Programs included within the Housing Element address the following goals:

- To designate sufficient land to accommodate Placerville’s share of El Dorado County’s future housing needs;
- To facilitate the development of housing for special needs households;
- To facilitate the development of housing affordable to low- and moderate-income households;
- To promote equal housing opportunities for all residents;
- To preserve the existing housing stock;
- To conserve existing affordable housing opportunities, and
- To promote residential energy conservation.

The Community Development Department is the City entity primarily responsible for implementing the housing programs. However, several programs also involve cooperation with other public and private entities, including the City Building and Engineering Divisions, El Dorado County Housing Authority, local lenders and real estate agents, and non-profit developers.

Within the City Administration Department, the Grants Administration Division will have the primary role of coordinating the implementation of the programs. Staff from the Grants Administration Division will meet with representatives of other agencies, track the implementation of the programs in this chapter, report on progress and problems in implementation, and recommend revisions to implementation measures and techniques to improve the achievement of program objectives. The designated staff member will meet with representatives of the various City divisions, departments, and non-profit agencies as needed, but no less than annually, to review implementation progress and identify solutions to implementation problems.

The policies proposed by the City to implement these goals are listed below.

Goal A: To Designate Sufficient Land to Accommodate Placerville’s Share of El Dorado County’s Future Housing Needs

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

Goal B: To Facilitate the Development of Housing for Special Needs Households

- Policy 1: The City will allow overnight shelters and transitional housing facilities for homeless individuals and families in appropriate zoning districts.
- Policy 2: The City will implement state and federal requirements for persons with disabilities in new residential developments.
- Policy 3: The City will facilitate the development of senior housing by working with senior housing providers to identify adequate sites, assisting in the acquisition of funds for low-income senior housing, and providing development incentives.
- 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.

Goal C: To Facilitate the Development of Housing Affordable to Low- and Moderate-Income Households

- Policy 1: The City will encourage the use of density bonuses and regulatory incentives as tools to assist affordable housing development.
- Policy 2: The City will pursue state and federal funding to assist in developing housing affordable to low- and moderate-income households.
- Policy 3: The City will review the Zoning Ordinance, permit processes, and development fees to identify and remove potential constraints to the development of a range of housing for all income levels and needs.
- 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.

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.
- Policy 2: The City will cooperate with local homebuilders, real estate agents, and lenders to conduct an annual fair-housing public information campaign.

Goal E: To Preserve the Existing Housing Stock

- Policy 1: The City will continue to provide rehabilitation assistance to low- and moderate-income households.
- Policy 2: The City will conduct a housing condition survey to identify areas of the community most in need of rehabilitation assistance.
- 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.
- Policy 4: The City will continue to preserve historic structures within the City by encouraging re-use of buildings within historic districts.

Goal F: To Conserve Existing Affordable Housing Opportunities

- Policy 1: The City will continue to cooperate with the El Dorado County Housing Authority to provide rental assistance to Placerville residents.
- Policy 2: The City will continue to monitor the status of the government-assisted housing in Placerville and preserve the affordability of these units.
- 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.

Goal G: To Promote Residential Energy Conservation

- 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).
- 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.
- Policy 3: The City will promote energy conservation through its land use planning and development standards.

H. Public Participation

Placerville's public participation strategy includes early outreach to the general public, targeting contacts at community organizations and public agencies that serve low-income and special needs groups, holding public workshops on the draft Housing Element, and holding public hearings on the final Housing Element.

The City made a diligent effort to achieve involvement of all economic segments of the community, particularly low-income and special needs groups, in the following manner:

- Special interest groups and agencies were provided copies of the Draft Housing Element and encouraged to comment on it.
- Written notice of the availability of the public review and final drafts of the Housing Element, with an invitation to provide written comments or comment in person at public hearings, and
- Through posted notices in public locations and published notices in the *Mountain Democrat*.

The City has found these outreach techniques to be effective in reaching the target audience due to the small size of Placerville. The City has made copies of the Housing Element available to the public free of charge during its preparation to facilitate public review and comment.

The Placerville Planning Commission conducted a public hearing on the Draft Housing Element to explain the purpose and contents of the Housing Element, state requirements, key issues to be addressed, and current housing goals and policies. Notification of the hearing was provided through posted notices at City Hall and other public places, a published notice in the *Mountain Democrat*, and copies mailed to community organizations. Community organizations that were sent copies of the Draft Housing Element included:

- HELP Program;
- League of Women Voters;
- El Dorado County Habitat for Humanity;
- El Dorado County Affordable Housing Coalition;
- The Center for Violence-Free Relationships;
- El Dorado Community Foundation;
- New Morning Youth and Family Services;
- El Dorado County Senior Day Care Center;

- Alta California Regional Center, and
- El Dorado County Department of Community Programs.

On June 8, 2010, the Placerville City Council conducted a public hearing on the Housing Element and considered the Planning Commission's recommendation. Three members of the public spoke regarding the Housing Element, and the Council adopted the Housing Element on a 4–0 vote. Comments focused on the importance of the retention of Placerville's Infill Development and Slope Ordinance/Hillside Development Standards as measures for tailoring the Housing Element to the City's unique characteristics, as well as concern regarding the permissibility of mobilehome development in all zones. Concerns were noted by both the public and members of the Council that a City's assigned housing allocation requirement is a figure which may continue to increase over time regardless of its feasibility. In the same vein, questions were raised regarding the difficulty that agencies located in urban areas may have in crafting regulations that are suitable for rural communities with historic preservation concerns. Recognizing the need for comprehensive public input during the drafting and adoption of the City's Housing Element, the City will establish a housing program which encourages public comment and participation in identifying housing needs.

I. General Plan Consistency

The Housing Element is a component of the General Plan, which provides guiding policy for all growth and development within the community. The General Plan consists of seven Elements that address both state-mandated planning issues plus optional subjects that are of particular concern within Placerville. These elements are:

- Land Use;
- Housing;
- Transportation;
- Public Facilities and Services;
- Natural, Cultural, and Scenic Resources;
- Health and Safety, and
- Community Design.

State law requires consistency among Chapters of the General Plan. As such, goals and policies contained within the Housing Element should be interpreted and implemented consistent with the goals and policies of the rest of the General Plan. To ensure that the contents of the 2008-2013 Housing Element maintain consistency with the other Elements of the adopted General Plan, a consistency analysis of the entire document was conducted. Following are policies from the other General Plan elements that relate to

housing. The City has found these policies consistent with the policies set forth in this Housing Element.

Section I. Land Use Element

- Goal A, Policy 1: The City shall give infill development of vacant lands within the City limits priority over development in areas to be annexed, whenever feasible.
- Goal B, Policy 1: The City shall maintain an adequate supply of land in appropriate land use designations and zoning categories to accommodate projected household growth and achieve residential vacancy rates allowing turnover with relative ease.
- Goal B, Policy 2: The City shall promote the use of planned unit residential developments to maximize efficient and creative use of parcels while preserving trees, aesthetic rock outcrops, scenic views, open space, and other natural features.
- Goal B, Policy 3: The City shall discourage the development of small, isolated hillside residential areas that can be served only by long roads in steep terrain.
- Goal B, Policy 4: The City shall promote the protection and enhancement of the integrity and identity of residential neighborhoods.

Section III. Transportation Element

- Goal A, Policy 7: The City shall prohibit the development of private streets in new residential projects, except in extraordinary circumstances. In such cases, the private streets shall be developed to City street standards.
- Goal B, Policy 1: New local streets shall be designed to discourage heavy through traffic within residential neighborhoods.

Section V. Natural, Cultural, and Scenic Resources Element

- Goal G, Policy 6: The City shall support the efforts of property owners to preserve and renovate historic and architecturally significant structures. Where buildings cannot be preserved intact, the City shall seek to preserve the building facades.

Section VII. Community Design Element

- Goal C, Policy 1: The City shall promote and protect residential neighborhoods from incompatible uses.

- Goal C, Policy 3: In order to preserve, rehabilitate, or re-create historic structures in deteriorating older residential neighborhoods, the City shall encourage alternative uses if the uses are compatible with the adjacent neighborhood and if adequate parking and access are available or can be provided.
- Goal C, Policy 6: The City shall encourage proper maintenance of homes, buildings, and yards to provide the best possible visual quality in each neighborhood.

The City will continue to ensure consistency between the Housing Element and other General Plan Elements so that policies introduced in one element are consistent with other elements. At this time, the Housing Element does not propose significant changes to any other element of the General Plan. However, if it becomes apparent that over time changes to any element are needed for internal consistency, such changes will be proposed for consideration by the Planning Commission and City Council.

II. COMMUNITY PROFILE

A. Introduction

The purpose of this section is to identify significant trends, changes in conditions since the adoption of the 2004 Housing Element, and to determine current and future unmet housing needs in Placerville. This Section of the Housing Element provides specific background information on Placerville, including:

- Population trends;
- Population and household characteristics;
- Household income and poverty status;
- Housing characteristics and cost trends;
- Housing conditions;
- Indicators of housing needs, such as overpayment and overcrowding;
- Special housing needs among certain segments of the population;
- Employment characteristics and trends;
- Subsidized rental housing at risk of converting to market-rate housing, and
- Placerville's share of the region's future housing needs.

Population and other demographic variables provide insight into the type and amount of housing needed in a community. Factors such as age, cultural background, household size, occupation, and income influence housing preferences, the type of housing needed, and the ability of individuals to afford housing. Some of the characteristics of Placerville residents that have significance for housing need are:

1. Age



Age is an important factor in projecting future housing need; incomes, lifestyles, mobility and housing preferences change as people age. For example, young adults typically have lower incomes and smaller families than older adults, and often rent housing. As households age, incomes and ability to afford larger homes often increases. As individuals reach retirement, their lifestyles, housing preferences and future earning potential change again. Many retired adults look for housing and communities designed to meet their preferences and physical abilities.

2. Cultural Factors

Cultural characteristics of the population may affect housing need due to differences in lifestyle and household composition associated with different population groups. For example, some cultural groups may have a higher proportion of large households with extended family members.

3. Income

Household income is the most important factor affecting housing opportunity, because it determines a household's ability to purchase or rent housing and balance housing costs with other necessities. Income levels affect housing choices such as location, housing type and the ability to own versus rent a home. While higher-income households have more discretionary income to spend on housing, low- and moderate-income households face greater limits in the range of housing that they can afford.

4. Special Needs

Some population groups have special housing needs by virtue of their physical or developmental capabilities, childcare needs, occupations, and other factors. Examples of special needs groups are seniors, persons with disabilities, large families, single-parent households, farm workers and their families, and homeless individuals and families.

B. Population Characteristics

1. Population Trends

Placerville's population increased by 1,255 people, or 15 percent, between 1990 and 2000 and by approximately 760 residents between 2000 and 2009 (to 10,223, according to the California Department of Finance). The rate of population growth has increased slightly between 2006 and 2009, from 1.5 percent annually to 2.1 percent annually. Population projections for the City of Placerville suggest that the increasing rate of population growth will continue. The Sacramento Area Council of Governments projects the City's population at 14,930 people in the year 2020 given growth trends and the City's General Plan population projections. This population, if achieved, will represent a 55 percent increase (annual growth rate of 2.75 percent) over the City's 2000 population.

Table P-I compares the 2000 and 2009 populations in El Dorado County, including the City of Placerville. Table P-II shows population projections for Placerville and El Dorado County.

Table P-I: Population Trends

Jurisdiction	2000	2009	Numeric Change	Percent Change
El Dorado County	158,621	180,185	21,564	13.6%
Placerville	9,610	10,373	763	7.9%
South Lake Tahoe	23,609	23,896	287	1.2%

Source: U.S. Census 2000, CA Department of Finance

Table P-II: Population Projections

Jurisdiction	2009	2035	Numeric Change	Percent Change
El Dorado County	180,185	194,415	14,230	7.9%
Placerville	10,373	23,609	13,236	127.6%

Source: Sacramento Area Council of Governments, CA Dept of Finance

2. Age Characteristics

Approximately 80 percent of population growth that occurred in Placerville between 1990 and 2000 can be attributed to increases in the number of children and persons ages 45 to 54. Other age groups experienced moderate increases in numbers, except for seniors (persons 65 years or more), whose numbers remained nearly unchanged, and persons age 25 to 34, whose numbers declined. In 1990, seniors represented the largest age group in Placerville. By 2000, persons age 5 to 17 were more numerous than seniors. All other age groups, except persons age 45 to 54, represented similar proportions of the City's population between 1990 and 2000.

These changes in the age composition of the City's population suggest a shift from older adults who have "aged in place" in Placerville to new families with children who have moved to the City since 1990. Table P-III shows Placerville's population by age group in 1990 and 2000.

Table P-III Age Distribution

Age	1990		2000	
	Number	Percent	Number	Percent
<5	587	7%	628	7%
5-17	1,372	16%	1,832	19%
18-24	651	8%	847	9%
25-34	1,331	16%	1,102	11%
35-44	1,255	15%	1,420	15%
45-54	773	9%	1,320	14%
55-64	725	9%	791	8%
65+	1,661	20%	1,670	17%
Total	8,355	100%	9,610	100%

Source: U.S. Census 2000

3. Race/Ethnic Characteristics

The most significant change in the cultural background of Placerville’s residents between 1990 and 2000 has been a doubling of population self-identified as being of Latino or Hispanic origin. Over the ten-year period, the number of such residents increased from six to 13 percent of the population. Conversely, the non-Hispanic White population decreased from 91 to 83 percent of the population, although the numbers of such residents increased by nearly 400. Other race and ethnic population groups experienced moderate changes during the ten-year period.

Table P-IV compares the population numbers and percentages, by race and ethnicity, between 1990 and 2000.

Table P-IV: Race/Ethnicity

Race/Ethnicity	1990		2000	
	Number	Percent	Number	Percent
White	7,595	91%	7,988	83%
Asian	57	0.7%	90	0.9%
American Indian, Eskimo, or Aleut	130	2%	96	1%
African American	22	0.3%	22	0.2%
Other	3	0%	202	2%
Latino/Hispanic Origin	548	6%	1212	13%
Total	8,355	100%	9,610	100%

Source: U.S. Census 2000

4. Household Characteristics

In 2003, Placerville was home to 4,252 households, according to the California Department of Finance, and in 2009, the number of households increased to approximately 4,508. Over 60 percent of households were family households, two or more persons who are related in some way sharing a dwelling unit. Placerville's percentage of family households is lower than that countywide (73 percent), possibly due to a larger number of residents who are single adults and seniors. Between 1990 and 2000, the number of family households increased slightly (to 265), mostly resulting from an increase in female-headed households. The percentage of family households actually declined, however, while the proportion of non-family households increased by three percent (to 330 households).

Minimal change in household size occurred between 1990 and 2000. In 2003, the average household size was 2.34, about the same as in 2000. This trend is expected to continue. The trends in household characteristics suggest that single adults and other non-family households are moving to Placerville at a greater rate. During the same period, the number of families with children and the number of large families also increased, as suggested by a rise in average family size to balance the increase in smaller non-family households.

The 1990 census count of the number of Placerville residents living in group quarters was approximately 300 higher than in 2000. The primary differences reported by the Census were the number of persons in correctional institutions and nursing homes. The 1990 Census count included the population of persons incarcerated at the County Jail, whereas the 2000 census did not include this portion of the City's population. The El Dorado County Jail facility, located in the City of Placerville, is equipped to house 243 inmates. The Census count also showed a reduction in the number of nursing home occupants by nearly 70. To the City's knowledge, there has been no significant reduction in either the number of inmates at the El Dorado County Jail or in nursing homes in Placerville.

Table P-V shows the changes in household characteristics in Placerville between 1990 and 2000.

Table P-V: Changes in Household Type (Occupied Housing Units)

Household by Type	1990		2000	
	Number	Percent	Number	Percent
Household Population				
Total Households	3,406	100%	4,001	100%
Average Household Size	2.32		2.34	
Average Family Size	2.81		2.90	
Family Households	2,221	65%	2,486	62%

Married Couple Families	1,691	50%	1,667	42%
With children	629	18%	687	17%
Female Householder, no Spouse	424	12%	637	16%
With children	336	10%	440	11%
Non-Family Households	1,185	35%	1,515	38%
Group Quarters (Non-Household Population)				
Persons in Group Quarters	566	7%	262	3%

Source: U.S. Census 2000

5. Household Income

In 2000, the median income in Placerville was \$36,454, over \$15,000 less than the median income for El Dorado County, but approximately \$1,700 more than the median income for South Lake Tahoe. Lower incomes in Placerville are related to the types of jobs available in the City, the large number of renter households, and the concentration of social services that attract special needs populations. The median income of renter households (\$25,206) was significantly lower than that for the median income of homeowners in Placerville (\$49,817).

The estimated median family income for El Dorado County in 2003 was \$59,800, according to the California Department of Housing and Community Development (HCD). HCD's estimate of median income is based on federal income guidelines used in determining eligibility for various federal housing and community development programs. Table P-VI compares median incomes for El Dorado County and its cities in 2000.

Table P-VI: Median Income by Jurisdiction (2000)

Jurisdiction	Median Income
Placerville	\$36,454
South Lake Tahoe	\$34,707
El Dorado Hills ²	\$97,084
Remainder of unincorporated El Dorado County	\$44,035

Source: U.S. Census 2000

² El Dorado Hills information was taken from the following block groups in El Dorado County: 307.01.01, 307.01.02, 307.02.01, 307.02.02, 307.03.01, 307.03.02, and 307.03.04. Total population of this area was 17,540 for the 2000 Census.

Federal guidelines define five levels of income based on the family median income:

- extremely low (0 – 30 percent of median income);
- very low (31 – 50 percent of median income);
- low (51 – 80 percent of median income);
- moderate (81 – 120 percent of median income), and
- above moderate (over 120 percent of median income).

The median family income is adjusted for household size. For example, the median family income for a household of three persons is \$53,800, less than for a family of four (\$59,800). Federal income guidelines are not directly related to the U. S. Census Bureau estimates of income or based on a current survey of actual household income.

Based on the estimate of median family income in 2000 for El Dorado County (\$52,900), approximately 20 percent of Placerville’s population had extremely low incomes at the time of 2000 Census, 19 percent had very low incomes, and 19 percent had low incomes. Nearly 60 percent of Placerville’s population would qualify for housing and other programs targeted to lower-income households (those earning 80 percent or less of the El Dorado County median family income). This is a significantly higher percentage of lower-income households than countywide (approximately 40 percent).

Table P-VII (next page) shows income in relation to tenure for 2000 in Placerville.

6. Poverty Rate

The poverty rate within an area can be used as another indicator of housing need. The poverty rate measures the proportion of the population with subsistence-level incomes. Subsistence income is the minimum income required to obtain a nutritious diet, clothing, shelter, and other basic life necessities. The poverty threshold is a dollar amount, which varies by household size, established annually by the Census Bureau. The 2002 poverty threshold for a single person under 65 years of age was \$9,359. The poverty threshold for a family of two adults and two children was \$18,244.

Placerville residents have a significantly higher rate of poverty than residents countywide due to lower incomes discussed previously. In 2000, 12 percent of Placerville’s population lived in poverty, while countywide only seven percent of residents lived in poverty. Female-headed households were most likely to live in poverty, particularly those with children under five years old (29 percent poverty rate).

Conversely, people over the age of 65 living in Placerville were least likely to live in poverty (less than one percent of all seniors). Placerville seniors have significantly lower rates of poverty than seniors residing throughout the rest of El Dorado County, even through a large percentage of seniors have low incomes.

Table P-VIII (page P-9) shows poverty status by population and family type in 1999 in Placerville and El Dorado County.

Table P-VII: Household Income by Tenure

	Households	Percent
Owner-Occupied	2,114	53%
Less than \$5,000	32	0.8%
\$5,000 to \$9,999	40	1%
\$10,000 to \$14,999	139	4%
\$15,000 to \$19,999	133	3%
\$20,000 to \$24,999	98	3%
\$25,000 to \$29,999	206	5%
\$30,000 to \$49,999	415	10%
\$50,000 to \$74,999	520	13%
\$75,000 to \$99,999	334	8%
\$100,000 to \$149,999	159	4%
\$150,000 and up	38	1%
City Median Income – All Owners		\$49,817
Renter-Occupied	1,882	47%
Less than \$5,000	88	2%
\$5,000 to \$9,999	179	5%
\$10,000 to \$14,999	263	7%
\$15,000 to \$19,999	205	5%
\$20,000 to \$24,999	199	5%
\$25,000 to \$29,999	280	7%
\$30,000 to \$49,999	283	7%
\$50,000 to \$74,999	240	6%
\$75,000 to \$99,999	97	2%
\$100,000 to \$149,999	39	1%
\$150,000 and up	9	0.2%

City Median Income – All Renters		\$25,206
City Median Income – All Households		\$36,581
Total	3,996	100%

Source: U.S. Census 2000

Table P-VIII: Poverty Status in 1999

	Placerville		El Dorado	
	Number	Percent	Number	Percent
Total Population	1,135	12%	11,079	7%
Under 18	403	4%	3,209	8%
18 to 64	665	7%	6904	7%
65 +	67	0.7%	966	5%
Households				
Family Households	227	9%	2,150	5%
With children under 18	204	16%	1,522	8%
With children under 5	84	18%	716	10%
Female householder, no spouse	112	19%	747	15%
With children under 18	112	25%	683	20%
With children under 5	44	38%	324	37%

Source: U.S. Census 2000

C. Housing Stock Characteristics

1. Housing Type

In 2009, Placerville's housing stock consisted of 4,508 housing units, including vacant units. The housing unit count is higher than the number of households shown in Table P-V. Single-family dwelling units comprise 68 percent of the City's housing stock, multi-family housing 28 percent, and mobile homes four percent. Placerville's housing stock increased by 2.4 percent over the last three years. Between 1990 and 2000, the housing stock increased at an annual rate of 1.8 percent. Placerville gained approximately 650 housing units between 1990 and 2000. Three-fourths (76 percent) of the increase, or 487 housing units, consisted of attached and detached single-family dwellings.

Table P-IX shows changes in housing stock from 1990 to 2009. The number of housing units by type is greater than shown in Table P-X because it includes vacant housing units.

Table P-IX: Housing Type

Housing Type	1990		2000		2009	
	Number	Percent	Number	Percent	Number	Percent
Detached Single-Family	2,243	63%	2,617	62%	2725	63%
Attached Single-Family	141	4%	254	6%	254	6%
2-4 Units	453	13%	535	13%	539	12%
5+ Units	527	15%	642	15%	642	15%
Mobile Homes	181	6%	158	4%	165	4%
Total	3,565	100%	4,206	100%	4325	100%

Source: U.S. Census, 1990 and 2000, City Building records

2. Tenure

During the period between 1990 and 2000, a time when the City's housing stock increased significantly, the percentage of homeowners did not change significantly, increasing only from 52 to 53 percent of households. Placerville has a lower homeownership rate than the countywide rate of 74 percent and the statewide rate of 57 percent. Between 1990 and 2000, the City gained approximately 352 owner-occupied households, of which 323 households (91 percent) lived in detached single-family units.

Since the majority of housing units (62 percent) in Placerville are detached single-family homes, the City has a high rate of renter-occupancy among such housing units. In 2000, 35 percent of renter-occupied households resided in detached single-family units, while 32 percent of renter-occupied households resided in multi-family structures of five units or more. Both Placerville and South Lake Tahoe have percentages of renter-occupied households that are significantly higher than that of El Dorado County.

Table P-X shows the changes in tenure for all occupied housing units.

Table P-X: Tenure by Units in Structure (Occupied Units)

Housing Type	1990		2000	
	Number	Percent	Number	Percent
Owner-occupied	1,762	52%	2,143	53%
Detached Single-Family	1,495	44%	1,818	46%
Attached Single-Family	53	2%	137	3%
2-4 Units	39	1%	17	0.4%
5+ Units	9	0.3%	0	0%
Mobile Home	157	5%	142	4%
Other	9	0.3%		0%
Renter-occupied	1,632	48%	1,858	47%
Detached Single-Family	605	18%	668	17%
Attached Single-Family	58	2%	117	3%
2-4 Units	360	11%	486	12%
5+ Units	562	17%	602	15%
Mobile Home	21	0.6%	9	0.2%
Other	26	0.8%	0	0%
Total	3,394	100%	3,996	100%

Source: U.S. Census, 1990 and 2000

Table P-XI compares tenure by jurisdiction in El Dorado County.

Table P-XI: Tenure by Jurisdiction (2000)

Jurisdiction	Renter-Occupied		Owner-Occupied	
	Number	Percent	Number	Percent
El Dorado County	14,920	25%	44,019	75%
Placerville	1,882	47%	2,114	53%
South Lake Tahoe	5,354	57%	4,056	43%

Source: U.S. Census 2000

As is typical in most communities, the rate of homeownership increases with age. In Placerville, the highest rate of homeownership is among people age 65 and over. Nearly 50 percent of the increase in homeownership from 1990 to 2000 is attributed to

householders between the ages of 45 and 54. This group also experienced the greatest population gain, increasing by 547 people (71 percent). Although homeownership increases with age, it is notable that the homeownership rate among persons age 45 and 54 declined between 1990 and 2000.

Table P-XII compares tenure by age of householder in 1990 and 2000.

Table P-XII: Tenure by Age of Householder

Householder Age	1990		2000	
	Number	Percent	Number	Percent
Owner-occupied Households				
15-24	13	8%	21	9%
25-34	158	25%	190	33%
35-44	322	46%	370	46%
45-54	286	64%	472	58%
55-64	291	71%	340	71%
65+	692	67%	750	71%
Total	1,762		2,143	
Renter-occupied Households				
15-24	161	93%	226	92%
25-34	473	75%	389	67%
35-44	375	54%	442	54%
45-54	162	36%	348	42%
55-64	118	29%	142	29%
65+	343	33%	311	29%
Total	1,632		1,858	

Source: U.S. Census, 1990 and 2000

3. Vacancy

Between 1990 and 2000, the number of vacant housing units in Placerville increased by 70, to six percent of the housing stock. However, a more accurate way to measure vacancy is by the effective vacancy rate. The effective vacancy rate indicates the actual percentage of units available for sale or rent at a given time, excluding seasonal housing, second home, and other unoccupied units that are not on the market for sale or rent. Between 1990 and 2000, Placerville's effective vacancy rate increased from 1.4 to 2.8 percent. Most of the increase was due to a higher percentage of available rental units. The

Census data may indicate a temporary trend in 2000 regarding vacancies. Contacts with rental property managers in 2003 suggest that the actual vacancy rate in Placerville is less than those reported by the 2000 Census.

Table P-XIII compares vacancy rates of housing units in Placerville in 1990 and 2000.

Table P-XIII: Unit Vacancy Rate

	1990		2000	
	Number	Percent	Number	Percent
Total Units	3,565	100%	4,242	100%
Vacant Units				
For Rent	29	0.8%	79	2%
For Sale Only	21	0.6%	40	1%
Rented or sold, not occupied	39	1%	23	0.5%
Seasonal, recreational, occasional use	25	0.7%	37	1%
For migrant workers	0	0%	2	0%
Other vacant	57	2%	60	1%
Total Vacant Units	171	5%	241	6%
Effective vacancy rate		1.4%		2.8%

Source: U.S. Census, 1990 and 2000

4. Overcrowding

Overcrowding occurs when a housing unit contains more than one person per room. Individuals living in dwellings with more than one person per room may not have sufficient space to meet daily needs. Accelerated deterioration of a home can also occur from over-use associated with more people living in the dwelling than that number for which it is designed.

The occurrence of overcrowding in Placerville among both homeowners and renters increased between 1990 and 2000. In 1990, approximately 113, or seven percent, of all renters, lived in overcrowded conditions. Only 28 homeowners (two percent) experienced overcrowding. By 2000, the number of renters living in overcrowded conditions increased by 64 percent. The occurrence of overcrowding among owners more than doubled, although overcrowding was still relatively low (three percent). The increase in overcrowding may be an indicator of a lack of affordable housing of sufficient size to accommodate the needs of many households in Placerville.

