

CITY OF PLACERVILLE

2013 – 2021 HOUSING ELEMENT

Adopted by City Council, February 11, 2014, Resolution No. 8168
Amendment: City Council, October 25, 2016, Resolution No. 8471



Lead Agency

City of Placerville
Development Services Department
3101 Center Street, 2nd Floor
Placerville, CA 95667

RESOLUTION NO. 8168

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
PLACERVILLE APPROVING THE CITY OF PLACERVILLE 2013-2021
HOUSING ELEMENT OF THE GENERAL PLAN**

The City Council of the City of Placerville resolves as follows:

SECTION 1: FINDINGS OF FACT. The City Council does hereby make the following findings of fact:

- a. A comprehensive re-write of the City's General Plan, that included a Housing Element, was approved by City Council in January 1990 (Resolution 5133);
- b. The City of Placerville proposed project consists of General Plan Amendment 2013-01: To update the Housing Element of the City's General Plan to ensure consistency with all State of California Requirements;
- c. The proposed Housing Element General Plan Amendment is consistent with Government Code Section 65583 which states that a Housing Element is a mandatory element of the General Plan, and shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objective, financial resources, and schedule programs for the preservation, improvement, and development of housing;
- d. The proposed General Plan Amendment is necessary to update the Housing Element in order to reflect the adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provisions for the existing and projected needs of all economic segments of the community;
- e. The Housing Element describes existing and projected housing inventories, and opportunities for additional housing within the planning area;
- f. In August, 2013, the City of Placerville submitted a proposed administrative draft 2013-2021 Housing Element to the State of California Department of Housing and Community Development (HCD) for their review;
- g. On October 9, 2013, HCD sent a letter containing a report of its review. This report specified changes needed to bring the City housing element in compliance with state Housing Element law;
- h. On January 7, 2014, the Planning Commission held a duly-noticed public hearing for General Plan Amendment 2013-01 in accordance with the City's noticing requirements. The project was advertised in the Mountain Democrat newspaper on December 6, 2013. The hearing was held at Town Hall, 549 Main Street, Placerville, at 6:00 p.m.;
- i. At that meeting, the Planning Commission fully considered the Draft Negative Declaration and Initial Study prepared for the project;

- j. In addition, the Planning Commission fully considered all testimony and evidence regarding the proposed project to update the City's General Plan Housing Element;
- k. The Planning Commission recommended by Minute Order that the City Council adopt the Negative Declaration for the project and approve General Plan Amendment 2013-01;
- l. The City Council held a duly-noticed public hearing on February 11, 2014, in accordance with the City's noticing requirements. The project was advertised in the Mountain Democrat newspaper on January 17, 2014. The hearing was held at Town Hall, 549 Main Street, Placerville, at 6:00 p.m.;
- m. At the February 11, 2014, City Council meeting, the City Council received City staff's report summarizing the proposed project, conducted the public hearing, and received public testimony regarding the project. Staff received comments and questions from the City Council regarding the project, and the City Council took action on the resolution; and
- n. Based upon the staff presentations, staff reports, and public comments and testimony, the City Council finds that the Housing Element Update will not adversely affect the health, peace, comfort, or welfare of persons residing in the area; nor will the Housing Element Update jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS. Based upon the foregoing facts and findings, the City Council hereby find as follows:

- a. An Initial Study and a Negative Declaration for this project have been prepared in compliance with the California Environmental Quality Act (CEQA);
- b. The Initial Study has been circulated for review and comment by affected governmental agencies and the public, and all comments received have been considered. The Negative Declaration was advertised on December 6, 2013, and posted on December 6, 2013, in accordance with CEQA. The public review period was open from December 6, 2013, through January 6, 2014;
- c. There is no substantial evidence that the project will have a significant effect on the environment. The Negative Declaration reflects the independent judgment of the City of Placerville; and
- d. The City Council, based upon the findings set forth above, hereby finds that the Negative Declaration for this project has been prepared in compliance with CEQA.

SECTION 3. GENERAL FINDINGS FOR GENERAL PLAN AMENDMENT 2013-01.

The State of California requires each City in the State to have a Housing Element that conforms to Section 65580, et. seq., of the Government Code of the State of California; and

- a. The State of California requires Cities to amend their Housing Elements periodically; and

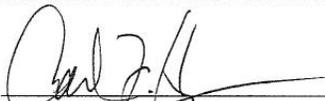
- b. The Housing Element has been amended by the City to address deficiencies identified by the State of California Department of Housing and Community Development in their October 9, 2013 letter to the City;
- c. This Housing Element is consistent with existing General Plan land use designations; and
- d. The proposed General Plan Amendment is consistent with other elements of the City's General Plan pursuant to Government Code Section 65300.5.

SECTION 4. The City Council hereby adopts the Negative Declaration prepared for the project and approves General Plan Amendment 2013-01, consisting of the updated Housing Element, a copy of which on file in the office of the Placerville City Clerk.

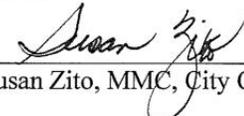
The foregoing Resolution was introduced at a regular meeting of the City Council of the City of Placerville held on February 11, 2014, by Councilmember Patton, who moved its adoption. The motion was seconded by Councilmember Thomas. A poll vote was taken, which stood as follows:

AYES: Borelli, Hagen, Patton, Thomas, Wilkins
NOES: None
ABSENT: None
ABSTAIN: None

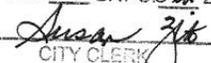
There being a majority of votes "AYE," Motion carried and was so ordered.


 Mayor Carl Hagen

Attest:


 Susan Zito, MMC, City Clerk

THE FOREGOING IS A FULL TRUE AND CORRECT COPY OF THE ORIGINAL RECORD IN THE OFFICE OF THE CITY CLERK OF THE CITY OF PLACERVILLE COUNTY OF EL DORADO, STATE OF CALIFORNIA.

DATED THIS 12th DAY OF Feb, 2014

 CITY CLERK

ACKNOWLEDGEMENTS

CITY OF PLACERVILLE 2013 – 2021 Housing Element

Placerville City Council

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With acknowledgment to the contributions of Mike Webb and Andrea Stevenson

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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.



Photo by Andrea Stevenson

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 typically a five-year plan, 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 and new statutory requirements. The present Housing Element is designated to cover the 2013-2021 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 372 housing units between 2013 and 2021. Of the 372 units, 39 are expected to be affordable

for extremely low income households, 39 for very-low-income households and 55 for low-income households.

C. Data Sources and Methodology

In preparing the Housing Element, an array of information sources were used. Wherever possible, data profiles provided by SACOG in 2012 served as the baseline for demographic information. Additional data sources included 2010 Census data, including 2006-2012 American Community Survey data, the California Department of Finance (population projections and housing units), HUD 2005-2009 Comprehensive Housing Affordability Strategy data, employment data from the Employment Development Department, and HCD income limit data. The most current data available from social service agencies, private non-profit organizations that serve special needs groups, various City of Placerville departments, El Dorado County, and other agencies was also used in the update.

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 modestly since 2000 by approximately 8 percent. 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 2000 have been a decrease in the proportion of persons 35 to 44 years of age (14.8 percent to 10.8 percent), and persons 5 to 19 years of age (21.8 percent to 13 percent). Conversely, there has been an increase in the proportion of persons age 45 to 74 (from 29.5 percent to 35 percent) and persons of Hispanic or Latino origin (from 6 percent to 13 percent).

The City experienced two contrasting trends: a slight decrease in the percentage of family households and couples with children, but a slight increase in the average household size.

Median Citywide household income in 2010—\$52,216—was about 75 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.

The median sales price of a single-family home decrease twenty percent between 2003 and 2012. This decrease was attributed to the economic downturn during the latter years of that period.

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.

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 2008-2013 Accomplishments & Evaluation

In order to craft an effective housing strategy for the 2013 to 2021 planning period, the City must assess the achievements of its existing housing programs. This analysis is provided as Table 1.



Photo by Andrea Stevenson

Table 1: 2008-2013 Housing Element Accomplishments & Evaluation

PROGRAM NAME	DESCRIPTION	OBJECTIVE MET?
1. VACANT LAND INVENTORY	<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>Objective: Accommodate at least 388 additional housing units, including 106 extremely-low-, very-low- and low-income housing units.</p>	<p>Yes.</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. This inventory of vacant sites listed by address, parcel number, and zoning has been completed and posted on the City website.</p>
2. INFILL DEVELOPMENT AND SITES WITH RE-USE POTENTIAL	<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.</p>	<p>Yes.</p> <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.</p>

9-1

PROGRAM NAME	DESCRIPTION	OBJECTIVE MET?
<p>3. TRANSITIONAL, SUPPORTIVE AND EMERGENCY HOUSING</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, as required by Senate Bill SB2.</p> <p>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.</p> <p>For transitional and supportive housing, zoning will be amended to permit these 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.</p>	<p>Substantially. City Staff has met with service providers on many occasions in the 2011-2012 planning period regarding shelter needs, opportunities and issues. A temporary tented shelter encampment was authorized in 2012 under a temporary use permit to accommodate as many as twenty adults. This temporary permit is set to expire in November 2013.</p> <p>In 2012 per SB2, the City amended the Zoning Ordinance by defining an emergency shelter, and then added an emergency shelter as a use permitted within the HWC, Highway Commercial Zone.</p> <p>June 2013, the City amended the Zoning Ordinance by categorizing transitional and supportive housing as a <i>residential service facility</i>, a use permitted within each of the City's residential zones.</p> <p>Additional amendments to the Zoning Ordinance are needed to fully comply with the requirements of SB2 to permit transitional and supportive housing as residential uses in Placerville's mixed-use zones (BP, CBD, C and HWC), subject to those restrictions that apply to other residential uses of the same type in the same zone. A new program for the 2013-2021 planning period is proposed to address these amendments.</p>

PROGRAM NAME	DESCRIPTION	OBJECTIVE MET?
4. ACCOMMODATE HOUSING FOR PERSONS WITH DISABILITIES	<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>Objective: Improve housing accessibility for persons with disabilities.</p>	<p>Yes. 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.</p> <p>The City's <i>Request for Reasonable Accommodation</i> ordinance (Section 10-3-12), that describes the reasonable accommodation process, is accessible from the City's Planning Division webpage.</p>
5.SENIOR HOUSING	<p>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.</p> <p>Objective: Assist in the development of at least one senior housing project that includes continuum of care options, from completely independent living to fully-assisted care.</p>	<p>No. However, a 39 unit senior housing development is currently under construction. The Eskaton Village development involves several attached single-family residential, senior citizen restricted units that were entitled without a density bonus request.</p> <p>This program will be continued for the 2013-2021 planning period in an effort to foster the creation of senior housing within the City.</p>
6. WORKFORCE HOUSING	<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).</p> <p>Objective: Complete at least one housing development that provides very-low-income, low-income, and moderate-income housing units.</p>	<p>No. Potential funding sources necessary to prepare a workforce housing study were not available to the City during the planning period. This was primarily due to formal adoption of the 2008-2013 Housing Element in February 2012.</p> <p>Continuation of this program for the 2013-2021 planning period is proposed.</p>

PROGRAM NAME	DESCRIPTION	OBJECTIVE MET?
7. DENSITY BONUS	<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>Objective: To increase awareness of density bonuses and other incentives for affordable housing.</p>	<p>Yes.</p> <p>The City’s Affordable Housing Density Bonus Ordinance was adopted by City Council Action in March 2013, consistent with state statute.</p>
8. PURSUE STATE AND FEDERAL FUNDING	<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 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.</p> <p>Objective: Increase the effective use of state and federal funds in support of affordable housing, shelter, and housing-related services.</p>	<p>No.</p> <p>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. As funding opportunities become available, the City intends to submit grant applications during available funding cycles.</p>

PROGRAM NAME	DESCRIPTION	OBJECTIVE MET?
9. PERMIT AND DEVELOPMENT IMPACT FEES	<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.</p> <p>Objective: Reduce the initial cost-impact of City fees on affordable housing projects.</p>	<p>No. There were no affordable housing projects approved during the planning period.</p> <p>Continuation of this program for the 2013-2021 planning period is proposed.</p>
10. SELF-HELP HOUSING	<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).</p>	<p>No. 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 2008-2013 planning period. Continuation of this program for the 2013-2021 planning period is proposed.</p>

PROGRAM NAME	DESCRIPTION	OBJECTIVE MET?
11. HILLSIDE DEVELOPMENT	<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>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.</p>	<p>Yes. The City strongly encourages the use of its Planned Development Ordinance to maximize density and minimize impacts on hillside development. Information regarding the same is distributed locally via the City website.</p> <p>Per City Council direction and public comment regarding grading impacts associated with sites on slopes 20% or more, this program was not completed.</p>

PROGRAM NAME	DESCRIPTION	OBJECTIVE MET?
12. ZONING ORDINANCE REVISIONS	<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.</p> <p>Objective: Facilitate the development of alternative housing and to retain multi-family residential zoned land inventory.</p>	<p>Yes. In 2012, the City adopted two amendments to the Zoning Ordinance:</p> <ul style="list-style-type: none"> • Permitting mobile home parks as a conditional use in the RE, R1-A, R1-20,000, R1-10,000, R1-6,000, R-2, R-3, R-4 and R-5 residential zones, as authorized under state law; • Authorized that single-family and non-residential development are conditional uses in multi-family districts. This further limited the placement of single-family homes to parcels where development of multi-family housing is infeasible, such as small or irregularly-shaped parcels.
13. FIRST-TIME HOMEBUYER ASSISTANCE	<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>No.</p> <p>Due to the economic downturn during much of the planning period, new home construction was nearly non-existent. This Program will be continued for the 2013-2021 planning period to seek funding as/if it becomes available.</p>

PROGRAM NAME	DESCRIPTION	OBJECTIVE MET?
14. FAIR HOUSING	<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> <p>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. Objective: Increase community awareness of fair housing.</p>	<p>Yes/Ongoing</p> <p>This program is ongoing to ensure new City personnel are trained on the receiving of fair housing complaints. Fair Housing information is posted in the Development Services Department, the City's webpage.</p>
15. HOUSING REHABILITATION	<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>In September 2013 the City was awarded a \$250,000 Community Development Block Grant (CDBG) for owner-occupied units. The City estimates a total of six (6) individuals are anticipated beneficiaries of this loan program within the following income categories:</p> <p>Low/Moderate Income (Between 51% - 80% of state median income) – 2 individuals;</p> <p>Very Low-Income (Between 31% - 50% of state median income) – 2 individuals;</p> <p>Extremely Low-Income (Below 30% of state median income) – 2 individuals.</p> <p>The City will assist in the distribution of these funds to income qualified applicants during the 2013-2021 planning period.</p>

PROGRAM NAME	DESCRIPTION	OBJECTIVE MET?
16. HOUSING CONDITIONS SURVEY	<p>The City will conduct a Housing Conditions Survey to identify areas to target code enforcement, rehabilitation assistance, and neighborhood improvement efforts.</p> <p>Objective: To maintain a relatively current and relevant database of housing conditions.</p>	<p>No.</p> <p>A Housing Conditions Survey was not completed during the 2008-2012 planning period. Potential funding sources necessary to prepare a survey were not available to the City during the planning period. This was primarily due to formal adoption of the 2008-2013 Housing Element in February 2012.</p> <p>Should CDBG funding sources be available in the next planning period or CDBG funding cycle, the City intends to apply for funding. This Program will be continued for the 2013-2021 planning period as funding become available.</p>
17. CODE ENFORCEMENT	<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>Objective: To correct building code violations before they become serious health and safety hazards to human habitation.</p>	<p>Yes.</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>

PROGRAM NAME	DESCRIPTION	OBJECTIVE MET?
18. HISTORIC PRESERVATION	<p>The City will encourage the preservation of historic homes and buildings by:</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; • Identifying potential funding sources to assist in the preservation of historic structures and referring property owners to those sources. 	<p>No.</p> <p>The City could apply for funding for this program if federal or state funding becomes available. The City continues to encourage historic preservation of homes and buildings Citywide. However, the City's rehabilitation program was not funded during the planning period.</p>
19. HOUSING CHOICE VOUCHER PROGRAM	<p>The City will continue to cooperate with the El Dorado County Housing Authority in its administration of the Federal Housing Choice Voucher 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 rental assistance program at City Hall; and, provide a website link to the Housing Authority.</p>	<p>Yes.</p> <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>

PROGRAM NAME	DESCRIPTION	OBJECTIVE MET?
20. PRESERVATION OF "AT-RISK" UNITS	<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 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>Yes.</p> <p>No existing subsidized rental housing was converted or was modified to eliminate their affordability during the planning period. The City continues to monitor at-risk rental properties and will include this program during the 2013-2021 planning period.</p>
21. MOBILE HOME PARKS	<p>The City will work with the mobile home park owners 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>Yes .</p> <p>The City met with mobile home park owners during the 2008-2012 planning period. Conversion of the single mobile home park to tenant ownership was not identified during the meeting.</p>

PROGRAM NAME	DESCRIPTION	OBJECTIVE MET?
22. WEATHERIZATION	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.	Yes. 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. This program will be included during the 2013-2021 planning period to meet objectives.
23. ENERGY CONSERVATION FOR NEW RESIDENTIAL DEVELOPMENT	The City will continue to enforce state energy efficiency requirements for new residential construction (Title 24 of the California Code of Regulations) and shall encourage, through the City's plan review process, 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.	Yes. The City continues to enforce the Title 24 unfunded mandate. The City also enforces its own landscape and water conservation rules and reviews new development projects for energy conservation and solar access.

