

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



December 21, 2022

Cleve Morris, City Manager  
City of Placerville,  
3101 Center Street  
City of Placerville, CA 95616

Dear Cleve Morris:

**RE: City of Placerville's 6<sup>th</sup> Cycle (2021-2029) Adopted Housing Element**

Thank you for submitting the City of Placerville's (City) housing element that was adopted December 13, 2022 and received for review on December 20, 2022. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review. This review has been expedited to facilitate application for funding.

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Article 10.6 of Gov. Code). The adopted element addresses the statutory requirements described in HCD's November 10, 2022 review.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- Program A-2: Infill Development Sites
- Program A-3: High-Density Development and Objective Design Standards
- Program A-5: Multi-Family Minimum Densities and Development Regulations
- Program B-3: Housing for Persons with Disabilities
- Program B-10: Regional Collaboration to Address Homelessness
- Program C-2: Accessory Dwelling Units (ADUs)
- Program C-4: Pursue State and Federal Funding
- Program C-9: First Time Homebuyer Assistance
- Program D-2: Community Outreach
- Program E-1: Public Transportation Infrastructure

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority

to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City/County to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the cooperation and responsiveness the City's housing element team, particularly Pierre Rivas, provided throughout the review. Their efforts and diligence are commendable and a key part in addressing Placerville's housing needs. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the general plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Irvin Saldana, of our staff, at [Irvin.Saldana@hcd.ca.gov](mailto:Irvin.Saldana@hcd.ca.gov).

Sincerely,



Paul McDougall  
Senior Program Manager