Table P-XIV compares overcrowding by tenure for 1990 and 2000.

Table P-XIV: Persons per Room

Occupant	1990		2000	
	Number	Percent	Number	Percent
Owner-occupied				
One or less person/room	1,734	98%	2,049	97%
More than one person/room	28	2%	65	3%
Total	1,762	100%	2,114	100%
Renter-occupied				
One or less person/room	1,519	93%	1,696	90%
More than one person/room	113	7%	186	10%
Total	1,632	100%	1,882	100%

Source: U.S. Census, 1990 and 2000

5. Housing Costs

Housing costs in Placerville have increased faster than local incomes, leading to an increasing gap in affordability, particularly for residents with extremely low or very low incomes. Many individuals who live and work in the Placerville area have also been negatively affected by the rise in housing costs, as most of the jobs available locally pay low-to-moderate wages (see Section D, Employment Trends). Placerville, along with many other Sierra foothill communities, has experienced growing interest among higher-paid workers who commute to jobs in the Sacramento region and among older individuals and retirees who have “cashed out” the equity in their homes to move to the foothills.

At the same time as demand for housing has increased, the number of easy-to-develop parcels has diminished. Most of the remaining vacant or underused properties in the City and surrounding area, while buildable, contain slopes, protected natural resources, are odd-shaped infill parcels, or exhibit other factors that increase the cost of building housing.

a. Housing Prices

In 1990, the median price for a single-family home in Placerville was \$139,000, according to DataQuick. Home sales over the last calendar year (2008) indicate that the median price for a single-family home was currently \$327,990, an increase of approximately 136 percent during the last 18 years. This median price was over six times the median income

of Placerville residents (assuming growth in household income since 2000 slightly higher than the rate of inflation). Most households can afford to spend between three and four times their annual incomes on housing without paying more than 30 percent of their incomes for shelter expenses.

Table P-XV shows home prices by number of bedrooms between 2002 and 2003.

Table P-XV: Home Sales (2002-2003)

Single-Family Home	Average Price	Median Price	Units Sold
One Bedroom	\$158,850	\$161,000	10
Two Bedrooms	\$206,225	\$198,500	125
Three Bedrooms	\$251,637	\$249,000	186
Four Bedrooms	\$309,667	\$320,000	27
5+ Bedrooms	\$297,600	\$282,000	5
Total	\$238,017	\$230,000	353

Source: DataQuick 2003

b. Rents

Between 2003 and 2009, the median contract rent in Placerville increased by approximately 37 percent, from \$727 (August) to \$998 (August). Contract rent is the dollar amount a renter pays under a rental or lease agreement, excluding utility costs (unless these costs are included in the rental agreement). There is a significant amount of government subsidized rental housing in Placerville that is rent- and income-restricted, which means that Census reports do not reflect current market rents.

Table P-XVI provides current rental rates, as provided by property managers of market-rate housing units in Placerville. Table P-XVII compares contract rents in 2003 and 2009 as reported by a telephone survey of local apartment complexes.

Table P-XVI: Market-Rate Rents (2009)

Apartments	Average Rent 2003	Average Rent 2009
One Bedroom	\$615	\$822
Two Bedrooms	\$710	\$910
Three Bedrooms	\$855	\$1262
Average	\$727	\$998

Source: Phone survey, 2003 and 2009

Table P-XVII: Contract Rents (1990 and 2000)

Value	1990		2000	
	# of	% of	# of	% of
	Units	Units	Units	Units
Less than \$100	28	2%	7	0.3%
\$100 to \$149	93	6%	76	4%
\$150 to \$199	59	4%	43	2%
\$200 to \$249	81	5%	43	2%
\$250 to \$299	175	11%	0	0%
\$300 to \$349	152	9%	68	3%
\$350 to \$399	166	10%	179	9%
\$400 to \$449	211	13%	196	9%
\$450 to \$499	185	11%	265	13%
\$500 to \$549	130	8%	193	9%
\$550 to \$599	89	6%	236	11%
\$600 to \$649	68	4%	236	11%
\$650 to \$699	55	3%	194	9%
\$700 to \$749	23	1%	76	4%
\$750 to \$799 (1990 data=\$750 to \$999)	57	4%	33	2%
\$800 to \$899	X	X	51	2%
\$900 to \$999	X	X	63	3%
\$1,000 to \$1,499 (1990 data=\$1,000 or more)	2	0.1%	96	5%
\$1,500 to \$1,999	X	X	0	0%
\$2,000 and up	X	X	0	0%
No Cash Rent	43	3%	48	2%
Median	\$408		\$556	
Total	1,617	100%	2,103	100%

Source: U.S. Census, 1990 and 2000

Federal government estimates fair market rents for each county as part of the Housing Choice Voucher (Section 8) Program. The fair market rent is the dollar amount a property

owner is entitled to receive, less utility costs, for a rental unit occupied by a low-income tenant with a federal housing voucher. The difference between contract rents (the amount tenants pay) and fair market rents is the amount that the federal government pays. The fair market rent can provide a general indicator of market rents and trends. The 2003 fair market rents in the Sacramento Primary Metropolitan Statistical Area (PMSA), which is comprised of El Dorado, Placer, and Sacramento Counties, ranged from \$651 for a studio apartment to \$1,501 for a four-bedroom rental unit.

c. Housing Affordability

An accepted measure of housing affordability is that housing payments (rent or mortgage, insurance, utilities, property taxes, etc.) should not exceed 30 percent of a household’s gross income. Households who pay more than 30 percent are considered to “overpay” for housing.

Between 1990 and 2000, the number of homeowners overpaying for housing increased by nearly 64 percent, or 206 households, while the number and percentage of renters overpaying for housing decreased slightly. The proportion of renter households overpaying declined from 56 percent to 48 percent. This decline in overpayment among renters may be a result of an increase in the availability of subsidized rental housing in Placerville and/or relatively moderate rent increases in relation to growth in renter incomes. Census data indicate that renter incomes and contract rents increased in about the same proportions, 33 percent and 36 percent respectively, between 1990 and 2000.

Table P-XVIII compares the number of renter- and owner-occupied households in Placerville in 1990 and 2000.

Table P-XVIII: Households Paying 30% or More of Income for Housing

Income	1990				2000			
	Renters		Owners		Renters		Owners	
	#	%	#	%	#	%	#	%
Totals	904	56%	323	22%	898	48%	529	28%
Less than \$10,000	369	84%	88	65%	200	75%	32	67%
\$10,000 to \$19,999	348	75%	96	31%	390	83%	116	61%
\$20,000 to \$34,999	176	37%	86	30%	257	54%	117	44%
\$35,000 to \$49,999	11	7%	41	13%	36	13%	170	44%
\$50,000 to \$74,999 (1990=\$50,000 or more)	0	0%	12	3%	15	6%	84	17%
\$75,000 to \$99,999	0	0%	0	0%	0	0%	10	3%

\$100,000 to \$149,999	0	0%	0	0%	0	0%	0	0%
\$150,000 or more	0	0%	0	0%	0	0%	0	0%

Source: U.S. Census, 1990 and 2000

6. Housing Age and Condition

Age of housing is an important characteristic of supply because it often indicates housing condition. Some federal and state programs use the age of housing as one factor to determine housing rehabilitation needs. In 2000, approximately 2,100 City housing units, or 50 percent of the total housing stock, was at least 30 years old or more, shown in Table P-XIX. Homes that are at least 30 years old have a greater risk of deterioration associated with improper maintenance and repair. A 1998 target area survey of 862 housing units (approximately 21 percent of the City's housing stock) found that 35 percent of the housing stock needed rehabilitation, and three percent needed replacement. Because the target area represented a part of the City with a concentration of older housing units and lower-income households, the City considers the target area result as a maximum probable estimate of housing rehabilitation need. These percentages, applied Citywide, would yield a housing rehabilitation need of approximately 1,580 housing units, and a replacement need of approximately 135 housing units.

City permit records show that, between January 1994 and April 2003, 1,180 building permits were issued for "miscellaneous residential" and 148 permits for residential additions, which include home improvements. Although the City's permit records are not detailed enough to determine the number of home improvements that involved upgrading of substandard housing units to sound condition, the residential building permit activity suggests that a significant number of substandard housing units in Placerville may have been upgraded to sound condition since 1994. An updated housing condition survey could confirm the extent of this trend.

Table P-XIX: Year Housing Built

Year Built	Number	Percent
2000-2009	119	3%
1990-2000	630	15%
1980-1989	678	16%
1970-1979	794	18%
1960-1969	536	12%
Before 1960	1,568	36%
Total	4,325	100%

Source: U.S. Census 2000 and City Building records

D. Employment Trends

Employment in Placerville is dominated by retail, public agency, and service organizations. According to the federal government's most recent economic census (1997), approximately 3,700 individuals were employed in Placerville by 470 public and private firms/agencies for which data was reported. Of these workers, 41 percent were employed by retail establishments, 23 percent by accommodation and food service firms, and 17 percent by health care and social assistance agencies. The average annual wage for all of the jobs reported among the 470 employers was approximately \$17,900 in 1997. Even accounting for multiple-income households, the 1997 data suggest that jobs in Placerville are heavily concentrated among lower-paying industries and contribute to the low level of incomes of many residents.

By comparison, of the jobs available countywide, 26 percent were with accommodation and food service firms, 23 percent with retail establishments, and eight percent each with manufacturing, health care/social assistance, and arts/entertainment/recreation employers. According to the California Employment Development Department (2002), major employers in El Dorado County continue to be retail establishments, health care and health service firms, public agencies (federal government, county, and educational), and lodging establishments. The largest growth in employment is anticipated to occur in construction and mining, retail trades, and service industries.

A large proportion of the Placerville residents commute outside the City for work. According to the 2000 Census, 2,311 Placerville residents commuted to work in other areas. Because of the large commuter population, the industries and occupations of City residents reflect a different mix than the jobs available in the City. In 2000, approximately 1,443 people, or 35 percent of Placerville's working residents, were employed in retail trades, health care and social assistance, and construction industries, while 33 percent of residents worked in trades such as farming, transportation, and finance.

Table P-XX shows the mean annual wage by industry for jobs in the Sacramento Metropolitan Statistical Area (MSA) in 2002, which includes El Dorado County. Table P-XXI shows the occupational profile of Placerville residents in 2000. Table P-XXII shows the percentage of City residents who worked in Placerville in relation to those who commuted to work outside the City. Table P-XXIII shows major employers in El Dorado County.

**Table P-XX: Sacramento-Arden Arcade-Roseville,
California Metropolitan Statistical Area**

Industry	Median Wage
Management Occupations	\$101,563
Business & Financial Operations	\$65,240
Computer & Mathematical	\$72,891

Architecture & Engineering	\$80,110
Life, Physical & Social Science	\$67,355
Community & Social Services	\$50,489
Legal	\$86,889
Education, Training & Library	\$53,849
Arts, Design, Entertainment, Sports & Media	\$52,399
Healthcare Practitioners & Technical	\$82,414
Healthcare Support	\$30,950
Protective Service	\$49,027
Food Preparation & Serving Related	\$21,479
Building & Grounds Cleaning & Maintenance	\$26,983
Personal Care & Service	\$26,165
Sales & Related	\$36,399
Office & Administrative Support	\$36,713
Farming, Fishing & Forestry	\$23,966
Construction & Extraction	\$49,653
Installation, Maintenance & Repair	\$46,517
Production	\$35,271
Transportation & Material Moving	\$32,978

Source: EDD Occupational (2008) and Wage (2009 First Quarter) Data
Includes: Counties of El Dorado, Placer, and Sacramento

Table P-XXI: Employment by Industry (2000)

Industry	Number	Percent
Farming, Natural Resources, Mining	87	2%
Construction	449	11%
Manufacturing	320	8%
Wholesale Trade	129	3%
Retail Trade	484	12%
Transportation, Warehousing, and Utilities	175	4%
Information	115	3%
Financial Activities	202	5%

Real Estate - Rental and Leasing	39	1%
Professional, Scientific, and Technical Services	232	6%
Administrative and Support	241	6%
Educational Services	287	7%
Health Care and Social Assistance	510	12%
Arts, Entertainment, and Recreation	76	2%
Leisure and Hospitality (including foodservices)	290	7%
Other Services	209	5%
Government	326	8%
Total	4,171	100%

Source: 2000 Census

Table P-XXII: Commuting Workers

Place of Work	Persons	Percent
Total Workers	4,045	100%
Worked in City of Residence	1,734	43%
Worked outside City of Residence	2,311	57%

Source: U.S. Census, 2000

Table P-XXIII: Major Employers in El Dorado County

Employer Name	Location	Industry
Barton Memorial Hospital	Twin Bridges	Hospitals
Barton Memorial Hospital Center	South Lake Tahoe	Laboratories- Medical
Barton Memorial Hospital Rehab	South Lake Tahoe	Occupational Therapists
Blue Shield	El Dorado Hills	Medical/Benefit Billing Services
Camp Richardson Resort	South Lake Tahoe	Resorts
Cemex	El Dorado Hills	Cement - Wholesale
Child Development Programs	Placerville	Child Care Services
DST Output	El Dorado Hills	Computer Software

El Dorado County	Placerville	Government Services
El Dorado Union High School District	Placerville	Education
El Dorado County Superior Court	South Lake Tahoe	Government Offices- County
El Dorado Irrigation District	Placerville	Water & Sewage Co.- Utilities
Embassy Suites	South Lake Tahoe	Hotels & Motels
Fortune 800	El Dorado Hills	Call Centers
Lake View Lodge	South Lake Tahoe	Resorts
Lake Tahoe Community College	South Lake Tahoe	Schools- Universities & Colleges
Marriott- Grand Residence	South Lake Tahoe	Resorts
Marriott- Timber Lodge	South Lake Tahoe	Hotels & Motels
Marshall Hospital	Placerville	Hospitals
McClone Construction Co	Cameron Park	General Contractors
MORE Recycling Centers	Placerville	Recycling Centers (Whls)
Placerville Union School District	Placerville	Education
Sierra-At-Tahoe	Twin Bridges	Skiing Centers & Resorts
Spare Time Inc.	El Dorado Hills	Health Club, Studios & Gymnasium
Walmart	Multiple	Department Stores

Source: EDD 2009

In 2009, Placerville had the highest rate of unemployment of any jurisdiction within El Dorado County. Approximately 900 people, or 16.6 percent of the work force, were unemployed in Placerville in 2009. Table P-XXIV provides a comparison of Placerville's unemployment rates with those of El Dorado County and South Lake Tahoe.

Table P-XXIV: County and City Unemployment Rates, 2009

Jurisdiction	Labor Force	Employment	Unemployment	
El Dorado County	92,400	81,900	10,500	11.3%
Placerville	5,600	4,600	900	16.6%
South Lake Tahoe	15,600	13,300	2,400	15.2%

Source: EDD Labor Force Data for Sub-County Areas – May 2009 Preliminary Data

E. Special Housing Needs

This section of the Housing Element provides a discussion of “special” housing needs populations in Placerville. State law (California Government Code Section 65583) identifies the following “special needs” groups: seniors, persons with disabilities, female-headed households (primarily elderly women living alone and single-parent households), large families, farm workers, and persons and families in need of emergency shelter. These groups encounter greater difficulty finding decent, affordable housing due to circumstances related to occupation, income, family characteristics, medical condition, or disability.

This section details the housing and supportive services needed by these special groups and identifies the programs and services available to these populations within Placerville. A focus of the Housing Element is to ensure that all people residing in Placerville have access to suitable housing.

1. Seniors

Seniors (typically defined as persons 65 years of age or more) have special housing needs due to three primary concerns:

- Low incomes with limited potential for income growth to keep pace with rising costs of living;
- High health care costs, and
- Self-care or independent living limitations (such as physical disabilities and other health-related disabilities).

Approximately 1,114 households (28 percent of all households) in Placerville were headed by persons 65 years and older in 2000. Over half of the senior-headed households consisted of people living alone. Of the 1,114 senior-headed households, approximately 1,063, or 95 percent, had low incomes (less than 80 percent of median), of which 734 households, or 70 percent, had very low incomes (less than 50 percent of median). The percentage of senior-headed households with low and very low incomes is significantly higher than the overall population.

In 2000, 750 senior households were homeowners (71 percent) and 311 were renters (29 percent). Senior homeowners may have difficulty in performing regular home maintenance or repair activities because of physical and/or other limitations. In addition, because many seniors have limited incomes, they may have difficulty absorbing increases in housing-related expenses. Elderly women are especially in need of financial assistance because so many of them live alone and have lower incomes than seniors as a group. In 2000, 500 senior households were comprised of women living alone.

Various programs can help meet the needs of seniors, including congregate care, supportive services, rental subsidies, shared housing, and housing rehabilitation assistance. For the frail elderly or those with disabilities, housing with features that accommodate disabilities can help ensure continued independent living. Elderly people with mobility/self care limitations also benefit from transportation alternatives. The El Dorado County Senior and Family Service program provides information and referrals to seniors. The County also administers a nutrition program for seniors that include Meals on Wheels. The El Dorado County Department of Mental Health administers a senior peer counseling program in Placerville.

There are several senior care facilities, including nursing, residential, and assisted-living facilities in Placerville that are licensed by the California Department of Social Services. These include adult residential care facilities that provide care to seniors as well as developmentally disabled and/or mentally disabled adults. Adult day care facilities also provide programs for frail elderly and developmentally disabled and/or mentally disabled adults in a day care setting. There is one such facility in Placerville, the El Dorado County Senior Day Care Center, with a capacity to serve 60 people. Senior Day Care Services is a private facility that provides non-medical services and supervision to seniors with physical, mental, and/or emotional disorders. When considered together, larger facilities located within Placerville that are licensed by the State have the capacity to serve approximately 50 people. There are also numerous facilities throughout the City that provide care to six or fewer seniors. Table P-XXV lists facilities licensed by the California Department of Social Services that are available to Placerville residents.

Table P-XXV: Senior Care Facilities ³

Facility	Capacity
Aqua Dulce Care Home	6
County Gardens	6
Gables LLC Retirement Home	6
Gold Country Health Center	46
Grand Oaks Manor	6
Nelson Dial Guest Home	6
Park Avenue Guest Home	6
Pleasant Care Home	10
Sierra Manor	15
Sunshine Manor	10

³ Licensed by the State of California in the Placerville zip code area

Valley View Guest Home	6
Adult Residential Facility	
Hoppe Family Home	6
Hoppe Home	6
MacNicol II	9
McMains Home	6
Pathways	12
Reeder Home	8
Thomas Residential Care II	6
Yeske Home	6
Total	182

Source: EDD Labor Force Data for Sub-county Areas

Given the growing desire of older adults to retire in the foothills, an increasing percentage of such individuals may need self-care assistance at some point in their lives. The City can expect to experience an increasing demand for housing and supportive services geared to seniors.

2. Persons with Disabilities

Persons with disabilities have special housing needs because of their low incomes, the lack of accessible and affordable housing, higher health care and other living costs associated with their conditions, and their capacity to live independently (many persons with disabilities need a supervised group living environment). The State of California broadly defines a disability as a physical, mental, or emotional condition that lasts over a long period of time, makes it difficult to live independently, and affects one or more major life activities. The 2000 Census defines six types of disabilities:

- Employment disability;
- Physical disability;
- Mental disability;
- Sensory disability;
- Self-care limitation, and
- “Go-outside-home” limitation.

Approximately 2,077 people with disabilities resided in Placerville in 2000, or 22 percent of the population. Of these individuals, 620 were age 65 or more. An individual that reports having a disability may not necessarily require special services to facilitate

independent living. Living arrangements generally depend on the severity of the disability. Many individuals are able to live independently with family members. To sustain independent living, people with disabilities may need special housing design features, income support, and in-home supportive services for medical conditions.

The Alta California Regional Center operates one of 21 offices in Placerville that provides assistance to persons with developmental disabilities and their families. The Center assists its clients in coordinating health care and other services to provide clients with an avenue to efficiently utilize and maximize resources that are available. Approximately 630 residents of El Dorado County are currently receiving assistance from the Center.

People with severe mental disabilities, psychiatric disabilities that impair one's ability to function in the community, are in need of different assistance than a person with a physical disability. A 2001 estimate by the National Institute for Mental Health indicates that approximately 2.5 percent of the adult population (18+) suffers from mental illness. This would indicate that approximately 179 residents of Placerville may suffer from some form of mental illness. The El Dorado County Department of Mental Health offers 24-hour psychiatric counseling and administers programs at four facilities within Placerville. One of the facilities provides peer counseling specifically for seniors.

Some individuals with disabilities may require a group living environment in which partial or constant supervision is provided by trained personnel. As discussed above, the adult residential facilities identified in Table P-XXV and the adult day care programs provide assistance to persons with disabilities, including seniors. These facilities are able to provide assistance to over 100 individuals. Mother Lode Rehabilitation administers programs in Placerville that include vocational training, job placement, independent living training, semi-independent residential training, and practical skills such as banking, shopping, and money handling. This facility has the capacity to provide services to approximately 150 people.

The needs of persons with disabilities are varied and many, and resources available to assist such individuals are rarely sufficient to meet the demand for services. Of the service providers contacted for this Housing Element update, the highest priority needs that were suggested included:

- Additional residential care facilities for persons with severe developmental, physical, or health-related disabilities that prevent independent living;
- Additional financial assistance to increase the accessibility of housing for those who can live independently;
- Additional resources for life skills training, including education and job training;
- Additional health care assistance for individuals with severe and chronic illnesses, and
- More counseling and health care services for persons with mental illness and substance abuse problems.

3. Farm Workers

Farm workers are individuals whose primary incomes come from permanent or seasonal agricultural labor. Permanent farm workers, who typically reside year-round in a community, work in the fields, processing plants, or support activities on a year-round basis. When workloads increase during harvest periods, the labor force is supplemented by seasonal or migrant labor. In 2000, approximately 748 farm workers resided within El Dorado County, of which 346 were migrant farm workers and 402 were seasonal farm workers according to the Migrant Health Program of the U.S. Department of Health and Human Services study entitled Migrant and Seasonal Farm Worker Enumeration Profiles Study. The study was based on secondary source material, including existing database information and interviews with knowledgeable individuals.

There is no significant agricultural activity within Placerville that would generate a need for migrant farm worker housing. However, Placerville is located within a region of El Dorado County that includes significant agricultural activities, such as vineyards and orchards that create a need for seasonal farm labor. It is possible, therefore, that some seasonal laborers migrate to the Placerville area in search of temporary shelter. This is most likely to occur during harvest periods in the fall.

According to the 2000 Census, only 87 people, or two percent of the City's total population, were employed in agricultural occupations. The City does not administer housing programs specific to farm workers who are permanent residents of the City, due to the small size of the workforce employed in the agricultural industry. However, the housing needs of residents employed in agricultural that do reside in Placerville could be addressed through either county or City programs related to permanent affordable housing, rather than migrant farm labor camps, or through one or more state or federal housing programs that provide funding for permanent housing in rural areas.

4. Single-Parent Households

Single-parent households with children often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care, and a variety of other supportive services. Single-parent households also often receive unequal treatment in the rental housing market due to their family status. Female-headed single-parent households, in particular, face challenges in finding affordable, sound housing that is accessible to employment and services due to their child care needs and relatively lower household incomes.

Approximately 564 households in Placerville are single-parent households, of which 78 percent (440) are headed by females. In 2000, 24 percent of the City's female-headed families with children lived in poverty, compared to 16 percent of all families with children. The median income for female-headed households with children was \$20,741, compared to \$55,909 for married-couple families with children.

One resource that may benefit single-parent households is a childcare program administered by the El Dorado County Office of Education. The El Dorado County Children's Center Program serves children of parents who qualify for subsidized childcare by the State Department of Education, Child Development Division. The program includes childcare at various facilities throughout the County. There are three facilities within Placerville that provide care for toddlers, preschoolers, and school-age children. There are a total of 14 child care facilities in Placerville that are licensed by the State, with a combined capacity to provide care for 608 children.

A sub-group of single-parent households especially in need of assistance are women with children escaping domestic violence. Assistance for this group in Placerville is provided by the Center for Violence-Free Relationships, formerly known as the El Dorado Women's Center. The Center provides 24-hour crisis line, up to 30 days of shelter, legal assistance, counseling, employment assistance, transportation, and peer groups to battered women and their children. It also administers a batterer's treatment program.

5. Large Households

Large households consist of households with five or more members. These households, most of whom are families, constitute a special needs group because the supply of adequately sized, affordable housing units in a community is often limited. In order to save money for other basic necessities such as food, clothing, and medical care, it is common for lower-income large households to reside in smaller units, which frequently results in overcrowding. There were 325 large households in Placerville in 2000, of which 48 percent were renter households. Large households represent eight percent of the City's households.

The housing needs of low-income large families could be met by low-cost housing units with more bedrooms. The City has sought to ensure that affordable housing development include some units with three and four bedrooms for large families.

The El Dorado County Habitat for Humanity affiliate is a program that could be a resource to assist large families. The affiliate is a non-profit volunteer organization that assists in the funding, scheduling, and overseeing of production of housing for low-income families on a house-by-house basis. Families are expected to provide a certain amount of labor in order to become homeowners.

Since its inception, the affiliate has constructed five houses in the area and is extensively involved in the community through partnerships with local churches and schools. Another resource for large families is Mercy Housing of California. Mercy Housing, another non-profit organization, has developed single-family homes in Placerville under its self-help program, and many of these homes contain three or more bedrooms for large families.

6. Homeless Individuals and Families

Most individuals and families become homeless because they are unable to afford housing in a particular community, cannot care for themselves, or have recently left an institutional environment without adequate resources to find housing. Nationwide, about half of those experiencing homelessness over the course of a year are single adults. Most enter and exit the system fairly quickly. The remainder essentially live in the homeless assistance system, or in a combination of shelters, hospitals, the streets, jails, and prisons. There are also single homeless people who are not adults, including runaway and “throwaway” youth (children whose parents will not allow them to live at home or are unable to care for them). The homeless population in Placerville typically consists of local single women with and without children, single men, and parolees who have been prohibited from leaving the area.

Three types of facilities provide shelter for homeless individuals and families:

Emergency shelter: a facility that provides overnight shelter and fulfills a client’s basic needs (i.e. food, clothing, and medical care) either on-site or through off-site services. The permitted length of stay can vary from one day to two months, depending upon whether the shelter is short-term or long-term.

Transitional housing: a residence that provides housing for up to two years. Residents of transitional housing are usually connected to rehabilitative services, including substance abuse and mental health care intervention, employment services, individual and group counseling, and life skills training.

Permanent housing: permanent housing that is affordable in the community or service-enriched housing that is linked with on-going supportive services (on-site or off-site) and is designed to allow formerly homeless clients to live at the facility on an indefinite basis. Beyond the need for housing, homeless individuals are likely to have other needs, such as support services, life skills training, medical care, and education or job skills training. The main resource that is currently available to provide housing for the homeless in Placerville is the HELP program. The program is administered by the Federated Church, comprised of several participating churches, and is active throughout the City. The program offers people in need one or two nights’ stay in a local motel and information regarding clothing programs and food bank programs available in the area. According to the HELP service providers, approximately 95 percent of the clientele that has received assistance through the program consists of persons already receiving disability and/or Social Security assistance that are not able to make ends meet. The Salvation Army also administers the same type of program throughout the greater El Dorado County area.

As discussed above, as a subgroup of the single-parent household population, women may also find themselves without homes. The Center for Violence-Free Relationships provides 30 days of shelter and 24-hour crisis management for victims of domestic violence.