PROGRAM NAME	DESCRIPTION	OBJECTIVE MET?
24. HIGH-DENSITY DEVELOPMENT	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 a new zoning designation, R-5/High Density Residential, with a minimum density of 20 units per acre, will be considered and vetted.	<p>Placerville did not meet the objective to address the shortfall of available land to accommodate 106 low, very low and extremely low income units before the October 31, 2013 end of the 2008-2013 planning period. The Housing Element analyzed the development potential of three sites under the potential R-5 zoning unit capacity of 330 units for the three sites. The R-5 zone with a minimum of 20 dwelling units per acre is deemed under state statute as a density sufficient to construct housing for the low, very low and extremely low income categories.</p> <p>Per Government Code Section 65584.09, if during the prior planning period the City did not make available sites to accommodate the unmet portion of the Regional Housing Needs Allocation (RHNA) then the City must rezone or zone adequate sites within the first year of the 2013-2021 Housing Element planning period. This requirement is in addition to sites needed to accommodate the RHNA for low, very low and extremely low income categories for the 2013-2021 planning period. Placerville will revise this program for 2013-2021 to include the required rezoning of sites at the R-5 density necessary to meet statutory requirements and our low, very low and extremely low income level RHNA of 106 units for 2008-2013 and 133 units for 2013-2021.</p>

PROGRAM NAME	DESCRIPTION	OBJECTIVE MET?
25. STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM (SCIP)	<p>Implement the Statewide Community Infrastructure Program (SCIP) to assist in the financing of certain capital improvement charges (CICs) and impact fees.</p> <p>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.</p>	<p>Yes.</p> <p>City Council adopted resolution in 2010 joining the SCIP program. To date there have been no housing development projects that have used the program. This was primarily the result of economic conditions and the lack of demand for new housing post-2010.</p> <p>SCIP brochures are made available at City Hall. Information and links to the program are provided on the City website.</p>
26. FORM-BASED CODE	<p>Implement a form-based code for the Placerville Drive Development and Implementation Plan (PDIP) planning area. The Placerville Drive Development and Implementation Plan (PDIP) 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.</p> <p>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.</p>	<p>No.</p> <p>The City was selected as a recipient for funding in 2011 through the Sacramento Region Air Quality and Infill Streamlining Program (ISP). However, due to ranking fourth in the funding and selection criteria the City did not receive program funding during.</p> <p>This Housing Program will not be continued for the 2013-2021 planning period as funding opportunities are no longer available. Future prioritizing by City Council to implement the PDIP will be weighed amongst other plan implementations, financial priorities and availabilities.</p>

PROGRAM NAME	DESCRIPTION	OBJECTIVE MET?
27. PUBLIC OUTREACH	<p>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.</p> <p>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.</p>	<p>In 2012 and 2013 City representatives met with community interest, faith based and other housing interest groups to discuss the</p>

H. 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 Development Services 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.

I. Public Participation

Placerville's public participation strategy included 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 homeless in October 2012 and to solicit input on Housing Element program implementation setting in February 2013 during a public workshop.

Public outreach included the preparation and rollout of a Housing Element Survey on December 4, 2012. The survey was provided using a link on the City's website and

Facebook page, as well as printed copies that were made available to the public at City Council, Planning Commission, Economic Advisory Committee and Historical Advisory Committee meetings during December 2012 and January, February and March 2013.

A total of eight (8) respondents completed and submitted the survey. A majority of those who responded identified the following potential constraints to the maintenance, improvement or development of housing within Placerville:

- Permit and development impact fees;
- Lack of infrastructure and land for development, and
- Lack of affordable housing to serve special needs groups (e.g. homeless, physically disabled, developmentally disabled, senior citizens).

A majority of the respondents support the following solutions to housing constraints:

- Explore funding sources for infrastructure (e.g. water, sewer, drainage, streets) to support development;
- Amend zoning development regulations as an incentive for the development of housing for all income levels;
- Annually review permit and development impact fees to determine if they are a constraint to affordable housing development;
- Provide incentives for the building of affordable rental housing to serve senior citizens, the developmentally disabled, the physically disabled, homeless and the local workforce, and
- Promote mixed-use (combined residential and commercial) development.

Proposed Housing Programs within the Housing Element address solutions to reduce or eliminate these constraints.

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 meeting on the Housing Element Update on February 19, 2013 to explain the purpose and contents of the Housing Element, state requirements, key issues to be addressed, and current housing goals and policies. Staff discussed City accomplishments regarding the 2008-2013 planning period Housing Program implementation; Staff also sought and received public input regarding potential Housing Programs for the 2013-2021 planning period. Input received was encouraging of existing programs and the retaining of those suggested by Staff.

Notices of the City Council meeting and Planning Commission public workshop/public hearings were posted on the City's website and Facebook page, published in the local newspaper, and posted at City Hall. Links to the draft 2013-2021 Housing Element and associated documents were also posted on the City's website and Facebook page, and hard copies were available for review at City Hall and at the El Dorado County Public Library, Placerville Branch.

The following community organizations were notified of the draft Housing Element availability, requesting their input and comment:

HELP Program; League of Women Voters; El Dorado County Habitat for Humanity; El Dorado County Affordable Housing Coalition; El Dorado Community Foundation; New Morning Youth and Family Services; El Dorado County Senior Day Care Center; Alta California Regional Center.

J. 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 2013-2021 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 VI. Health and Safety Element

- Goal C: To prevent loss of lives, injury, and property damage due to flooding.
- Policy 1. The City shall continue to participate in the National Flood Insurance Program. To this end, the City shall ensure that local regulations are in full

compliance with standards adopted by the Federal Emergency Management Agency.

- Policy 2. New residential development shall be constructed so that the lowest floor is at least one foot above the 100-year flood level.
- Policy 3. Non-residential development shall be anchored and flood-proofed to prevent damage from 100-year flood, or alternatively, elevated to at least one foot above the 100-year flood level.
- Policy 4. Existing development shall comply with policies VII.C.2 and VII.C.3 when improvements are made costing at least 50 percent of the current market value of the structure before the improvements.

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.

K. Other Statutory Compliance

1. Flood Hazards and Flood Management

Government Code Section 65302 requires all cities and counties to amend the safety and conservation elements of their general plans to include analysis and policies regarding flood hazard and flood management information, beginning with the next revision of their housing element on, or after, January 1, 2009.

As mentioned, the City's Health and Safety Element contains a goal and several policies pertaining to flood hazards and flood safety. In 2008, during the 2008-2013 planning period, the City revised its Municipal Code to implement these General Plan policies to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas. Provisions added to the Municipal Code (Title 4 of Chapter 9: Construction Regulations) are designed to protect human life and health through flood hazard reduction. Additional provisions include the adoption by reference of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs), and flood boundary and floodway maps (FBFMs), and all subsequent amendments and/or revisions to these documents. These City actions address the requirements of Government Code Section 65302.

2. Water and Sewer Priority

Chapter 727 amended Government Code Section 65589.7(a) as follows:

The housing element adopted by the legislative body and any amendments made to that element shall be immediately delivered to all public agencies or private entities that provide water or sewer services for municipal and industrial uses, including residential, within the territory of the legislative body. Each public agency or private entity providing water or sewer services shall grant *a priority for the provision of these services to proposed developments that include housing units affordable to lower income Households* [emphasis added].

Water supplied to the City is provided by the El Dorado Irrigation District, located at 2890 Mosquito Road, Placerville, CA 95667. The Development Services Department will deliver to the District a copy of the Housing Element following its adoption by the City Council.

The Public Works Department (PWD) manages the City's sanitary sewer collection system. The City's local sewers discharge into the City's wastewater treatment facility for treatment and disposal. The Development Services Department will deliver a copy of the Housing Element to the PWD following its adoption by the City Council.

3. Disadvantaged Communities

The City also recognizes that recent changes to State law (SB 244), upon update of the Housing Element, to update to the Land Use Element to address the provision of public services and infrastructure to disadvantaged unincorporated communities within the City of Placerville Sphere of Influence.

Senate Bill 244 (SB 244), which became law in October 7, 2011, requires that following an update of the Housing Element, an update to the Land Use Element occur to address the provision of public services and infrastructure to disadvantaged unincorporated communities (DUCs) within the City of Placerville's Sphere of Influence. SB 244 defines a DUC as a place that meets the following criteria:

- Contains 10 or more dwelling units in close proximity to one another;
- Is either within a city Sphere of Influence (SOI), is an island within a city boundary, or is geographically isolated and has existed for more than 50 years; and
- Has a median household income that is 80 percent or less than the statewide median household income. In California, this equates to \$46,166 annually.

The Local Agency Formation Commission (LAFCO) is responsible for identifying DUCs within the City's SOI. LAFCO provided the City with a map showing areas within the City's SOI that may contain DUCs using the State Department of Water Resources

(DWR) Disadvantaged Communities (DAC) Mapping Tool (Appendix F). None of the housing clusters shown on the DAC map within the City's SOI were determined to have substandard services including water, wastewater, stormwater drainage, or fire protection services. These parcels typically are more rural in nature and are one acre or more in size. Potable water service is provided by the El Dorado Irrigation District, supplying water to the City and to those lands located within the City's SOI. The City-operated Waste Water Treatment Plant services city residents and a number of customers outside the City limits. Fire protection services are provided by the El Dorado County Fire Protection District.

The City of Placerville does not have a formal annexation policy, and annexation proposals have been considered on a case-by-case basis upon application by the land owner. The primary incentive for annexation has been to obtain City-provided sewer service in anticipation of a development application. The City itself has historically not pursued annexations aggressively and past City-sponsored annexations have been protested by property owners. Policy A.8 of the General Plan Land Use Element states that *the City shall aggressively pursue the annexation of the Sphere of influence of the City of Placerville and areas beyond the Sphere of Influence in areas that are designated for urbanization. Urbanized areas in close proximity to the City shall be annexed to the City of Placerville.*

Pursuant to California Government Code 56375.3, beginning in June 28, 2011, the City formally sought to annex "island" properties that are located within the City's SOI and are substantially surrounded by the City boundary. All of the residential areas, with the exception of the Smith Flat area, were included in the proposed annexation. On February 12, 2013, the City Council directed staff to cease the island annexation process primarily due to questionable benefits of annexation and public opposition, with the potential for future consideration. With respect to the Smith Flat area, Policy A.9 of the Land Use Element states that *the City shall prepare and adopt specific plans for areas with special planning concern, including the Smith Flat area.*

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.

II. COMMUNITY PROFILE

A. Introduction

The purpose of this section is to identify significant trends, changes in conditions since the adoption of the 2008 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, farmworkers and their families, and homeless individuals and families.

B. Population Characteristics

1. Population Trends

Placerville's population increased by 779 people, or 8.1 percent, between 2000 and 2010, 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 2 compares the 2000 and 2010 populations in El Dorado County, including the City of Placerville. Table 3 shows population projections for Placerville and El Dorado County.

Table 2: Population Trends

Jurisdiction	2000	2010	Numeric Change	Percent Change
El Dorado County	158,621	181,058	22,437	14.1%
Placerville	9,610	10,389	779	8.1%
South Lake Tahoe	23,609	21,403	-2,206	-9.3%

Source: U.S. Census 2000; 2010

Table 3: Population Projections

Jurisdiction	2010	2035	Numeric Change	Percent Change
El Dorado County	181,058	248,623	67,565	37.3%
Placerville	10,389	23,609	13,220	127.2%

Source: CA Department of Finance

2. Age Characteristics

Population growth that occurred in Placerville between 2000 and 2010 can be attributed to increases in the number of children and persons ages 45 to 74. Other age groups that experienced moderate increases in numbers were persons age 25 to 34, and persons 60 to 64. Persons age 35 to 44 represented the age group with the largest reduction in numbers.

These changes in the age composition of the City's population suggests adults between 45 and 74 who have "aged in place" in Placerville and other adults who have moved to the City since 2000. Table 4 shows Placerville's population by age group in 2000 and 2010.

Table 4: Age Distribution

Age	2000		2010	
	Number	Percent	Number	Percent
Under 5	628	6.5%	662	6.4%
5 to 9	671	7.0%	605	5.8%
10 to 14	708	7.4%	601	5.8%
15 to 19	717	7.5%	690	6.6%
20 to 24	583	6.1%	691	6.7%
25 to 34	1,102	11.5%	1,346	13.0%
35 to 44	1,420	14.8%	1,122	10.8%
45 to 54	1,320	13.7%	1,501	14.4%
55 to 59	446	4.6%	722	6.9%
60 to 64	345	3.6%	608	5.9%
65 to 74	729	7.6%	807	7.8%
75 to 84	663	6.9%	623	6.0%
85 and Over	278	2.9%	411	4.0%
Total	9,610	100.0%	10,389	100.0%

Source: SACOG 2012

3. Race/Ethnic Characteristics

The most significant change in the cultural background of Placerville’s residents between 2000 and 2010 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 5 compares the population numbers and percentages, by race and ethnicity, between 2000 and 2010.

Table 5: Race/Ethnicity

Race/Ethnicity	2000		2010	
	Number	Percent	Number	Percent
White	7,988	83%	7,938	76.4%
Asian	90	0.9%	88	.85%
American Indian, Eskimo, or Aleut	96	1%	122	1%
African American	22	0.2%	78	.75%
Other	202	2%	300	3%
Latino/Hispanic Origin	1212	13%	1,863	18%
Total	9,610	100%	10,389	100%

Source: U.S. Census 2000; SACOG 2012

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 2000 and 2010, the number of family households decreased slightly (-25), as did the percentage of family households. The proportion of non-family households increased by two percent.

Minimal change in household size occurred between 1990 and 2000. In 2010, the average household size was 2.37, about the same as in 2000 when it was 2.34. 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.

As defined in the U.S. Census, "Group Quarters" are a place where people live or stay, in a group living arrangement, that is owned or managed by an entity or organization providing housing and/or services for the residents. This is not a typical household-type living arrangement. These services may include custodial or medical care as well as other types of assistance, and residency is commonly restricted to those receiving these services. People living in group quarters are usually not related to each other. Examples of group quarters include Correctional facilities; Juvenile facilities; Nursing homes; Hospitals with long-term care facilities; College or university dormitories, fraternities,

sororities; Dormitories for workers; Religious group quarters; Shelters; and, Group homes. The 2010 census count of the number of Placerville residents living in group quarters was approximately 300 higher than in 2000.

Table 6 shows the changes in household characteristics in Placerville between 2000 and 2010.

Table 6: Changes in Household Type (Occupied Housing Units)

Household by Type	2000		2010	
	Number	Percent	Number	Percent
Household Population				
Total Households	4,001	100%	4,129	100%
Average Household Size	2.34		2.37	
Family Households	2,486	62%	2,461	60%
Married Couple Families	1,667	42%	1,607	16%
With children	687	17%	603	15%
Female Householder, no Spouse	637	16%	604	15%
With children	440	11%	375	9%
Non-Family Households	1,515	38%	1,668	40%
Group Quarters (Non-Household Population)				
Persons in Group Quarters	262	3%	601	6%

Source: U.S. Census 2000; 2010

5. Household Income

According to the US Census, American Community Survey Data, the median income in Placerville was approximately \$52,000, over \$17,000 less than the median income for El Dorado County, but approximately \$8,000 more than the median income for South Lake Tahoe. Lower incomes in Placerville are generally 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 estimated median family income for El Dorado County in 2012 was \$70,000, according to US Census. Table 7 compares median incomes for El Dorado County and its cities in 2012.

Table 7: Median Income by Jurisdiction

Jurisdiction	Median Household Income	% of El Dorado County Median Income
Placerville	\$52,216	75.0%
South Lake Tahoe	\$44,217	63.2%
El Dorado County	\$70,000	0.0%

Source: U.S. Census 2006–2012 American Community Survey; SACOG 2012

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).

6. Poverty & Extremely Low Income Households

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 2012 poverty threshold for a single person under 65 years of age was \$11,995. The poverty threshold for a family of two adults and two children was \$23,283.

Placerville residents have a significantly higher rate of poverty than residents countywide due to lower incomes discussed previously. In 2010, 14 percent of Placerville’s population lived in poverty, while countywide approximately 8.4 percent of residents lived in poverty. Female-headed households were most likely to live in poverty, particularly those with children under eighteen years old (approximately a 29 percent poverty rate).

Table 8 shows poverty status by population and family type in 2010 in Placerville and El Dorado County.

Table 8: Poverty Status in 2010

	Placerville	El Dorado
	Percent	Percent
Total Population	14%	8.4%
Under 18	20.3%	10.8%
18 to 64	12 %	8.5%
65 +	12.9%	4%
Households		
Family Households	8.3%	5.5%
With children under 18	14.3%	9%
With children under 5	19.8%	6.5%
Female householder, no spouse	22.1%	20.5%
With children under 18	28.6%	28.6%
With children under 5	26%	36.7%

Source: American Community Survey 2007-2011

HUD income limits for assistance for households of various sizes is not available at city level, but according to 2007-2011 ACS estimates of median income, extremely low income in Placerville equates to a household earning \$16,015 or less annually. According to 2006-2010 CHAS data, this equates to 530 extremely-low-income households—those earning up to 30 percent of the area median household income—which is approximately 12.8% percent of the households in Placerville.

Extremely-low-income households can represent a wide array of demographics, from a single person working full-time at minimum wage, to a family of five living on the salary of a householder who makes less than \$25,000 a year, to seniors and disabled veterans living on very limited benefits. The overpayment for housing which is a commonly synonymous with extremely-low-income households may lead to inability to afford routine maintenance, which in turn can lead to deteriorated housing conditions. Thus, the provision of affordable, suitable housing for these demographics can require more aggressive and specially-targeted housing programs.

C. Housing Stock Characteristics

1. Housing Type

In 2010, Placerville’s housing stock consisted of 4,667 housing units, including vacant units. The housing unit count is higher than the number of households shown in Table 6. Single-family dwelling units comprise approximately 68 percent of the City’s housing stock, multi-family housing 29 percent, and mobile homes 3.5 percent. Placerville’s housing stock increased by 10 percent over the last ten years. Between 2000 and 2010, the housing stock increased at an annual rate of 1 percent. Placerville gained approximately 460 housing units between 2000 and 2010. Approximately 60 percent of the increase, or 285 housing units, consisted of attached and detached single-family dwellings.

Table 9 shows changes in housing stock from 2000 to 2010. The number of housing units by type is greater than shown in Table 10 because it includes vacant housing units.

Table 9: Housing by Type

Housing Type	2000		2010	
	Number	Percent	Number	Percent
Detached Single-Family	2,617	62%	2,894	62%
Attached Single-Family	254	6%	262	5.6%
2-4 Units	535	13%	628	13.5%
5+ Units	642	15%	720	15.4%
Mobile Homes	158	4%	163	3.5%
Total	4,206	100%	4,667	100%

Source: U.S. Census 2000, CA Department of Finance, SACOG 2012

2. Tenure

One indicator of the housing market is housing tenure. Tenure refers to whether a unit is owner-occupied or renter-occupied. Communities need an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying income, family size and composition, and lifestyle.

Table 10 provides a comparison of the number of owner-occupied and renter-occupied units in the City in 2010 as compared to the county as a whole. It reveals that the level of

homeownership for the City (52 percent) is substantially lower than the level for the county (80 percent).

Table 10 compares tenure by jurisdiction in El Dorado County.

Table 10: Tenure by Jurisdiction (2010)

Jurisdiction	Renter-Occupied		Owner-Occupied	
	Number	Percent	Number	Percent
Placerville	1,969	47.7	2,160	52.3
El Dorado County	11,418	20.0	45,758	80.0

Source: U.S. Census 2010

Elderly households can have special needs resulting from limited and often fixed income; poor health and associated high health care costs; mobility limitation and transit dependency; and high costs of housing.

In 2010, about 28 percent of the City’s households were headed by seniors (persons ages 65 or older). Of these senior headed households, approximately 19 percent owned their homes, while 9 percent rented their homes. Table 11 compares tenure by elderly householder in 2010.

Many elderly persons are dependent on fixed incomes or have disabilities. Elderly homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be addressed through smaller units, second units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs.

Table 11: Elderly Households by Tenure (2010)

Householder Age	Owners		Renters	
	Households	Percent	Households	Percent
Under 65 years	1387	64.2%	1601	81.3
65 to 74	342	15.8%	145	7.4
75 to 84	293	13.6%	122	6.2
85 and over	138	6.4%	101	5.1
Total Households	2,160	100%	1,969	100%

Source: 2010 Census; SACOG (2012)

3. Vacancy

The 2007-2011 ACS reported housing vacancy rates in the City. Table 12 compares the vacancy rates between the City and El Dorado County in 2012. Placerville's rental vacancy rate is approximately 4 percent. The rental vacancy rate for the county is 2.5 percent. The City's and the County's vacancy rate for ownership housing was approximately 1.5 percent.

Table 12: Housing Vacancy: Placerville vs. El Dorado County

	Placerville		El Dorado County	
	Number	Percent of Total	Number	Percent of Total
Total Housing Units	4,541	100%	88,159	100%
Occupied Units	4,129	90.9	70,223	31.4
- Owner occupied	2,160	47.6	51,391	58.3
- Renter Occupied	1,969	43.3	18,832	21.4
Total Vacant Units	412	9.1	17,936	20.3
- For Rent	166	3.7	2,139	2.4
- For Sale Only	78	1.7	1,278	1.4
- Rented/Sold, Not Occupied	25	0.6	336	0.4
- For Seasonal or Occasional Use	40	0.9	12,677	14.4
- For Migrant Workers	1	.02	6	.01
- Other Vacant	102	2.2	1,500	1.7

Note: ACS data is based on a fairly small sample of the population. ACS housing questionnaire responses are then extrapolated for the City at large. This may result in a larger margin of error. Source: ACS; SACOG (2012)

4. Overcrowding

The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, and severely overcrowded when there are more than 1.5 occupants per room. Accelerated deterioration of a home may occur from over-use associated with more people living in the dwelling than the number for which it is designed. Table 13 summarizes housing overcrowding in the City between 2007 and 2011.

Table 13: Overcrowding

Household Type	Placerville	El Dorado County
Owner - Occupied	95	995
Overcrowded	80	810
Severely Overcrowded	15	185
Renter - Occupied	105	1,050
Overcrowded	80	795
Severely Overcrowded	25	255

Source: 2005-2009 CHAS; SACOG 2012

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 2012, the median price for a single-family home sold in Placerville was \$185,000, according to DataQuick. Home sales over the 2012 calendar year indicate that the median price decreased approximately twenty percent since 2003 (median sales price in 2003 was \$230,000). This median sales price was over 3.5 times the \$52,216 median income of Placerville residents. 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.

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 14 provides rental rates, as provided by property managers of market-rate housing units in Placerville.

Table 14: 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

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 2012 fair market rents in the Sacramento Primary Metropolitan Statistical Area (PMSA), which is comprised of El Dorado, Placer, and Sacramento Counties, ranged from \$736 for a studio apartment to \$1,689 for a four-bedroom rental unit.

c. Housing Affordability

An accepted measure of housing affordability is that housing payments (rent, mortgage, insurance, utilities, property taxes, etc.) do not exceed 30% of a household's gross income. Households paying more than 30 percent are deemed to "overpay" for housing. Table 16 below demonstrates that 1,870 households, or approximately 45% of Placerville's households, are overpaying for their housing.

Housing affordability data specific to the City of Placerville is not available. However, affordability data for El Dorado County, which assumes a family of four, revealed that for a family at Very Low income level thirty percent of monthly gross income equates to

maximum monthly gross rent of approximately \$950. The maximum home purchase price for a similar family at Very Low income level would be approximately \$116,500.

Table 15: Housing Affordability by Income Level

	Very Low Income	Low Income	Moderate Income
Annual Income	38,050	60,900	91,300
Maximum Monthly Gross Rent	951	1,523	2,283
Maximum Home Purchase Price	116,503	206,200	324,765

Source: HCD Income Limits; El Dorado County 2013 Housing Element

Table 16: Overpayment by Tenure

Income Category	Units Overpaying – Owners	Units Overpaying – Renters	TOTAL
Extremely & Very Low	350	525	875
Low	230	180	410
Moderate	315	45	360
Above Moderate	210	15	225
TOTAL	1,105	765	1,870

Source: SACOG 2012

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 2010, approximately 2,900 City housing units, or 62 percent of the total housing stock, was at least 30 years old or more, shown in Table 17. Homes that are at least 30 years old have a greater risk of deterioration associated with improper maintenance and repair.

A housing conditions survey has not been conducted within Placerville since 1998. The 1998 survey was not conducted Citywide but targeted 862 housing units (approximately 21 percent of the City's housing stock) in a part of the City with a concentration of older housing units and lower-income households. The survey 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, yielded a housing rehabilitation need of approximately 1,580 housing units, and a replacement need of approximately 135 housing units.

City permit records are not detailed enough to determine the number of home improvements that involved upgrading or rehabilitation of substandard housing units to sound condition. An updated housing condition survey could confirm the extent of housing disrepair within the City. To address the need for an updated housing condition survey, Housing Program 21 will target the acquisition of funds such as CDBG in fiscal year 2015/2015 to assist with this effort.

Table 17: Year Housing Built

Year Built	Number	Percent
2000 or Later	461	9.9%
1990 to 1999	630	13.4%
1980 to 1989	678	14.5%
1970 to 1979	794	17%
1960 to 1969	536	11.5%
1950 to 1959	540	11.6%
1940 to 1949	342	7.3%
1939 or Earlier	686	14.7%
Total	4,667	100%

Source: SACOG (2012); American Community Survey (ACS)

D. Employment

Employment in Placerville is dominated by retail, education, and technical services. According to the State Employment Development Department, approximately 5,400 individuals were employed in Placerville. Of these workers, 13.7 percent were employed by retail establishments, 24.9 percent were employed in educational services, and 12.5 percent by scientific and other technical agencies.

Table 18: County and City Unemployment Rates, 2013

Jurisdiction	Labor Force	Employment	Unemployment	
El Dorado County	90,700	82,900	7,800	8.6%
Placerville	5,400	4,700	700	13%

According to the State Employment Development Department (2009), major employers in El Dorado County are retail businesses, health care and health service firms, public agencies (federal government, county, and educational), and lodging establishments.

Table 19: Employment by Industry

Industry	Number	Percent
Farming, Natural Resources, Mining	91	2.1%
Construction	348	7.9%
Manufacturing	285	6.4%
Wholesale Trade	58	1.3%
Retail Trade	606	13.7%
Transportation, Warehousing, and Utilities	184	4.2%
Information	103	2.3%
Financial Activities	242	5.5%
Professional, Scientific, and Technical Services	552	12.5%
Educational Services	1,105	24.9%
Arts, Entertainment, and Recreation	222	5.0%
Government	344	7.8%
Other	290	6.5%

Source: 2006-2012 ACS; SACOG 2012

Table 20: Major Employers in Placerville

Employer Name	Industry
Child Development Programs	Child Care Services
El Dorado County	Government Services
El Dorado Union High School District	Education
El Dorado Irrigation District	Water & Sewage Co.- Utilities
Marshall Hospital	Hospitals
MORE Recycling Centers	Recycling Centers (Whls)
Placerville Union School District	Education

Source: EDD 2009

Approximately 700 people, or 13 percent of the work force, are unemployed in Placerville in 2013. This marks an approximate 3 percent decrease in unemployment since 2009.

Table 21 provides a comparison of Placerville’s unemployment rates with those of El Dorado County, whose ratio of unemployed residents is nearly half that of the City.

Table 21: County and City Unemployment Rates, 2013

Jurisdiction	Labor Force	Employment	Unemployment	
El Dorado County	90,700	82,900	7,800	8.6%
Placerville	5,400	4,700	700	13%

Source: EDD Labor Force Data – April 2013 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, farmworkers, 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 1,141 households (28 percent of all households) in Placerville were headed by persons 65 years and older in 2010. Of these, 773 senior households were homeowners (68 percent) and 368 were renters (32 percent). Senior homeowners may have difficulty in performing regular home maintenance or repair activities because of physical 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 (Table 11).

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 107 people. There are also numerous facilities throughout the City that provide care to six or fewer seniors. Table 22 lists facilities licensed by the California Department of Social Services that are available to residents of the City of Placerville.

Table 22: Senior Care Facilities ¹

Facility	Capacity
County Gardens	6
Eskaton Village Placerville	74
Gables LLC Retirement Home	6
Sierra Manor	15
Sunshine Manor	14
Valley View Guest Home	6
Total	121

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.

¹ Licensed by the State of California in Placerville City Limits, per State Department of Social Services

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.

In addition, State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. Under Section 4512 of the State Welfare and Institutions Code, "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. The term shall include mental retardation, cerebral palsy, epilepsy, and autism disabilities.

The Alta California Regional Center operates one of their 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.

Per data from the Sacramento Area Council of Governments (2012), as of November 2012, a total of 257 residents with developmental disabilities were identified in the Placerville ZIP Code and were being assisted at the Regional Center in Placerville. Of this total, 63 residents are between 0 to 14 years of age; there are 51 resident are between 15 to 22 years of age; with 128 residents between 23 to 54 years of age; there are 12 residents between 55 to 64 years of age, and 3 residents 65 years of age and older.

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 2008 estimate by the Substance Abuse and Mental Health Services Administration indicates that approximately 4.5 percent of the adult population (18+) in the country suffers from mental illness. This would indicate that approximately 468 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 22 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. Farmworkers

Farmworkers are individuals whose primary incomes come from permanent or seasonal agricultural labor. Permanent farmworkers, 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.

There is no agricultural activity within Placerville that would generate a need for migrant farmworker 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.

The best available data to the City regarding farmworkers residing in Placerville is the U.S. Census Bureau's 2007-2011 American Community Survey (ACS) data. This survey data however is just an estimate of workers of not only farm labor but also fishing and forestry occupations. The ACS estimates there were nine (9) farmworkers who resided in Placerville during the survey period. Unfortunately this ACS data has a margin of error of 96 workers that limits its usefulness.

The City does not administer housing programs specific to employee housing (farmworkers) who are permanent residents of the City, due to the small size of the workforce employed in the agricultural industry. The state's Department of Housing and Community Development, Employee Housing Program adopts and enforces statewide regulations for the construction, maintenance, use, and occupancy of privately owned and operated employee housing facilities providing housing for five or more employees

to assure their health, safety, and general welfare. The Department of Housing and Community Development acts as the enforcement agency for this program.

The State's Employee Housing Act (Health and Safety Code 17000) requires that each city and county encourage and permit the development of employee housing as a means of addressing the housing for seasonal farmworkers. The Act provides opportunities for housing that is owned by an employer and available for occupancy only by its employees. Two types of employee housing are described in the Act:

- Health and Safety Code Section 17021.5:
(b) Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. Use of a family dwelling for purposes of employee housing serving six or fewer persons shall not constitute a change of occupancy for purposes of Part 1.5 (commencing with Section 17910) or local building codes.

- Health and Safety Code Section 17021.6:
(b) Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located.

To address the affordable housing needs of an estimated nine (9) farmworkers that reside within Placerville, and to meet the local government land use and zoning requirements under the State's Employee Housing Act, Housing Program 6 was added. Program 6 directs the City to amend the zoning ordinance within one year of the Housing Element's adoption to allow a residential structure providing accommodation for six or fewer agricultural employees to be considered a single-family residential use and to be allowed by right in any zone that allows single-family residential uses (Health and Safety Code Section 17021.5).

Program 6 also includes amending the RE, Estate Residential (Section 10-5-4) to permit employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household as an agricultural use (Health

and Safety Code Section 17021.6). The RE zone is the City's only zone which permits by right agricultural uses such as raising livestock and poultry, the growing and harvesting of trees, fruits, vegetables, grains, and the storage or processing of agricultural products produced on the property.

4. Female-Headed Households

Female headed 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. These households also often receive unequal treatment in the rental housing market due to their family status, and they often 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.

According to the 2010 Census, there are 604 female headed households within the City. Of these, 409 contain children less than 18 years of age, with 195 containing no children less than 18 years of age. In addition, according to the U.S. Census Bureau's 2006-2010 American Community Survey 33 percentage of female headed households with children live in poverty.²

One resource that may benefit female headed and 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.

² Sources: 2010 Census, 2006-2010 American Community Survey, SACOG 2012

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 471 large households in Placerville in 2010, of which 46 percent were renter households. Large households represent 11.4 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 built five houses in the area and is extensively involved in the community through partnerships with 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; many of these homes contain three or more bedrooms for large families.

Table 23: Placerville Household Size by Tenure

Household Size	Owners		Renters	
	Households	Percent	Households	Percent
1 person	607	28.1%	699	35.5%
2 persons	885	41.0%	541	27.5%
3 persons	311	14.4%	295	15.0%
4 persons	191	8.8%	216	11.0%
5 persons	191	8.8%	136	6.9%
6 persons	34	1.6%	48	2.4%
7+ persons	28	1.3%	34	1.7%
Total Households	2,160	100%	1,969	100%

Source: US Census 2010; SACOG (2012)

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 six months, depending upon whether the shelter is short-term or long-term. An emergency housing resource operating in the community during 2013-2014 that provides for emergency housing in Placerville is the Interfaith Rotating Winter Nomadic Shelter ("Nomadic Shelter"). The Nomadic Shelter consists of several local churches providing overnight accommodations for the homeless during the winter months from November through March on a rotating basis. In conjunction with the Community Resource Center and Mercy Way Rescue Church, a shuttle bus provides transportation to the various church sites. The City is working diligently with community groups and El Dorado County to identify permanent facilities for these emergency housing needs.

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. Progress House Transitional Living Program is a local community program designed to offer individuals new in recovery a safe, supportive, sober living environment.

Progress House has six transitional living homes, two for men and four for women. The women may be accompanied by their minor children in transitional living. These are fully furnished residential homes that are shared by individuals practicing their new recovery skills. Residents attend outpatient services, participate in 12-step meetings and share in household chores while working or attending school.

Residents may stay in the transitional living program for up to one year. All of the homes are registered through California Association of Addiction Recovery Resources.

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.

New Morning Youth and Family Services operate an Emergency Youth Shelter within the City. It is a 12-bed, 3,500 square foot 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. The facility is located near Ray Lawyer Drive, proximal to County offices and other important resources.

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.³

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.

³ Placerville Chief of Police, 2010.

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 7.

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.

The City revised its Zoning Ordinance to identify a zone district within which emergency shelters and transitional or supportive housing may be established by right.

Placerville's HWC (Highway Commercial) Zone code section was 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 Zoned lands encompasses approximately 290 acres, of which 90 acres are vacant, providing sufficient lands to construct an emergency shelter with capacity to accommodate an estimated 60 persons. The HWC Zone allows a wide variety of uses including retail uses, and highway-oriented uses such as hotels, restaurants and a variety of governmental support uses. Emergency shelters are

considered compatible with these uses. In addition, there are no known environmental constraints or other conditions within the HWC Zoned lands that could render it unsuitable for emergency shelter uses.

During June 2013 the City adopted changes to the Zoning Ordinance that added transitional and supportive housing as a residential use, subject only to those restrictions that apply to other residential uses of the same type in the same zone within residential zones. However, residential uses are permitted within the City's mixed-use zones (e.g. Business Professional (BP), Central Business District (CBD), Commercial (C), Convenience Commercial (CC), Highway Commercial (HWC). To fully comply with SB2 the City has added Housing Program 8 that will amend each of these zoning districts to permit transitional and supportive housing subject only to those restrictions that apply to other residential uses in the same zone.

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 2023. 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 24. This table identifies the year on which the Section 515 Program 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 24 shows that for this planning period only the Sunrise Garden Apartments property and their 67 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 units may be costly to replace; it is estimated that replacement of 67 units in current dollars would be \$125,550 per unit ⁴, or approximately \$8.4.million total.

⁴ Assumes a 900-square-foot apartment and all development fees. Excludes site improvements and acquisitions.

Table 24: Inventory of Publicly Assisted Multi-Family Housing

Project Name	Assisted Units	Type	Funding Sources	Earliest Date of Conversion	Expiration of Affordability (At-Risk Status) *
Carson Ridge II 2848 Schnell School Road	17	Family	Section 515	2021	Low Risk
Carson Ridge Apts 2838 Schnell School Road	8	Family	Section 515	2033	Low Risk
Deer View Apts 2880 Schnell School Road	47	Family	Section 515 & Section 8	2028	Low Risk
Placerville Apts 2684 Coloma Court	83	Family	Section 515	2036	At Risk
Sunrise Gardens 1400 Woodman Circle	67	Family	Section 8	2018	Low Risk
Tunnel Street Senior Apts. 2880 Tunnel Street	39	Senior	Section 515	2031	Low Risk
Cottonwood Park 3030 New Jersey Way	77	Family	Other: Low Income Housing Tax Credit (LIHTC)	Unknown	Low Risk
Cottonwood Senior 2801 Clay Street	80	Senior	Other: LIHTC	Unknown	Low Risk
Placer Village 2789 Ray Lawyer	75	Family	Other: LIHTC	Unknown	Low Risk

At Risk = Conversion Potential within 0-10 Years

Source: Area Council of Governments Subsidized Unit Database (2012)

Program 25 addresses the issue of preservation of at-risk apartments. 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, including federal Community Development Block Grant Program funds, Low Income Housing Tax Credit Program, and the USDA's Rural Rental Housing Loans Program.