The New Morning Emergency Youth Shelter is a 6-bed facility that provides 24-hour shelter for youths up to 18 years old, every day of the year. The facility also provides individual and family counseling, crisis management, alcohol and drug use education, and assistance with mental health issues. New Morning is currently constructing a new shelter and counseling facility on their 3.5-acre campus within a multi-family residential zone. The new 3,500-square-foot facility will be located on Ray Lawyer Drive, proximal to County offices and other important resources, and will be able to accommodate up to twelve youths at a time.

F. Homeless and Other Groups in Need of Temporary and Transitional Affordable Housing

There are several definitions of homelessness. The U.S. Government Code (Title 42, Chapter 119, Subchapter 1, Section 11302) defines a homeless person as:

“an individual who has a primary residence that is in: (1) a publicly or privately operated shelter designed to provide temporary living accommodations; (2) an institution that provides a temporary residence for individuals intended to be institutionalized; or (3) a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.”

Homeless individuals and homeless families rely on emergency shelters and transitional housing. An emergency shelter is a facility that provides shelter to the homeless on a limited, short-term basis. Although there are some organizations providing services to the homeless, El Dorado County has no permanent emergency homeless shelters. Transitional housing is typically defined as temporary housing (often six months to two years) for a homeless individual or family who is transitioning to permanent housing (or permanent supportive housing) or for youths that are moving out of the foster care system. The County does provide some transitional and permanent supportive housing on the form of group housing.

The State Department of Housing and Community Development estimates that the homeless population has topped 360,000 in California. About a third of the homeless consists of homeless families. According to a count and survey of homeless persons conducted by the County in January 2008, preliminary data provided by HomeBase suggests that each year an estimated 418 people experience homelessness in El Dorado County. Of this figure, it is estimated that Placerville realizes 15 transient persons per month on average.⁴

⁴ Placerville Chief of Police, 2010.

In most cases, homelessness is a temporary circumstance, not a permanent condition. A more appropriate measure of the magnitude of homelessness is the number of homeless people at a specific point in time. The County proposes to work with the community and local organizations in order to understand and acknowledge that homelessness may be an issue to the community. The outcome of this partnership is increased support for homeless programs, community education, and a better understanding of the unmet need.

Many other groups are also in need of temporary and transitional affordable housing. The El Dorado County Community Action Agency believes that victims of domestic violence and at-risk or runaway youth should be priority populations in efforts to provide adequate affordable housing opportunities. The El Dorado County Community Action Agency has pointed out that the lack of affordable and/or subsidized housing prevents victims of domestic violence and their children from leaving violent situations. Lack of housing options and fear of escalating violence are recognized as the two primary reasons that victims of domestic abuse do not leave. Providing housing opportunities for these groups will reduce homelessness while ensuring that families move from crisis to safety within the community. These groups have been addressed in Chapter V, Program 3.

Residential shelters, transitional housing, and permanent supportive housing can be permitted as Health or Community Care Facilities pursuant to the City Zoning Ordinance. Community Care Facilities are defined as:

“Any facility, place or building which is maintained and operated to provide nonmedical residential care, day care or house finding agency services for children, adults, or children and adults, including, but not limited to, the developmentally disabled, physically handicapped, mentally disordered, or incompetent persons.

A Community Care Facility may provide incidental medical services. Community Care Facilities are broken down into four (4) subcategories as follows:

- Day Care Center: Any facility which provides nonmedical care to persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a twenty four (24) hour basis.
- House-Finding Agency: Any individual or organization engaged in finding homes or other places for placement of persons of any age for temporary or permanent care or adoption.
- Residential Care Facility: A facility licensed by the State of California where care, services or treatment is provided to persons living in a community residential setting.

- Residential Service Facility: A residential facility other than a residential care facility where the operator receives compensation for the provision of personal services, in addition to housing, including, but not limited to, protection, supervision, assistance, guidance, training, therapy or other nonmedical care.”

Presently, Health and Community Care Facilities are allowed subject to a conditional use permit in all zoning districts.

Conditional use permits are discretionary, so environmental review pursuant to the California Environmental Quality Act (CEQA) and approval by the appropriate body (i.e., Zoning Administrator or Planning Commission) are necessary. Conditions of approval vary based on the specific nature of the proposal.

However, recently-enacted Senate Bill 2 (Chapter 63, 2007 Statutes) amended housing element law to ensure that local zoning regulations facilitate emergency shelters and limits the denial of emergency shelters and transitional housing under the Housing Accountability Act. Generally SB2 amends housing element law regarding land use/zoning approvals as follows:

- At least one zone shall be identified to permit emergency shelters without a conditional use permit or other discretionary action.
- Sufficient capacity must be identified to accommodate the need for emergency shelters and at least one year-round emergency shelter.
- Existing or proposed permit procedures, development and management standards must be objective and encourage and facilitate the development of or conversion to emergency shelters.
- Emergency shelters shall only be subject to development and management standards that apply to residential or commercial development within the same zone.
- Written and objective standards may be applied as specified in statute, including maximum number of beds, provision of onsite management, length of stay and security.
- Includes flexibility for jurisdictions to meet zoning requirements with existing ordinances or demonstrate the need for emergency shelters can be accommodated in existing shelters or through a multi-jurisdictional agreement.
- Transitional and supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

Program 3 of this Housing Element includes direction to the City to review and revise its Zoning Ordinance to identify zone districts within which emergency shelters and transitional or supportive housing may be established by right.

Placerville's HWC (Highway Commercial) Zone code section will be amended to include emergency shelters as a permitted use subject to appropriate development standards as permitted under SB 2. The HWC Zone was identified as the appropriate zone to allow for emergency shelters because of proximity to services and a sufficient amount of vacant land within the zone. Placerville's HWC Zone encompasses approximately 290 acres, of which 90 acres are vacant, and provides the capacity to meet the emergency shelter needs of 15 persons. Parcel sizes range from .1 acre to more than ten acres. Most notably, a site located at 1700 Broadway (Assessor's Parcel Number 049:170:031), west of Airport Road, is in a Highway Commercial (HWC) Zone, uniquely suitable for emergency shelters due to proximity of related services, is approximately 6 acres in area and contains minimal physical or environmental constraints. HWC-zoned sites are generally located along transportation routes, near commercial services. The HWC Zone allows a wide variety of uses compatible with emergency shelters, including retail uses, and highway-oriented uses such as hotels, restaurants and a variety of governmental support uses. In addition, there are no known environmental constraints or other conditions within the HWC Zone that could render it unsuitable for emergency shelter uses.

G. Assisted Housing Projects At-Risk of Conversion

Affordable housing is usually provided through government assistance in the form of rental housing, although Habitat for Humanity and Mercy Housing have constructed single-family homes for lower-income households. Because occupancy and affordability restrictions associated with government assistance for rental housing have the potential to expire, there is also a potential "risk" for assisted rental housing to convert to market-rate rents. The loss of such rental housing reduces the availability of affordable housing to lower-income households. Therefore, affordable rental housing should be preserved to the fullest extent possible. Unless housing has reached a substantial level of deterioration, it is much more cost-effective to preserve existing affordable housing rather than replace it with newly constructed units.

The "at-risk" status of government-assisted rental housing is determined through the identification of funding programs that support the affordable units and the potential likelihood that the funding will be discontinued, allowing the units to convert to market-rate rents. At-risk units are those which may be converted to market rates by 2018. All of the assisted units in Placerville, except the Sunrise Garden Apartments, participate in the United States Department of Agriculture (USDA) Rural Housing Section 515 Program.

The 515 Program is a direct mortgage loan program for the development of low-income multi-family housing, housing for persons with disabilities, and/or seniors. The typical loan term under this program is 30 to 40 years, with a minimum 20-year restricted rent period, although loan terms may be up to 50 years. Following the completion of the 20-

year period, the property owner may, under limited circumstances, pre-pay the assistance and will no longer be subject to program occupancy and rent restrictions. Following the completion of the loan period, USDA encourages properties to be transferred either by a tax credit to limited partnerships or, by theoretically endless subsidy, made available to non-profit organizations or local housing authorities. New regulations require that properties receiving assistance from the Section 515 Program be transferred to private or government entities that will continue the affordable use. The USDA also offers incentives to continue the uses that, if accepted, ensure the continued availability of the affordable units in perpetuity.

The Sunrise Garden Apartments property is funded through HUD's Housing Choice Voucher (Section 8) Program, by the California Housing Finance Agency. The minimum period of restricted occupancy and rents is 30 years. The current Housing Choice Voucher loan providing funding for operation and maintenance of the Sunrise Garden Apartments will expire in 2018, and the property is therefore considered to be at risk of conversion to market rates.

Publicly-assisted rental housing is identified in Table P-XXVI. This table identifies the date on which the Section 515 Program was entered as well as dates to which the subsidy will be extended. To that end, it has been determined that all of these affordable units are considered to be low risk or no risk of conversion over the next ten years because of the transfer requirement and incentives offered by USDA and the remaining restriction periods on the HUD-funded projects.

The City will continue to monitor these projects each year to assure that, if a change in status occurs, the City will work with property owners and interested non-profit organizations to preserve the affordability of these rental units for low-income occupants.

Table P-XXVI shows that 232 units are at risk of converting to market-rate units within 10 years. While it is difficult to assess the risk at this juncture, the potential risk of conversion of 232 units may be costly to replace; it is estimated that replacement of 232 units in current dollars would be \$121,300 per unit ⁵, or approximately \$2.81 million total.

⁵ Assumes a 900-square-foot apartment and all development fees. Excludes site improvements and acquisitions.

Table P-XXVI: Inventory of Publicly Assisted Multi-Family Housing

Project Name	Total Units	Assisted Units	Type	Funding Sources	Earliest Date of Conversion	Expiration of Affordability (At-Risk Status) *
Carson Ridge II 2838 Schnell School Road	36	9	Family	Section 515	8/2/2021	Low Risk
Carson Ridge Apartments 2848 Schnell School Road	42	0	Family	Section 515	3/17/03	At Risk
Deer View Apartments 2880 Schnell School Road	48	47	Family	Section 515 & Section 8	Unavailable	Low Risk
Placerville Apartments 2684 Coloma Court	84	21	Family	Section 515	5/5/06	At Risk
Sunrise Gardens 1400 Woodman Circle	67	67	Family	Section 8	2018	Low Risk
Tunnel Street Senior Apts. 2880 Tunnel Street	39	0	Senior	Section 515	10/23/86	At Risk

Source: California Housing Partnership Corporation, 2010.
At Risk = Conversion Potential within 0-10 Years

Program 20 addresses the issue of preservation of at-risk apartments.

H. Opportunities for Energy Conservation

The affordability of housing in Northern California can be directly impacted by utility-related costs. However, Title 24 of the California Code of Regulations sets forth mandatory energy standards for new development and requires adoption of an “energy budget.” The home building industry is required to comply with these standards, while localities are responsible for enforcing the regulations. In January 2011, the City will

being enforcing the 2008 California Green Building Standards Code (Title 24, Part 11). Some of the alternative ways to meet state energy standards are:

- The use of passive solar construction techniques that require proper solar orientation, appropriate levels of thermal mass, south-facing windows, and moderate insulation levels;
- The use of higher insulation levels in place of thermal mass or energy conserving window orientation, and
- The use of active solar water heating in exchange for less insulation and/or energy conserving window treatments.

Other energy-saving construction techniques include:

- Locating homes on the northern portion of the sunniest location of building sites;
- Designing structures to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions;
- Locating indoor areas of maximum usage along the south face of the building and placing corridors, laundry rooms, power core, and garages along the north face;
- Making the main entrance a small enclosed space that creates an air lock between the building and its exterior, and
- Orienting the entrance away from winds or using a windbreak to reduce the wind velocity against the entrance.

Energy consumption associated with residential land uses, such as for heating and cooling needs, can also be reduced through site planning techniques, the use of landscaping, and the layout of new development. Developments designed to reduce the reliance upon motorized vehicles for transportation can also reduce the use of energy.

Pacific Gas and Electric, the supplier of electricity in the Placerville area, provides a variety of energy conservation services for residents. PG&E also participates in other energy assistance programs for lower-income households, which help qualified homeowners and renters conserve energy and control electricity costs. These programs include the California Alternate Rates for Energy (CARE) Program and the Relief for Energy Assistance through Community Help (REACH) Program.

The CARE Program provides a 15 percent monthly discount on gas and electric rates to income-qualified households, certain non-profits, facilities housing agricultural employees, homeless shelters, hospices, and other qualified non-profit group living facilities. The REACH Program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income customers, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience severe hardships and are unable to pay for their necessary energy needs.

Currently, the City provides a Community Development Block Grants (CDBGs) revolving loan program for very-low- and low-income-qualifying households. The program provides both no-interest loans and deferred loans. The program has been very successful over many years in providing energy conservation enhancements to its target population.

Program 7 calls for amendments to the City's Density Bonus ordinance. Program 7 includes a recommendation to grant density bonuses for residences that exceed the minimum standards set forth in Title 24, comply with LEED criteria, provide or include demonstrable energy conservation techniques within the project, or utilize "green building" techniques.

Further, Program 22, Weatherization, promotes energy efficiency and weatherization assistance for qualifying households under the City's CDBG program.

Program 15, Housing Rehabilitation, provides for energy conservation enhancements to existing homes in stock, particularly very-low- and low-income households.

Lastly, the Placerville General Plan promotes energy conservation through land use and residential development policies and regulations that seek to encourage design principles, solar access, the use of landscaping, location of housing in relation to jobs and services, and other techniques to reduce residential energy consumption.

I. Regional Housing Needs

An important requirement of State Housing Element Law (Government Code Sections 65583 and 65584) is that each city and county plan for its share of the region's future housing needs. In the six-county greater Sacramento area, the Sacramento Area Council of Governments (SACOG) prepared a Regional Housing Needs Plan (February 2008) that determines the regional housing needs for El Dorado County and the cities within the County. SACOG determines the amount of affordable housing El Dorado County will need for the planning period and then distributes that number among its participating jurisdictions. Placerville is a member of SACOG, and the regional housing allocation is determined by SACOG for the City. Under the SACOG plan, El Dorado County and its cities are responsible for accommodating an additional 7474 housing units between 2006 and 2013, of which Placerville is responsible for 388. Of the 388 units, 25 of them are expected to be affordable to extremely-low-income households, 25 to very-low-income households, and 56 to low-income households. Although Placerville is not directly responsible for the actual construction of these units, the City is responsible for creating a regulatory environment in which these housing units can be built. The development of affordable units can be encouraged through adoption and implementation of General Plan policies, zoning policies, and the provisions of financial and regulatory incentives. Table P-XXVII shows the number and percentage of housing units identified in the SACOG Regional Housing Needs Plan for Placerville, by income category, for the planning period between 2006 and 2013.

Table P-XXVII: Regional Housing Needs Plan for Placerville (2006-2013)

Income Category	RHNP Allocation	
	Number	Percent
Extremely Low*	25	6.45%
Very Low	25	6.45%
Low	56	14.4%
Moderate	75	19.3%
Above Moderate	207	53.4%
Total	388	100%

Source: Sacramento Area Council Governments, Regional Housing Needs Plan. (February 2008)

* Extremely Low Income derived from 50% of Very Low Income of 2008 RHNA

Table P-XXVIII shows the number housing units that have been approved and/or constructed since February 2006 in Placerville that contribute to meeting the RHNP allocation.

Table P-XXVIII: Progress in Meeting the RHNP Allocation Through 2013

Income Category	RHNP Allocation	Units	Remaining RHNP Allocation
Units Constructed/Under Construction/Approved February 2006 - June 2009			
Extremely Low	25	0	25
Very Low	25	0	25
Low	56	0	56
Moderate	75	53	22
Above Moderate	207	22	185
Total	388	75	313

Source: City of Placerville

III.

CONSTRAINTS

A. Government Constraints

Local policies and regulations can affect the price and availability of housing, both positively and negatively, particularly for low- and moderate-income residents of Placerville. Land use controls, site improvement requirements, permit and development impact fees, permit processing procedures, and other factors may constrain the maintenance, development, and improvement of housing. This section discusses potential governmental constraints as well as policies that encourage housing development in Placerville.

State and federal regulations also affect the availability of land for housing and the cost of producing housing. Regulations related to environmental protection, prevailing wages for publicly-assisted construction projects, construction defect liability, building codes, and other topics have significant and often adverse impacts on housing cost and availability. Perhaps one of the greatest constraints to the production of housing affordable to lower-income households is the chronic shortage of state and federal financial assistance for such housing.

While Placerville recognizes that constraints exist at other levels of government, the City has little or no control over these regulations and no ability to mitigate these constraints directly. For these reasons, this section of the Housing Element focuses only on policies and regulations within the City's control to influence directly.

1. Land Use Policies

The Land Use Element of the General Plan contains the primary policies that guide residential development. These policies are implemented through several types of ordinances, including zoning and subdivision ordinances. Zoning regulations establish the amount and distribution of land uses within the City, while subdivision regulations establish requirements for the division and improvement of land. The Land Use Element of the Placerville General Plan identifies five residential land use categories: Rural Residential, Low-Density Residential, Medium-Density Residential, High-Density Residential, and Planned Residential Development/Historic.

The City has adopted nine residential zoning districts that correspond to General Plan land use categories and two non-residential zoning districts, one residential overlay zone, and one mixed-use (commercial and residential) zone. Table C-I summarizes the General Plan land use categories and corresponding zoning districts.

Table C-I: Land Use Categories Permitting Residences

General Plan	Zoning Designation(s)	Density (du/ac)	Minimum Site Area/Unit	Typical Residential Type(s)
Rural Residential (RR)	- RE (Estate Residential) - R1-A (Single-Family – Acre)	0.20 to 1.00	5 acres 1 acre	Detached Single-Family Homes; Second Units
Low-Density Residential (LD)	- R1-10 (Single-Family) - R1-20 (Single-Family)	1.01 to 4.00	10,000 sq. ft. 20,000 sq. ft.	Detached Single-Family Homes; Second Units
Medium-Density Residential (MD)	- R1-6 (Single-Family) - MP (Mobile Home Park)	4.01 to 6.00	6,000 sq. ft. 2,700 sq. ft.	Detached Single-Family Homes; Second Units; Mobile Homes; Mobile Home Parks
High-Density Residential (HD)	- R-2 (Multi-Family) - R-3 (Multi-Family) - R-4 (Multi-Family) -R-5 (Multi-Family) The City will create this designation to allow multi-family residences at a maximum density of 20.0 units per gross acre.	4.01 to 20.00	2,000 sq. ft.	Detached Single-Family Homes; Attached Single-Family Homes; Condominiums; Apartments
Business and Professional (BP)	- BP (Business-Professional Zone)	None specified	6,000 sq. ft.	Residential uses when above or below the ground floor.
Commercial (C)	- C (Commercial)	None specified	6,000 sq. ft.	Residential uses when above or below the ground floor.
Highway Commercial (HWC)	- HWC (Highway Commercial Zone)	None specified	6,000 sq. ft.	Residential uses when above or below ground floor.

2. Zoning Standards

The type, location, density, and scale of residential development are primarily regulated through the Placerville Zoning Ordinance, which is written to implement the policies of the Placerville General Plan. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, as well as ensure the orderly development of the City.

Placerville's Zoning Ordinance establishes nine residential zones. The residential zones are:

- RE (Estate Residential)
- R-1A (Single-Family Acre Residential, minimum lot size of one acre)
- R-1, 20,000 (Single-Family Residential, minimum lot size of 20,000 square feet)
- R-1, 10,000 (Single-Family Residential, minimum lot size of 10,000 square feet)
- R-1, 6,000 (Single-Family Residential, minimum lot size of 6,000 square feet)
- R-2 (Multi-Family Residential, attached single-family, two- and three-family units)
- R-3 (Multi-Family Residential)
- R-4 (Multi-Family Residential)
- MP (Mobile Home Park)

The City also permits residential uses by right in the following commercial zones, above or below the ground floor of non-residential uses:

- BP (Business Professional)
- CBD (Central Business District)
- C (Commercial)
- CC (Convenience Commercial)
- HWC (Highway Commercial (HWC))

Table C-II and C-III summarize the relevant residential standards. Table C-IV lists the types of permitted housing and permit process. The City offers no additional incentives for residential development in these zones other than the increased densities and planned development opportunities specified in the Zoning Code. The City could provide additional incentives for the development of housing in commercial zones. See Chapter V (Housing Strategy), Program 3 for further details.

Table C-II: Residential Development Standards

Zoning Standards	Residential Zoning Districts									
	RE	R1-A	R1-20	R1-10	R1- 6	R-2	R-3	R-4	R-5 ⁶	MP ⁷
Max. Density (du/ac)	0.20	1	2.18	4.36	7.26	8	12	16	20	6.2
Min. Lot Size (sq. ft.)	5 acres	1 acre	20,000	10,000	6,000	6,000	6,000	6,000	6,000	2,700/3,600 (double)
Minimum Lot Area/DU (sq. ft.)	5 acres	1 acre	20,000	10,000	6,000	2,000	2,000	2,000	2,000	
Min. Lot Width (ft.)	150	100	100	75	60	60/20	60/20	60/20	60/20	30/50
Front Yard (ft.)	50	30	20	20	20	20	20	20	20	3
Side Yard (ft.)	20	10%/10 ft	3, 3 ft setback							
Rear Yard (ft.)	30	30	30	20	20	15/0	15/0	15/0	15/0	5
Building Coverage (%)	20	35	35	35	35	60	60	60	60	NA
Max. Bldg. Height (ft.)	35	35	35	35	35	40	40	40	40	35
Parking (spaces/unit)	2	2	2	2	2	1.5	1.5	1.5	1.5	2

⁶ R-5 Multi-family residential district (very high density) - The City will create this designation to denote multi-family residential at density of 20 DUA.

⁷ The MP Zone establishes standards for the development of mobile home parks. This Zone is to be amended under Program 12 to comply with state law.

Table C-III: Residential Development Standards

Zoning Standards	CBD	CC	BP	HWC	C
Max. Density (du/ac)	None	None	None	None	None
Min. Lot Size (sq. ft.)	None	10,000	6,000	6,000	6,000
Min. Lot Width (ft.)	None	100	60	60	60
Front Yard (ft.)	None	1	10	None	4
Side Yard (ft.)	None		10	None	5
Rear Yard (ft.)	None		5/25 (if next to res)	None	5
Building Coverage (%)	100%	25%	60%	60%	60%
Max. Bldg. Height (ft.)	40	30	40	40	40
Parking (spaces/unit)	1.5	1.5	1.5	1.5	1.5

Source: Placerville Zoning Ordinance (Municipal Code, Title 10)

Table C-IV: Housing Types Permitted by Zone

	RE	R1-A	R1-20	R1-10	R1-6	R-2	R-3	R-4	R-5⁸	MP
Detached Single-Family	P	P	P	P	P	P	P	P	X	X
Attached Single-Family	X	X	X	X	X	P	P	P	P	X
Multi-Family/Apt.	X	X	X	X	X	P	P	P	P	X
Condominiums	X	X	X	X	X	P	P	P	P	X
Second Units	P	P	P	P	P	P	P	P	P	X
Mobile Home	X	X	X	X	X	X	X	X	X	P
Manufactured Home on Permanent Foundation	P	P	P	P	P	P	P	P	P	P
Rooming/Boarding House	X	X	X	X	X	P	P	P	P	X
Small Fam. Day Care (6 or fewer)	P	P	P	P	P	P	P	P	P	X
Medium Fam. Day Care (7 - 12)	P	P	P	P	P	P	P	P	P	X
Large Fam. Day Care (12 or more)	U	U	U	U	U	U	U	U	P	X
Community Care (6-)	U	P	P	P	P	P	P	P	P	X
Community Care (7+)	U	U	U	U	U	U	U	U	U	X
Domestic Violence Shelter	P	P	P	U	U	U	U	U	U	X

Note: P = Permitted U = Permitted with a use permit X = Not permitted

R-5 Multi-family residential district (very high density) - The City will create this designation to denote multi-family residential at density of 20 DUA. See Program 24.

Table C-V: Housing Types Permitted by Zone (Continued)

	CDB	CC	BP	HWC	C
Detached Single-Family	X	X	X	X	X
Attached Single-Family	X	X	X	X	X
Multi-Family/Apt.	P	P	P	P	P
Condominiums	P	P	P	P	P
Second Units	X	X	X	X	X
Mobile Home	X	X	X	X	X
Manufactured Home on Permanent Foundation	X	X	X	X	X
Rooming/Boarding House	X	X	X	X	X
Small Fam. Day Care (6 or fewer)	U	U	U	U	U
Medium Fam. Day Care (7 - 12)	U	U	U	U	U
Large Fam. Day Care (12 or more)	U	U	U	U	U
Community Care (6-)	U	U	U	U	U
Community Care (7+)	U	U	U	U	U
Domestic Violence Shelter	U	U	U	U	U

Source: Placerville Zoning Ordinance (Municipal Code, Title 10)

a. Residential Development Standards

i. Residential Density

Permitted residential densities range from one dwelling unit per five acres in the RE Zone to 16 dwelling units per acre (du/ac) in the R-4 Zone. There is no upper limit on residential densities in mixed-use projects in commercial zones.

The RE through R1-10 zoning districts allow for the development of areas that are served with limited municipal utilities. Because of the geographical challenges throughout Placerville, these zoning districts are focused on residential development in outlying areas of the City and areas having topographic limitations. These zones are also intended to maintain the natural appearance of outlying areas and sloped sites by avoiding a concentration of population that would result in an increased demand for urban services. The R1-6 Zone allows for the development of medium-density, single-family land uses in

areas that are, or can be feasibly served by utilities, schools, and other urban services and that have fewer slope constraints.

The City's multi-family residential zoning districts establish guidelines for the development of multi-family housing in areas with the appropriate level of urban services available. These zoning districts alleviate encroachment of unrelated land uses developed on neighboring vacant land upon higher-density residential uses.

Housing Element law requires jurisdictions to identify zones which accommodate the housing needs of lower-income households. The law allows jurisdictions to rely upon default densities to demonstrate zoning that encourages lower-income housing development. The maximum density allowed for residential uses currently is 16 dwelling units per acre, within the R-4 zone. This density is less than the City's default density under Housing Element law which will allow up to 20 units per acre. Upon implementing Program 24 of the Housing Element, the City will create a new residential zone called R-5, with a default density of 20 dwelling units per acre. The City will then rezone sites 1 and 2 within Figures 1 and 2 to this new zone. Sites 1 and 2 are located on vacant land where urban level services (utilities, schools, employment and transit) are present.

ii. Consistency of Permitted Residential Densities with Affordability

In order to demonstrate that available sites within residential zoning districts can accommodate affordable housing for lower-income households, the City has analyzed market demand, financial feasibility, and development experience in the identified zones.

Market Demand

Recent development has added to the City's affordable housing stock. The City recognizes that there is an increasing demand for affordable housing units. In response to the demand, the City created an Affordable Housing Opportunity (AHO) designation that has been applied to sites V-2 and V-5. Each of these sites allows higher-density development in order to provide available opportunities for developers to produce affordable housing. The current (2010) condition of the housing market makes it difficult to determine market demand for affordable housing because home prices have declined, coming closer to affordable rates. However, as the market recovers, the City anticipates a demand for affordable housing, which the AHO-designated sites are intended to provide.

Financial Feasibility

In the past, single-family housing affordable to above-moderate-income households has been constructed primarily in single-family zones, although occasionally in the R-2 and R-3 Zones as well. Land costs and permitted densities in the R1-6 and R-2 Zones have made it possible to construct affordable single-family housing for lower-income households through federally and state-funded housing programs operated by non-profit homebuilders such as Mercy Housing and Habitat for Humanity. Market-rate

housing for moderate-income households has also been constructed in these two residential zones.

Subsidies were mentioned by non-profit and other homebuilders as a needed tool to maintain housing affordability. The amount of subsidy needed would vary based on several factors, including the cost of real estate in this fluctuating economic climate and the ability to obtain construction financing. Builders and non-profits concurred that a density of 16 to 20 dwelling units per acre is sufficient to develop affordable housing through higher densities that would reduce individual cost per unit.