Local entities which are considered qualified to own and or manage affordable units in the City of Placerville include the following⁵:

Affordable Community Housing Trust, 7901 La Riviera Drive, Sacramento
California Coalition for Rural Housing, 717 K Street, Suite 400, Sacramento
California Housing Finance Agency, 500 Capitol Mall, Suite 400, Sacramento
Hendricks & Partners, 3100 Zinfandel Drive, Suite 100, Rancho Cordova
USA Properties Fund, 2440 Professional Drive Roseville
Christian Church Homes of Northern California, Inc., 303 Hegenberger Road,
Ste. 201, Oakland
Eskaton Properties Inc., 5105 Manzanita Ave, Carmichael
Project Go, Inc., 3740 Rocklin Road, Rocklin
ROEM Development Corporation, 1650 Lafayette Circle, Santa Clara
Rural California Housing Corp, 3120 Freeboard Drive, Suite 201, West
Sacramento
Sacramento-Yolo Mutual Housing Association, 8001 Fruitridge Road, Suite A,
Sacramento

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. Since January 2011, the City enforces 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

⁵ Source: California HCD 2012: <http://www.hcd.ca.gov/hpd/hrc/tech/presrv/hpd00-01.xls>

- 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.

Further, Program 27, Weatherization, promotes energy efficiency and weatherization assistance for qualifying households under the City's CDBG program.

Program 20, 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 (November 2012) 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 Needs Allocation (RHNA) is determined by SACOG for the City. Under the SACOG plan, El Dorado County and its cities are responsible for accommodating an additional 5136 housing units between 2013 -2021, of which Placerville is responsible for 372. Of the 372 units, 39 of them are expected to be affordable to extremely-low-income households, 39 to very-low-income households, 55 to low-income households, 69 to moderate-income households and 170 to above moderate-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 25 shows the number and percentage of housing units identified in the SACOG Regional Housing Needs Plan Allocation for Placerville, by income category, for the 2013 - 2021 planning period.

Table 25: Regional Housing Needs Plan Allocation for Placerville 2013-2021)

Income Category	RHNA Allocation	
	Number	Percent
Extremely Low	39	10.5 %
Very Low	39	10.5 %
Low	55	14.8 %
Moderate	69	18.5 %
Above Moderate	170	45.7 %
Total	372	100%

Source: Sacramento Area Council Governments, Regional Housing Needs Plan. (November 2012)

Table 26 shows the number housing units that have been approved, permitted and/or built since January 2013 in Placerville that contributes to meeting the RHNP allocation. The RHNA uses January 1, 2013 as the baseline for project period for the 2013-2021 planning period. Jurisdictions may count toward their RHNA, housing units that are

approved, permitted or built since January 1, 2013. Table 27 shows the remaining RHNA allocation need based on units built/under construction.

Table 26: Progress in Meeting RHNA Allocation January 1, 2013 Through June 2013

Units Approved, Permitted, and/or Built						
Project Name or Address	Status	Total Units	Units by Income Level			
			Very Low	Low	Moderate	Above Moderate
Eskaton Cottages	Built	39				39
118 Main Street	Built	1				1
3097 Cedar Ravine ⁶	Built	1			1	
2517 Aggregate Ct	Built	1				1
1186 Aggregate Way	Built	1				1
2816 Winesap Cir	Built	1				1
2821 Winesap Cir	Built	1				1
3045 Meridian Ct	Built	1				1
611 Placerville Dr	Built	1				1
973 Estey Way	Permitted	1				1
2986 Coloma Street ⁷	Built	1			1	
1720 Broadway	Built	1			1	
439 Main Street	Permitted	1			1	
Totals		51			4	47

Source: City of Placerville

⁶ This project involved the conversion of an existing professional office to a single-family residential housing unit. Per El Dorado County Assessor's records, the purchase price for this unit was \$125,000 in December of 2012, or one-third (1/3) less than the \$185,000 median home price within Placerville during 2012. The purchase price was affordable to a family of moderate income.

⁷ This project involved the conversion of a two story professional office building into a single-family residence. Rents were targeted between \$700-1,000., affordable to a moderate or below income level.

Table 27: Remaining RHNA Need Based on Units Built/Under Construction

Income Category	A	B	C
	New Construction Need (RHNA)	Units Built, Under Construction or Approved	Remaining Need
Extremely Low	39	-	39
Very Low	39	-	39
Low	55	-	55
Moderate	69	4	65
Above Moderate	170	47	123
Total Units	372	51	321

J. Unmet 2008-2013 Regional Housing Needs

Placerville did not meet the objective to address the shortfall of available land to accommodate 106 low, very low and extremely low income units before the October 31, 2013 end of the 2008-2013 planning period. Per Government Code Section 65584.09, if during the prior planning period the City did not make available sites to accommodate the unmet portion of the Regional Housing Needs Allocation (RHNA) then the City must rezone or zone adequate sites within the first year of the new 2013-2021 Housing Element planning period. This requirement is in addition to sites needed to accommodate the RHNA for low, very low and extremely low income categories for the 2013-2021 planning period that must be accomplished no more than three years after Housing Element adoption. A Housing Program for the 2013-2021 planning period will cause the required rezoning of sites at the R-5 density necessary to meet statutory requirements and our RHNA for both planning periods, totaling 239 units for the low, very low and extremely low income households.

III.

CONSTRAINTS

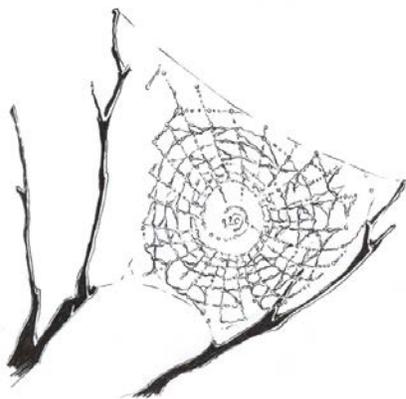
A. Government Constraints

Local policies and regulations can affect the price and availability of housing, both positively and negatively, particularly for low- and moderate-income residents. 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 factors 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 Placerville's General Plan contains the primary policies that guide residential development. These policies are implemented through several types of ordinances, including the Zoning Ordinance, and the Subdivision Regulation ordinance found therein. 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 identifies six residential land use categories: Rural Residential, Low-Density Residential, Medium-Density Residential, High-Density Residential, Housing Opportunity Overlay and Planned Residential Development/Historic.

The City has adopted nine residential zoning districts that correspond to General Plan land use categories, as well as five non-residential zoning districts, a residential overlay

zone, and four mixed-use (commercial and residential) zones. Table 28 summarizes the General Plan land use categories and corresponding zoning districts.

Table 28: Land Use Categories Permitting Residences

General Plan	Zoning Designation(s)	Density (du/ac)	Minimum Site/Unit Area	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)	4.01 to 6.00	6,000 sq. ft. 2,700 sq. ft.	Detached Single-Family Homes; Second Units; Mobile Homes and Parks
High-Density Residential (HD)	R-2 (Low Density Multi-Family); R-3 (Medium Density Multi-Family); R-4 (High Density Multi-Family); R-5 (Very High Density Multi-Family)	4.01 to 24.00	2,000 sq. ft.	Detached Single-Family Homes; Attached Single-Family Homes; Condominiums; Townhomes; Apartments
Housing Opportunity Overlay (HO)	HO (Housing Opportunity Overlay)	20.00 to 24.00	6,000 sq. ft. 2,700 sq. ft.	Condominiums; Townhomes; Apartments; Attached Single-Family Homes
Business and Professional (BP)	BP (Business-Professional Zone)	None specified	6,000 sq. ft.	Residential uses when above or below the ground floor.
Central Business District (CBD)	CBD (Central Business District)	None specified	None	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.
Convenience Commercial (CC)	CC (Convenience Commercial)	None specified	5,000 sq. ft.	Residential uses above or below 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 by the City's Zoning Ordinance, which is written to implement the policies of the 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 ten residential zones:

- 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 (Low Density Multi-Family Residential, attached single-family, two- and three-family units)
- R-3 (Medium Density Multi-Family Residential)
- R-4 (High Density Multi-Family Residential)
- R-5 (Very High Density Multi-Family Residential)
- HO (Housing Opportunity Overlay)

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))

Tables 29 and 30 summarize the relevant residential standards under the criteria of Placerville's Zoning Ordinance (Municipal Code, Title 10). Table 31 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 9, 15 and 18 for further details.

Tables 29: Residential Development Standards: Residential Districts

Zoning Standards	Residential Zoning Districts									
	RE	R1-A	R1-20	R1-10	R1- 6	R-2	R-3	R-4	R-5	HO
Max. Density (du/ac)	0.20	1	2.18	4.36	7.26	8	12	16	24	24
Min. Density (du/ac)									20	20
Min. Lot Size (sq. ft.)	5 acres	1 acre	20,000	10,000	6,000	6,000	6,000	6,000	6,000	6,000
Minimum Lot Area/DU (sq. ft.)	5 acres	1 acre	20,000	10,000	6,000	2,000	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	60/20
Front Yard (ft.)	50	30	20	20	20	20	20	20	20	20
Side Yard (ft.)	20	10%/10 ft								
Rear Yard (ft.)	30	30	30	20	20	15/0	15/0	15/0	15/0	15/0
Building Coverage (%)	20	35	35	35	35	60	60	60	60	60
Max. Bldg. Height (ft.)	35	35	35	35	35	40	40	40	40	40
Parking (spaces/unit)	2	2	2	2	2	1.5	1.5	1.5	1.5	1.5

Tables 30: Residential Development Standards: Commercial Districts

Zoning Standards	Commercial Zoning Districts				
	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

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Table 31: Housing Types Permitted by Zone

	Residential Zones										Commercial Zones				
	RE	R1-A	R1-20	R1-10	R1-6	R-2	R-3	R-4	R-5	HO	CBD	CC	BP	HWC	C
Detached Single-Family	P	P	P	P	P	U	U	U	X	X	X	X	X	X	X
Attached Single-Family	X	X	X	X	X	P	P	P	P	P	X	X	X	X	X
Multi-Family/Apt.	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P
Condominiums	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P
Second Units	P	P	P	P	P	P	P	P	P	X	X	X	X	X	X
Mobile Home within a Mobile Home Park, or as a Hardship per Section 10-4-6(E)	U	U	U	U	U	U	U	U	U	X	X	X	X	X	X
Manufactured Home on Permanent Foundation	P	P	P	P	P	P	P	P	P	X	X	X	X	X	X
Rooming/Boarding House	X	X	X	X	X	P	P	P	P	X	X	X	X	X	X
Small Fam. Day Care (6 or fewer)	P	P	P	P	P	P	P	P	P	X	U	U	U	U	U
Medium Fam. Day Care (7 - 12)	U	U	U	U	U	U	U	U	U	P	U	U	U	U	U
Large Fam. Day Care (12 or more)	U	U	U	U	U	U	U	U	P	U	U	U	U	U	U
Community Care (6-), including transitional and supportive housing	P	P	P	P	P	P	P	P	P	U	U	U	U	U	U
Community Care (7+) , including transitional and supportive housing	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U
Domestic Violence Shelter	P	P	P	U	U	U	U	U	U	U	U	U	U	U	U
Single-Room Occupancy Units	X	X	X	X	X	P	P	P	P	X	U	X	X	X	U

Note: P = Permitted U = Permitted with a use permit X = Not permitted
 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 24 dwelling units per acre (du/ac) in the R-5 and HO zones. 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 24 dwelling units per acre, within the R-5 and HO zones. This density is consistent with the default density under Housing Element law which will allow a minimum of 20 units per acre.

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

The current 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.

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 12 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, consistent with the City's Density Bonus provisions and state law. 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. No requests for affordable housing or density bonuses were requested during the 2008-2013 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 30).

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, R-4, and R-5 Zones, up to 60 percent of the lot may be occupied by buildings, accessory building area, parking area, driveway and covered patio area. Due to the general, multi-acre parcel sizes of the available multi-family zoned parcels, achievable maximum permitted densities in the City's residential zones for affordable housing is anticipated.

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 (CCFs) 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 CCFs are allowed by right

in all residential zones, when providing service for six or less individuals. Community Care Facilities CCFs serving seven or more people are also allowed as a conditional use within all residential zoning districts. Community Care Facilities CCFs 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 CCFs serving six or fewer individuals, that are located within 1,000 feet or less of an existing CCF, are allowed as a conditional use. 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.

During the 2008-2013 planning period the City received two requests for CCFs serving seven or more people. Both were issued conditional use permits. No requests and no inquiries were made to the City for CCFs containing six or fewer people located within 1,000 feet from an existing CCF were filed during the planning period. The 1,000 feet distancing between CCFs with six or fewer people is therefore not constraining to the development of CCFs within the City.

ix. 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. 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 on a parcel contiguous to the parcel, that 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, R-4 and R-5 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.

In 2012, implementing a 2008-2012 Housing Element Program, the City amended the Zoning Ordinance adding mobilehome parks as a conditional use to land planned and zoned for residential use, to be consistent with state law.

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 or manufactured 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 or manufactured 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. Single-Room Occupancy (SRO) Units

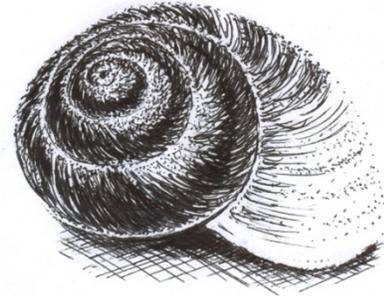
The Housing Element Law requires cities to facilitate and encourage SRO housing. SRO housing is described by the Department of Housing and Community Development as units that have a small floor area of between 200 to 350 square feet that provide an affordable housing opportunity for individuals, including as an entry point for those formerly homeless.

The City's Zoning Ordinance does not define SRO housing, nor does not identify SROs as a permitted use. The City's Housing Program includes an action to amend the Zoning Ordinance to facilitate and encourage the development of SRO housing units. The City shall revise the Zoning Ordinance to define SROs, identify the zones in which they are permitted and establish regulatory standards that encourage and facilitate single-room occupancy units.

v. 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 expressly defined by the Zoning Ordinance but that are important to meeting housing needs are transitional housing, supportive housing, and emergency shelters. Transitional housing provides shelter for people who are trying to establish residence in a permanent home. Supportive housing contains onsite or offsite services that assist the supportive housing resident in retaining housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. An emergency shelter is a facility that provides shelter to families and/or individuals on a short-term basis of six months or less by a homeless person. In 2012 the City Zoning Ordinance was amended, pursuant to Senate Bill 2 (2007), designating an emergency shelter as a permitted use within the HWC (Highway Commercial Zone). Also, domestic abuse shelters, a type of emergency housing, are recognized as an allowable use in RE, R1-A, R1-20 and C 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 approve emergency shelters. The City's use permits are approved by the Development Services Director, who has the discretion to interpret the Zoning Ordinance. 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 residential historical districts in the City. 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 the Secretary of Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. 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 Development Services 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 Development Services 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 income 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.

To comply with state law and to implement a 2008-2013 Housing Element program, the City adopted in 2013 density bonus provisions in the Zoning Ordinance that implement state law provisions. This City action helps to promote a density bonus program as an affordable housing incentive.

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 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 of residential structures, if 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

Uses Permitted In Any Zone

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 and supportive 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. However, this constraint was eliminated via implementation of Program 12 in 2012 by restricting the types of non-residential uses allowed within residential zones to public uses, institutional uses, and uses that support residential uses.

Placerville Airport Land Use Compatibility Plan

The El Dorado County Airport Land Use Commission (ALUC) is responsible for maintaining Airport Land Use Compatibility Plans (ALUCPs) for airport facilities located

within the County. The ALUCP for the Placerville Airport was adopted by the ALUC in June 2012.

The ALUCP for Placerville Airport is a long-term planning document that by State law must anticipate a time horizon of at least 20 years. The ALUCP projects long-range airport configurations and activity levels, and addresses compatibility concerns related to noise, overflight, safety, and airspace protection. The goal of the ALUC is to protect the health and safety of County residents and visitors while supporting the continual success and safety in the operation of local airports.

The Placerville ALUCP has the potential to constrain residential development when such development is within the airport's designated safety zone. In such instances, the development of residential land use could be limited in density and intensity to some degree.

Sites identified in the residential sites inventory are not constrained by land use compatibility requirements of the ALUCP. As such, the ALUCP is not considered a significant constraint within the City.

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, 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 32 summarizes the City’s street improvements standards.

Table 32: 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 Development Services Department processes, investigates, and reviews development applications. Applications for minor deviations, or slight modifications to Zoning

Ordinance requirements, are approved by the Development Services 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, mixed use developments involving multi-family residential over commercial, 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 any 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. City historic design guidelines for proposed alterations of existing building exteriors within the City designated Residential Historic Districts are the Secretary of Interior Standards for Rehabilitation & Guidelines for Rehabilitating Historic Structures. 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.

In general, these procedures, standards and design criteria are not considered to be excessive. The Zoning Ordinance includes development criteria regarding building mass, building scale, building materials, parking, landscaping, lighting and other standards that were adopted to implement the goals and policies within the City's Land Use and Community Design Elements. The development criteria and standards are applied to all

projects, including multi-family, mixed-use and commercial. While these standards may affect development costs, they are considered necessary to assure certain quality standards for meeting the City’s General Plan design goals and policies.

b. Project Approval Timeframes

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

- Single-family homes on individual lots can be processed administratively in as little as 3 weeks.
- Parcel maps also require administrative approval; City review and approval can be completed in six to eight weeks.
- Multi-family development within multi-family residential zones requires design review from the Planning Commission; permits are processed in six to eight weeks.
- Mixed-use projects involving ground floor commercial use and second level-and-above multi-family residential use require design review from the Planning Commission; permits are processed in eight to ten weeks.
- Subdivision maps must be reviewed by both the Planning Commission and City Council, and require eight to 16 weeks for approval.
- Development requests within a historic district are submitted to the Historical Advisory Committee for its recommendation, then require approval by the Planning Commission. This process 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 Development Services 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, noncompliance with which 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 Development Services 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 Development Services Director's decision. A decision by the Development Services 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 Development Services 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 primarily 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 that 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 3: High-Density Development. Increase land inventory through rezoning which is necessary to accommodate lower-income housing at 20 dwelling units per acre minimum, permit owner-occupied or multifamily residential uses by right, with compliance with local design standards, but without discretionary action.
- PROGRAM 4: Single-Room Occupancy (SRO) Units. Identify zones where this type of housing shall be permitted, and establish standards that encourage and facilitate their development.
- PROGRAM 6: Employee Housing. The City will revise the Zoning Ordinance to meet the requirements of the State's Employee Housing Act, allowing employee housing containing six or fewer employees as a single-family residential use permitted by right in any zone that allows single-family residential uses. Revise the RE, Estate Residential zone to permit employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household as an agricultural use.
- PROGRAM 13: 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 14: 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 15: 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, and reduces fees where appropriate.
- PROGRAM 16: Self-Help Housing. The City will continue 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 17: 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 18. 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 20: Housing Rehabilitation. The City continues to promote the program for low-interest and deferred payment loans for housing rehabilitation.