Development Experience

Affordable housing providers seeking to build homes for those who cannot afford to purchase housing have been able to produce such housing in the R-3, and R-4 Zones and in the R1-6 and R-2 Zones as planned developments. Permitted densities in these zones, with density bonuses and/or other regulatory and financial incentives, have proved sufficient to facilitate the production of affordable housing. The densities of six multi-family projects approved or constructed in Placerville since 1995 have ranged from 6.5 to 22 dwelling units per acre. The following list summarizes these projects:

The residential developments described below provide examples of the City's experience with efforts to facilitate the development of affordable housing.

- Placer Village Apartments: (12 units/acre—constructed): 76 units of affordable family housing on 6.3 acres zoned R-3. The developer did not request a density bonus for this project.
- Cottonwood Park Apartments: (6.5 units/acre—constructed): 78 units of affordable family housing on 12.05 acres zoned R1-6/PD. The City reduced required parking from 156 to 145 at the developer's request. The property was originally approved for townhomes at the same density. The developer did not request a density bonus.
- Cottonwood Senior Apartments: (22 units/acre—constructed): 81 units on 3.7 acres zoned R1-6/PD. The City granted a density bonus and reduced the required parking to 0.5 spaces per unit.
- Briw Road Apartments: (eight units/acre—constructed): eight units on one acre zoned R-3, a small site with physical constraints.
- Cardinal Apartments: (eight units/acre—constructed): eight units on 1.03 acres zoned R-3, a small site with physical constraints.

Residential developers have an opportunity to construct housing at higher densities in commercial zones as part of mixed-use projects. Housing in such projects could be any combination of market-rate and affordable housing.

The above provide examples of housing developments with affordable units on parcels with a variety of General Plan designations. However, during the 2003-2009 Housing Element period, market conditions and the level of credit readily accessible to households of all income levels contributed to the construction of market-rate-and-above single-family residences. No requests for affordable housing or density bonuses were requested during the 2003-2009 period.

iii. Yards and Setbacks

Yard and setback requirements vary by zoning district and proposed project density. Front yard setbacks in residential zones must be 20 feet, except in the RE Zone, which requires a 50-foot setback, and the R1-20 Zone, which requires a 30-foot setback. Side yard setbacks are 20 feet in the RE Zone and the lesser of 10 feet or 10 percent of the parcel width in all other residential zones. Backyard setbacks range from 30 feet in the RE Zone to no required setback in the multi-family zones, which allows for the development of attached units. Residential land uses developed above or below the ground floor of other land uses in the BP, CBD, C, CC, and HWC Zones are not constrained by setback requirements (Table C-II).

The Zoning Ordinance allows for parking within setback areas (see parking regulations below). Various accessory uses are also allowed within setback areas, including terraces, swimming pools, stairways and unenclosed, uncovered patios. The Zoning Ordinance identifies height and area limitations on accessory uses but allows for a wide variety of accessory structures. Placerville's yard setback requirements do not appear to be a constraint to the development of housing.

iv. Lot Size

The five single-family residential zones have various requirements for minimum lot size. Lot sizes range from five acres to 6,000 square feet. The City has established large minimum lot sizes for three of the single-family zones due to topographic constraints and the lack of urban facilities and services in some parts of the City. Smaller lots of record that do not meet minimum lot area or width requirements may be developed if created before the present zoning standards for lot size were adopted by the City.

The City has also approved smaller lot sizes through its planned development overlay process (see subsection "d," Flexibility in Development Standards). An example of a development with smaller lots is the Orchard Hills single-family development by Mercy Homes, which contains 102 homes affordable to lower-income families. The City also approved narrower street sections in this subdivision.

v. Building Coverage

The Zoning Ordinance defines building coverage as "total of ground floor areas of all buildings, including accessory buildings occupying a parcel, expressed as a percentage of

the area of such parcel.” The maximum permitted building coverage in single-family zones is 35 percent, except in the RE Zone, which has a 20 percent limit. In the R-2, R-3, and R-4 Zones, up to 60 percent of the lot may be occupied by buildings. Because the building coverage limit does not include non-building structures, such as paved areas, recreation equipment, and access ramps, it is unlikely that additional building coverage would be necessary to achieve the maximum permitted densities in the City’s residential zones, plus a 25 percent density bonus for affordable housing.

vi. Building Height

The City’s height limits do not constrain a property owner’s ability to achieve maximum densities allowed under the City’s General Plan and zoning because the zoning standards allow up to 35 feet, or two stories, in building height in the single-family zones and up to 40 feet in the multi-family zones. Two stories of building height are sufficient, in most cases, to achieve densities permitted under the various residential zoning districts. For constrained sites in which only a portion of a property is developable, the City’s allowance for up to 40 feet in height in multi-family zones permits the construction of three-story buildings to achieve project densities that are financially feasible.

vii. Occupancy Standards

The occupancy of residential units is not regulated by the City. Section 10-1-4 of the Zoning Ordinance, Definitions, defines “family” as:

“...one or more persons occupying the premises and living as a single housekeeping unit as distinguished from a group occupying a hotel, club, fraternity, sorority house, lodging house, rooming house, or boarding house. A family shall be deemed to include necessary servants.”

Permitted uses in residential zones include detached and attached single-family homes and various multi-family structures. The City’s definition of family does not explicitly limit the amount of persons who can live in a dwelling unit. Occupancy standards do not constrain the development of housing in Placerville, therefore.

viii. Community Care Facilities

The Zoning Ordinance identifies three types of Community Care Facilities that are allowed within various zoning districts throughout the City. Clientele of these facilities may be children, adults, or children and adults, and include persons with developmental, physical, or mental disabilities. Incidental medical care may also be provided at these facilities. These Community Care Facilities are allowed by right in all residential zones, when providing service for six or less individuals. Community Care Facilities serving seven or more people are also allowed as a conditional use within all residential zoning districts. Community Care Facilities include:

- Residential Facilities: Any family or group home, or social rehabilitation facility providing service for 24 hours or more;
- Day Care Center: Facilities providing non-medical care to persons in need of services, supervision, and assistance for less than 24 hours, and
- Homefinding Agency: Individuals or organizations that provide persons of any age placement into temporary, permanent, or adoptive care.

The Zoning Ordinance specifies that Community Care Facilities, regardless of the requirements of a use permit, are expressly prohibited within 1,000 feet or less of an existing Community Care Facility. In 2008 the City's zoning standards for Community Care Facilities were amended to comply with state law requirements and to facilitate the location of these housing alternatives within all City residential zones.

ix. Cumulative Zoning

Single-family uses are allowed in all residential zoning districts. This means that developers are not required to construct multi-family housing in the R-2, R-3, and R-4 Zones. The practice of allowing single-family homes on small, infill parcels and severely constrained properties that cannot accommodate multiple dwellings is ideal, regardless of the zoning district. This practice presents a potential constraint to the development of multi-family housing, however, if single-family homes are permitted on large parcels R-2 through R-4 Zones and preempt multi-family housing development. This constraint could be alleviated if single-family residential development in the R-2, R-3, and R-4 Zones were subject to a use permit and permitted only when the development of multi-family dwellings is not feasible due to physical or other conditions of the subject property.

x. Parking Standards

Parking Ratios

Single-family homes must have two off-street parking spaces per dwelling unit. Required off-street parking for multi-family housing is one-and-one-half spaces per dwelling unit. In the past, the actual amount of project parking required by the City has been determined at staff level based on suggested parking requirements from the Institute of Transportation Engineers (ITE) Parking Generation manuals, and in September 2008, City Code was amended to reflect the ITE guidelines. This manual generally provides a much lower amount of parking for residential projects, and is the reason that so many reductions have been made in the recent past for residential developments. The City requires one off-street parking space per unit or room in rooming or boarding houses. Institutional uses, such as nursing homes and rest homes, are subject to different parking requirements than residential uses. These facilities must provide one off-street parking space for every three beds, plus one space for every three employees.

The City's process for requesting reasonable accommodations and the planned development process have alleviated potential constraints in meeting parking requirements in the past, as related to the development of special-needs housing for seniors, persons with disabilities, and other special housing types in which one space or fewer per dwelling unit was appropriate. The City has approved reduced parking for senior and affordable multi-family housing (see above examples of affordable housing developments) in the past.

Location of Parking

Parking must be provided within the same parcel or contiguous parcel as the residential dwelling unit it is meant to serve. The Zoning Ordinance allows parking to be located within side and rear yard setbacks, and within required front yard setbacks, up to three feet away from the street right-of-way.

The City also allows for the payment of an in-lieu fee for parking requirements on a project-by-project basis for the construction of new facilities, expansion of existing facilities, or annexation of an existing facility into a parking district. The Planning Commission determines whether a proposal must comply with the City's parking standards or the applicant may pay an in-lieu fee because sufficient parking exists within a 600-foot radius of the proposed use. Such fees are deposited in the City's Parking Fund for future use in acquiring, improving, or developing parking within the special district. The Zoning Code establishes both credits and exemptions to the fee to allow for potential alterations in land use on a given site. The parking fee is determined by multiplying the cost of a parking space by a factor of one-half (1/2).

Parking Improvement Standards

The City does not require covered parking. Plans for carports and/or garages associated with residential land uses are reviewed by the Planning Commission. Parking areas must be treated with decorative elements, such as a variety of paving materials, plantings, or other design features to alleviate large expanses of pavement. Given the wide variety of pre-cast materials and techniques that are available (paving blocks, stamped concrete patterns, colored concrete mixes, etc.), the City does not anticipate that this requirement will add significantly to the cost of housing.

Buildings used for parking are required to be compatible with adjacent structures and conform to all applicable building codes. Because the City does not require that parking be covered, the improvement standards do not add significant cost to the development of housing. The allowance for uncovered parking also provides greater flexibility for the location of parking, further reducing potential constraints and cost.

b. Allowance for Housing and Shelter Alternatives

Housing Element law requires jurisdictions to identify adequate sites through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. The City implements this state law requirement through zoning standards for various types of housing, as discussed below.

i. Secondary Dwelling Units

The Zoning Ordinance defines a secondary (second) dwelling unit as “One additional living unit on any one lot or parcel within a residential zoning district.” Second units are required to be equipped with separate cooking facilities. Second units may be created by a revision of a single-family unit whereby cooking facilities are not shared in common, converting an attic, basement, or garage of a single-family unit, adding a separate unit onto an existing single-family dwelling, or constructing a separate dwelling on the same parcel as a single-family home. The City permits second units in the RE, R1-A, R1-20, R1-10, R1-6, R-2, R-3 and R-4 Zones, subject to compliance with zoning (excluding density) and parking standards.

Second units may only be located on parcels of at least 5,000 square feet. The parcel on which a secondary unit is proposed must have a permitted single-family use. The primary dwelling unit must be occupied by the property owner and the second units must be architecturally compatible with the primary dwelling unit. The Zoning Ordinance allows a maximum floor area of 1,200 square feet and requires that the second unit have one parking space, in addition to the parking required for the primary dwelling unit. The second unit must have a separate outside entrance or an entrance onto a hallway leading to the outside. A second unit can only be approved if it will not result in significant impacts to public services and resources. Second units will not be allowed if the primary dwelling unit is in a non-residential zone.

ii. Mobile Home Parks and Developments

State law (Government Code section 65852.7) requires that mobile home parks and developments, as defined in section 18200 et. seq. of the Health and Safety Code, which include mobile home co-ops, condominiums, and planned unit developments, be permitted on all land planned and zoned for residential use. State law allows the City to require a use permit (conditional use permit) for a mobile home park.

Under Section 18300 of the Health and Safety Code, otherwise known as the Mobilehome Parks Act, local ordinances which impose inspection, lot standards, or infrastructure requirements within a mobilehome park are preempted by the Mobilehome Parks Act. The valid authority for imposing and enforcing these requirements is the California Department of Housing and Community Development, or a local government agency

that has assumed jurisdiction to enforce the Mobilehome Parks Act. The City has not assumed jurisdiction to enforce the Mobilehome Parks Act.

However, under the Mobilehome Parks Act certain authority is granted to local governments to regulate physical components of a mobilehome park. This authority includes the power to adopt zoning ordinances to allow or prohibit parks and certain park uses; for park perimeter walls or enclosures on public street frontage, signs, access, and vehicle parking.

Placerville's Zoning Ordinance establishes a Mobile Home Park (MP) zoning district and regulates the development of mobile home parks and the placement of mobile homes within such parks. The regulations apply to new mobile home parks and to the expansion of existing parks. The development of mobile home parks and accessory structures and uses are subject to the City's use permit process. A mobile home park must be at least 10 acres in size and may not exceed 6.2 units per acre. Landscaping is required along the park perimeter. At least 20 percent of the park area must be devoted to recreational and community uses including, but not limited to, a swimming pool, golf putting green, or tennis courts. Streets within mobile home parks must have a width of at least 25 feet. Entryways into mobile home parks must be 40 feet in width and extend for 150 feet into the park from the street. Pedestrian access to adjacent lots and recreation areas is required.

Mobile home parks are also required to provide one off-street guest parking space for every three mobile home units and one screened boat/trailer storage space for every four mobile home units.

Individual lots for a single mobile home unit within the park are required to have an area of at least 2,700 square feet, with an average width of 30 feet. Double mobile home lots must have an area of 3,600 square feet and an average width of 50 feet. Minimum side yard setbacks are three feet and six feet between structures on adjacent lots. Front yard setbacks are also three feet and rear yard setbacks are five feet. Each lot must have two off-street parking spaces.

Based on the local government preemption set forth under Section 18300 of the Health and Safety Code, Placerville's MP zoning district development standards regulating landscaping along a park perimeter, the percentage of park area devoted to recreation and community uses, street widths within a park, screened boat/trailer storage, the area, width and setbacks of individual mobilehome units within a park, appear to conflict with this preemption. The MP zoning development standards do not comply with state law and are therefore considered a constraint to the development of mobilehome parks within the City. The City should permit mobile home parks in all residential zones, subject to a conditional use permit, and eliminate regulations and development standards that are preempted under the Mobilehome Parks Act. The City's mobile home park requirements do not apply to a manufactured home subdivision, condominium, co-op, or planned unit development in which homes are placed on permanent foundations.

iii. Manufactured Housing on Permanent Foundations

Individual mobile homes or manufactured homes are permitted on individual lots on permanent foundations. A Conditional Use Permit may be granted by the City for the use of a mobile home on an existing single-family lot in the event of a hardship defined by Section 10-4-6 (E) of the Zoning Ordinance. This allows for a mobile home to be used as a residence by a property owner's family member due to health limitations as long as neighboring properties are not significantly impacted. In this instance, the mobile home must have access to one parking space, have an area between 300 square feet and 1,000 square feet, and have all utility connections in compliance with City Code. The City inspects mobile homes approved for hardship cases on an annual basis. The permit for such a mobile home is subject to termination if the hardship no longer exists.

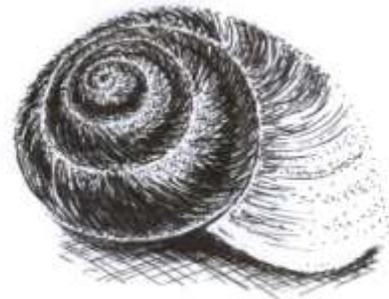
According to state law (California Government Code Section 65852.3), manufactured homes (including mobile homes) must be allowed on lots zoned for site-built single-family homes under the same development standards as single-family homes. To comply with state law, the Zoning Ordinance was amended in 2008 to allow individual mobile homes on permanent foundations in all residential districts.

iv. Other Housing Types

The Placerville Zoning Ordinance identifies two other land uses that could provide housing to people on a temporary basis. Rooming or Boarding Houses, containing not more than five rental units providing lodging for three or more people, with or without meals, are allowed by right in the R-2, R-3, and R-4 zoning districts.

Other housing types that are not expressly defined by the Zoning Ordinance but that are important to meeting housing needs are transitional housing and emergency shelters. Transitional housing provides shelter for people who are trying to establish residence in a permanent home. An emergency shelter is a facility that provides shelter to families and/or individuals on a short-term basis. Domestic abuse shelters, a type of emergency or transitional housing, are recognized as an allowable use in RE, R1-A, and R1-20 zoning districts.

In addition to the allowance of domestic abuse shelters, Section 10-3-4 of the Zoning Ordinance establishes a list of land uses that are allowed within any zoning district following the acquisition of a conditional use permit. The list includes "institutions of a philanthropic nature or non-profit charitable organizations." In general, residential uses such as emergency shelters are provided through such organizations.



The City has used the flexibility allowed under the philanthropic and charitable provisions made to approved emergency shelters. The City's use permits are approved by the Community Development Director, who has the discretion to interpret the Zoning Ordinance. Given this flexibility, the City does not consider the lack of a broader definition of emergency shelter or transitional housing a significant constraint to permitting these uses. Two examples of shelters permitted by the City are a domestic violence shelter for women and children, for which the City approved a zoning and General Plan change and waived fees, and a youth shelter operated by New Morning Youth and Family Services, for which the City also waived fees.

v. Historical Buildings

Placerville's heritage as a California "gold rush" town has resulted in the construction and preservation of many historically significant buildings. Placerville's history and the architecture reflecting that history is a fundamental aspect of the City's character and an important factor in the City's economy.

Section 10-4-10 of the City's Zoning Ordinance establishes a review procedure for buildings within designated historical districts in the City, but no specific historic preservation guidelines. The demolition of buildings of special historic or aesthetic value or of historic-type architecture within historical districts is expressly prohibited. The City will issue a permit for the removal of any historic structure only in the event that it has been severely damaged or becomes unsafe (as defined by the Building Code), dilapidated, or in a state of disrepair beyond economically feasible salvage. Issuance of the permit is subject to approval by the Planning Commission. Exterior improvements to buildings constructed or altered within any historical district are required to conform to historical criteria established within the district. Construction plans are subject to approval by the City's Planning Commission. The City's historical advisory committee is also made aware of any applications for the above activities within the City's historical districts.

It is unlikely that the City's historic preservation requirements will impose a constraint to meeting its housing needs. The City encourages the preservation and re-use of historic structures and allows modifications to historic buildings to meet health and safety requirements for residential use or re-use, including accessibility improvements. Through its preservation policies, the City believes it has increased the potential for creating housing through the re-use of historic structures.

c. Allowances for Persons with Disabilities

The Zoning Ordinance allows various accessory uses within setback areas such as unenclosed, uncovered patios, terraces, swimming pools, and stairways, among others. Height restrictions for these types of accessory uses indicate that the structure cannot be

higher than three feet from ground level (California Building Code restricts heights to 30 inches or less). The use can extend into the setback for no more than two feet. While the Zoning Ordinance does not specifically list accessory improvements, such as ramps or lifts, for handicapped accessibility, the City's practice has been to consider such improvements as permitted under zoning standards. The City also applies the same level of discretion and flexibility in building code interpretation to permit modifications to existing residential structures to allow for greater accessibility for persons with disabilities (see subsection 6 for more information on building code interpretation and enforcement).

Included in the City's Zoning Ordinance is the process by which persons with disabilities or their representatives can request deviations from the strict application of zoning standards to allow accessory structures, building modifications, or other features that improve accessibility to housing and supportive services for persons with disabilities. The Community Development Director has the authority to approve requests for reasonable accommodations by weighing various factors such as potential benefit of requested modification, potential impacts to surrounding uses, and/or physical attributes of the structure. As part of the process, owners of immediately adjacent properties are made aware of the proposal and are notified prior to the Community Development Director's decision. An approval or denial of an exception or code interpretation may be appealed to the Planning Commission.

As described above, Placerville provides a wide range of options for the location of alternative housing types, such as Community Care Facilities, that provide residential opportunities for persons with physical, mental, or developmental disabilities. Community Care Facilities are allowable land uses within all residential zoning districts, subject to compliance with the City's use permit process.

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.

d. Flexibility in Development Standards

Placerville's Zoning Ordinance includes a zoning district, Planned Development Overlay, which allows for development of all land use types and flexibility in development standards permitted in the zone used in conjunction with the Planned Development Overlay.

i. Planned Development Overlay

Planned Development Overlay (PD or PDO) zoning allows for flexible approaches to new development, the application of creative design principles to site characteristics, and the mixing of land uses. Placerville utilizes PD developments to achieve various principles such as energy efficiency, architectural creativity, use of natural features, and reduction of environmental impacts. PD projects are subject to approval by the City's Planning Commission.

For example, in the R1-10 Zone, the minimum lot size is 10,000 square feet and the maximum density is 4.28 dwelling units per acre. A project within that zoning district can be designed to maintain 4.28 dwelling units per acre by clustering of the same number of dwelling units on smaller lots to preserve open space or to avoid constraints such as steep slopes. The City uses the PD process to encourage affordable housing by allowing the clustering of the same number of dwelling units on unconstrained portions of a site, which not only avoids sensitive areas but also reduces infrastructure costs.

ii. Density Bonus

In compliance with state law, a housing project that contains at least five units is eligible for a density bonus. A density bonus is an increase in density over the otherwise maximum allowable residential density under the applicable General Plan designation. The amount of density bonus units an applicant may request can vary. It is determined by the amount of units set aside as affordable and the applicable category used (low, very low, moderate, or senior). A maximum density bonus of 35 percent, either individual or combined for any single project, is permissible under state law.

According to California Government Code Section 65915-65918, 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.

The Zoning Ordinance does not set forth these density bonus standards. To comply with state law, the City must either approve density bonuses according to the requirements of state law or adopt density bonus provisions in the Zoning Ordinance that implement state law provisions. The City could better promote a density bonus program as an affordable housing incentive if the Zoning Ordinance contained a chapter on density bonuses.

Program 7 calls for the City to adopt a Density Bonus Ordinance.

iii. Nonconforming Uses

The Placerville Zoning Ordinance permits the rehabilitation and modification of nonconforming residential buildings so that such structures can continue to provide safe and sound housing. Nonconforming residential structures that may be maintained for housing purposes include buildings that were conforming at the time of their construction, existing residences located within non-residential zones, and nonconforming structures that have been designated historically significant by the City Council.

The following modifications to nonconforming uses are allowed:

- Remodeling or rehabilitation to residential structures provided the use is not enlarged;
- Enlargement of residential structures in residential zones if nonconformance is related to noncompliance with the required height, yard, and parking standards provided that new additions comply with all requirements for new structures and off-street parking;
- Addition to or enlargement of multi-family residences within non-residential zones, pursuant to the acquisition of a conditional use permit;
- Addition to or remodel or enlargement of single-family residential structures in non-residential zones pursuant to full compliance with the remainder of the Zoning Ordinance, and
- Re-establishment of a residential structure in nonconformance because of density through the acquisition of a conditional use permit.

iv. Variances

The Planning Commission may approve variances from the strict application of zoning regulations. The purpose of a variance is to enable owners to achieve reasonable use of their properties, despite their inability to comply with zoning standards due to unique property conditions such as size, shape, topography, location, or surroundings. Variances are only issued for projects that would normally be allowable within the zoning district and are subject to conditions assuring that the variance does not create special privileges for the subject property.

e. Other Zoning Issues

Section 10-3-4 of the Zoning Ordinance lists 17 categories of land uses that are allowed within any zoning district, subject to the requirements of a conditional use permit. Housing/shelter types of uses included in this list of permitted uses are Community Care Facilities, institutions of a philanthropic nature (under which emergency shelters and transitional housing have been permitted by the City), large family day care homes, and residential care facilities. The remaining land uses are non-residential.

The allowance of a wide range of single-family and non-residential uses within all residential zoning districts could constrain the City's ability to accommodate its low- and moderate-income housing needs, particularly within multi-family zones, by allowing the limited supply of higher-density residential land to be developed for such uses. This constraint will be eliminated via implementation of Program 12 by restricting the types of non-residential uses allowed within residential zones to public uses, institutional uses, and uses that support residential uses.

3. Site Improvement Standards

Site improvements, an important component of new development, include roads, water, sewer, and other infrastructure necessary to serve residential development. Site improvement requirements are regulated by the City's Subdivision Ordinance. The City can mitigate the cost of these improvement requirements by assisting affordable housing developers in obtaining state and federal financing for their projects, providing density bonuses (to spread improvement costs over a larger number of housing units), deferring or reducing fees, or permitting cost-saving alternatives to meeting improvement standards.

Street improvement standards are among the most significant in their effect on housing costs. The cost of providing streets for new residential developments, in turn, is primarily influenced by the required right-of-way width, pavement width, pavement improvement, and landscaping standards. Placerville's street standards identify four types of streets, of varying widths and levels of service:

- Minor arterial streets (80-foot right-of-way): Minor arterials provide service to large traffic volumes and connect neighborhoods within a large development through four-lane configurations.
- Collector streets (56-foot right-of-way): Collector streets have two-lane configurations and provide access through a neighborhood.
- Local roads (50-foot right-of-way with 32-foot paved roadway): Local roads provide direct access to lots that are adjacent to the paved section of road. The pavement width required by the City is the generally accepted minimum necessary to provide for one lane of vehicular traffic in each direction and on-street parking on each side.
- Hillside streets: Because of Placerville’s location in the foothills of the Sierra Nevada mountain range, the City’s street improvement standards also include hillside streets, which have a variable right-of-way and width of pavement depending on the specific location.

Table C-VI summarizes the City’s street improvements standards.

Table C-VI Placerville Street Standards

Street Type	Required Right-of-Way	Required Pavement Width
Minor Arterial	Variable	80 feet
Collector Streets	56 feet	36 feet
Local Streets	50 feet	32 feet
Hillside Streets	29.5 to 37.5 feet	20 to 28 feet

Source: City of Placerville, 2003

Required street improvements include curbs, gutters, and sidewalks of between four and five feet in width, depending on the zoning district. The minimum sidewalk improvement standard is consistent with accessibility requirements for persons with disabilities and is not excessive in light of the need for ensuring minimum pedestrian access in residential areas. Given the limited area in which hillside streets are typically constructed, sidewalk improvements are not required on hillside streets. When full improvements are not deemed necessary because of site-specific conditions, a developer or applicant can enter into a Street Frontage Improvement Agreement with the City to defer the improvements until a future date when such improvements become necessary.

4. Development Permit Procedures

a. Overview

Development review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. However, the time and cost of permit processing and review can be a constraint to housing development if they place an undue burden on the developer. Most minor land use and permit decisions are made administratively. Larger projects, and some types of special needs housing, require use permits that involve review and approval by the Planning Commission.

The Community Development Department processes, investigates, and reviews development applications. Applications for minor deviations, or slight modifications to Zoning Ordinance requirements, are approved by the Community Development Director. Minor deviations listed in Section 10-3-11 of the Zoning Ordinance include, but are not limited to, the reduction of lot area by not more than 10 percent, modification of height requirement for uncovered patios, and modification of rear or side yard setbacks by not more than 10 percent. Adjacent properties must be notified of the proposed minor deviation prior to approval and the decision can be appealed to the City's Planning Commission.

Placerville's Planning Commission is charged with the responsibility of approving use permits, variances, and site plans. The Planning Commission functions as the Design Review Committee for projects subject to Site Plan Review (Zoning Ordinance Section 10-4-9), which includes the construction of multi-family and duplex developments, exterior additions exceeding 1,000 square feet on multi-family structures, the demolition or alteration of buildings within the City's historical districts, and the construction of attached single-family dwelling units.

Site Plan Review includes a review of a project's application materials, site plans, design plans, landscaping plans, and any other information pertinent to the project. Projects are reviewed for consistency and compliance with Placerville's zoning standards and design review guidelines. Recommendations made by the Planning Commission on General Plan amendments, zoning district changes, and subdivision maps are referred to the City Council, which has the final decision-making authority.

The City conducts a historical district review as part of the site plan review process for development proposals (including exterior alterations to existing buildings) within one of the City's historical districts. The historical district review does not add significant time to the site plan review process. Activities subject to historical district review include building demolition, the construction of new buildings, and the alteration of building exteriors. The City does not have separate historic design guidelines but reviews proposals for their potential impact on compatibility of structures within the historic district. Because the historic district review focuses on building exteriors, it is not likely

to significantly affect the re-use of existing building interiors for housing.

In addition, all projects that are subject to Site Plan Review are also required to sign the City's Covenant and Agreement for Landscaping, which establishes guidelines for installation and maintenance for landscaping and the pertinent parties responsible for these activities. The purpose of the Agreement is to ensure that landscaping is installed and properly maintained according to the approved site plan.

b. Project Approval Timeframes

The following discussion highlights the processing times for various permits in the City:

- Single-family homes on individual lots are processed administratively within 3 weeks.
- Parcel maps also require administrative approval; City review and approval can be completed in six to eight weeks.
- Multi-family development requires design review from the Planning Commission; permits are processed in six to eight weeks.
- Subdivision maps must be reviewed by both the Planning Commission and City Council, and require eight to 16 weeks for approval.
- Development within a historic district requires approval by the Planning Commission, and requires three to five weeks for approval.
- Conditional Use Permits and Variances require Planning Commission review and are generally processed in four weeks.

These processing times are reasonable in that they allow adequate time to research the projects and ensure compliance with applicable regulations. Extensive public hearings, which can delay processing times and constrain development, are not required by the City in most cases. The Planning Commission meets twice per month, which assists in avoiding potential delays in scheduling a hearing.

The timeframes cited above do not include additional time for environmental review if projects are not exempt from CEQA requirements. Small residential projects in Placerville can be approved with a Negative Declaration or Mitigated Negative Declaration, which can add 30 to 60 days to the permit process. Large projects may require an Environmental Impact Report, which can add 90 days to one year to the process, depending on project size and the scope of the environmental issues to be addressed.

c. Design Guidelines

The Residential Site Design Guidelines are intended to provide general guidance for residential development to implement the community design policies of the General Plan. The City's review for compliance with the Guidelines is part of site plan review and does not add significant time to the permit process. The Guidelines do not contain strict requirements that will add significantly to the cost of housing production. The requirements are general in nature and designed to ensure compatibility with surrounding structures and the safety of the residents. Therefore, the Design Guidelines do not present a constraint to the development of housing in the City.

General Plan policies seek to preserve the quality of existing residential neighborhoods, ensure the provision of adequate services, and prevent injury and loss resulting from wildland fires. Following is a summary of the Placerville Design Guidelines:

- **Landscaping/Street Trees:** Residential parcels must be landscaped in all areas that are visible from any pedestrian or vehicular corridor. Street trees should be incorporated into the residential landscapes.
- **Architectural Elements:** Architectural elements should demonstrate continuity with existing structures. New buildings should be of generally the same proportions as neighboring structures and should not vary by more than one story in height from the surrounding buildings.
- **Visual Effects:** Projects should carefully consider the neighboring parcels with attention to maintaining visibility and vistas, and minimize any negative visual effects. The City shall remove obstructions that obscure street signs or prevent house numbers from being clearly visible from the street.
- **Fire Hazards:** All development in areas of high and extreme fire hazards shall be constructed with fire retardant roof coverings, provide for clearance around the structures, and use fire resistant groundcover. The City will continue to enforce the fire code and weed abatement regulations.

d. Use Permits and Variances

Use permits and variances are subject to the same review process in Placerville. An application, site plan, and required fee are filed with the Community Development Department for initial review. A public hearing with the Planning Commission is required within 40 days of the application materials being deemed complete. The City is required to notify all property owners within a 300-foot radius of the subject property of the upcoming public hearing by mail. Approval of a use permit or variance can be subject to terms and conditions, with which noncompliance can result in revocation of the permit or variance. Planning Commission's decisions regarding a use permit or variance may be appealed to the City Council.

e. Process for Requesting Reasonable Accommodations

As discussed above, the City administers a process by which persons with disabilities or their designees can request reasonable accommodations in the application of the zoning law in order to achieve fair access to housing. Requests are approved by the Community Development Director in relation to various factors such as potential benefit of requested modification, potential impacts to surrounding uses, and/or physical attributes of the structure. As part of the process, owners of adjacent properties are notified of the proposal and of the Community Development Director's decision. A decision by the Community Development Director regarding a request for reasonable accommodation can be appealed to the City's Planning Commission.

The overwhelming majority of requests for reasonable accommodations can be approved administratively through the Community Development Director's discretion to interpret the Zoning Ordinance. Few such requests would require variances that trigger review and public hearings before the Planning Commission.

6. Building Code and Enforcement

The City of Placerville implements Title 24 of the California Code of Regulations, through which California has adopted the California Building Code (CBC) and other model codes (electrical, plumbing, mechanical, etc.), as revised by the California Building Standards Commission. The City has adopted local amendments to the various model codes establishing higher standards with regard to snowloads. The Placerville Building Division is responsible for enforcing both state and City regulations governing maintenance of all buildings and property. Due to the City's minimal staffing levels, code enforcement is complaint-based.

Building Code standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties that are required to be brought up to current code standards. To mitigate the potential cost impact, the City only requires property owners to comply with current code standards for those portions of a structure that are being modified, for additions and new structures, and for any portion of an existing structure affected by a modification or addition. The City also permits historic structures to comply with standards of the California Historical Building Code.

B. Programs which Reduce Government Constraints

The constraints on housing in terms of federal, state and local government influences are well-recognized and discussed above. In an effort to assist the development of all housing types including low- and very low- income, the City relies on a number of current programs listed in Title V, Section C herein. The current programs used by the City to assist in the creation of housing by reducing constraints include those listed

below. While noting that many City programs indirectly address housing constraint issues, the following are most notable:

- PROGRAM 1: Available Land Inventory. The City maintains an updated inventory of vacant residential parcels in the City, and provides an annual report to the City Council and Planning Commission regarding the same.
- PROGRAM 2: Infill Development and Sites with Re-Use Potential. Identifies infill sites and encourages their re-use including mixed use and Smart Growth Principles.
- PROGRAM 7: Density Bonus. The City continues to encourage the use of density bonuses and other incentives which can provide high-density and flexible design incentives.
- PROGRAM 8: Pursue State and Federal Funding. The City will continue to pursue a variety of state and federal funding courses to assist in the creation of housing across the income spectrum.
- PROGRAM 9: Permit and Development Impact Fees. The City annually reviews its development fees to evaluate whether the fees are constraining applications for housing development. The City also routinely defers fees, offers payment/installation plans and reduces fees where appropriate.
- PROGRAM 10: Self-Help Housing. The City will continued to work with non-profit organizations in the area to develop self-help housing and seek financial assistance in the form of grants, low-interest loans and other incentives for the same.
- PROGRAM 12: Zoning Ordinance Revisions. The City will re-evaluate its Zoning Ordinance in an effort to eliminate zoning constraints with particular attention to those relating to mobile home parks and the need to be consistent with HCD guidelines.
- PROGRAM 15: Housing Rehabilitation. The City continues to promote the program for low-interest and deferred payment loans for housing rehabilitation.

The proposed 2008-2013 Housing Element also introduces several new programs specifically designed to address local governmental constraints to housing. These are summarized below:

- PROGRAM 13: First-Time Homebuyer Assistance. The City intends to design and implement a first-time homebuyer program, perhaps in a coordinated effort with El Dorado County.

- PROGRAM 24: High-Density Development. The City will undertake an analysis that addresses the acknowledged lack of R-4 (High-Density Residential, 16 du/ac) land inventory in an effort to augment said inventory to create additional lands available for extra low-, very low- and low-income housing opportunities as well as explore a proposed amendment to the Zoning Ordinance which creates a new R-5 (HDR, 20 du/ac) zoning designation.
- PROGRAM 25. Statewide Community Infrastructure Program (SCIP). The City recently completed the necessary regulatory steps to join the SCIP, which allows developers to finance development fees (traffic impact, water and sewer system impacts, etc.) which are normally an up-front cost collected when construction permits are issued. The City intends to implement this program for all projects, particularly housing projects, to provide housing developers this program to finance impact fees.
- PROGRAM 26: Form-Based Code. The City recently adopted the Placerville Drive Development and Implementation Plan (PDIP) which includes a 400-acre mixed-use component with no density cap for residential uses. The PDIP currently would require conformance with the conventional zoning which exists in the PDIP planning area, which poses entitlement time and cost constraints. In this regard, the City believes that implementing form-based codes for the PDIP area will significantly reduce development constraints. To fund the development of form-based code for the PDIP area, the City will apply for an ISP Grant offered through the local air quality management districts. *Note: the City has been selected as a recipient for funding, however actual receipt of funds may take one to two years.*

C. Environmental and Public Service Constraints

Environmental factors and a lack of necessary infrastructure or public services can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing. This section summarizes and analyzes the most pertinent constraints to housing in Placerville. Future residential development will be faced with challenges regarding supportive public infrastructure extensions and expansions.

1. Water Service

a. Water Supply

The Placerville Water Department provides domestic water to an area of approximately four square miles, including most of the City of Placerville. The Water Department receives treated and chlorinated water from El Dorado Irrigation District (EID). This water is obtained from surface sources, the largest of which is Jenkinson Lake (Sly Park Reservoir), located approximately five miles southeast of Pollock Pines. In addition,

water can be drawn from the PG&E El Dorado Forebay, also located near Pollock Pines. Water from both of these sources is treated and chlorinated before flowing by gravity to several communities on the Western Slope, including Placerville. A third water source, Folsom Lake, can serve water needs in the western portion of the EID system.

The City of Placerville has rights to divert as much water as is needed from the EID system. The City water system serves 2,248 residential customers and 508 commercial customers in the Placerville Water Department service area. Per the 2005 Water Master Plan, average daily, maximum and peak hour water demands were calculated for 2005 and estimated for years 2009 and 2015. Table C-VII below lists these water demand figures.

Table C-VII: Water Demand within the City Water Service Area

Year	Average Day Demand (gpm)	Maximum Day Demand (gpm)	Peak Hour Demand (gpm)
2005	1,118	2,090	3,448
2009	1,281	2,409	3,975
2015	1,488	2,805	4,628

All lands in the water service area below 2,000 feet can potentially be served, although some areas have not been developed, and therefore do not yet have water mains. In 1985, the City identified 25,000 feet of water main in need of upgrading, out of 37 miles of total system line length. About 16,000 feet have so far been replaced. Capacity is not seen as a limiting factor in the near future, and the remaining improvements in water mains can be accomplished with moderate cost. The major problem with the water system is the inability to serve customers at elevations above 2,000 feet. Refer to the Water Service Area figure located in Appendix D of the Housing Element for location of areas that cannot be served.

In residential areas with municipal water service, minimum fire flow requirements call for the ability to deliver 1,000 gallons per minute for one hour, with a residual pressure of 20 psi. This is currently provided in the City of Placerville with reservoir capacity and with a system of clay valves on EID mains, which can open to provide a surge of water on demand. In some portions of the water service area, old and undersized water mains limit the ability of the system to provide adequate fire flow. Although assessments have not been completed of fire flow adequacy, it is expected that recent improvements to water mains will be found to have increased fire flow capabilities to many portions of the service area.

Both residential and commercial customers must pay a monthly charge. With the exception of large commercial users, commercial rates are generally 50 to 100 percent higher than residential rates. Water hookup charges are divided into two parts: 1) Capital Improvement charge, and 2) the actual meter and installation charge.

2. Sewer Service

a. System Treatment Capacity

The City wastewater system consists of one sewage treatment plant and a collection system including three pumping stations. It serves all areas within the City limits and minor selected areas outside of the City boundary. The Wastewater Treatment Plant (WWTP) has a permitted capacity at average day dry weather flow of 2.3 million gallons per day (mgd) and up to 5.7 mgd during wet weather conditions. Flows as of 2007 were estimated at 1.0 to 1.3 mgd average day dry weather flow. The City expects wastewater flows will increase to more than 1.6 mgd during dry weather in 25 years.

Based upon average 2002 dry weather per capita usage of 118 gallons per capita per day, and the remaining dry weather flow capacity of approximately 1.0 mgd, the WWTP can accommodate an additional population of approximately 8,400 persons. Using the current figure of 2.3 persons per dwelling unit, 3,650 equivalent dwelling units of capacity remain. The City's recent average growth rate of 2% (1996-2002) indicates that current capacity should be sufficient through 2025.

The commercial/industrial component of wastewater flow is estimated at approximately 35%. Since no proportionate increase is expected in the future, commercial/industrial flows will be combined with residential flows during capacity analysis.

Recently, the WWTP was upgraded to comply with state permit conditions for treatment quality. No plant expansion was required or included.

b. Collection System

The collection system consists of approximately 48.5 miles of pipe, which range in size from 22 inches to 4 inches. There are three small sewage pumping stations. Much of the system is older and in need of rehabilitation. The City conducts ongoing sewer pipe replacement and repair operations as well as pump station rehabilitation as needed. Infiltration/inflow studies and repairs are conducted to reduce illicit flows into the collection system.

The City conducted a pipeline assessment in 2003. The data provides information that could be used for annual wastewater collection system pipeline replacement needs. The data contained in the table listing the pipeline segments by age of construction for the active and public pipeline is summarized in Table C-VIII below. This table lists the pipe segments by their age in 10-year increments. A review of this data will show that 15.4% of the wastewater system was constructed over 60 years ago (1940s or earlier). If the pipeline constructed in the 1950s is included, then the data in this table would suggest that about a quarter of the system (23.6%) has reached its useful life or is just about near the end of its useful life. Additionally, this table shows that about 50% of the system was

built in the 1960s and 1970s. By the end of the year 2030, over 75% of the system will be over 50 years old and a full quarter of it will be older than 75 years.

Table C-VIII: Wastewater Collection System Pipeline Length by Age of Construction

Decade	Pipe Length	Percentage	Cumulative Percentage
1920's	4,531	1.8%	1.8%
1930's	15,728	6.1%	7.9%
1940's	19,174	7.5%	15.4%
1950's	21,177	8.3%	23.6%
1960's	73,177	28.5%	52.2%
1970's	58,739	22.9%	75.1%
1980's	35,800	14.0%	89.0%
1990's	16,109	6.3%	95.3%
2000+	12,039	4.7%	100.0%
Total	256,474	100.0%	

The City is also concerned with some of the pipeline materials used to construct the wastewater collection system. Specific areas of concern are the appropriate useful life of Transite (AC) pipe, which has been used extensively to construct the City's sewer system and Orangeburg (ORG) pipe, which has failed in some sites within the City and which is known to be a poor product based on the experience of other agencies in the area. Based on the brittle nature of Transite pipe, the useful life of this material should be reduced to about 30 years. Over 50% of the wastewater system is constructed using Transite pipe. The City may consider focusing some of the first replacement work to replace the existing Orangeburg pipe before more failures occur.

Table C-IX: Wastewater Collection System Pipeline Material of Construction

Material	Pipe Length	Percentage	Cumulative Percentage
AC	138,582	54.0%	54.0%
CIP	41,649	16.2%	70.3%
Clay	3,062	1.2%	71.5%
DIP	5,107	2.0%	73.5%
ORG	2,231	0.9%	74.3%
PVC	60,028	23.4%	97.7%

Steel	2,325	0.9%	98.6%
Truss	2,926	1.1%	99.8%
Unknown	564	0.2%	100.0%
Total	256,474	100.0%	

For New Development, City Engineering policies now require developers to provide capacity analysis of existing downstream pipelines to determine available capacity. If capacity is unavailable, the developer is required to upsize off-site pipe to accommodate increased flows. Reimbursement to the developer may be considered by the City if the City requires increased pipe sizing for future needs over and above current City needs and developer needs. The City typically negotiates a feasible financial arrangement for increasing the size of undersize sewer lines.

3. Drainage

The City of Placerville contains approximately 6-7 square miles of land, and is situated in the Hangtown Creek Drainage Basin. This creek connects to Weber Creek and eventually into the South Fork of the American River. Three larger tributaries contribute flow into Hangtown Creek. Randolph Canyon Drainage runs along Mosquito Road and flows into Hangtown Creek from the north, Cedar Ravine Drainage flows in from the south; and an unnamed tributary along Airport Road from the southeast. Significant residential development along all drainages increases runoff quantity into Hangtown Creek.

Federal Emergency Management Agency (FEMA) maps show areas of flooding at 100-year and 500-year storm flows along the above-mentioned drainages. Since the City is situated on higher sloped terrain, flood plain area is generally narrow, being restricted by canyon topography, however localized area including downtown Main Street, the Broadway commercial area and portions of Highway 50 are in flood zones. It should be noted that, with the exception of several vacant "infill" parcels, no residentially developed parcels are located within a 100-year flood zone.

The City has not adopted a Master Drainage Plan or a Drainage Facilities Map. These deficiencies should be rectified by the year 2012 through the City's participation in the N.P.D.E.S. (National Pollution Discharge Elimination System) Phase II Statewide Program, which requires facility assessment, master planning, and quality and quantity controls. The City will develop a Capital Improvement Plan, which will identify and fund drainage system improvements. The City's existing drainage system of natural channels and street drain systems is known to be aging and in need of repair and upsizing.

For new development projects, City Engineering policies include:

- Generally, for sites over one acre, the quantity of post-development drainage runoff must be reduced to pre-development flows, or in the alternative, a study

must be performed to show that there are no adverse impacts to downstream facilities or properties through hydrologic and hydraulic analysis.

- The developer may be required to analyze existing downstream facilities for deficiencies, and mitigate any deficiencies that may affect public health, safety and welfare.
- Drainage facilities and analysis thereof shall be held generally in accordance with the El Dorado County Drainage Manual, or, for small sites, the Rational Drainage Formula.

4. Hillside Development Standards

The City regulates the density of development on sites with slopes greater than 10 percent in single-family zones through a formula that requires larger minimum lot sizes as slopes increase. The City's slope density requirements do not apply in multi-family zones. The result of the slope standards is the reduction of achievable density on single-family sites by as much as 30 percent, depending on site characteristics. The City believes these standards are necessary, however, to ensure the health and safety of residents living on sloped sites and those living downhill from developed properties with significant slopes.

The slope standards regulate minimum parcel size based on the average slope of a property. Average slope is determined by calculating the highest and lowest points on a property in at least two locations, dividing the vertical distance by the horizontal distance of the property, and averaging the results. Properties, or portions of properties, with slopes in excess of 40 percent may not be included in the calculation of minimum lot size, as development is generally prohibited on such slopes (unless special engineering standards are met and a design waiver is approved by City).

The slope standards will have the greatest impact on housing development potential in the R1-6 and R1-10 Zones. A property in the R1-6 Zone with an average slope greater than 10 percent will require a minimum lot size over 6,000 square feet. Properties with slopes between 15 and 20 percent will require minimum lot sizes of more than 10,000 square feet under the City's formula. If the average slope is 20 percent, the minimum lot size is 20,000 square feet. Much of the developable vacant land zoned for single-family use in Placerville contains average slopes in excess of ten percent. One implication of the City's standards is that some areas zoned R1-6 cannot be developed with 6,000 square foot lots, reducing the potential for moderately-priced ownership housing.

The City does allow for exceptions to the slope standards for existing lots created prior to May 1963 if the applicant can show that grading, tree removal, and site disturbance can be confined to a portion of the property within an average slope of 10 percent or less. The City also allows property owners to use the planned development process to cluster homes on less-restricted portions of a development site to mitigate the potential loss of dwelling units from the application of the slope standards.

The City could further mitigate the loss of residential development potential on moderately sloped properties by changing its formula. The City could reduce the ratio of additional required lot area to average slope with the objective of increasing the number of permitted lots between 6,000 and 10,000 square feet.

Even though the City's slope density requirements do not apply to multi-family zones (R-2, R-3 and R-4), dwelling units are typically clustered on less-sloped portions of multi-family properties so that feasible densities can still be achieved. The City's ability to accommodate its share of regional housing needs under the SACOG Regional Housing Needs Plan will not be affected by the presence of sloped multi-family properties because the City's available land inventory (Tables R-1 and R-2) shows that Placerville has adequate multi-acre, non-sloped sites.

5. Fire Hazards

The City of Placerville is predominantly designated a Very High Fire Hazard Severity Zone; several areas in the City are at risk for wildland fires. The City complies with CBC Chapter 7A, and in order to mitigate the risk of wildland fires, the Placerville General Plan contains the following policies:

Section VI. Health and Safety

- Goal D, Policy 1: Areas of high and extreme fire hazards shall be the subject of special review, and building activities and higher intensity uses shall be limited unless the hazards are mitigated to a point acceptable to the Fire Department.
- Goal D, Policy 2: All new development in areas of high and extreme fire hazards shall be constructed with fire-retardant roof coverings.
- Goal D, Policy 4: All new development in areas of high and extreme fire hazards shall provide for clearance around the structures and the use of fire-resistant groundcover.

D. Market Constraints

1. Availability of Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race/ethnicity of the applicants. This applies to all loan applications for home purchases and improvements, whether financed at market rate or with government assistance.

The disposition of loan applications submitted to financial institutions for home purchase and home improvement loans within Placerville are shown in Tables C-X and C-XI below. Included is the percentage of loans that are approved or denied for applicants of different income levels. The status of “other” loans indicates loan applications that were closed or withdrawn by the applicant.

a. Home Purchase Loans

In 2001, 332 households in Placerville applied for conventional loans to purchase homes in the City. The largest portion of loan applicants (45%) were above-moderate-income households (120% or more of county median family income). Moderate-income households (80% to 120% of median family income) and lower-income households (less than 80% of median family income) accounted for 31 percent and 19 percent of the applications, respectively. The overall loan approval rate was 80 percent. The approval rate for home purchase loans decreased in relation to the increase in income level. Lower-income households had the highest approval rate (83 percent) compared with above-moderate households, who had an approval rate of 79 percent. Moderate-income households had an approval rate of 81 percent.

During the same period, 56 applications for government-backed home loans, such as Federal Housing Administration and Veterans' Affairs loans, were submitted for purchasing homes in Placerville. To be eligible for such loans, residents must meet the established income standards. The overall loan approval rate was 88 percent. Of the three income categories, moderate-income households had the highest approval rate (95 percent). Table C-X summarizes the disposition of home purchase loans.

Table C-X: Disposition of Home Purchase Loans

Applicant Income	Conventional Loans				Government-Backed Loans			
	Total	Approved	Denied	Other	Total	Approved	Denied	Other
Lower	63	83%	6%	11%	18	83%	11%	6%
Moderate	102	81%	7%	12%	20	95%	0%	5%
Above Moderate	148	79%	11%	10%	17	82%	12%	6%
NA ⁷	19	68%	5%	26%	1	100%	0%	0%
Total	332	80%	8%	12%	56	88%	7%	5%

Source: Home Mortgage Disclosure Act data, 2001

⁷ Loan applicants who chose not to disclose their income

b. Home Improvement Loans

Home improvement loans are generally more difficult to obtain than to home purchase loans. In 2001, 98 households in Placerville applied for home improvement loans. The overall approval rate was 48 percent, which is well below the approval rate for home purchase loans. Above-moderate households accounted for the largest percentage of applications, with nearly half of the total. Above-moderate-income households had the highest approval rate, with 52 percent of loans approved, followed by lower-income households at 50 percent and moderate-income households at 42 percent.

Table C-XI summarizes the disposition of home improvement loans.

Table C-XI Disposition of Home Improvement Loans

Applicant Income	Conventional Loans			
	Total	Approved	Denied	Other
Lower	26	50%	38%	12%
Moderate	19	42%	42%	16%
Above Moderate	48	52%	23%	25%
NA1 ⁸	5	20%	40%	40%
Total	98	48%	32%	20%

Source: Home Mortgage Disclosure Act data, 2001

Given the high approval rates for home purchase loans, particularly among lower-income households, it appears that financing for homes is readily available to Placerville residents.

2. Price and Availability of Land

A key factor determining housing cost is the price of necessary raw land improvements. A review of property listings for land in Placerville and nearby communities indicates that the cost of residential land varies by location and degree of improvement. Based on sales listings for June 2009, the cost of land ranges from just over \$10,000 per acre for raw land without services or direct road access to over \$650,000 per acre for land near Highway 50 with services. Commercially zoned properties tend to have the highest land values, at \$300,000 to over \$540,000 per acre. Single-family properties have values ranging from \$23,000 to \$250,000 per acre. The cost per lot for single-family land ranges from approximately \$39,000 to \$70,000 for parcels of 20,000 square feet or less to as much as \$250,000 per buildable lot for parcels of one acre or more, depending on location, zoning, and access to roads and utilities. Sites zoned for multi-family residential use have

⁸ Loan applicants who chose not to disclose their income

land values in the range of \$100,000 to \$160,000 per acre. Based on the densities permitted in the City's R-3 and R-4 zones, the land cost per dwelling unit would range from approximately \$6,500 to \$13,000 per dwelling unit, excluding site improvements and utility connections.

3. Construction Cost

Many factors can affect the cost of residential construction, including the type of construction, custom versus tract development, materials, site conditions that may require special engineering or construction techniques, whether union or "open shop" labor is used, finishing details, optional amenities, square footage, and structural configuration. These factors create a wide variation in construction costs from as little as \$70 per square foot for basic construction to as much as \$150 or more for high-quality custom construction.⁹

The construction cost for a basic, 1,500-square-foot starter home of average quality in Placerville would range from \$186,000 to \$200,000, assuming no special engineering requirements for the foundation or other structural components.¹⁰

For multi-family construction in the Placerville area, the cost per unit for an 80-unit development, with an average unit size of 800 square feet plus common areas, can range from as low as \$64,000 per unit (for basic construction using open shop labor) to \$145,000 per unit (for premium construction using union labor).¹¹ These costs exclude permit and impact fees, administrative and financing costs, land costs, and developer profit. Additional costs will be incurred if site conditions require special engineering or environmental remediation/mitigation.

The minimum cost of producing a 1,500-square-foot single-family home with a 420-square-foot garage in Placerville is estimated to be \$230,000, excluding the costs of grading and other site preparation activities, financing costs, engineering, builder profit, architectural and other administrative costs, and roads, utilities, and other infrastructure. This estimate assumes a land cost of \$40,000 for a lot of 6,000 square feet and permit and development impact fees of approximately \$45,000 (including school, fire, park and traffic impact fees).

4. Permit and Impact Fees

The City of Placerville levies two types of development fees: permit fees, to cover the cost of plan review and inspection, and impact fees, to cover the cost of providing public infrastructure such as water and sewer systems and public roads. In addition to City fees,

⁹ Construction Industry Research Board

¹⁰ Buidling-Cost.net

¹¹ RS Means cost calculator at www.rsmeans.com

developers must pay fees to local school districts to cover the cost of providing school facilities, and to the El Dorado County Fire Protection District to cover the cost of providing fire protection services. Table C-XI shows the construction costs, by development type, for single-family and multi-family dwellings.

Table C-XII: Construction Costs – Placerville

Development Type	Single-Family Dwelling 1,500 sq. ft. w/ 420 sq. ft. garage	Multi-Family Dwelling 800 sq. ft. w/ 200 sq. ft. carport
Sewer	\$6,280	\$4,710
Water	\$16,065	\$12,013
Fire	\$2,112	\$1,100
Traffic	\$14,256	\$10,586
Park	\$1,320	\$1,320
School	\$4,980	\$2,656
<i>Subtotal – Impact Fees</i>	<i>\$45,013</i>	<i>\$32,385</i>
Building Plan Check	\$839.91	\$747.71
Building Permit Fee	\$1,759.80	\$1,544.66
Public Works Plan Check	\$200 ¹²	* ¹³
Public Works Permit Fee	\$150 ¹²	* ¹³
SMIP (Seismic)	\$18	\$14.92
Document Duplication	\$10	\$25
Green Fee	\$8	\$6
Sprinkler Plan Review	\$500	\$500
<i>Subtotal – Permit Fees</i>	<i>\$3,135.71</i>	<i>\$2,838.29</i>
Grand Total¹⁴	\$48,498.71	\$35,232.29

Source: City of Placerville Community Development & Public Works Departments

Table C-XIII shows that permit and impact fees for apartments and detached single-family homes are comparable to those of nearby jurisdictions.