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 Public Works Department provides domestic water to an area of approximately four square miles, including most of the City of Placerville. The Public Works 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's 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 33 lists these water demand figures.

Table 33: 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.

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 pressure-reducing valves (PRVs) 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: an application fee, and Capital Improvement Charges (CICs), otherwise known as impact fees.

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 Hangtown Creek Water Reclamation Facility (HCWRF) 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 2013 were estimated at 1.0 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 WRF 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 WRF was upgraded to comply with state permit conditions for treatment quality. No plant expansion was required.

b. Collection System

The collection system consists of approximately 53 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 34 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 34: 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 35: 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 5.8 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 NPDES (National Pollution Discharge Elimination System) Phase II Statewide Program, which requires facility assessment, master planning, and quality and quantity controls. 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. The City will develop a Capital Improvement Plan, which will identify and fund drainage system improvements.

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, R-4 and R-5), 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 38 and 39) 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. In order to mitigate the risk of wildland fires, the Placerville General Plan's Health and Safety Element contain 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. Although financing support programs may be available through local governmental sources, generally, these sources are limited and would not meet local demand. Private lending practices appear consistent throughout the greater Sacramento metropolitan region and surrounding counties. The more recent (2007-2012) collapse of the "housing bubble" and subsequent credit crisis in the mortgage industry affected the availability of credit and cost of real estate loans. Although mortgage interest rates are at record lows, the ability to obtain a loan is much more difficult due to an overall reduction in the supply of loanable funds from lenders. In addition, with the rise in foreclosure rates came changes in mortgage underwriting standards which are likely to have an impact on the ability of lower income borrowers than other segments of the community.

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.

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 land values in the range of \$100,000 to \$160,000 per acre. Based on the densities permitted in the City's R-3, R-4 and R-5 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.

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.⁸

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).⁹ 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 \$50,000 (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, 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 36 shows the construction costs, by development type, for single-family and multi-family dwellings.

⁸ Building-Cost.net

⁹ RS Means cost calculator at www.rsmeans.com

Table 36: 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	\$4,455	\$2,376
SMIP (Seismic)	\$18	\$14.92
Green Fee	\$8	\$6
<i>Subtotal – Impact Fees</i>	<i>\$44,514</i>	<i>\$32,125.92</i>
Building Plan Check	\$839.91	\$747.71
Building Permit Fee	\$1,759.80	\$1,544.66
Engineering Plan Check	\$300 ⁷	\$300 ¹⁰
Engineering Permit Fee	\$150 ¹¹	\$150 ⁷
Sewer Application	\$75	\$75
Water Application	\$75	\$75
Document Duplication	\$10	\$25
<i>Subtotal – Permit Fees</i>	<i>\$3,209.71</i>	<i>\$2,917.37</i>
Grand Total	\$47,723.71	\$35,043.29

Source: City of Placerville Development Services Department

Table 37 shows that permit and impact fees for apartments and detached single-family homes are comparable to those of nearby jurisdictions.

¹⁰ Fees based on site improvement costs for the entire housing project.

¹¹ Other site-specific development fees such as encroachment and retaining wall fees may be applicable in addition to those shown.

Table 37: Comparison of Fees by Jurisdiction

Development Type	Placerville	El Dorado County (greater Placerville)	City of Auburn (Placer County)¹²
Apartment	\$35,043	\$33,599	\$29,922
Detached Single-Family Home	\$47,723	\$52,863	\$34,434

Source: City of Placerville Development Services Department

¹² 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 38, 39 and 40 provide an inventory of existing available land and land suitable for development; of tentatively approved residential development subdivision projects targeted for specific income-level households; of vacant parcels within the City; and of potential parcels proposed to be rezoned to a residential density of twenty (20) dwelling units per acre. As discussed in Chapter II, Section I. Regional Housing Needs, Placerville is responsible for accommodating the City's RHNA allocation of 372 additional housing units between 2013 and 2021. Of the 372 units, 39 of them are expected to be affordable to extremely-low-income households, 39 to very-low-income households, 55 to low-income households, 69 to moderate households, and 170 to above moderate households. Of these 372 units, 49 have been approved or constructed (2 to moderate-income and 47 to above-moderate-income) between January 1, 2013 and April 30, 2013). The available land within the City exceeds the City's RHNA allocation for all income level categories (Table 41). As discussed in Chapter II, Section J. Unmet 2008-2013 Regional Housing Needs, Placerville is responsible for accommodating the City's RHNA allocation of 106 additional housing units within the first year of adoption of the Housing Element for the low, very low and extremely low income 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 38, 39 and 40 would have access to public facilities over the next eight 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 moderate-income households.

Table 38 indicates that there are more than 71 acres of residentially zoned, suitable and available land within the City that could accommodate 137 moderate- and above-moderate-income dwelling units.

Table 39 indicates there were ten tentatively approved subdivisions approved during the 2003-2009 and 2008-2013 Housing Element planning periods that have the potential to provide housing for households across the RHNP income level groupings. A total of 32 acres of land area within four subdivisions have a combined potential to create 95 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.

Table 40 indicates potential sites for rezoning to R-5 or HO zones at twenty (20) dwelling units per acre minimum density (Housing Program 3) to accommodate the City's unmet RHNA for the low, very low and extremely low income categories for the 2008-2013 and 2013-2021 planning periods. The sites to be rezoned may include, but are not limited to, these sites that total approximately 30 acres. Combined, these sites have the potential to provide land area to accommodate 543 units for low, very low and extremely low income households.

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, R-3 and R-4 sites are adequate to accommodate either above-moderate-income or moderate-income households, with low-income households accommodated in this zone with financial subsidies; and
- R-5 and HO sites are adequate to accommodate either low or very-low income households.

State law was amended in 2004 (AB 2348) 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 density is 20 units per acre.

As mentioned, during the 2008-2013 Housing Element planning period the City developed Program 3 to address a shortfall of available land to accommodate 106 units for lower income households (Regional Housing Needs Allocation (RHNA) and to establish a new zoning designation, R-5, with a density of 20 dwelling units per acre. The City inventoried and analyzed two sites for possible rezoning at a 20 dwelling unit per acre minimum with sufficient acreage to construct housing for the low, very low and extremely low income categories: a 20.70 acre three-parcel site, and a 2.80 acre site. Potential realistic zoning unit capacity of 352 units is possible for these sites. However, during the planning period the City did not meet its objective to address the shortfall of available land to accommodate 106 lower income units before October 31, 2013, the end of the planning period.

Per Government Code Section 65584.09, if during the prior planning period the City did not make available sites to accommodate the unmet portion of the RHNA then the City must rezone or zone adequate sites within the first year of the new 2013-2021 Housing

Element planning period. This requirement is in addition to sites needed to accommodate the RHNA for low, very low and extremely low income categories for the 2013-2021 planning period. The City has devised a program for the 2013-2021 planning period to include the required rezoning of sites at the R-5 density necessary to meet statutory requirements and our 106 unit unmet need under the 2008-2013 planning period and the 133 units of unmet lower income need for the 2013-2021 RHNA.

Developers will also be encouraged to achieve minimum density for low, very-low and extremely-low-income households within the R-5 Zone and HO Overlay Zone (minimum density of 20 dwelling units per acre) rezoning under Program 3.

Table 40 contains potential sites comprising 36.41 acres that would be appropriate for higher density development for low income households with rezoning at the 20 units per acre minimum density. It is estimated that a combination of these potential sites at the 20 units per acre minimum density could be used to satisfy the 106 units of unmet lower income need under the 2008-2013 planning period and the 133 units of unmet lower income need for the 2013-2021 RHNA.

Sites 1, 2, 3, and 5 have current General Plan land use and Zoning designations that permit multi-family residential development at 8–16 dwelling units per acre. Higher density development of these sites with apartments, townhomes and condominiums is considered to be appropriate given all sites are served by existing utilities, slope constraints are minimal and that current zoning on these sites anticipated multi-family residential at City high densities.

Opportunities may also exist for larger senior/group home/residential care facilities.

Development of Sites 4 and 6 through 11 at high residential densities is considered appropriate given their location near public transit stops, employment sources, commercial uses and services.

Site analyses, including location map and site photos for these potential sites are provided in Appendix E.

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.

The City has received proposals and inquiries for housing or mixed uses in commercial zones. Two such projects have been completed during the planning period. One involves the construction of new floor area within an existing building to establish a rental unit. A second involves the conversion and adaptive reuse of the second story of existing commercial building to a rental unit. Past development activity is not a future predictor

of the feasibility or likelihood of housing being developed in commercial zones, therefore the City could also 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 2 for further details.

Based on results of the available land inventory, the City has sufficient land to accommodate the RHNA for the current planning period. Approximately 36 acres of potential land is available for rezoning during the planning period at the 20 units per acre minimum density to satisfy the unmet need of 106 lower income units under the 2008-2013 planning period and the 133 units for housing targeting low and very low incomes (Table 40). There are approximately 185 acres of land available, with a realistic unit capacity of 298 units, for housing targeting moderate and above-moderate incomes (Tables 38 and 39).

3. Public Facilities, Services, and Environmental Conditions

All of the properties listed in Tables 38, 39 and 40 can be provided with water, sewer, drainage, other City facilities and services between 2013 and 2018. 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 38 and 39, there are approximately 185 acres of land that were identified as being vacant or underdeveloped and residentially zoned. In addition, approximately 36 acres of potential land was identified (Table 40) for potential rezoning to 20 units per acre minimum residential density. 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 38: Inventory of Residentially Zoned Suitable and Available Land with Potential to Accommodate Moderate and Above Moderate Income 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 Res.	4	3	1 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.	10.00	2.18 du/ac	Low-Density	21.80	16.35	Vacant	Yes
001-071-16	Quartz Mountain Rd.	10.00			21.80	16.35	Vacant	Yes
050-420-58	Aggregate Way	2.00			4.36	3.27	Vacant	Yes
050-420-90	Morrene Dr.	14.90			32.48	24.36	Vacant	Yes
R1-20 Total		36.90				60.33		

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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				9.35		

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.	6.70	7.26 du/ac	Medium- Density	48.64	36.48	Single- Family	Not known
002-021-08	Pleasant St. / Bedford Ave.	5.30			38.48	28.86	Vacant	Not known
R1-6 Total		12.00				65.00		

	71.76	Moderate and Above Moderate Income Housing Unit Totals		137.65 or 137	
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Table 39: 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
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
Moderate Income Totals			32			95

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.	2.40	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.	7.70	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

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Table 40: Summary of Potential Rezoning Sites with Potential to Accommodate Low, Very Low and Extremely Low Housing Units

Site	APN /Location	General Plan Designation	Zoning Designation	Acreeage	Allowable Density or Intensity	Potential Realistic Units at 24 DUA Maximum	Existing Use	Infrastructure Capacity
1	323-220-06 323-220-08	High Density Res	R-3	6.14 total	12 DUA	72	Vacant	Sufficient to serve zone change
2	051-505-01	High Density Res	R-4 - AO	1.12	16 DUA	20	Vacant	Sufficient to serve zone change
3	001-092-27	High Density Res	R-2	3.76	8 DUA	67	Vacant	Sufficient to serve zone change
4	003-241-55	High Density Res	R-4	6.02	16 DUA	90	Single-Family	Sufficient to serve zone change
R-112 5	323-450-11	High Density Res	R-4	1.51	16 DUA	36	Single-Family	Sufficient to serve zone change
	6	325-120-30	Commercial	2.11	0.60 FAR	33	Vacant	Sufficient to serve land use and zone change
7	325-160-08	Commercial	C	1.16	0.60 FAR	27	Single-Family	Sufficient to serve land use and zone change
8	323-400-16	Business-Professional	BP	2.28	0.60 FAR	54	Vacant	Sufficient to serve land use and zone change
9	325-240-16	Commercial	C	2.36	0.60 FAR	56	Vacant	Sufficient to serve land use and zone change
10	049-190-06	Highway Commercial	HWC- AO	2.35	0.60 FAR	42	Vacant Multi-Family	Sufficient to serve land use and zone change
11	323-570-01 323-570-37	Commercial	C	7.60	0.60 FAR	136	Vacant	Sufficient to serve zone change
Total				36.41		633		

DUA – Dwelling units per gross acre.

FAR – Floor Area Ratio, expressed as ratio of total square footage of floor area within a building to the net parcel area.

Table 41: Comparison Summary of 2013-2021 RHNA Sites and Site Inventory

Income Category	RHNA Allocation	Residentially Zoned, Suitable & Available Land Table 38	Approved Tentative Housing Development Subdivisions (Table 39)	Potential Rezoning Sites To Meet Unmet RHNA Lower Income Need (Table 40 Site 3)	Available Housing Unit Inventory to RHNA Deficit or Surplus
Extremely Low	39	-	-	133	-
Very Low	39				
Low	55				
Moderate	69	137	95		+26
Above Moderate	170		66		+33
Total	372	137	161	133	+59

Source: City of Placerville

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, farmworkers, infirmed adults and children, large families, and others in need of unique housing options. Table 42 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 42: 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 Development Services Department

The Planning Division of the Development Services 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 Development Services 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 43: 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 farmworker rental housing.	- New Construction - Rehabilitation

Table 44: 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 rental housing. Proceeds from the sales are typically used to create housing.	- New Construction - Acquisition - Rehabilitation

Table 45: 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 an eight-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 2013-2021 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 Development Services 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 for the 2013-2021 planning period. In order to provide accurate information to prospective developers, particularly developers of low- and moderate-income housing, the City will maintain an updated inventory of vacant residential parcels within the City. Information on these parcels will be available at City Hall, posted on the City's website, provided to local homebuilder organizations, and provided to non-profit homebuilders. The City will submit an annual report on the vacant land inventory to the City Council and Planning Commission in conjunction with the General Plan annual report.

Responsibility: Development Services Department.

Funding Source: General Fund.

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

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

PROGRAM 2. Infill Development and Potential Re-Use Sites

Action: In conjunction with the updated vacant land inventory, the City will identify suitable sites for infill development and re-use, including commercially zoned properties. Before seeking to annex land within the Sphere of Influence, the City will encourage the development of these infill sites where adequate public facilities and services are already in place and where small projects can be integrated with existing neighborhoods. The City will provide the following incentives for infill development and property re-use:

- Conduct a site inventory of commercial properties in zones that permit residential uses to note property characteristics and physical conditions of buildings (for sites that are not vacant) that would lend themselves to the feasibility of housing or mixed-use development. A preliminary inventory is provided as Appendix B.
- Approve density bonuses for projects that include affordable housing (see Program 13).
- Allow exceptions or alternative approaches to meeting zoning standards that are consistent with standards met by surrounding properties.
- Promote infill development and property re-use opportunities on the City’s web site, distribute the infill/re-use site inventory to local homebuilder groups and non-profit organizations, and provide the inventory to interested individuals at the City’s permit counter.
- Complete a development feasibility study that provides concept-level design alternatives for infill properties with the greatest potential to include affordable housing.

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 orderly development and infill development policies. The site inventory will also provide the City with greater specificity regarding the potential to develop housing close to services, transit, and jobs.

Responsibility: Development Services Department.

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

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

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

PROGRAM 3. High-Density Development – Unmet Need

Action: The City has an adequate inventory of potential sites for high density zoning to more than meet its needs for the 2008-2013 and 2013-2021

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

- A) To accommodate the unmet housing need of 106 units for lower income households identified during the 2008-2013 Housing Element planning period, the City will rezone land to accommodate this need.
- B) To accommodate the unmet housing need of 133 units for lower income households identified during the 2013-2021 Housing Element planning period, the City will rezone land to accommodate this need.

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

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

Responsibility: Development Services Department.

Funding Source: General Fund.

- Timeframe:
- A) Rezoning to accommodate land inventory to support an unmet need of 106 units for lower-income households during the 2008-2013 Housing Element shall be completed within one year of Housing Element adoption.
 - B) Rezoning to accommodate land inventory to support an unmet need of 133 units for lower-income households for the 2013-2021 Housing Element planning period shall be completed within three years of Housing Element adoption.

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

PROGRAM 4. Single-Room Occupancy Units

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

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

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: Within one year of Housing Element adoption.

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

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

PROGRAM 5. Public Outreach

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

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

Responsibility: Development Services Department.

Funding Source: General Fund.

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

PROGRAM 6. Employee Housing

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

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

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

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: Within one year of Housing Element adoption.

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

PROGRAM 7. Transitional, Supportive and Emergency Housing

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

Discussion: In 2012 the City amended the Highway Commercial (HWC) Zone designation, adding emergency shelters, supportive housing and transient housing facilities as uses allowed by right for at least one



emergency shelter or transient housing facility for year-round use which meets the needs to serve local homeless and transient housing needs. Shelters will only be subject to development and management standards that apply to residential or commercial uses within the HWC zone.

In May 2013 the City amended the Zoning Ordinance, adding state statutory definitions for transitional housing and supportive housing, and added each of these uses in all single-family and multi-family residential zones as permitted uses. These amendments fell short of the requirements of SB2, in that transitional and supportive housing must be allowed in all zones which permit residential uses. Program 8 herein is included to address this unintended issue.

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

- Responsibility: Development Services Department.
- Funding Source: General Fund for administration, Emergency Housing Assistance Program (state program that uses federal funds), Supportive Housing Program (federal program that facilitates the transition of homeless persons to independent living).
- Timeframe: Meet annually, assist non-profit organizations in applying for funding. Amend Zoning Ordinance within one year of adoption of the Housing Element.
- Objective: Assist with funding and development for an emergency shelter or transitional housing facility, as identified herein, and ensure that the proposed project is processed ministerially, to meet local needs consistent with SB2. The City shall also consider permit and impact fee waivers and other credits in consideration for such payment.