Table C-XIII: Comparison of Fees by Jurisdiction

¹² Based on a home construction project with \$20,000 worth of site improvements.

¹³ Fees based on site improvement costs for the entire housing project.

¹⁴ Other site-specific development fees such as encroachment and retaining wall fees may be applicable in addition to those shown.

Development Type	Placerville	El Dorado County (greater Placerville)	City of Auburn (Placer County)¹⁵
Apartment	\$35,232	\$33,599	\$29,922
Detached Single-Family Home	\$48,499	\$52,863	\$34,434

Source: City of Placerville Community Development Department

¹⁵ Unlike Placerville and El Dorado County, the City of Auburn employs a partially volunteer Fire Department and does not impose Fire Development/Impact fees.

IV.

RESOURCES

The resources section of the Housing Element considers the tools and assets available to assist the City in providing housing during the housing cycle. These tools and assets include land that is undeveloped and appropriately zoned, government policies and procedures supportive of housing production, financial tools and programs to assist in housing development and maintenance, and persons and agencies who can construct, operate, and maintain housing.

A. Land Resources to Accommodate Housing

As a part of the Housing Element update process, Staff inventoried all lands within the City limits suitable for future residential development. Section 65583(a)(3) of the Government Code requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” Tables R-I, R-II and R-III provide an inventory of existing available land and land suitable for redevelopment, of tentatively approved residential development subdivision projects targeted for specific income-level households, and of vacant parcels within the City. As discussed in Chapter III, Section I. Regional Housing Needs, Placerville is responsible for accommodating the City’s RHNA allocation of 388 additional housing units between 2006 and 2012. Of the 388 units, 25 of them are expected to be affordable to extremely-low-income households, 25 to very-low-income households, 56 to low-income households, 75 to moderate households, and 207 to above moderate households. Of these 388 units, 75 have been constructed (53 to moderate-income and 22 to above-moderate-income) between February 2006 and June 2009). The available land within the City exceeds the City’s RHNA allocation for all income level categories.

The locality’s sites are adequate if the land inventory demonstrates sufficient realistic capacity at appropriate densities and development standards to permit development of a range of housing types and prices to accommodate the community's share of the regional housing need by income level. A two-part analysis is necessary to make this determination:

- Can the realistic development capacity of suitable land, which is or will be served by facilities and infrastructure, accommodate the locality’s total new construction need by income group over the next five years?
- Are these available sites appropriately zoned (considering local development standards and land costs) for a variety of housing types (single-family, multi-family, mobile homes, etc.) and at appropriate densities to facilitate the

development of housing to meet the locality's regional housing need by income level category, including the need for very-low- and low-income households?

Residential sites identified in this section meet the criteria listed above, and are within the definition of "adequate sites" as provided under state law. The sites identified in Tables R-I, R-II, R-III and R-IV would have access to public facilities over the next five years.

The City's assumption of realistic unit capacity of average development density equaling 75 percent of maximum permitted density, except where indicated, is based on specific environmental, governmental, or other constraints identified by the City that would prevent achievement of maximum densities. The assumption also reflects a realization that, due to market factors, decisions by individual developers, and site-specific conditions that cannot be known without detailed environmental investigations, some properties will not develop at the maximum permitted density. As part of the City's Housing Strategy (see Chapter V), Placerville will encourage developers in the R-2, R-3 and R-4 Zones to achieve as close to the maximum density as feasible to facilitate the development of housing affordable to low- and moderate-income households.

As Table R-I indicates, there are approximately 8 acres of residentially zoned, suitable and available land within the existing City limits with a potential realistic capacity yield of 63 low- and very-low-income dwelling units. Table R-II indicates that there are more than 85 acres of residentially zoned, suitable and available land within the City that could accommodate 170 moderate- and above-moderate-income dwelling units.

Table R-III indicates there were eleven tentatively approved subdivisions, approved during the 2003-2009 Housing Element planning period, that have the potential to provide housing for households across the RHNP income level groupings. A total of 28 acres of land area within three subdivisions have a combined potential to create 76 units of moderate-income-level housing. In addition, there are 66 units of above-moderate-income level housing on 81 acres of land within six subdivisions. There are also 22 units of low-income level housing within two tentatively approved subdivisions on 4 acres.

1. Relationship of Zoning Standards to Adequate Sites

The extent to which the City has "suitable sites" for housing affordable to very-low- or low-income households will depend, in part, on zoning standards, particularly the maximum allowed density, parking, building coverage, height, and setback standards. The adequacy of sites will also depend on whether the City grants exceptions or variances to these requirements to reflect the challenges of building on small, irregularly-shaped, or otherwise constrained parcels, thereby reducing development costs and increasing development capacity.

The combination of the City's flexible zoning standards, allowances for housing on commercial properties and a history of approving varied housing projects suggests that

Placerville can accommodate its remaining share of regional housing needs on sites available within the existing City limits.

2. Affordability by Income Group

Based on the cost of land and improvements and the density at which housing projects have been developed in Placerville, the City has assumed the following relationship between zoning and housing affordability:

- R-E and R-1 sites are adequate to accommodate either above-moderate-income or moderate-income households;
- R-2 sites appear adequate to accommodate either above-moderate-income or moderate-income households, with low-income households accommodated in this zone with deep subsidies;
- R-3 zoned sites are adequate to accommodate low-income households in mixed-income projects at market rates, with subsidized rental units, and townhouses or condominiums with first-time homebuyer assistance, and
- R-4 sites are adequate to accommodate either low or very-low income households.

Developers will also be encouraged to achieve maximum density for low, very-low and extremely- low-income households when the R-5 Zone (maximum density of 20 dwelling units per acre) is created under Program 24. State law was amended in 2004 (AB2348) to clarify the process by which cities determine the capacity of vacant sites for new housing developments. The law established minimum densities that are presumed to be necessary to facilitate the development of housing that is affordable to lower income households. This minimum, or default density, is 20 units per acre. Table R-IV contains two sites within the Mallard Lane/Green Valley Road area that comprise 23.50 acres that would be appropriate for higher density development. Current General Plan land use and Zoning designations permit residential development at densities ranging from 8 to 16 units per acre. Higher density development of these sites with apartments, townhomes and condominiums is considered to be appropriate given their walking distance to the Placerville Drive employment center (El Dorado County Government campus and commercial services along Placerville Drive) and the El Dorado Transit commuter Park & Ride facility at the El Dorado County Fairgrounds. Also public transit serves both sites. Site analyses, including location map and site photos for these two sites is provided in Appendix D.

It is conservatively estimated that there is potential for development of 319 units on these sites at the 20 units per acre density. It is anticipated that these new units would be primarily affordable to the City's workforce (moderate and lower income households). Opportunities may also exist for larger senior/group home/residential care facilities. Development of these sites will require some off-site street and street frontage pedestrian and bicycle improvements along Green Valley Road. These improvements are not

expected to pose a significant constraint to the development of these sites. No environmental constraints are known to exist on either of the Mallard Lane / Green Valley Road area sites.

In addition to the residential lands inventoried, there are opportunities for additional residential development on underutilized and undeveloped commercial sites. The City allows residential uses by right in five commercial zones, with flexible standards aimed to encourage housing production as part of mixed-use development in these zones. New residences within commercial areas may be affordable to residents of all income ranges, depending on subsidies and incentives offered.

Commercial sites are not included in the inventory as they are not necessary to show that the City has sufficient land to meet its regional allocation. Although the City has received proposals and inquiries for housing or mixed uses in commercial zones, none of these proposals has progressed to a completed project. Past development activity is not a future predictor of the feasibility or likelihood of housing being developed in commercial zones, therefore. The City could document residential development potential in commercial zones through a site inventory of vacant or underutilized commercial properties, noting current uses, property/building conditions, and the availability of infrastructure. The City could also provide additional incentives for the development of housing in commercial zones. See Chapter H (Housing Strategy), Program 3 for further details.

Based on results of the available land inventory, the City has sufficient land to accommodate the regional housing needs allocation for the current planning period.

3. Public Facilities, Services, and Environmental Conditions

All of the properties listed in Tables R-I, R-II, R-III and R-IV can be provided with water, sewer, drainage, other City facilities and services between 2009 and 2015. City services exist on or can be extended to lots within the current City limits. Public infrastructure improvements required of new developments, impact fees, and planned City improvements of facilities help ensure that services and facilities are available to both current and future residents. Parks, schools, emergency services facilities, and other public facilities are also extended in this manner.

As provided in Tables R-I, R-II, R-III and R-IV, there are a total of 230 acres of land that were identified as being vacant or underdeveloped and residentially zoned. City Staff made site visits to each of the vacant or underdeveloped residentially zoned properties in the City, or used City topographic maps to assess suitability of each for development. Consideration was given to parcel sizes, access to public roads, slopes, drainage, and consistency with surrounding development.

Table R-I: Available Land Inventory Summary Residentially Zoned Suitable and Available Land (within City Limits) with potential to accommodate Low and Very Low Income Housing Units

R-3 (Multi-Family Residential)								
APN/ Location	Cross Street / Address	Acreage	Allowable Density	GP Designation	Unit Capacity	Realistic Unit Capacity @ 75% of Max due to slope.	Existing Use	Infrastructure Capacity
049-180-35	Cardinal Dr.	0.43	12 du/ac	High Density Res.	5.16	3.87	Vacant	Yes
051-505-01	Cedar Ravine Rd.	1.10	12 du/ac	High Density Res.	13.20	9.90	Vacant	Yes
R-3 Subtotal		1.53				13		
R-4 (Multi-Family Residential)								
APN/ Location	Cross Street / Address	Acreage	Allowable Density	GP Designation	Unit Capacity	Realistic Unit Capacity @ 50% of Max due to slope, vegetation, wetlands, access)	Existing Use	Infrastructure Capacity
323-580-23	Placerville Dr.	6.29	16 du /ac	High Density Res.	100	50	Vacant	Yes
R-4 Subtotal		6.29				50		
Low and Very Low Income Housing Unit Totals						63		

Table R-II: Available Land Inventory Summary Vacant Residentially Zoned Suitable and Available Land (within City Limits) with potential to accommodate Moderate and Above Moderate Income Housing Units

Residential Estate (RE)								
APN / Location	Cross Street / Address	Acreage	Allowable Density	GP Designation	Unit Capacity	Realistic Unit Capacity @ 75% of Max due to existing residence use.	Existing Use	Infrastructure Capacity
049-100-32	Stonecrest Rd.	20.00	0.20 du/ac	Rural Residential	4	3	Single-Family	Yes
R1-A Total		20.00				3		
R1-20 (Single-Family Residential, 20,000 Square Feet Minimum Parcel Area)								
APN / Location	Cross Street / Address	Acreage	Allowable Density	GP Designation	Unit Capacity	Realistic Unit Capacity @ 75% of Max.	Existing Use	Infrastructure Capacity
001-071-10	Quartz Mountain Rd.	10	2.18 du/ac	Low-Density	21.80	16.35	Vacant	Yes
001-071-16	Quartz Mountain Rd.	10			21.80	16.35	Vacant	Yes
050-420-57	Aggregate Way	3.1			6.76	5.07	Vacant	Yes
050-420-58	Aggregate Way	5.1			11.12	8.34	Vacant	Yes

050-420-90	Morrene Dr.	14.9			32.48	24.36	Vacant	Yes
R1-20 Total		43.1				70		
R1-10 (Single-Family Residential, 10,000 Square Feet Minimum Parcel Area)								
APN/ Location	Cross Street / Address	Acreage	Allowable Density	GP Designation	Unit Capacity	Realistic Unit Capacity @ 75% of Max.	Existing Use	Infrastructure Capacity
050-590-18	Golden Eagle Dr.	2.86	4.36 du/ac	Low-Density	12.47	9.35	Vacant	Yes
R1-10 Total		2.86				9		

R1-6 (Single-Family Residential, 6,000 Square Feet Minimum Parcel Area)								
APN/ Location	Cross Street / Address	Acreage	Allowable Density	GP Designation	Unit Capacity	Realistic Unit Capacity @ 75% of Max.	Existing Use	Infrastructure Capacity
002-011-33	Pleasant St. / Bedford Ave.	6.7	7.26 du/ac	Medium- Density	48.64	36.48	Single- Family	Not known
002-021-08	Pleasant St. / Bedford Ave.	5.3			38.48	28.86	Vacant	Not known
R1-6 Total		12				65		
Moderate and Above Moderate Income Housing Unit Totals						147		

Table R-III: Approved Tentative Residential Housing Development Subdivisions

Moderate-Income Level Target						
Land Division	APN	Location	Acreage	GP Designation	Zoning	Units
Cottonwood Park Phases 4 & 6	002-071-33,34; 002-051-27	Constellation and Clay St.	22.2	Low- & Medium-Density	R1-6, R1-10, R1-A	39
Dover/Stancil	323-310-62	Forni Rd. / Placerville Dr.	5.8	High-Density	R-2/PD	34
Atkinson	002-101-46	Clay Street at Franklin Ct.	1.5	Medium-Density	R1-6	3
Moderate Income Totals			28			76
Above-Moderate-Income Level Target						
Land Division	APN	Location	Acreage	GP Designation	Zoning	Units
Mountain Lane Place	002-081-09	Mountain Lane	2.75	Low-Density	R1-10, PD	8
Morrene Place	002-380-18	Morrene Dr.	2.4	Low-Density	R1-10	3
Astonia Estates	048-380-09	Broadway / Texerna Rd.	37.3	Low-Density	R1-10	39
Adamo	051-441-47	Elysian Way & Cedar Ravine	21.26	Low-Density	R1-20	4
Country Club Court	051-520-11	Country Club Dr.	7.7	Low-Density	R1-20	9
Springlake	323-650-03	Colin Rd. & Andler Rd.	10.15	Low-Density	R1-A	3

Above Moderate Income Totals		81.56		66		
Low-Income Level Target						
Land Division	APN	Location	Acreage	GP Designation	Zoning	Units
Placerville Heritage Homes	323-400-20	Ray Lawyer Dr.	3.6	High-Density	R-3/PD	20
Piazza Parcel Map	004-011-58	Edythe Court / Thompson Way	0.4	High-Density	R-3	2
Low Income Totals			4			22

Table R-IV: Rezone Potential Inventory Summary of Suitable and Available Land (within City Limits) with potential to accommodate Very Low and Extremely Low Income Housing Units at 20 Dwelling Units Per Acre (See Program 25 and Appendix D).

R-5 (Multi-Family Residential)								
APN / Location	Cross Street / Address	Acreage	Allowable Density	GP Designation	Unit Capacity	Realistic Unit Capacity	Existing Use	Infrastructure Capacity
323-220-06; 323-220-08; 323-220-13	Mallard Ln	20.70	20 du/ac	High Density Res.	414	277	Vacant	Yes
325-180-81	Green Valley Road/ Mallard Ln	2.80	20 du/ac	High Density Res.	56	42	Vacant	Yes
R-5 Total		23.50				319		

4. Sites for Special Needs Housing

The suitable land inventory also includes consideration of the amount of land available for providing special needs housing within the City. As discussed earlier in the Housing Element, special needs groups include the disabled, elderly, farm workers, infirmed adults and children, large families, and others in need of unique housing options. Table R-V provides a summary of the special needs housing permitted or conditionally permitted within each of the zones. Based on the available land inventory, there is sufficient land available in appropriate zoning districts to allow for construction of necessary special needs housing within Placerville.

Table R-V: Special Needs Housing Land Availability

Zone	Acres	Special Needs Housing (by right or with CUP)
RE	20.0	Granny flats, second units, small family day care, medium family day care, large family day care, community care, domestic violence shelter
R1-A	0.0	Granny flats, second units, small family day care, medium family day care, large family day care, community care, domestic violence shelter
R1-20	44.0	Granny flats, second units, small family day care, medium family day care, large family day care, community care, domestic violence shelter
R1-10	10.0	Granny flats, second units, small family day care, medium family day care, large family day care, community care, domestic violence shelter
R1-6	12.0	Granny flats, second units, small family day care, medium family day care, large family day care, community care, domestic violence shelter
R-2	9.9	Small family day care, medium family day care, large family day care, community care, domestic violence shelter, multi-family housing, rooming/boarding house
R-3	23.9	Small family day care, medium family day care, large family day care, community care, domestic violence shelter, multi-family housing, rooming/boarding house
R-4	2.8	Small family day care, medium family day care, large family day care, community care, domestic violence shelter, multi-family housing, rooming/boarding house

B. Administrative Resources for Housing

1. Placerville Community Development Department

The Planning Division of the Community Development Department provides housing and community development services to residents, developers, and those interested in housing issues. The Planning Division is responsible for the ongoing implementation of the entire General Plan, including the Housing Element, and coordinates review of all proposed housing developments. For projects located within the City of Placerville, the Community Development Department is the major source of coordination for financial and administrative resources.

2. El Dorado County Human Services Department

The El Dorado County Human Services Department offers a wide range of accessible programs designed to meet basic needs and to improve the quality of life for all county residents. Programs administered by El Dorado County HSD that are available to Placerville residents include Housing Choice Vouchers (formerly known as Section 8 vouchers), CDBG Housing Rehabilitation Program, Home Energy Assistance Program, and senior assistance programs offered under the Agency on Aging (see following listing).

3. El Dorado County Area Agency on Aging

The Area Agency on Aging is responsible for the administration of senior programs for El Dorado County residents 60 years of age and older. The Area Agency on Aging develops and implements the Area Plan for Senior Services in El Dorado County. This includes the Commission on Aging, a board appointed by the County Board of Supervisors to address issues with seniors throughout the County.

4. Home of Elder and Adult Resource Team (HEART)

HEART provides a continuum of care designed to improve the quality of life of elders and adults with disabilities, including centralized intake and referral, assessment and consultation, protective and supportive services, and care coordination. Utilizing a team of professional resource specialists, HEART's goal is to ensure the delivery of client-centered, compassionate, and comprehensive services to foster healthy, safe and dignified living.

5. Mercy Housing California

MHC is a non-profit developer that provides affordable housing for families, seniors, formerly-homeless persons, individuals with HIV/AIDS and persons with chronic

mental illnesses and physical impairments. With the assistance of public and private funding, MHC builds or rehabilitates housing to meet community needs. The types of housing developed include multi-unit rental apartments and single-family homes, single room occupancy apartments for formerly-homeless adults, and handicap-accessible units for individuals with physical impairments.

6. Habitat for Humanity

Habitat for Humanity is a non-profit, faith-based organization dedicated to building affordable housing and rehabilitating homes for lower-income families. Habitat builds and repairs homes with the help of volunteers and partner families. Habitat homes are sold to partner families at no profit with affordable, no-interest loans. Volunteers, churches, businesses, and other groups provide most of the labor for the homes. Government agencies or individuals typically donate land for new homes.

7. CBM Group

CBM is a private, for-profit developer of affordable housing throughout the western United States. CBM has been active in Placerville in the past, seeking to provide affordable housing developments. The company constructs, maintains, and manages multi-family projects, and has worked with the City to help identify sites suitable for affordable housing.

8. Kaufman & Broad

Kaufman and Broad is a private, for-profit developer of single- and multi-family housing. This company has been active in Placerville in the construction of housing projects affordable to low-income residents, and has worked with the City to help identify sites suitable for affordable housing development. The company constructs, maintains, and manages both single-family and multi-family projects.

9. California Department of Housing and Community Development

The California Department of Housing and Community Development (HCD) provides a variety of housing resources for communities, including coordination and distribution of state grants and loans, advisement on maintaining consistency with state housing laws, listings of at-risk housing units, and information for local governments regarding housing law and development of affordable housing. In addition to these programs and forms of assistance, HCD also reviews Housing Elements for consistency with state law.



10. California Department of Fair Employment and Housing

As related to housing issues, the mission of the Department of Fair Employment and Housing is to protect the people of California from unlawful discrimination in housing and public accommodations. This State agency is the proper referral point for issues related to housing discrimination laws, practices, and complaints.

C. Financial Resources for Housing

1. Community Development Block Grant (CDBG) Funds

The Federal CDBG Program provides funds for a variety of community development activities. The program is flexible in that the funds can be used for a range of activities. The eligible activities include, but are not limited to: acquisition and/or disposition of real estate or property, public facility construction and improvements, relocation, rehabilitation and construction (under certain limitations) of housing, homeownership assistance, as well as clearance activities.

2. HOME Investment Partnership Program Funds (HOME)

Federal HOME funds can be used for activities that promote affordable rental housing and homeownership for lower-income households. Such activities include building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance. A federal priority for the use of HOME funds is the preservation of at-risk housing projects.

3. Housing Choice Voucher Program ("Section 8" Rental Assistance)

The Housing Choice Voucher Program (formerly known as the Section 8 program) is a federal program that provides rental assistance to very-low-income households in need of affordable housing. The program offers a voucher that pays the difference between the current fair market rent and what a tenant can afford to pay (i.e. 30 percent of their incomes). The voucher allows a tenant to choose housing that may cost above the payment standard, but the tenant must pay the extra cost. The program is administered by the Housing Authority of El Dorado County.

Table R-VI: Financial Resources for Affordable Housing (Federal)

1. FEDERAL PROGRAMS		
PROGRAM NAME	DESCRIPTION	ELIGIBLE ACTIVITIES
Community Development Block Grant (CDBG)	Grants awarded to the City on a formula basis for housing and community development activities.	<ul style="list-style-type: none"> - Acquisition - Rehabilitation - Homebuyer Assistance - Economic Development - Homeless Assistance - Public Services
Emergency Shelter Grants (ESG)	Grants potentially available to the City through the County to implement a broad range of activities that serve homeless persons. Funding availability is uncertain for the current year.	<ul style="list-style-type: none"> - Shelter Construction - Shelter Operation - Social Services - Homelessness Prevention
HOME	Grant program potentially available to the City on a competitive basis for housing activities. City competes for funds through the State's allocation process.	<ul style="list-style-type: none"> - Acquisition - Rehabilitation - Homebuyer Assistance - Rental Assistance
Low-income Housing Tax Credits (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sales are typically used to create housing.	<ul style="list-style-type: none"> - New Construction - Acquisition - Rehabilitation
Mortgage Credit Certificate (MCC) Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing. County Housing Authority makes certificates available.	<ul style="list-style-type: none"> - Homebuyer Assistance
Housing Choice Voucher Program (Formerly Section 8)	Rental assistance payments from the El Dorado County Housing Authority to owners of private market-rate units on behalf of very-low-income tenants.	<ul style="list-style-type: none"> - Rental Assistance - Homebuyer Assistance

Housing Act - Section 202 Supportive Housing for the Elderly Program	Grants to non-profit developers of supportive housing for the elderly.	- Acquisition - Rehabilitation - New Construction
Housing Act - Section 203(k)	Provides long-term, low-interest loans at fixed rate to finance acquisition and rehabilitation of eligible property.	- Land Acquisition - Rehabilitation - Relocation of Unit - Refinance Existing Indebtedness
Housing Act - Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	- Acquisition - Rehabilitation - New Construction - Rental Assistance
U.S. Department of Agriculture (USDA) Housing Programs (Sections 514/516)	Below market-rate loans and grants for farm worker rental housing.	- New Construction - Rehabilitation

Table R-VII: Financial Resources for Affordable Housing (State)

2. STATE PROGRAMS		
PROGRAM NAME	DESCRIPTION	ELIGIBLE ACTIVITIES
Affordable Housing Partnership Program (AHPP)	Provides lower interest-rate CHFA loans to homebuyers who receive local secondary financing.	- Homebuyer Assistance
CalHOME	Provides grants to local governments and non-profit agencies for local homebuyer assistance and owner-occupied rehabilitation programs and new home development projects. Will finance the acquisition, rehabilitation, and replacement of manufactured homes.	- Homebuyer Assistance - Rehabilitation - New Construction

California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CHFA first loans to give eligible buyers 100% financing.	- Homebuyer Assistance
California Housing Finance	Below-market-rate financing,	- New Construction
Agency (CHFA) Rental Housing Programs	Offered to builders and developers of multi-family and elderly rental housing. Tax exempt bonds provide below-market mortgages.	- Rehabilitation - Acquisition
California Housing Finance Agency (CHFA) Home Mortgage Purchase Program	CHFA sells tax-exempt bonds to make below-market loans to first-time buyers. Program operates through participating lenders who originate loans for CHFA.	- Homebuyer Assistance
California Self-Help Housing Program (CSHHP)	Provides grants for the administration of mutual self-help housing projects.	- Homebuyer Assistance - New Construction
Emergency Housing and Assistance Program (EHAP)	Provides grants to support emergency housing.	- Shelters & Transitional Housing
Emergency Shelter Grants Program	Federal grants awarded to non-profit organizations for shelter support services.	- Support Services
Extra Credit Teacher Program	Provides \$7,500 silent second loans with forgivable interest in conjunction with lower interest rate CHFA first loans to assist eligible teachers to buy homes.	- Homebuyer Assistance
Multi-Family Housing Program (MHP)	Deferred payment loans for the new construction, rehabilitation and preservation of rental housing.	- New Construction - Rehabilitation - Preservation
California Low-Income Housing Tax Credits	Tax credits are available to persons and corporations that invest in low-income	- New Construction - Acquisition - Rehabilitation

	rental housing. Proceeds from the sales are typically used to create housing.	
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Table R-VIII: Financial Resources for Affordable Housing (Private)

3. PRIVATE RESOURCES		
PROGRAM NAME	DESCRIPTION	ELIGIBLE ACTIVITIES
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium designed to provide long term debt financing for affordable multi-family rental housing. Non-profit and for-profit developers contact member banks.	- New Construction - Rehabilitation - Acquisition
Federal National Mortgage Association (Fannie Mae)	- Fixed rate mortgages issued by private mortgage insurers.	- Homebuyer Assistance
	- Mortgages which fund the purchase and rehabilitation of a home.	- Homebuyer Assistance - Rehabilitation
	- Low Down-Payment Mortgages for Single-Family Homes in underserved low-income and minority cities.	- Homebuyer Assistance
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	- Homebuyer Assistance

Source: Compiled by Cotton/Bridges/Associates, September 2003.
(Amended by City of Placerville, 2009)

V. HOUSING STRATEGY

A. Introduction

1. Contents of the Housing Strategy

This chapter of the Housing Element contains the City's strategy for meeting housing needs identified in Chapter II, the use of resources available to the City, and the reduction of barriers to the availability of housing for all residents as described in Chapter III. As required by state law, this chapter contains quantified (numerical) objectives for housing construction, housing rehabilitation, and the preservation of affordable housing, with a five-year program of actions that:

- Provides regulatory concessions and incentives, and uses local, federal, and state financing and subsidy programs to support the development of affordable housing;
- Identifies adequate sites with appropriate zoning, development standards, services and facilities to encourage the development of a variety of types of housing for all income levels;
- Assists in the development of adequate housing to meet the needs of low- and moderate-income households;
- Addresses, and where appropriate and legally possible, removes governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities;
- Conserves and improves the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action;
- Promotes housing opportunities for all persons regardless of race, gender, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and
- Preserves assisted housing developments for lower-income households.

The following section sets forth the City's goals, policies, and programs for the 2008-2013 period. The goals and policies discussed in this section address state requirements under Housing Element law, and respond to the issues identified in the previous sections.

2. Trends Influencing the Housing Strategy

Placerville has, historically, been the center of social and commercial services for the Sierra foothills region of El Dorado County, which has naturally attracted a high percentage of low-income and special needs residents to the City. Most of the multi-family housing constructed in Placerville over the past 20 years has been subsidized rental housing affordable to very-low- and low-income households. At the same time, Placerville has experienced a growing influx of higher-income residents who desire the quality of life offered by the Sierra foothills region. This trend is beneficial to the City in that it provides opportunities to diversify the local economy and attract higher-paying jobs for City residents.

In conjunction with strategies to improve older neighborhoods in the City, the City hopes that a wider variety of housing will also attract a wider range of employment and economic development opportunities for the City's low- and moderate-income households, allowing them more opportunities to afford housing. Placerville's housing strategy is shaped by these trends and is based on three principles:

- The City needs to create a more balanced community, which requires that it attract middle- and upper-income residents;
- The City must also address the significant unmet needs of its current low-income residents, and
- With economic growth comes additional affordable housing need, as many of the jobs to be created in Placerville will pay low-to-moderate wages.

3. Coordination of the Housing Strategy

The Community Development Department is the City entity primarily responsible for implementing the housing programs. However, several programs also involve cooperation with other public and private entities, including the City Administration and Engineering Divisions, El Dorado County Housing Authority, local lenders and real estate agents, and non-profit developers.

Within the Administration Department, the Grants Administration Division will have the primary role of coordinating the implementation of the programs. Staff from the Grants Administration Division will meet with representatives of other agencies, track the implementation of the programs in this chapter, report on progress and problems in implementation, and recommend revisions to implementation measures and techniques to improve the achievement of program objectives. The designated staff member will meet with representatives of the various City divisions, departments, and non-profit agencies as needed, but no less than annually, to review implementation progress and identify solutions to implementation problems.

B. Housing Goals and Policies

Goal A: To Designate Sufficient Land to Accommodate Placerville's Share of El Dorado County's Future Housing Needs

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

Goal B: To Facilitate the Development of Housing for Special Needs Households

- Policy 1: The City will allow overnight shelters and transitional housing facilities for homeless individuals and families in appropriate zoning districts.
- Policy 2: The City will implement state and federal requirements for persons with disabilities in new residential developments.
- Policy 3: The City will facilitate the development of senior housing by working with senior housing providers to identify adequate sites, assisting in the acquisition of funds for low-income senior housing, and providing development incentives.
- 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.

Goal C: To Facilitate the Development of Housing Affordable to Lower- and Moderate-Income Households

- Policy 1: The City will encourage the use of density bonuses and regulatory incentives as tools to assist affordable housing development.
- Policy 2: The City will pursue state and federal funding to assist in developing housing affordable to low- and moderate-income households.
- Policy 3: The City will review the Zoning Ordinance, permit processes, and development fees to identify and remove potential constraints to the development of a range of housing for all income levels and needs.

- 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.

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.
- Policy 2: The City will cooperate with local homebuilders, real estate agents, and lenders to conduct an annual fair-housing public information campaign.

Goal E: To Preserve the Existing Housing Stock

- Policy 1: The City will continue to provide rehabilitation assistance to low- and moderate-income households.
- Policy 2: The City will conduct a housing condition survey to identify areas of the community most in need of rehabilitation assistance.
- 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.
- Policy 4: The City will continue to preserve historic structures within the City by encouraging re-use of viable buildings within historic districts.

Goal F: To Conserve Existing Affordable Housing Opportunities

- Policy 1: The City will continue to cooperate with the El Dorado County Housing Authority to provide rental assistance to Placerville residents.
- Policy 2: The City will continue to monitor the status of the government-assisted housing in Placerville and preserve the affordability of these units.
- 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.

Goal G: To Promote Residential Energy Conservation

- 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).

- 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.
- Policy 3: The City will promote energy conservation through its land use planning and development standards.

C. Housing Programs

Goal A: To Designate Sufficient Land to Accommodate Placerville's Share of El Dorado County's Future Housing Needs

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. 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: Community Development Department.

Funding Source: General Fund.

Timeframe: First update completed with adoption of Housing Element; subsequent updates to be completed by September each year, 2009 - 2014.

Objective: Accommodate at least 388 additional housing units, including 106 extremely-low-, very-low- and low-income housing units.

PROGRAM 2. Infill Development and Sites with Re-Use Potential

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.
- Approve density bonuses for projects that include affordable housing (see Program 7).
- 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.

Discussion: The City believes that the infill/re-use site inventory and the proposed incentives will increase interest in the development of housing or mixed-use projects in, or adjacent to, commercial zones, particularly on sites close to the downtown area. Such development would support several of the City's General Plan policies for "smart growth" and community sustainability. The site inventory will also provide the City with greater specificity regarding the potential to develop housing close to services, transit, and jobs.

Responsibility: Community Development Department.

Funding Source: General Fund, CDBG or SACOG planning grant.

Timeframe: Update infill/re-use site survey and conduct feasibility study by September 2012 and update annually thereafter; distribute inventory to developers at least once a year.

Objective: Provide additional opportunities to accommodate at least 313 additional housing units (see Program 1).

Goal B: To Facilitate the Development of Housing for Special Needs Households.

PROGRAM 3. 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, as required by Senate Bill SB2, discussed in Chapter 2.

Discussion: The City defines transitional housing and emergency shelters as “institutions of a charitable and philanthropic nature or non-profit charitable institutions” in the Zoning Ordinance. These uses are allowed in all residential zones.

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.



Additionally, the City has evaluated its Zoning Ordinance and maps to identify at least one zoning category that will accommodate 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. Such a site has been selected as uniquely suitable for such a housing facility. The site, located at 1700 Broadway (Assessor’s Parcel Number 049:170:031), west of Airport Road, is in a Highway Commercial

(HWC) Zone and is approximately 6 acres in area and contains no physical or environmental constraints.

In addition, the City will amend its zoning consistent with SB 2 within one year of adoption. For emergency shelters, the City will amend the HWC zoning code to permit emergency shelters with application of current design standards but without discretionary action. Shelters will only be subject to development and management standards that apply to residential or commercial uses within the HWC zone. For transitional and supportive housing, zoning will be amended to permit the uses as residential uses and only subject them to those restrictions that apply to other residential uses of the same type in the same zone.

- Responsibility: Community Development 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 SB2. The City shall also consider permit and impact fee waivers and other credits in consideration for such payment.

PROGRAM 4. 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.

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: Community Development Department.

Funding Source: General Fund.

Timeframe: Ongoing.

Objective: Improve housing accessibility for persons with disabilities.

PROGRAM 5. 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 7), identification of suitable development sites (Programs 1-3), and through other development incentives such as reduced parking, which can be granted in conjunction with the density bonus provision. 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. 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: Community Development 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.

Goal C: To Facilitate the Development of Housing Affordable to Lower- and Moderate-Income Households

PROGRAM 6. 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 Design Program Implementation Report that addresses:
 - Infill development opportunities, including densities, development standards and possible development incentive programs;
 - Summary of architectural styles found in the City and how they relate to specific sites;
 - Preliminary conceptual site and architectural plans including floor plans, elevations and conceptual development financial analysis for each of the sites and unit types;

- 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;
- Creation of the “Workforce Housing Design Program” fact sheet/newsletter for reproduction and public distribution by the City, summarizing the findings of the study, and
- 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.

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:	Community Development Department.
Funding Source:	General Fund, CDBG Planning Grant, other sources identified in Program 9.
Timeframe:	Determine the need and apply for a CDBG planning grant, if appropriate, by June 2012.
Objective:	Complete at least one housing development that provides very-low-income, low-income, and moderate-income housing units.

PROGRAM 7. Density Bonus

Action:	Amend the City’s density bonus program to include the new changes under state law. Continue to 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 6).
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.

Recent changes in state law have added provisions to the density bonus requirements for new condominium development or condominium conversions. The City will add these requirements to the density bonus program; the new density bonus program will provide a density bonus of 35 percent, either individual or combined for any single project, the maximum permissible under state law.

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: Community Development Department, Planning Commission, City Council.

Funding Source: General Fund, permit fees.

- Timeframe: Complete program brochure and website link by June 2012. Amend density bonus by June 2012. 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.

PROGRAM 8. 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:	Community Development 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 2012. 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.

PROGRAM 9. 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:
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- 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: Community Development 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.

PROGRAM 10. Self-Help Housing

Action: The City will continue 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 8 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 Program 9), or
- Other regulatory incentives, including density bonus and streamlined permit processing (see Program 7).

Discussion: As a part of the 1992 Housing Element, the City worked with Rural California Housing Corporation to construct a 100-unit

self-help housing project. The project provided 50 units affordable to very-low-income households and 50 units affordable to low-income households. Since the project was a success, the City will attempt to facilitate an additional self-help housing project during the 2006–2013 period. A self-help project could be designed as part of the City’s Workforce Housing Study (see Program 6).

- Responsibility: Community Development 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.

PROGRAM 11. Hillside Development

Action: The City will review the Hillside Development Standards to revise the slope/density formula to reduce the minimum required lot size in relation to increasing slope on sites with average slopes between 10 and 30 percent. In addition to the review of the Development Standards, the City will encourage the use of the planned development process as a tool to cluster housing development on the less restricted areas of a site. As means of facilitating use of the Planned Development process, the City will provide information at its permit counter, provide a link on the City’s website, distribute information on the planned development requirements and slope density regulations to local homebuilder organizations, and use pre-application meetings as a means of discussing alternative approaches to development on hillsides.

Discussion: The City regulates the density of development on sites with slopes greater than 10 percent in single-family zones through a formula that requires larger minimum lot sizes as slopes increase. A property in the R1-6 Zone with an average slope greater than 10 percent will require a minimum lot size over 6,000 square feet. Properties with slopes between 15 and 20 percent will require minimum lot sizes of more than 10,000 square feet under the City’s formula. If the average slope is 20 percent, the minimum lot size is 20,000 square feet. Under the City’s current approach to regulating housing density on sloped sites, the ratio of the required minimum lot size to slope begins

to increase exponentially once the average slope of property exceeds 15 percent.

The result of the slope standards is the reduction of the achievable density on single-family sites by as much as 30 percent, depending on site characteristics. Properties, or portions of properties, with slopes in excess of 40 percent may not be included in the calculation of minimum lot size, as development is generally prohibited on such slopes (unless special engineering standards are met and a design waiver is approved by City).

The City allows for exceptions to the slope standards for existing lots created prior to May 1963 if the applicant can show that grading, tree removal, and site disturbance can be confined to a portion of the property within an average slope of 10 percent or less. In addition, the City allows property owners to use the planned development process to cluster homes on less-restricted portions of a development site to mitigate the potential loss of dwelling units from the application of the slope standards.

A revision to the slope density formula could potentially allow residential densities closer to the maximum permitted under the zoning district on sites with slopes between 10 and 30 percent so long as portions of the site have lesser slopes that would allow for clustering of housing. The City can encourage the use of the Planned Development process as a tool to cluster housing development on the less restricted areas of such properties.

Responsibility:	Community Development Department, Planning Commission, City Council.
Funding Source:	General Fund as necessary.
Timeframe:	Revise standards by June 2012, if such revision is necessary. <i>(Added by Planning Commission on June 1, 2010.)</i>
Objective:	Increase residential development potential on moderately sloped sites while preserving as much of the natural contour of slopes as possible, reducing safety impacts from disturbed slopes, and reducing the appearance of bulk of hillside homes, particularly on ridge lines or in prominent locations visible from significant distances.

PROGRAM 12. Zoning Ordinance Revisions

Action: As a part of the Housing Element Update, the City reviewed the Zoning Ordinance to identify potential constraints to housing development. The review identified potential constraints with respect to mobile home parks and cumulative zoning. To mitigate the potential constraints, the City will adopt the following zoning revisions:

Mobile home Parks and Developments: The Zoning Ordinance currently permits the development of mobile home parks only within the Mobile Home Park (MP) zoning district. State law requires that mobile home parks be permitted on all land that is planned and zoned for residential use. Also state law preempts the City from imposing inspection, lot standards, or infrastructure requirements within a mobilehome park, as this authority rests with the California Department of Housing and Community Development. To ensure the Zoning Ordinance complies with state law regarding mobile home parks, the City shall amend the Ordinance to clarify that mobile home parks are permitted in the RE, R1-A, R1-20,000, R1-10,000, R1-6,000, R-2, R-3 and R-4 residential zones subject to a conditional use permit as authorized under state law.

Cumulative Zoning: The Zoning Ordinance currently allows single-family and non-residential development as permitted uses in multi-family zoning districts. To ensure that the zoning standards do not constrain multi-family development, the City will amend the Zoning Ordinance to allow single-family and non-residential development only as a conditional use in multi-family districts, and limit the placement of single-family homes to parcels where development of multi-family housing is infeasible, such as small or irregularly-shaped parcels.

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

Funding Source: General Fund.

Timeframe: Amend Zoning Ordinance by January 2012.

Objective: Facilitate the development of alternative housing/shelter options.

PROGRAM 13. 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 which 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. As housing costs in the region continue to rise, 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: Community Development Department, City Council.
- Funding Source: CDBG, HOME, CHFA HELP Program, Federal Home Loan Bank Board Affordable Housing Program.
- Timeframe: Beginning in 2012, meet with non-profit organizations, El Dorado County agencies and/or lenders interested in offering FTTHA programs to review suitability for Placerville residents. Help developers apply for funding as soon thereafter as feasible based on demand and administrative capacity.
- Objective: Assist very-low-income households, low-income households, and moderate-income households in the purchase of a first home.

Goal D: To Promote Equal Housing Opportunity for all Residents

PROGRAM 14. 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: Community Development Department.

Funding Source: General Fund.

Timeframe: Ongoing referral and distribution of information.

Objective: Increase community awareness of fair housing.

Goal E: To Preserve the Existing Housing Stock

PROGRAM 15. Housing Rehabilitation.

Action: The City will continue to promote low-interest and deferred-payment loans for housing rehabilitation. Both owner-occupied and renter-occupied units are eligible to receive loans under the program. The City's program provides a maximum loan amount of \$40,000 per unit (\$50,000 for historic residences) to homeowners and rental property owners whose tenants earn less than 80 percent of the El Dorado County median family income. 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.

Responsibility: Community Development Department.

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

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

Objective: Rehabilitate homes.

PROGRAM 16. 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: Community Development Department.

Funding Source: CDBG Planning Grant.

Timeframe: Update the Housing Conditions Survey by June 2012. Update the Survey every five years thereafter.

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

PROGRAM 17. 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 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 15 for Housing Rehabilitation Funding sources.

Timeframe: Ongoing.

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

PROGRAM 18. 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;
- Directing eligible households to the rehabilitation program, which provides up to \$50,000 of assistance for historic homes;
- 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: Community Development Department.

Funding Source: General Fund. See Program 15 for housing rehabilitation funding sources.

Timeframe: Ongoing.

Objective: Preserve the historic/architectural integrity of historic residential structures.

Goal F: To Conserve Existing Affordable Housing Opportunities

PROGRAM 19. 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, and
- Provide a website link to the Housing Authority.

Responsibility: Community Development Department, El Dorado County Housing Authority.

Funding Source: HUD Housing Choice Vouchers for rental assistance, General fund for outreach activities.

Timeframe: Create website link by December 2011, other activities ongoing.

Objective: Increase rental property owner participation in the Housing Choice Voucher Program.

PROGRAM 20. 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 no units are at risk. Though no 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: Community Development Department.
Funding Source: General Fund.
Timeframe: Ongoing.
Objective: Preserve affordable rental housing units.

PROGRAM 21. Mobilehome 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. These parks are located outside the City, however.

Responsibility: Community Development Department.
Funding Source: CDBG, HOME, California Housing Finance Agency HELP program, California Mobile Home Park Resident Ownership Program.

- Timeframe: Meet with park owners by December 2011 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 (including space in the one mobile home park on the City limit line), if determined to be feasible.

Goal G: To Promote Residential Energy Conservation

PROGRAM 22. Weatherization

- Action: The City will distribute information on energy efficiency and weatherization programs offered by Pacific Gas & Electric and others in conjunction with the City rehabilitation program. In addition, the City will identify additional funding sources that offer assistance for weatherization improvements to lower-income households and provide this information to participants in its housing rehabilitation program. The City will continue to permit energy efficiency and weatherization improvements as eligible activities under its housing rehabilitation program.
- Responsibility: Community Development Department.
- Funding Source: CDBG, HOME, General Fund as necessary.
- Timeframe: Ongoing.
- Objective: Increase the energy efficiency of older residential structures and reduce energy costs.

PROGRAM 23. Energy Conservation for New Residential Development

- Action: 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 the development application packets.

Responsibility: Community Development Department.

Funding Source: General Fund.

Timeframe: Ongoing.

Objective: Increase the energy efficiency in new residential developments.

PROGRAM 24. High-Density Development

Action: To address a shortfall of adequately zoned higher-density residential sites (106 units at R-4-level density, the highest currently allowed by City Code), the merits of a new Zoning Ordinance text amendment to create new zoning designation, R-5/High Density Residential, with a minimum density of 20 units per acre, will be considered and vetted. The new R-5 zone will permit owner-occupied or multifamily residential uses by right with compliance with local design standards but without discretionary action. Within the City there are several candidate sites, with the capacity for at least 16 units per site, which will be recommended for rezoning to provide extremely-low- or very-low- and low-income housing opportunities for 470 units.

Responsibility: Community Development Department.

Funding Source: General Fund.

Timeframe: 2012.

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

PROGRAM 25. 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 (IFs).

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 at anytime 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: Community Development Department.

Funding Source: General Fund.

Timeframe: Ongoing.

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

PROGRAM 26. Form-Based Code

Action: Implement a form-based code for the Placerville Drive Development and Implementation Plan (PDIP) planning area.

Discussion: The City recently adopted the Placerville Drive Development and Implementation Plan (PDIP) which includes a 400-acre mixed-use component with no density cap for residential uses. The PDIP currently would require conformance with the conventional zoning which exists in the PDIP planning area, which poses entitlement time and cost constraints. In this regard,

the City believes that implementing form-based codes for the PDIP area will significantly reduce development constraints. To fund the development of form-based code for the PDIP area, the City will apply for an ISP Grant offered through the local air quality management districts. *Note: the City has been selected as a recipient for funding, however actual receipt of funds may take one to two years.*

- Responsibility: Community Development Department.
- Funding Source: Infill Streamlining Program Grant via the local air quality district.
- Timeframe: 2012/2013.
- Objective: Streamline entitlements for the PDIP area.

PROGRAM 27. Public Outreach

- Action: The City will coordinate an annual workshop with employers, members of the housing community 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: Community Development Department.
- Funding Source: General Fund.
- Timeframe: The first workshop shall occur by March 2012 and annually thereafter.

VI.

APPENDICES

APPENDIX A. HOUSING ELEMENT EVALUATION

State Housing Element law requires an assessment of achievements under adopted housing programs as part of the updated Housing Element. The assessment of accomplishments discusses the progress, effectiveness, and continued appropriateness of adopted housing programs. Results should be quantified wherever possible, and qualitative where necessary. If there is any substantial shortfall between the anticipated results of a housing program and the actual results, the assessment of achievements should provide explanation.

Evaluation of past housing policy accomplishments helps the City to determine which programs have, and which programs have not, been successful in achieving stated objectives and addressing local needs. Certain types of programs may continue to be appropriate, and certain other programs, based on this evaluation, may need to be modified in order to achieve success. Conditions in Placerville have changed since the last Housing Element was adopted, and some adjustments to goals, policies, and programs are necessary. The following is a summary of the City's achievements under the 2004 Housing Element.



TABLE A-I: Summary of Housing Accomplishments, 2003-2009

PROGRAM ACTIONS	ACHIEVEMENTS	OBJECTIVE MET?
<p>1. VACANT LAND INVENTORY</p> <p>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.</p>	<p>The City has maintained and routinely updated its inventory of vacant residential parcels within the City and provides the same to the public at large. Additionally, an inventory of vacant sites listed by address, parcel number, and zoning has been completed and is in the process of being posted on the City website.</p>	<p>Partially</p>
<p>2. ANNEXATION OF LAND WITHIN THE SPHERE OF INFLUENCE</p> <p>The City will identify areas suitable for annexation, and contact property owners to encourage them to plan for annexation.</p>	<p>The City has annexed both residential and non-residential areas in the 2003-2008 planning period. The City continues to work with primary land-owners in the Smith Flat area in efforts to annex approximately 160 acres with mixed-use opportunities.</p>	<p>Yes</p>
<p>3. INFILL DEVELOPMENT AND SITES WITH RE-USE POTENTIAL</p> <p>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:</p> <ul style="list-style-type: none"> • 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. • Approve density bonuses for projects that include affordable housing (see 	<p>The City has identified suitable sites for infill and re-use for both residential and non-residential areas of the community as discussed in Program 1. Toward this end, the City has recently adopted the Placerville Drive Development and Improvement Plan, whose goal is to promote re-use and infill development in the Placerville Drive corridor, which includes a mixed-use residential component. Further, the City has prepared an analysis identifying properties suitable for upzoning/rezoning opportunities including both residential and non-residential properties (See Appendix C).</p>	<p>Substantially</p>

<p>Program 8).</p> <ul style="list-style-type: none"> • 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. 	<p>City Code allows deviations from strict standards to allow appropriate infill opportunities at the discretion of the Community Development Director.</p> <p>An infill inventory has been completed and posted on the City website.</p> <p>A concept-level design study for infill properties has not been accomplished.</p>	
<p>4. TRANSITIONAL HOUSING/EMERGENCY SHELTERS</p> <p>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.</p>	<p>City Staff has met with service providers on many occasions in the 2003-2009 planning period regarding shelter needs, opportunities and issues.</p>	<p>Yes</p>
<p>5. ACCOMMODATE HOUSING FOR PERSONS WITH DISABILITIES</p> <p>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.</p>	<p>The City continues to enforce Title 24 regarding handicapped access standards and improvements thereof, providing consultations and handouts regarding the same. The City provides complimentary “walk-throughs” to address accessibility constraints. Further, the Zoning Ordinance was recently amended to include “reasonable accommodation” provisions.</p>	<p>Yes</p>
<p>6. SENIOR HOUSING</p> <p>The City will identify funding sources for the development of senior housing, and facilitate senior housing development through the density bonus program, identification of suitable development sites (see Programs 1-3), and through other development incentives such as reduced parking, which can be granted in conjunction with the density bonus provision. 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</p>	<p>The City has provided density bonuses and reduced parking incentives (e.g. at Cottonwood Senior Apartments) in the 2003-2009 planning period and provides information relating to the same during pre-application meetings.</p>	<p>Yes</p>

affordable and senior housing policies.		
<p>7. WORKFORCE HOUSING</p> <p>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:</p> <p>(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.</p> <p>(2) A Workforce Housing Design Program Implementation Report that addresses:</p> <ul style="list-style-type: none"> • Infill development opportunities, including densities, development standards and possible development incentive programs; • Summary of architectural styles found in the City and how they relate to specific sites; • Preliminary conceptual site and architectural plans including floor plans, elevations and conceptual development financial analysis for each of the sites and unit types; • 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 (see Program 3); • Creation of the “Workforce Housing Design Program” fact sheet/newsletter for reproduction and public distribution by the City summarizing the findings of the study; and • 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. <p>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</p>	<p>A workforce housing study or design program has not been accomplished.</p>	<p>No</p>

meetings with housing providers to determine their interest in developing workforce housing.		
<p>8. DENSITY BONUS</p> <p>Amend the City’s density bonus program to include the new changes under state law. Continue to 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 7).</p>	<p>A draft density bonus ordinance has been prepared and is undergoing legal review. The density bonus ordinance is consistent with state law and also includes bonuses for “green-building,” LEED certification, and energy conservation measures.</p>	<p>Yes</p>
<p>9. PURSUE STATE AND FEDERAL FUNDING</p> <p>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 low- and moderate-income households. Based on the meetings with non-profit developers and service providers (see Programs 4, 6, and 7), 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:</p> <ul style="list-style-type: none"> • 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. <p>Potential funding sources include, but are not limited to:</p> <ul style="list-style-type: none"> • 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) 	<p>The City has been unable to pursue state and federal funding sources for the last few years due to ineligibility because of a performance monitor finding within a past Community Development Block Grant. In May 2009, the City received clearance from HCD that the monitor finding has been resolved and the City can submit grant applications. The City has met with non-profit developers and service providers to jointly pursue assistance in meeting the needs of low- and moderate-income households. The City plans on submitting grant applications during available funding cycles.</p>	<p>No</p>

<ul style="list-style-type: none"> • 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 		
<p>10. PERMIT AND DEVELOPMENT IMPACT FEES</p> <p>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:</p> <ul style="list-style-type: none"> • 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. <p>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.</p>	<p>The City’s development and capital impact fees are annually reviewed by the City Council and reflect actual costs of delivering services.</p> <p>The City has deferred its developments and capital fees on numerous occasions and reduced said fees on a case-by-case basis.</p> <p>The City has also reduced up-front fees on a case-by-case basis.</p>	<p>Yes</p>
<p>11. SELF-HELP HOUSING</p> <p>The City will continue 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</p>	<p>Historically, the City has assisted non-profit housing developers in obtaining financing and developing self-help projects, however these activities did not occur in the 2003-2009 planning period.</p>	<p>No</p>

<p>development of the self-help housing through a variety of means, including:</p> <ul style="list-style-type: none"> • Obtaining financing, including CDBG and HOME (see Program 8 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 Program 10); or • Other regulatory incentives, including density bonus and streamlined permit processing (see Program 8). 		
<p>12. HILLSIDE DEVELOPMENT</p> <p>The City will review the Hillside Development Standards to revise the slope/ density formula to reduce the minimum required lot size in relation to increasing slope on sites with average slopes between 10 and 30 percent. In addition to the review of the Development Standards, the City will encourage the use of the Planned Development process as a tool to cluster housing development on the less restricted areas of a site. As means of facilitating use of the Planned Development process, the City will provide information at its permit counter, provide a link on the City’s website, distribute information on the planned development requirements and slope density regulations to local homebuilder organizations, and use pre-application meetings as a means of discussing alternative approaches to development on hillsides.</p>	<p>The City strongly encourages the use of its Planned Development Ordinance to maximize density and minimize impacts oh hillside development. Information regarding the same is distributed locally via the City website.</p>	<p>Yes</p>
<p>13. ZONING ORDINANCE REVISIONS</p> <p>As a part of the Housing Element Update, the City reviewed the Zoning Ordinance to identify potential constraints to housing development. The review identified potential constraints with respect to mobile home parks and cumulative zoning. To mitigate the potential constraints, the City will adopt the following zoning revisions:</p> <p>Manufactured Housing on Single-Family Lots: The City will continue to allow manufactures housing on permanent foundations as a permitted use on single-family lots, subject to the same standards as site-built single-family homes.</p>	<p>The City does not discriminate against manufactured housing that meets the same standards as site-built single-family residences, and has amended its Zoning Ordinance to include a manufactured home on a permanent foundation system in the definition of a “dwelling unit.”</p> <p>Community Care Facilities are now permitted in a Residential-Estate (RE) Zone and Community Care Facilities</p>	<p>Substantially</p>