*PROGRAM 8. Transitional and Supportive Housing Zoning
Amendments*

- Action: Amend the Zoning Ordinance to permit transitional and supportive housing as residential uses within Placerville’s mixed-use zones (e.g. Business Professional (BP), Central Business District (CBD), Commercial (C), Convenience Commercial (CC), Highway Commercial (HWC), subject only to those restrictions that apply to other residential uses in the same zone.
- Responsibility: Development Services Department.
- Funding Source: General Fund
- Timeframe: Within one year of Housing Element adoption.
- Objective: Increase opportunities for development of transitional and supportive housing; to be consistent with the requirement of SB 2.

PROGRAM 9. Accommodate Housing for Persons with Disabilities

- Action: The City will continue to permit accessory structures, building modifications, and site plans that provide accessibility for persons with disabilities and will continue to implement state building standards for handicapped accessibility. The City will promote its policies and development standards for persons with disabilities through information provided at City Hall, pre-application meetings, a link on the City website detailing the process for requesting reasonable accommodation, and a notice to the Alta Regional Center.
- The City shall also encourage housing developers of new subdivisions to construct units within an overall housing development that are accessible to persons with disabilities and the aging. To illustrate this encouragement, the City enthusiastically supported an "Independent Life Skills Training Center" on a parcel approved within the Placerville Heritage Homes Subdivision along Ray Lawyer Drive. This facility when constructed would be for people with physical and developmental disabilities to learn living skills in a residential setting. Mother Lode Rehabilitation Enterprises, Inc., or M.O.R.E. is expected to operate this facility once it is built. To help facilitate this construction and others like it, the City will explore reductions and/or fee waivers of traffic and park development impact fees that it controls.

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

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: Ongoing.

Objective: Improve housing accessibility for persons with disabilities.

PROGRAM 10. Housing for Developmentally Disabled Persons

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

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

Responsibility: Development Services Department

Funding Source: General Fund

Timeframe: Ongoing, 2014-2021.

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

PROGRAM 11. Senior Housing

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

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

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: Ongoing.

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

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

PROGRAM 12. Workforce Housing

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

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

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

Responsibility: Development Services Department.

- Funding Source: General Fund, CDBG Planning Grant, other sources identified in Program 14.
- Timeframe: Determine the need and apply for a CDBG planning grant, if appropriate, by spring of 2015.
- Objective: Complete at least one housing development that provides very-low-income, low-income, and moderate-income housing units.

PROGRAM 13. Density Bonus

- Action: Promote the density bonus as a tool to assist in the development of affordable housing by providing program information at City Hall, promoting the use of the program at pre-application conferences, providing a link on the City's website, and through distribution of the Workforce Housing Study (see Program 12).
- Discussion: The City currently provides density bonus provisions for developments that include affordable housing for lower-income households or qualifying residents, such as elderly households, up to the maximum bonus permissible under state law of 35 percent, either individual or combined for any single project.

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

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

Incentives may include but are not limited to:

- A reduction in development standards (reduction in lot sizes, setbacks, lot coverage, building height, etc.),

- A reduction in architectural design requirements,
- A density bonus greater than the amount required by state law, and/or
- Other regulatory incentives proposed by the developer that would result in identifiable, financially sufficient, and actual cost reductions.

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

Funding Source: General Fund

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

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

PROGRAM 14. Pursue State and Federal Funding

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

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

Potential funding sources include, but are not limited to:

- California Multi-family Housing Program:
- California Housing Finance Agency (HELP Program)
- California Housing Finance Agency direct lending programs (single-family and multi-family)
- Low-Income Housing Tax Credits (state & federal)

- CalHome Program
- Federal Home Loan Bank – Affordable Housing Program
- Federal Department of Housing and Urban Development Programs – Section 221(d), Section 202 (elderly), Section 811 (persons with disabilities)
- Child Care Facilities Finance Program (administered through the State of California), Special Housing Needs and Supportive Services

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

Responsibility: Development Services Department.

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

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

PROGRAM 15. Permit and Development Impact Fees

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

the development of affordable housing in the City, Placerville will offer one of several options to housing providers:

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

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

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

Funding Source: General Fund for program administration.

Timeframe: Annually.

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

PROGRAM 16. Self-Help Housing

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

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

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

Responsibility: Development Services Department.

Funding Source: CDBG, HOME, CHFA HELP Program.

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

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

PROGRAM 17. First Time Homebuyer Assistance

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

Responsibility: Development Services Department, City Council.

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

Timeframe: Beginning in fiscal year 2018, meet with non-profit organizations, El Dorado County agencies and/or lenders interested in offering 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.

*PROGRAM 18. Statewide Community Infrastructure Program
(SCIP)*

Action: Implement the Statewide Community Infrastructure Program (SCIP) to assist in the financing of certain capital improvement charges (CICs) and impact fees.

Discussion: The City intends to implement this program for all projects, particularly housing projects, to provide housing developers this program to finance impact fees.

If a developer/property owner chose to participate in SCIP, the selected public capital improvements and the development impact fees owed to the City would be financed by the issuance of tax-exempt bonds by California Statewide Communities Development Authority (CSCDA). CSCDA would impose a special assessment on the owner's property tax bill to repay the portion of the bonds issued to finance the fees paid with respect to the property and the public capital improvements benefiting the property. With respect to the impact fees, the developer may either pay the impact fees at the time of permit issuance and receive reimbursement from the SCIP bond proceeds when the SCIP bonds are issued, or the fees will be funded directly from the proceeds of the SCIP bonds. If the property owner pays the impact fees in advance, the City is required to pay the fees to SCIP. If the property owner does not pay the impact fees in advance, SCIP holds onto the bond proceeds representing the fees. In either case, the fees are subject to requisition by the City 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: Development Services Department.

Funding Source: General Fund.

Timeframe: Ongoing.

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

Goal D: To Promote Equal Housing Opportunity for all Residents

PROGRAM 19. Fair Housing

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

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

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: Ongoing referral and distribution of information.

Objective: Increase community awareness of fair housing.

Goal E: To Preserve the Existing Housing Stock

PROGRAM 20. Housing Rehabilitation

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

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

- Discussion: The economic downturn and an increase in costs associated with the upkeep and maintenance of housing units were evident during the 2008-2013 planning cycle. Pursuing CDBG and/or other funding to reinstitute this program is a priority for the 2013 fiscal year.
- Responsibility: Development Services Department.
- Funding Source: CDBG, HOME, State Multi-family Housing Program and Affordable Housing Program (through the Federal Home Loan Bank Board).
- Timeframe: Annual applications for funding. Provide ongoing assistance as funds are available.
- Objective: Rehabilitate two homes per year when funds are available.

PROGRAM 21. Housing Conditions Survey

- Action: The City will conduct a Housing Conditions Survey to identify areas to target code enforcement, rehabilitation assistance, and neighborhood improvement efforts.
- Discussion: The most recent Housing Conditions Survey for Placerville was completed in 1998. Since nearly 50 percent of housing units in the City were built prior to 1970, an updated Housing Conditions Survey will assist the City in targeting its efforts for housing and neighborhood improvement, thereby conserving the existing housing in the community.
- Responsibility: Development Services Department.
- Funding Source: CDBG Planning Grant.
- Timeframe: Update the Housing Conditions Survey by fiscal year 2015-2016. Update the Survey every five years thereafter.
- Objective: To maintain a relatively current and relevant database of housing conditions.

PROGRAM 22. Code Enforcement

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

Discussion: The City Building Division is responsible for enforcing both state and City regulations governing maintenance of all buildings and property. Due to currently minimal City staffing levels, code enforcement is complaint-based. The Building Division responds to approximately 100 complaints per year.

Responsibility: Building Division.

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

Timeframe: Ongoing.

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

PROGRAM 23. Historic Preservation

Action: The City will encourage the preservation of historic homes and buildings by:

- Continuing to review requests for demolition of buildings within historic districts;
- Utilizing the California State Historical Building Code to recognize the unique construction issues inherent in maintaining and adaptively reusing historic homes and buildings.
- The establishment of historic districts;
- Continuing to allow the re-use of historic buildings as residential uses, and
- Identifying potential funding sources to assist in the preservation of historic structures and referring property owners to those sources.

Responsibility: Development Services Department.

Funding Source: General Fund. See Program 16 for housing rehabilitation funding sources.

Timeframe: Ongoing.

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

Goal F: To Conserve Existing Affordable Housing Opportunities

PROGRAM 24. Housing Choice Voucher Program

- Action: The City will continue to cooperate with the El Dorado County Housing Authority in its administration of the Federal Housing Choice Voucher (formerly called "Section 8") rental assistance program to maintain the availability of housing vouchers in Placerville. The City's role will be to:
- Provide necessary documentation to the Housing Authority to apply for annual commitments from the U.S. Department of Housing and Urban Development;
 - Encourage rental property owners who have participated in the City's Housing Rehabilitation Program to participate in the Housing Choice Voucher Program;
 - Provide information on the rental assistance program in the City's newsletter, and at City Hall, and
- Responsibility: Development Services Department, El Dorado County Housing Authority.
- Funding Source: HUD Housing Choice Vouchers for rental assistance, General fund for outreach activities.
- Timeframe: Ongoing.
- Objective: Increase rental property owner participation in the Housing Choice Voucher Program.

PROGRAM 25. Preservation of "At-Risk" units

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

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

who intend to sell their rental properties, the City will identify interested non-profit organizations willing to acquire and continue operating the rental properties as affordable housing.

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

Responsibility: Development Services Department.

Funding Source: General Fund.

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

Objective: Preserve affordable rental housing units.

PROGRAM 26. 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: Development Services Department.
- Funding Source: CDBG, HOME, California Housing Finance Agency HELP program, California Mobile Home Park Resident Ownership Program.
- Timeframe: The City will continue to monitor and meet with park owners each year to identify park improvements and mobile home rehabilitation or replacement needs. Assist property owners and/or residents in accessing state or federal funding, as requested and needed. If park conversion to resident ownership is a desired alternative, the City will assist park residents in identifying a non-profit organization that can assist in the conversion process.
- Objective: Preserve mobile home park spaces (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 27. Weatherization & Energy Conservation

- Action: The City will distribute information on energy efficiency and weatherization programs offered by PG&E and others in conjunction with the City rehabilitation program. In addition, the City will identify additional funding sources for weatherization improvements to lower-income households and provide this information housing rehabilitation program participants. A potential funding source is the Property Assessed Clean Energy (PACE), a program the City and El Dorado County are considering jointly participating in during 2013. PACE is a loan program that helps pay the upfront costs of energy efficient upgrades for homes and businesses. Loans are repaid over a typical term of 15-20 years through an annual assessment on the home and business owners' tax bills.

The City will continue to permit energy efficiency and weatherization improvements as eligible activities under its housing rehabilitation program.

- Responsibility: Development Services Department.
- Funding Source: CDBG, HOME, PACE, if initiated in 2013, and General Fund as needed.
- Timeframe: Ongoing.

Objective: Increase the energy efficiency of older residential structures and reduce energy costs.

*PROGRAM 28. 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 addition, the City shall promote and encourage construction within new residential development to accommodate energy efficient upgrades in the future (e.g. plumbing conduit and roof supports for photo voltaic panels, or conduit for plug-in electric vehicles, etc.) In order to promote the use of energy-efficient construction, the City will provide information on energy conservation measures with development application packets.

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: Ongoing.

Objective: Increase the energy efficiency in new residential developments.

VI.

APPENDICES

APPENDIX A. 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 (See Tables 44 & 45). 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. Quantified objectives are based on the 2012 SACOG Regional Housing Needs Plan. Quantified objectives cover 2013 – 2021, 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.

Table 46: Quantified Objectives (October 2013 to October 2021)

Income Category	New Construction	Rehabilitation	Conservation/Preservation
Extremely-Low	39	4	67 (Section 8 at-risk units)
Very-Low	39	6	162 (mobile home park spaces)
Low	55	6	
Moderate	69	-	-
Above-Moderate	170	-	-
TOTALS	372	16	229

APPENDIX B. 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 1: Middletown Road / Cold Springs Road / Placerville Drive

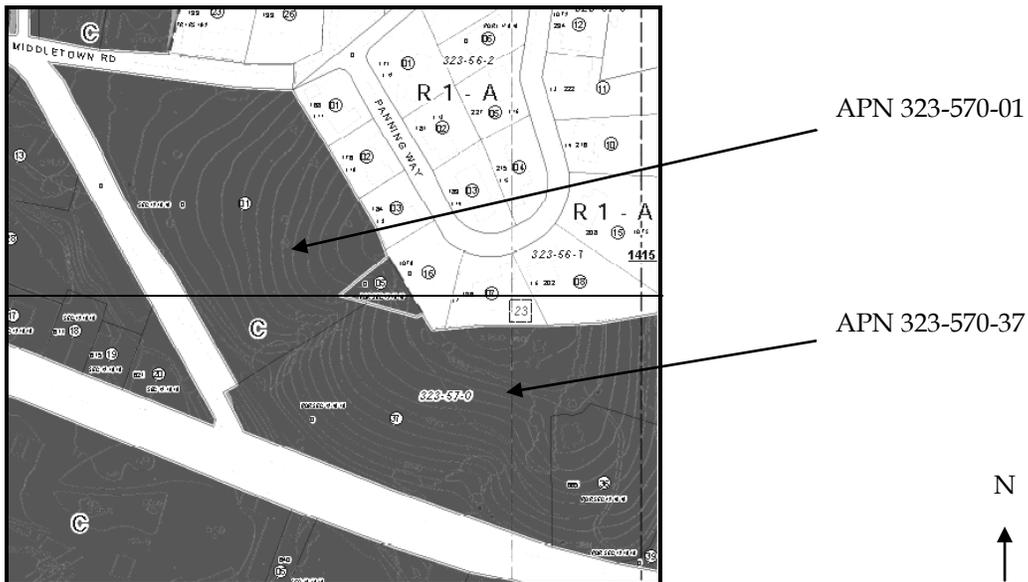


Table 47 provides the gross and potential units from these parcels.

Table 47: Gross and Potential Units from APNs 323-570-01 and 323-570-37

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 2: Central Village Core



Figure 3: Green Valley Rd./Placerville Drive



Figure 4: Oetting Property Project Site

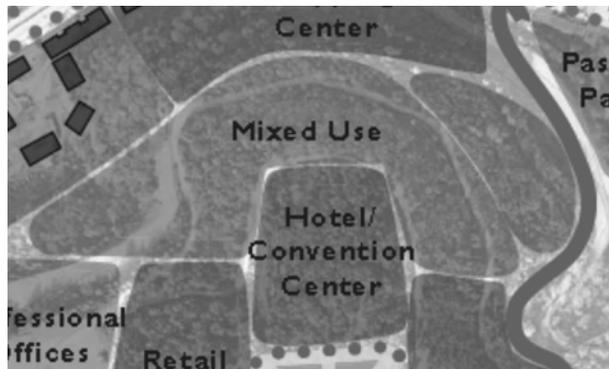
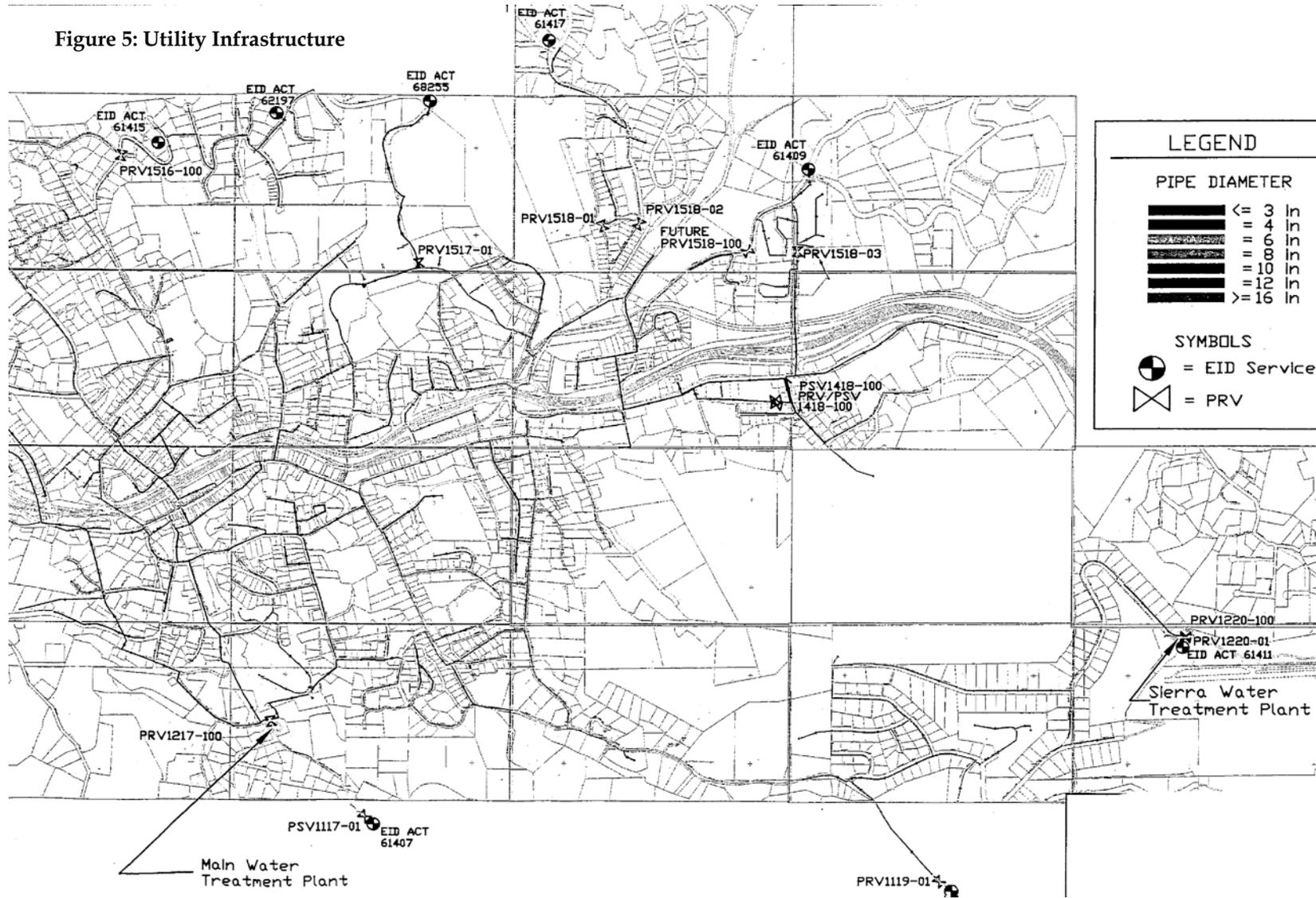


Table 48: Potential Uses within Placerville Drive Development Plan Area

Preferred Vision Plan Area	Address(es)	Parcel Number	Parcel Acres	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.

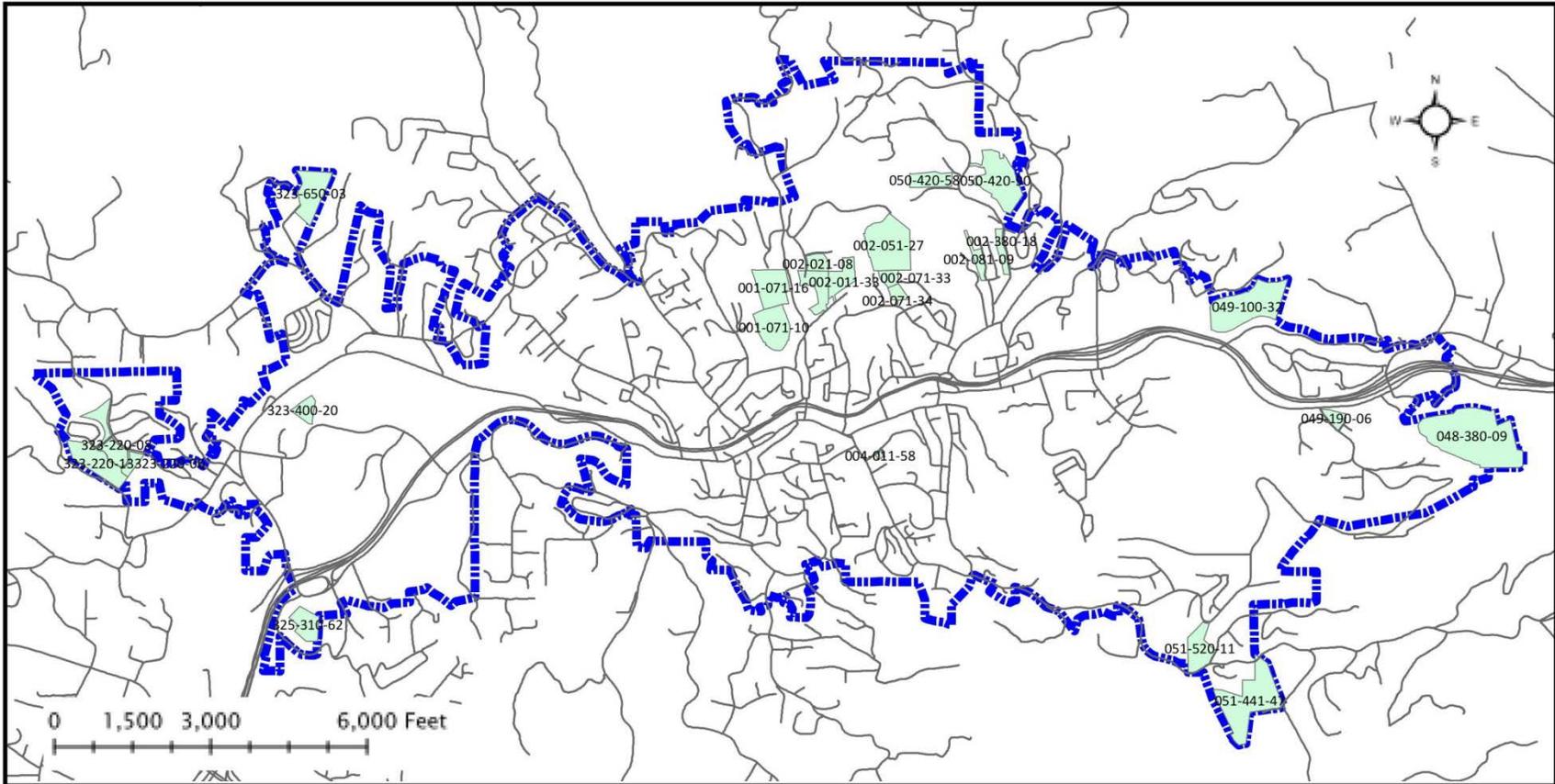
APPENDIX C. UTILITY INFRASTRUCTURE

Figure 5: Utility Infrastructure

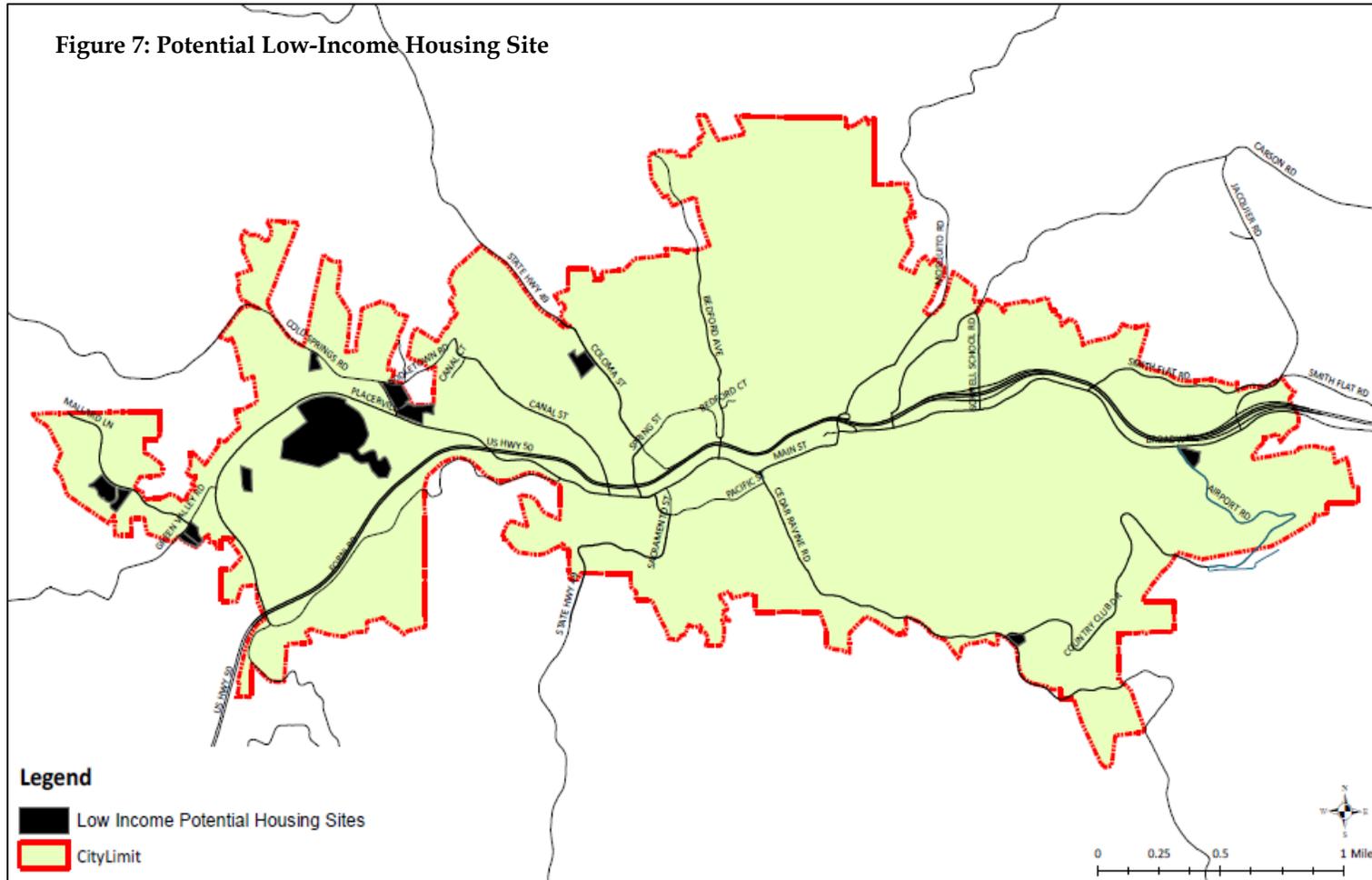


APPENDIX D. AVAILABLE LAND INVENTORY

Figure 6: Available Land Inventory



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



The following potential sites if rezoned to the 20 dwelling unit minimum density would permit owner-occupied or multifamily residential uses by right, with compliance with local design standards, but without discretionary action. This is consistent with State statute for the development of lower-income housing at the target density of a minimum of 20 dwelling units per acre and maximum of 24 dwelling units per acre.

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

Site 1: APN 323-220-06 and 323-220-08 – Mallard Lane at Macintosh Drive

Acreage: 6.14	
<u>Land Use Considerations</u>	Development Potential
Existing General Plan: High Density Residential	R-3-PD: 23 units
Existing Zoning: R-3-PD (Planned Development)	Development Potential Under R-5 Or R-3_HO (24 DU/AC maximum density):
Existing Use: Vacant	Gross Unit Capacity: 147 units
Pending Development: None	Realistic Unit Capacity: 72 units
Potential Zoning: R5 or R-3-HO (20-24 DU/AC)	

Infrastructure Considerations

Sewer and water utilities are within immediate vicinity along Mallard Lane. Traffic impact mitigation (improvement 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: Previous grading of the site under the Planned Development involve 2:1 engineered slopes along the site’s frontage with Mallard Lane, along the site’s southeasterly property boundary, and the area between both parcels that was designed for secondary access to Mallard Lane. Approximately three acres (3 ac) of the total site area have 2:1 slope, therefore realistic unit capacity is reduced.

Biotic Resources: Vegetation removed during mass pad grading. Both parcels are under common ownership.

Land use: Site is part of approximately thirty (30) acres of land encompassing The Ridge at Orchard Hill Planned Development project approved in 2003. The Planned Development originally consisted of 176 apartments, 53 single-family homes and 81 assisted living units (26 apartment equivalents) totaling 255 dwelling units (176+53+26=255).

In 2006, the Planned Development was amended. Phase 1: 53 single-family homes; Phase 2: 19 single-family homes; Phase 3: 84 townhomes. Phase 1 subdivision map was recorded. Buildout of Phase 1 is ongoing. Phase 2 and 2b, no tentative subdivision maps are filed for processing.

Site would require a zone change to the R-5 Zone due to existing High Density Residential land use designation. Housing Opportunity Overlay designation and zoning would require General Plan Land Use Map and Zoning Map amendments.

Notes: Site is along El Dorado Transit route, and 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.

Figures 8 & 9: Site 1 –Mallard Lane Photos



Figure 10: Site 1 – Mallard Lane Location Map



Site 2: APN: 051-505-01 – 3607 Cedar Ravine Road at Country Club Dr.

Acreage: 1.12	Potential Zoning: R-5-AO or R-3-AO-HO (20-24 DU/AC)
Land Use Considerations	
General Plan: High Density Residential	Development Potential Under R-3 (12 DU/AC)
Existing Zoning: R-3-AO, Multi-Family Residential-Airport Overlay Zone (12 DU/AC)	Gross Unit Capacity: 13 units
Existing Use: Vacant underutilized residential site.	Development Potential Under R-5-AO or R-3-AO-HO (24 DU/AC maximum density)
Pending Development: None.	Gross Unit Capacity: 26 units Realistic Unit Capacity: 20 units

Infrastructure Considerations

Sewer and water utilities serve the site.

Environmental Considerations

Noise: Noise generating land uses in site vicinity are: Lions Park, a City municipal park and Placerville Airport located east. The site is within the Placerville Airport's High Noise/Risk Zone. Development of low-income residential uses on this site will require an overflight notification be recorded as a conditional of approval (Policy 4.5.2., Placerville Airport Land Use Compatibility Plan, adopted by City by reference). Recorded overflight notifications will appear on property title. Their intent is to alert those interested in the project that the site is within an airport's influence area, with aircraft overflight of the property.

Flooding: Site is not located within FEMA 100-Year Flood Zone.

Slope: Less than 10 percent.

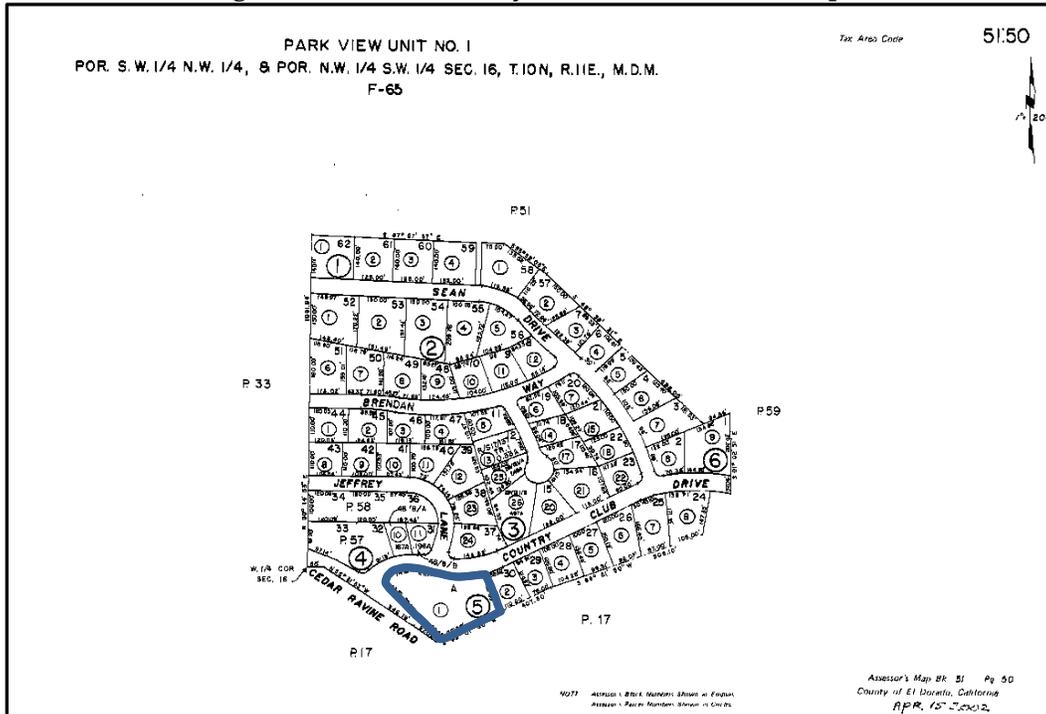
Biotic Resources: Interspersed mature oak and pine trees. Native and non-native grasses, shrubs and ground covers.

Other Considerations

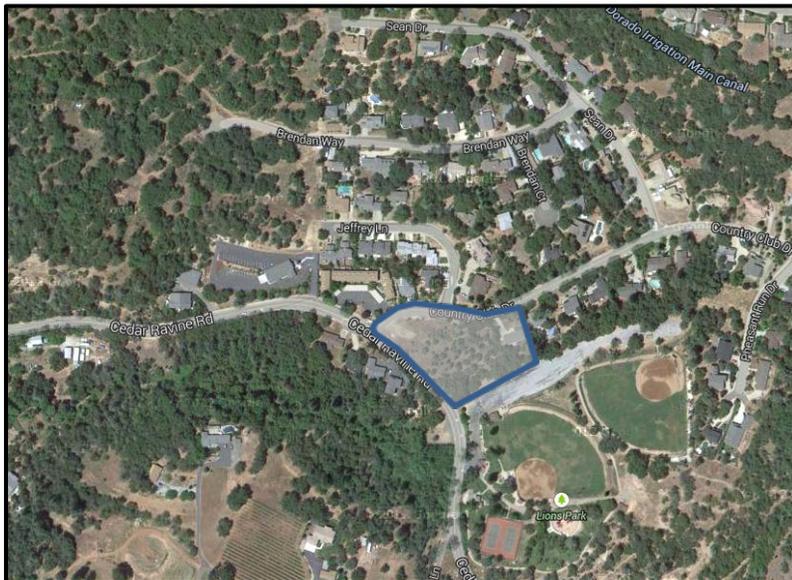
Site is adjacent to the City municipal Lions Park; it is approximately one mile southeast of employment sources Marshall Medical Center and associated professional uses; it has convenient US 50 (1.3 miles north) and Placerville Station commuter Park & Ride facility vehicle access (two miles northeast).

Site would require a zone change to the R-5 Zone due to existing High Density Residential land use designation. Housing Opportunity Overlay designation and zoning would require General Plan Land Use Map and Zoning Map amendments.

Figure 11: Site 2 – Country Club Drive Location Map



Figures 12, 13 & 14: Site 2 – Country Club Drive Photos



Site 3: APN 001-092-27 - Coloma Road (State Route 49)

Acreage: 3.76 acres	Potential Zoning: R-5 or R-2-HO (20-24 DU/AC)
Land Use Considerations	Development Potential Under R-2 (8 DU/AC)
General Plan: High Density Residential	Gross Unit Capacity: 30 units
Existing Zoning: R-2, Multi-Family Residential (8 DU/AC)	Development Potential Under R-5 or R-2-HO (24 DU/AC maximum density)
Existing Use: Vacant residential site.	Gross Unit Capacity: 90 units
Pending Development: None.	Realistic Unit Capacity: 67 units

Infrastructure Considerations

Electrical, sewer and water utilities serve the site along Coloma Road.

Environmental Considerations

Noise: Noise generating land uses in site vicinity is SR 49.

Flooding: Site is not located within FEMA 100-Year Flood Zone.

Slope: Less than 20 percent.

Biotic Resources: Interspersed mature oak and pine trees. Native and non-native grasses, shrubs and ground covers.

Note: Adjoining multi-family uses to the south; single-family residential uses located east; professional office use located north.

Figure 15: Site 3 – Coloma Road Photo



Figure 16: Site 3 – Coloma Road Location Map



Site would require a zone change to the R-5 Zone due to existing High Density Residential land use designation. Housing Opportunity Overlay designation and zoning would require General Plan Land Use Map and Zoning Map amendments.

Site 4: APN 003-241-55 - 928 Adams Way

Acreage: 6.02	Potential Zoning: R-5 (20-24 DU/AC)
Land Use Considerations	Development Potential Under R-4 (16 DU/AC)
General Plan: High Density Residential	Gross Unit Capacity: 96 units
Existing Zoning: R-4, Multi-Family Residential (16 DU/AC)	Realistic Unit Capacity: 72 units
Existing Use: Underutilized residential site.	Development Potential Under R-5 (20-24 DU/AC)
Pending Development: None.	Gross Unit Capacity: 120-144 units
	Realistic Unit Capacity: 90-108 units

Infrastructure Considerations

Water, sewer and electric utilities currently serve the site and vicinity.