<p>Community Care Facilities: The Zoning Ordinance currently allows Community Care Facilities in all residential zones except the R-E Zone. To ensure that the Zoning Ordinance complies with state law regarding Community Care Facilities in residential zones, the City will amend the Zoning Ordinance to allow Community Care Facilities serving six or fewer persons as a permitted use, and facilities serving seven or more persons as a conditional use in the R-E Zone.</p> <p>Cumulative Zoning: The Zoning Ordinance allows single-family development as a permitted use in the multi-family zoning districts. To ensure that the zoning standards do not constrain multi-family development, the City will amend the Zoning Ordinance to allow single-family development as a conditional use in the multi-family districts, and limit the placement of single-family homes to parcels where development of multi-family housing is infeasible, such as small or irregularly-shaped parcels.</p> <p>Parking Standards: The City will revise the zoning code to reflect the current practice of requiring sufficient parking to meet needs identifies in the Institute of Transportation Engineers (ITE) Parking Generation manuals for all residential developments.</p>	<p>serving six or fewer are allowed by right in all residential zones.</p> <p>The City intends to amend its Zoning Ordinance to permit single-family residences in multi-family zones by Conditional Use Permit only.</p> <p>The City has amended its Zoning Ordinance, utilizing ITE as a reference. Parking standards for Multi-Family Residences were reduced.</p> <p>Cumulative Zoning Ordinance modifications have not been done.</p>	
<p>14. FIRST-TIME HOMEBUYER ASSISTANCE</p> <p>Recognizing the need for homebuyer assistance, the City will design a first-time homebuyer program, which could include down payment assistance loans and/or grants, and assistance with closing costs. After the City determines the program design most appropriate to meet the needs of residents, the City can apply for funds. In promoting the program, the City will provide information at City Hall, provide a link on the City website, and distribute information to area real estate firms, lenders, and homebuilders.</p>	<p>The City is working with El Dorado County to jointly create a First-Time Homebuyer Assistance Program.</p>	<p>Ongoing</p>
<p>15. FAIR HOUSING</p> <p>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:</p> <ul style="list-style-type: none"> • Training staff who have contact with the public on how to receive and refer fair housing complaints; 	<p>The City continues to promote Fair Housing opportunities throughout the community and fields complaints and identifies resolutions thereto. Fair housing information is provided at City Hall.</p>	<p>Yes</p>

<ul style="list-style-type: none"> • 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. 		
<p>16. HOUSING REHABILITATION</p> <p>The City will continue to promote low-interest and deferred-payment loans for housing rehabilitation. Both owner-occupied and renter-occupied units are eligible to receive loans under the program. The City’s program provides a maximum loan amount of \$40,000 per unit (\$50,000 for historic residences) to homeowners and rental property owners whose tenants earn less than 80 percent of the El Dorado County median family income. 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.</p> <p>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.</p>	<p>This is an ongoing program. The City has provided assistance to six owners and tenants.</p>	<p>Yes/Ongoing</p>
<p>17. HOUSING CONDITIONS SURVEY</p> <p>The City will conduct a Housing Conditions Survey to identify areas to target code enforcement, rehabilitation assistance, and neighborhood improvement efforts.</p>	<p>A Housing Conditions Survey has not been completed during the 2003-2009 planning period.</p>	<p>No</p>
<p>18. CODE ENFORCEMENT</p> <p>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.</p>	<p>The City continues its code enforcement activities, conducting approximately 100 such inquiries annually, and performs 1,000 to 1,500 daily routine building inspections annually.</p>	<p>Yes</p>
<p>19. HISTORIC PRESERVATION</p> <p>The City will encourage the preservation of historic homes and buildings by:</p>	<p>The City continues to encourage historic preservation of homes and buildings Citywide. In the planning period spanning 2003-2009, historic buildings were demolished, and during the same</p>	<p>Yes</p>

<ul style="list-style-type: none"> Continuing to review requests for demolition of buildings within historic districts; Directing eligible households to the rehabilitation program, which provides up to \$50,000 of assistance for historic homes; 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. 	<p>period, the City conducted 19 Historic District design reviews. The City funds improvements to historic properties via its Community Development Block Grant Housing Rehabilitation Program.</p>	
<p>20. HOUSING CHOICE VOUCHER PROGRAM</p> <p>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:</p> <ul style="list-style-type: none"> 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; and, Provide a website link to the Housing Authority 	<p>The City continues to cooperate with the El Dorado County Housing Authority on the Federal Voucher program and provides necessary documentation to the U.S. Department of Housing and Urban Development. Information about rental assistance is made available to the public at City Hall.</p>	<p>Yes</p>
<p>21. PRESERVATION OF “AT-RISK” UNITS</p> <p>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.</p> <p>The City will monitor properties identified as being potentially at-risk to ensure that</p>	<p>The City continues to monitor at-risk rental properties. Of those properties considered to be at-risk, the City has contacted the owners regarding any potential intent to convert, and none have indicated a desire to sell or convert. During the 2003-2008 planning period, the City assisted in the preservation of affordable units located on Coloma Court.</p>	<p>Yes</p>

<p>property owners comply with state and federal notification requirements. For properties that are within the 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.</p>		
<p>22. MOBILE HOME PARKS</p> <p>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.</p>	<p>The City has not met with mobile home park owners during the 2003-2008 planning period.</p>	<p>No</p>
<p>23. WEATHERIZATION</p> <p>The City will distribute information on energy efficiency and weatherization programs offered by Pacific Gas & Electric and others in conjunction with the City rehabilitation program. In addition, the City will identify additional funding sources that offer assistance for weatherization improvements to lower- income households and provide this information to participants in its housing rehabilitation program. The City will continue to permit energy efficiency and weatherization improvements as eligible activities under its housing rehabilitation program.</p>	<p>The City continues to promote energy conservation programs (see CDBG program) and provides conservation information to the public. The City enforces Title 24 of the California Code of Regulations and provides weatherization funding via its Housing Rehabilitation program.</p>	<p>Yes</p>
<p>24. ENERGY CONSERVATION FOR NEW RESIDENTIAL DEVELOPMENT</p> <p>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, to encourage 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 the development application packets.</p>	<p>The City continues to enforce the Title 20 unfunded mandate. The City also enforces its own landscape and water conservation rules and reviews new development projects for energy conservation and solar access.</p>	<p>Yes</p>

APPENDIX B. QUANTIFIED OBJECTIVES

The City of Placerville has established quantified (numerical) objectives for several program categories to provide measurable standards for monitoring and evaluating program achievements.

Quantified objectives have been established for accommodating the City's share of future housing needs under the SACOG Regional Housing Needs Plan, new housing construction, housing rehabilitation, the preservation of existing affordable housing, and homebuyer assistance. The future housing needs objective addresses the City's ability to accommodate housing based on the availability of appropriately zoned vacant and underutilized land, with public services and facilities.

These homes may or may not be built depending on market trends and the availability of funding to developers of affordable housing.

Table A-II: Quantified Objectives (January 2008 to June 2013) ^{16 17}

Income	Regional Share	New Construction	Homebuyer Assistance	Housing Rehab ¹⁸	Conservation of Affordable Housing	
					Rental Housing ¹⁹	Mobile Home ²⁰
Extra Low	25	25	2	2	165	155
Very Low	25	25	2	4		
Low	56	60	4	5		
Moderate	75	100	10	8		
Above Moderate	207	220	15	10		
Total	388	430	33	29	165	155

¹⁶ Quantified objectives are based on the 2008 SACOG Regional Housing Needs Plan.

¹⁷ Quantified objectives cover 2008 - 2013, based on anticipated market-rate housing production for moderate- and above-moderate-income, availability of financial resources to assist the construction of very-low- and low-income housing, and the City's track record of producing affordable housing.

¹⁸ Based on historic level of performance under the housing rehabilitation program.

¹⁹ Based on conservation of 105 existing subsidized rental housing units – the City does not have details on the number of very-low- vs. low-income units for each assisted rental housing project.

²⁰ Based on estimated number of mobile homes in parks with 30 or more spaces; although the majority of Mobile home park residents are likely to have very-low- or low-incomes; the City does not have specific information on the income levels of mobile home park residents.

APPENDIX C. UPZONING/REZONING ANALYSIS

The following APNs were evaluated for potential upzoning or rezoning to provide additional inventory of multi-family zoned parcels to facilitate the development of housing to lower- and moderate-income households.

*1. APN 323-570-01 and APN 323-570-37
(Middletown / Cold Springs Rd. / Placerville Dr.)*

APN 323-570-01 and 323-570-37 total 7.6 acres. Parcels are zoned C, Commercial. They front Middletown Rd., Cold Springs Rd. and Placerville Dr. Average slope is approximately 21.5%. Sewer and water utilities exist within Middletown Road and Placerville Drive. Parcels are within ¼ mile of Markham Middle School and El Dorado High School. Site is adjacent to Placerville Dr. shopping and retail district. Transit stop at Home Depot.

Figure A-A

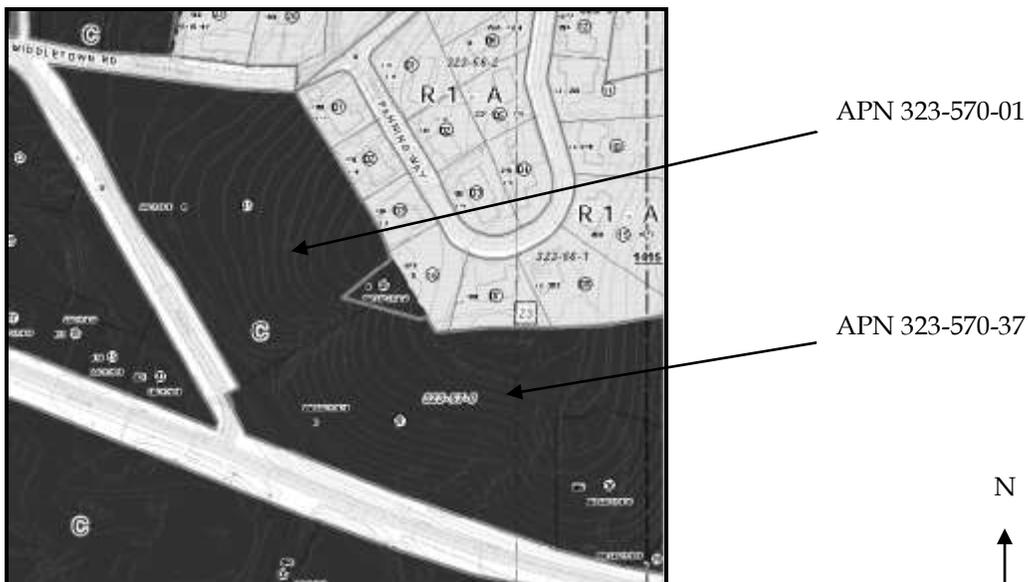


Table A-III provides the gross and potential units from these parcels.

Table A-III

Max Zone Density	Gross Units	Potential Units (75% of Gross)
R-2 = 8 dua	8 dua x 7.6 ac = 62	0.75 x 62 = 46
R-3 = 12 dua	12 dua x 7.6 ac = 91	0.75 x 91 = 68
R-4 = 16 dua	16 dua x 7.6 ac = 121	0.75 x 121 = 91
20 dua	20 dua x 7.6 ac = 152	0.75 x 152 = 114

2. *Mixed-use areas defined within Placerville Drive Development Plan*

Figure A-D: Central Village Core



Figure A-E: Green Valley Rd./ Placerville Drive



Figure A-F: Oetting Property Project Site

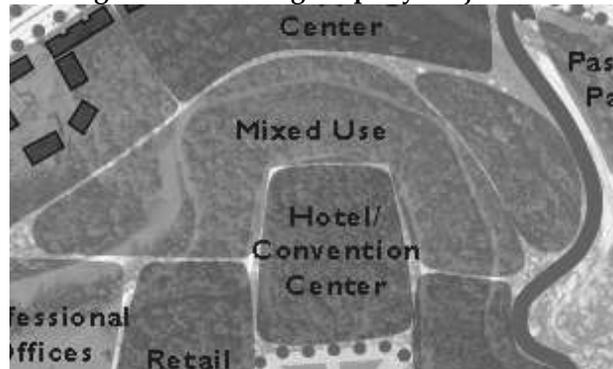
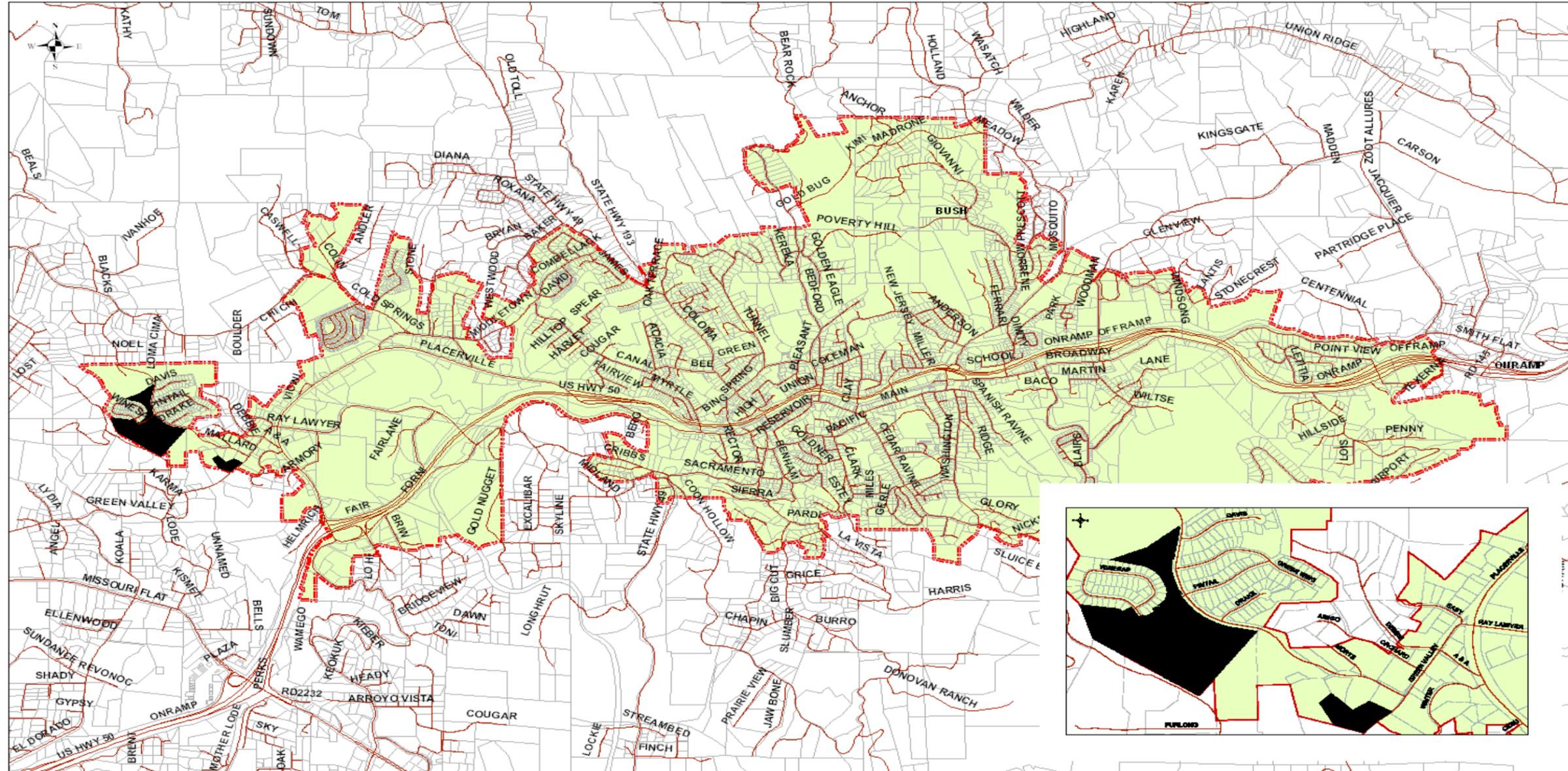


Table A-V

Preferred Vision Plan Area	Address(es)	Parcel Number	Parcel Area (ac)	Analysis
Central Village Core	309-317 Placerville Dr.	323:260:10	2.09	Ostensibly all parcels contain existing commercial or residential structures, parking areas, etc. Maximum density will be derived from a combination of maximum building height, lot coverage, floor area ratios and parking requirements defined under a mixed-use zone.
"	347 Placerville Dr.	323:400:21	2.78	
"	399 Placerville Dr.	323:400:02	2.64	
"	415 Placerville Dr.	323:400:03	2.08	
"	555 Pierroz Road	323:400:04	1.45	
"	332 Placerville Dr.	323:400:06; 323:400:08	2.00	
"	338-344 Placerville Dr.	323:400:23	1.09	
"	358-374 Placerville Dr.	323:400:11	1.99	
"	386 Placerville Dr.	323:400:12	1.08	
"	416-426 Placerville Dr.	323:400:13	5.00	
Placerville Dr. / Green Valley Rd.	191-197 Placerville Dr.	325:120:87	0.33	
"	183 Placerville Dr.	325:120:37	0.42	
"	179 Placerville Dr.	325:120:35	0.67	
"	175 Placerville Dr.	325:120:62; 325:120:63	2.13	
"	161 Placerville Dr.	325:120:32	0.34	
"	163 Placerville Dr.	325:120:33	0.46	
"	155 Placerville Dr.	325:160:41	0.66	
"	-	325:160:37	0.40	
"	7502-7510 Green Valley Rd.	325:120:59	1.23	
"	7500, 7528, 7530 Green Valley Rd.	325:120:38	0.64	
"	7490 Green Valley Rd.	325:120:92	0.39	
"	7460 Green Valley Rd.	325:120:30	0.37	
"	7444 Green Valley Rd.	325:160:08	1.00	
"	7509 Winter Ln.	325:120:93	0.37	
Oetting Property Project Site	-	Portion of 323:400:16	Portion of 48.26	Res. "mixed-use" areas located on >30% slope; pre-graded "Professional Offices" area suitable for res. densities at 16-20 du/a, not the >30% slope.

APPENDIX D.
CITY OF PLACERVILLE POTENTIAL LOW INCOME HOUSING LAND INVENTORY



 Low Income Housing Potential Sites

Site 1: 20.70 Acres—Mallard Lane

APN: 323:220:06 (2.10 acres); 323:220:08 (4.04 acres); 323:220:13 (14.58 acres)

<p>Land Use Considerations General Plan: High Density Residential Existing Zoning: R-2 (8 DU/AC) Potential Zoning: R-5 (20 DU/AC) Existing Use: Vacant Pending Development: None</p>	<p>Development Potential Under R-2: Max Unit Capacity: 165 units Realistic Unit Capacity: 123 units Development Potential Under R-5: Max Unit Capacity: 414 units Realistic Unit Capacity: 310 units</p>
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Infrastructure Considerations: Sewer and water utilities within immediate vicinity along Mallard Lane. Traffic impact mitigation (improvements and/or fair share contribution) is likely along Green Valley Road offsite to offset anticipated traffic at build-out.

Environmental Considerations: Noise: No noise generating land use in site vicinity. Flooding: Site is located outside FEMA 100-Year Flood Zone. Slope: Site rough graded, slopes at 2:1. Biotic Resources: Vegetation removed during mass pad grading.

Notes: All three parcels are under common ownership. Site is along El Dorado Transit route. Approximately 1/3 of site is encumbered by access corridor, storm water detention and 2:1 slope.

Figure A-G: Site 1 Photo



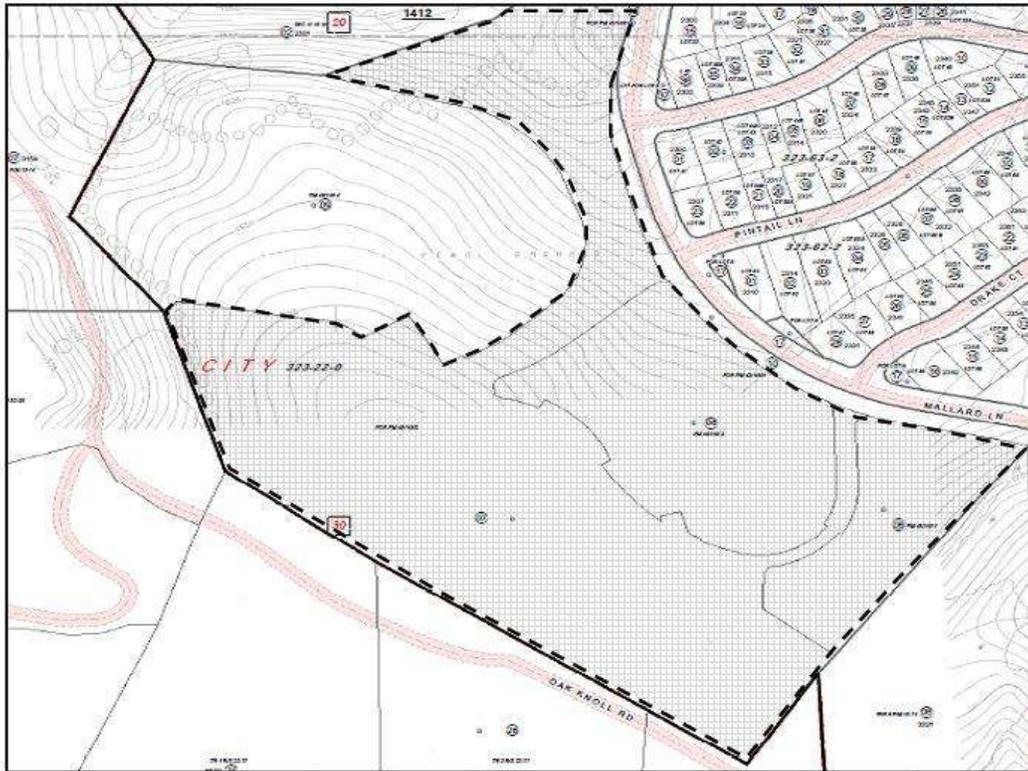
Figure A-H: Site 1 Photo



Figure A-I: Site 1 Photo



Figure A-J: Site 1 Location Map



Site 2: 2.80 Acres – Green Valley Rd near Mallard Lane

APN: 325:180:81

<p>Land Use Considerations General Plan: High Density Residential Existing Zoning: R-4 (16 DU/AC) Potential Zoning: R-5 (20 DU/AC) Existing Use: Vacant Pending Development: None</p>	<p>Development Potential Under R-4: Max Unit Capacity: 44 units Realistic Unit Capacity: 33 units Development Potential Under R-5: Max Unit Capacity: 56 units Realistic Unit Capacity: 42 units</p>
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Infrastructure Considerations: Sewer and water utilities immediately adjacent to site. Drainage utilities to be determined based on actual improvement.

Environmental Considerations: Noise: There is no noise generating land use within site vicinity.

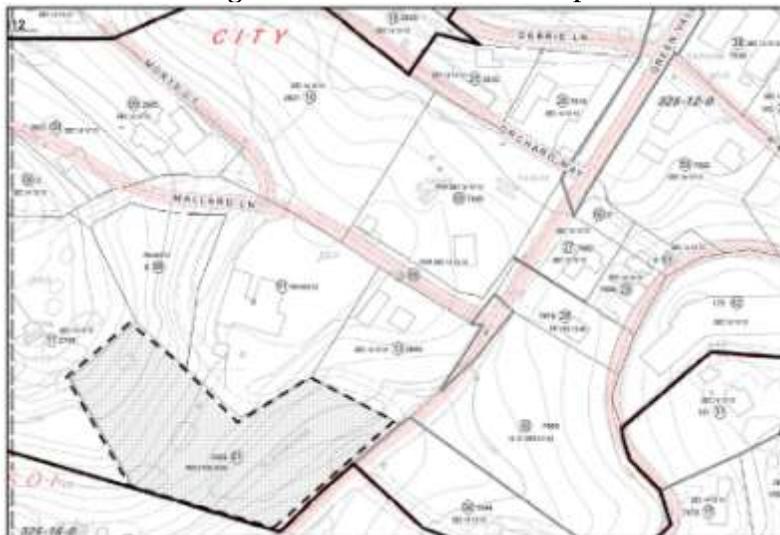
Flooding: Site is located outside FEMA 100-Year Flood Zone. Slope: Western 1/3 of site contains slope at 20% or greater; eastern 2/3 is flat (less than 5%) Biotic Resources: Dispersed tree canopy, with native and non-native shrubs and grasses.

Notes: One-half mile distance to Armory Drive Park & Ride Commuter Bus station. Site is less than one-half mile to Placerville Drive shopping and El Dorado County Center.

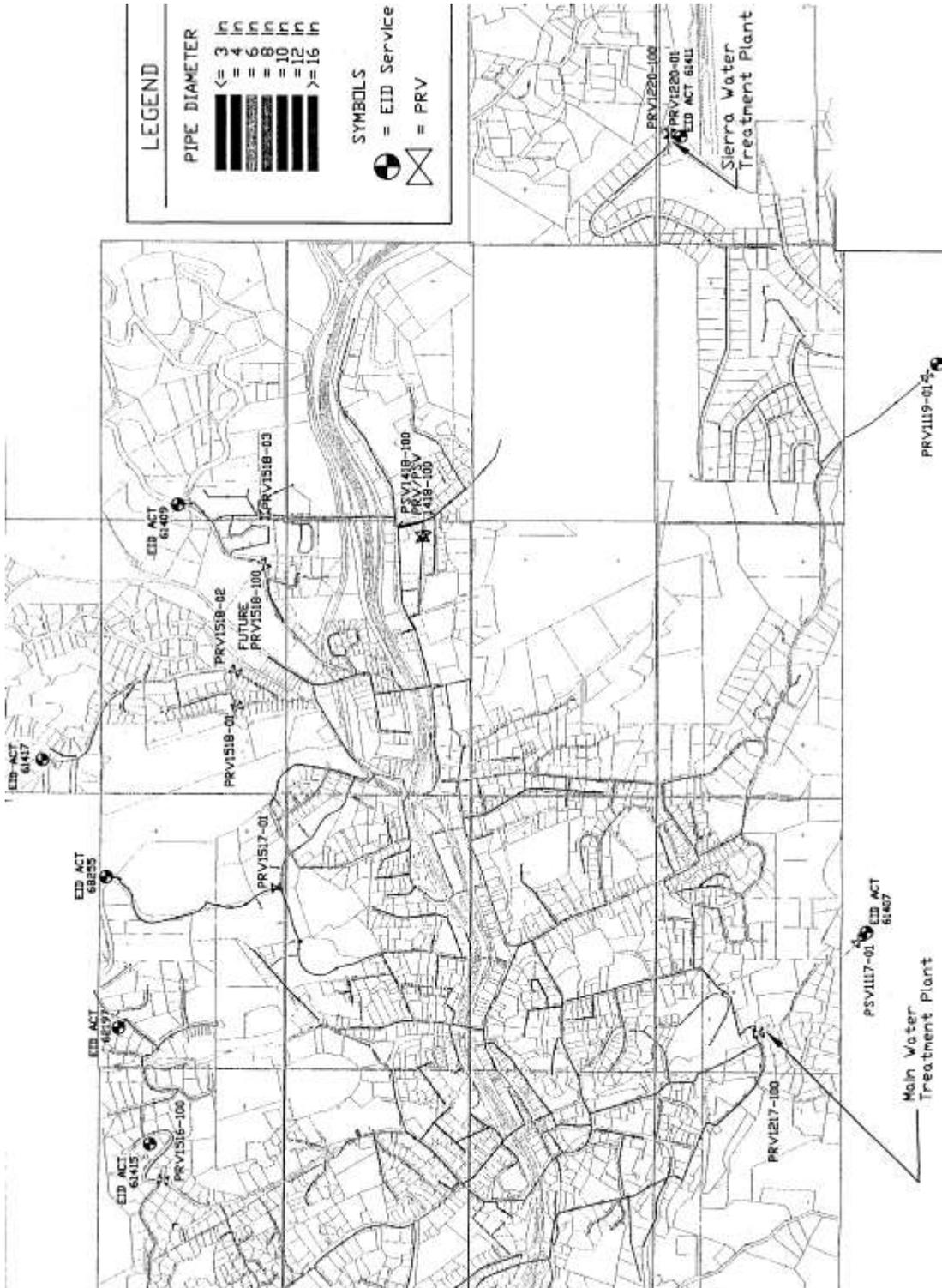
Figure A-K: Site 2 Photo



Figure A-L: Site 2 Location Map



APPENDIX E.
 FIGURE A-G: INFRASTRUCTURE



City of Placerville 2008-2013 Housing Element – FINAL – Adopted February 28, 2012