Environmental Considerations

Noise: Noise generating land use in site vicinity is Rotary Park and its lighted youth baseball field located southwest and adjacent to the site.

Flooding: Site is not located within FEMA 100-Year Flood Zone.

Slope: Less than 10 percent on $\frac{3}{4}$ of site, with eastern $\frac{1}{4}$ at >20% slope.

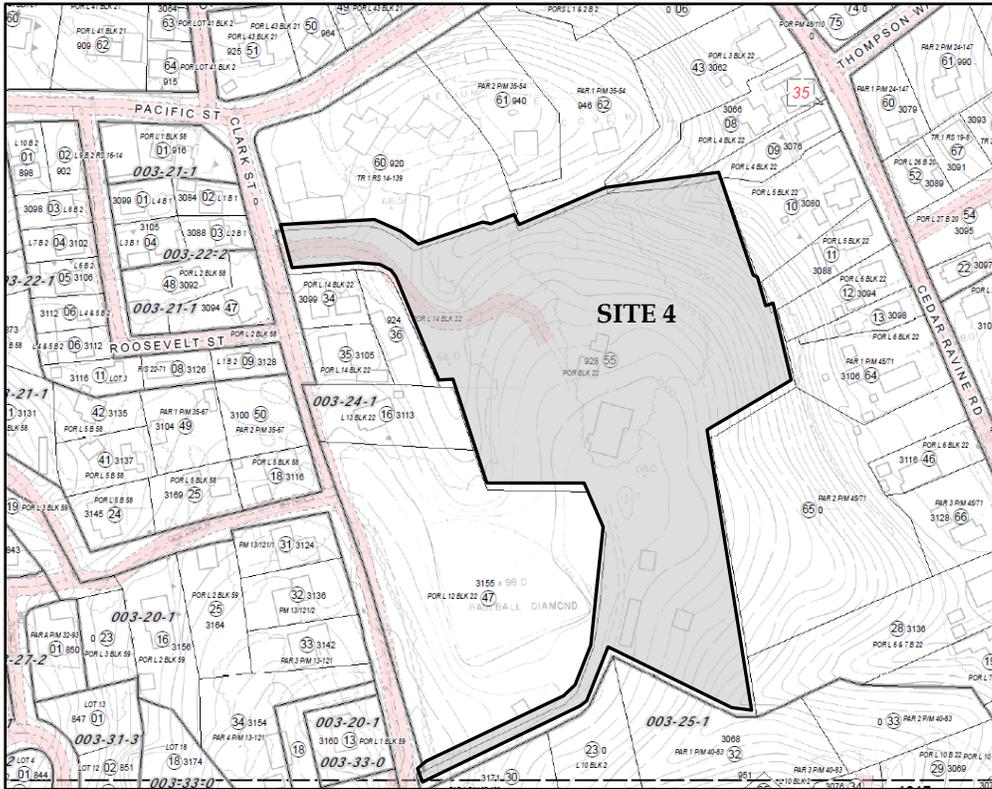
Biotic Resources: Mature pine trees. Native and non-native grasses, shrubs and ground cover most of the site.

Other Considerations

Site is partially occupied by two dwelling units. Assessor's records indicate that one dwelling unit was constructed in 1903. El Dorado Transit serves the site vicinity at the intersection of Clark Street and Pacific Streets.

Site would require only zone change due to existing High Density Residential land use.

Figure 17: Site 4 – Adams Way Location Map



Site 5: 323-450-11 - 2800 Cold Springs Road

Acreage: 1.51	Potential Zoning: R-5 or R-4-HO (20-24 DU/AC)
Land Use Considerations	Development Potential Under R-4
General Plan: High Density Residential	(16 DU/AC)
Existing Zoning: R-4, Multi-Family Residential (16 DU/AC)	Gross Unit Capacity: 24 units
Existing Use: Underutilized residential site; contains one single-family residence.	Development Potential Under R-5 or R-4-HO (24 DU/AC maximum density)
Pending Development: None.	Gross Unit Capacity: 36 units Realistic Unit Capacity: 36 units

Infrastructure Considerations

Water, sewer and electric utilities currently serve the site and vicinity.

Environmental Considerations

Noise: No noise related land uses are within site vicinity.

Flooding: Site is not located within FEMA 100-Year Flood Zone.

Slope: Less than 10 percent.

Biotic Resources: Native and non-native grasses, shrubs and ground on site.

Other Considerations

Site is partially occupied by one single-family dwelling. Assessor's records indicate that one dwelling unit was constructed in 1960s.

El Dorado Transit serves the site vicinity.

Site would require only zone change to the R-5 Zone due to existing High Density Residential land use designation. Housing Opportunity Overlay designation and zoning would require General Plan Land Use Map and Zoning Map amendments.

Figure 18: Site 5 – Cold Springs Road Location Map



Site 6: APN: 325-120-30 – 7460 Green Valley Road at Mallard Lane

Acreage: 2.11 acres, 1.88 buildable	Potential Zoning: R-5 or C-HO (20-24 DU/AC)
Land Use Considerations	Development Potential Under R-5 or C-HO (24 DU/AC maximum density)
Existing General Plan: C, Commercial	Gross Unit Capacity: 45 units
Existing Zoning: C, Commercial	Realistic Unit Capacity: 33 units
Existing Use: Vacant	
Pending Development: None	

Infrastructure Considerations

Sewer and water utilities are within immediate vicinity along Mallard Lane. Traffic impact mitigation (improvement 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: Less than 20 percent
Biotic Resources: Vegetation removal during future development.

Other Considerations

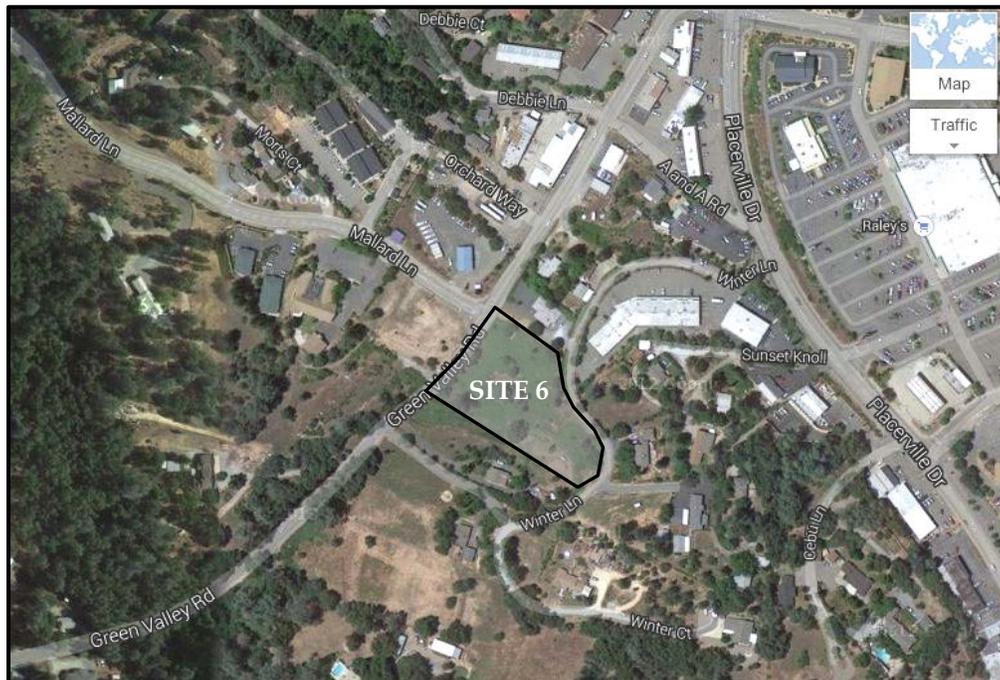
Site is within walking distance to the Placerville Drive employment center (El Dorado County Government campus and commercial services along Placerville Drive), public transit and the El Dorado Transit commuter Park & Ride facility at the El Dorado County Fairgrounds. Proposed Boys and Girls Club facility located across Green Valley Road from site.

Site would require general plan amendment and rezone due to the existing Commercial land use and zoning.

Figure 19: Site 6 – Green Valley Road Photo



Figure 20: Site 6 – Green Valley Road Map



Site 7: APN 325-160-08 - 7444 Green Valley Road

Acreage: 1.16 acres	Potential Zoning: R-5 or C-HO (20-24 DU/AC)
Land Use Considerations	Development Potential Under R-5 or C-HO (24 DU/AC maximum density)
Existing General Plan: C, Commercial	Gross Unit Capacity: 27 units
Existing Zoning: C, Commercial	Realistic Unit Capacity: 27 units
Existing Use: Vacant	
Pending Development: None	

Infrastructure Considerations

Between early 1990s and 2009 this parcel and the adjoining parcel located southwest (Site 6) were designated high density residential and had zoning of R-4. Sewer lift station is likely needed to accommodate development; existing single-family residential home on the parcel.

Environmental Considerations

Noise: No noise generating land use in site vicinity.
Flooding: Site is located outside FEMA 100-Year Flood Zone.
Slope: Less than 20 percent
Biotic Resources: Vegetation removal during future development.

Other Considerations

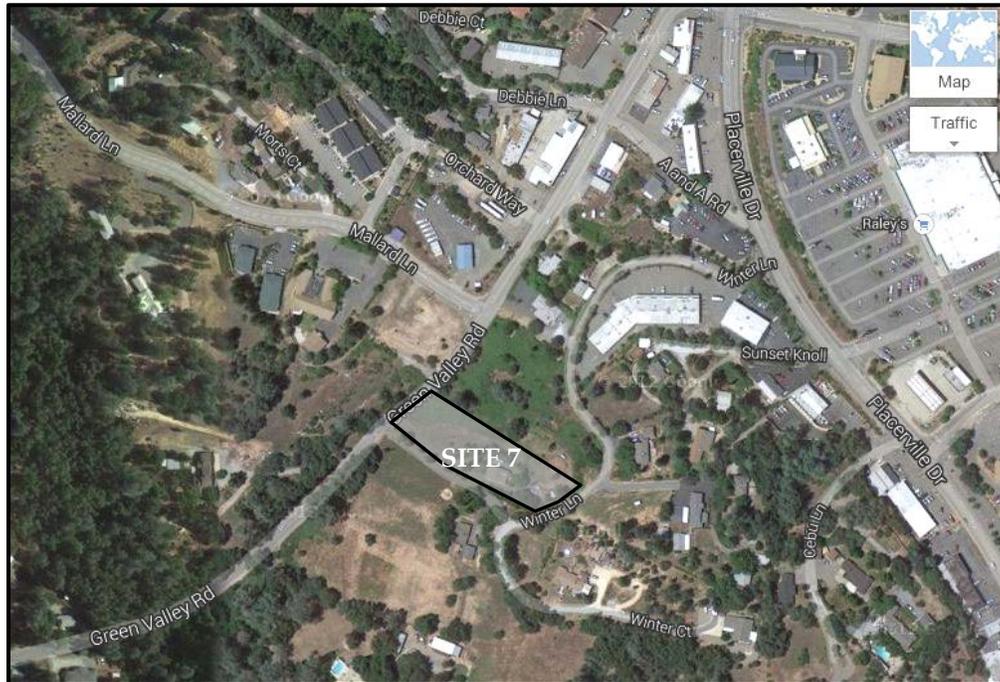
Site is within walking distance to the Placerville Drive employment center (El Dorado County Government campus and commercial services along Placerville Drive), public transit and the El Dorado Transit commuter Park & Ride facility at the El Dorado County Fairgrounds. Proposed Boys and Girls Club facility located across Green Valley Road from site.

Site would require general plan amendment and rezone due to the existing Commercial land use and zoning.

Figure 21: Site 7 – Green Valley Road Photo



Figure 22: Site 7 – Green Valley Road Location Map



Site 8: APN: 323-400-16 - Ray Lawyer Drive

Acreage: 2.28 acres of 48 total acres	Potential Zoning: R-5 or BP-HO (20-24 DU/AC)
Land Use Considerations	Development Potential Under R-5 or BP-HO at 2.28 acres:
Existing General Plan: BP, Business-Professional and Low Density Residential	(24 DU/AC maximum density)
Existing Zoning: BP, Business Professional	Gross Unit Capacity: 54 units
Existing Use: Vacant	Realistic Unit Capacity: 54 units
Pending Development: None.	

Infrastructure Considerations

Site has access to Ray Lawyer Drive.

Adjacent and east of Placerville Heritage Homes Subdivision, tentatively approved for twenty (20) dwelling units. Placerville Heritage Homes' project would create a private sewer lateral to the public sewer located within Placerville Drive. This private service could be sized accordingly upon installation to accommodate Site 8 residential unit capacity.

Existing water service is located within Ray Lawyer Drive.

Environmental Considerations

Noise: Placerville Speedway at El Dorado Fairgrounds located south of the site.

Flooding: Site is located outside FEMA 100-Year Flood Zone.

Slope: Less than 10 percent.

Biotic Resources: None.

Other Considerations

The Placerville Drive Development and Implementation Plan adopted by City Council in 2009, envisions the site for professional offices. Existing land use for this portion of the site is BP, Business-Professional and Low Density Residential. Existing zoning for this portion of the site is BP, Business Professional and R1-20.

Site would require general plan amendment and rezone due to the existing Business Professional land use and Low Density land use and zoning.

Site is adjacent and east of a tentatively approved 20-unit single-family residential, zero lot line subdivision, and the existing Placer Village Apartments. Site is within walking distance to the Placerville Drive employment center (El Dorado County Government campus and commercial services along Placerville Drive), public transit and the El Dorado Transit commuter Park & Ride facility at the El Dorado County Fairgrounds.

Figures 23 & 24: Site 8 – Ray Lawyer Drive Photo



Figure 25: Site 8 – Ray Lawyer Drive Location Map



Site 9: APN: 325-240-16 – 201 New Morning Court

Acreage: 2.36	
Land Use Considerations	Potential Zoning: R-5 or C-HO (20-24 DU/AC)
Existing General Plan: C, Commercial	
Existing Zoning: C, Commercial	Development Potential Under R-5 at C-HO (24 DU/AC maximum density)
Existing Use: Vacant	Gross Unit Capacity: 56 units
Pending Development: Site of future New Morning Youth and Family Services Offices	Realistic Unit Capacity: 56 units

Infrastructure Considerations

Site has full pedestrian and vehicle access to Ray Lawyer Drive (New Morning Court). Public utilities located within Placerville Drive.

Environmental Considerations

Noise: Placerville Speedway at El Dorado Fairgrounds located southeast of site.
Flooding: Site is located outside FEMA 100-Year Flood Zone.
Slope: Less than 10 percent.
Biotic Resources: None.

Other Considerations

The Placerville Drive Development and Implementation Plan adopted by City Council in 2009, envisions the site for High Density Housing. Site would require general plan amendment and rezone due to the existing Commercial land use and zoning.

Site is adjacent and west of the existing Placer Village Apartments. Site is within walking distance to the Placerville Drive employment center (El Dorado County Government campus and commercial services along Placerville Drive), public transit and the El Dorado Transit commuter Park & Ride facility at the El Dorado County Fairgrounds.

Figure 26: Site 9 – New Morning Court Location Map



Site 10: APN 049-190-06 – 3013, 3021, 3025, 3029 Airport Road and 1831, 1837 and 1839 Valley Court

Acreage: 2.35	Potential Zoning: R5-AO or HWC-HO (20-24 DU/AC)
Land Use Considerations	Development Potential Under R-5 or HWC-HO at 75% of Gross Area due to flood plain:
Existing General Plan: HWC, Highway Commercial	(24 DU/AC maximum density)
Existing Zoning: HWC-AO, Highway Commercial, Airport Overlay	Gross Unit Capacity: 56 units
Existing Use: Vacant	Realistic Unit Capacity: 42 units
Pending Development: None.	

Infrastructure Considerations

Water, sewer and electric utilities currently serve the site and vicinity.

Environmental Considerations

Noise: Noise generating land uses in site vicinity are the Placerville Airport located south and US 50 located north of the site. The site is within the Placerville Airport's High Noise/Risk Overflight Zone. Development of low-income residential uses on this site will require an overflight notification be recorded as a conditional of approval (Policy 4.5.2., Placerville Airport Land Use Compatibility Plan, adopted by City by reference). Recorded overflight notifications will appear on property title. Their intent is to alert those interested in the project that the site is within an airport's influence area, with aircraft overflight of the property.

Flooding: Northwestern portion of site within FEMA 100-year flood zone and floodway due to undersized culvert within Airport Road at Broadway.

Slope: Less than 10 percent.

Biotic Resources: Interspersed mature oak trees. Native and non-native grasses, shrubs and ground cover most of the site.

Other Considerations

Site is partially occupied by seven existing, vacant dwelling / cabins. Site is served by El Dorado Transit at Broadway. Historical use of this site has been residential.

Site would require general plan amendment and rezone due to the existing Highway Commercial land use and zoning.

Figure 27: Site 10 – Airport Road and Valley Court Photo



Figure 28: Site 10 – Airport Road and Valley Court Location Map



Site 11: APN 323-570-01 and APN 323-570-37 (Middletown / Cold Springs Rd. / Placerville Dr.)

Acreage: 7.60	Potential Zoning: R-5 or C-HO (20-24 DU/AC)
Land Use Considerations	
Existing General Plan: C, Commercial	Development Potential Under R-5 or C-HO (24 DU/AC maximum density)
Existing Zoning: C, Commercial	Gross Unit Capacity: 182 units
Existing Use: Vacant	Realistic Unit Capacity: 136 units
Pending Development: None	

Infrastructure Considerations

Sewer and water utilities exist within Middletown Road and Placerville Drive. Electrical transmission service lines traverse the site.

Environmental Considerations

Noise: No noise generating land use in site vicinity.
Flooding: Site is located outside FEMA 100-Year Flood Zone.
Slope: Average slope is approximately 21.5%.
Biotic Resources: Native foothill tree and shrub species dominate the site.

Other Considerations

Site is adjacent to the Placerville Drive commercial corridor. Public transit stops located along Cold Springs Road, northwest of the site and along Placerville Drive at Home Depot, southwesterly of the site.

Site would require general plan amendment and rezone due to the existing Commercial land use and zoning.

Figure 29: Site 11 – Middletown / Cold Springs Rd. / Placerville Dr. Location Map



