



Development Services Department  
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December 23, 2025

State of California  
Department of Housing and Community Development  
Division of Housing Policy Development  
651 Bannon Street, Suite 400  
Sacramento, CA 95811

RE: **Response** to Inquiry on City of Placerville 6th Cycle Housing Element Implementation Programs

Dear Ms. Coy:

Thank you for your letter dated December 3, 2025, inquiring about the status of the City of Placerville's 6th Cycle Housing Element Implementation Programs. The City of Placerville remains committed to fulfilling our obligations under Housing Element Law and doing our part to help address California housing crisis through timely implementation of these programs. Below, we provide updates on the status of each listed program, including any completed actions, supporting documentation where applicable, and timelines for completion where programs are ongoing or in progress. We have linked relevant documents (e.g., ordinances, resolutions, and reports) as noted.

- **Program A-3 (High-Density Development and Objective Design Standards):**

The city obtained grant funding in 2020 and 2021 to support environmental analysis and development of objective design standards. RFPs for professional services were released in early January 2023, with initial completion anticipated that year. However, due to staffing constraints and competing priorities, progress was delayed. On December 9, 2025, the City Council adopted a resolution establishing additional staffing resources to help advance this work, including objective design standards for multifamily and mixed-use projects in compliance with SB 478 and AB 529. We expect to complete and adopt the standards by August 2026. Link: [City of Placerville Staff Report](#) and [Resolution](#) of December 9, 2025 (related staffing allocation).

- **Program A-5 (Multi-Family Residential Zone Minimum Densities):**

Program A-5 (Multi-Family Residential Zone Minimum Densities): In 2016, the city amended the R-5 Very High-Density Multi-Family Residential Zone to establish a minimum density of 20 dwelling units per acre (net), consistent with state default density standards, along with modifications to minimum parcel areas, maximum building coverage (60%), and maximum building height (40 feet). Evaluation of similar standards in other multi-family zones (e.g., R-3, R-4) is underway and completion anticipated in 2026. Linked: [Section 10-5-12](#) of Placerville Municipal Code.

- **Program B-2 (Supportive Housing Zoning Amendments):**

Completed on December 9, 2025, the City Council adopted an ordinance amending Title 10 of the Placerville City Code to comply with AB 2162 (Supportive Housing Streamlining Act). This amendment addresses supportive housing zoning requirements. The ordinance was introduced and the first reading waived at the December 9 meeting and will become effective 30 days later by the Government Code §36937. Linked: [Ordinance](#) and [staff report](#) from December 9, 2025; Resolution of Intention [No. 9293](#) (adopted March 26, 2024); Planning Commission [meeting minutes](#) (pages 5 -8) from July 2, 2024.

- **Program B-3 (Accommodate Housing for Persons with Disabilities):**

Ongoing. The city has had a reasonable accommodation process in place since 1998 as specified in [Section 10-3-12](#) of the Zoning Ordinance, which allows for accessory structures, building modifications, and site plans to accommodate housing for people with disabilities. Staff continue to evaluate applications on a case-by-case basis to ensure compliance with state law. No recent amendments were needed, but we are reviewing for potential updates in 2026 as part of broader zoning revisions.

- **Program B-4 (Homeless Low Barrier Navigation Center Use):**

The city has actively coordinated with El Dorado County and the non-profit Housing El Dorado on Homeless Initiatives and the [Navigation Center](#). The [El Dorado County Navigation Center](#), a low-barrier 60-bed shelter, has been operational since February 2023 and is located at 299 Fair Lane within the City of Placerville City limits. A more permanent location is being studied collaboratively by various stakeholders including the city, and the lead agency is El Dorado County. However, specific zoning amendments to explicitly allow low-barrier navigation centers by right have not yet been adopted. We plan to address this in a forthcoming zoning update in 2026 – 27. In the meantime, we support regional efforts to provide these services.

- **Program B-8 (Residential Care Facilities):**

Completed. This was addressed in the same ordinance adopted on December 9, 2025, amending Title 10 to include provisions for residential care facilities as part of the Housing Element implementation. The ordinance and staff report from December 9, 2025 (covers both B-2 and B-8). Linked: [Ordinance](#) and [staff report](#) from December 9, 2025; Resolution of Intention [No. 9293](#) (adopted March 26, 2024); Planning Commission [meeting minutes](#) (pages 5 -8) from July 2, 2024.

- **Program C-9 (First Time Homebuyer Assistance): Ongoing.**

The City continues to collaborate with [El Dorado County](#), local financial institutions, developers, and non-profit partners to explore feasible options for facilitating homeownership among very-low-, low-, and moderate-income households, including potential down payment assistance or other mechanisms to reduce displacement risks. No

formal City-administered first-time homebuyer program has been established to date due to limited fiscal resources. However, the city has actively utilized available state funding sources, such as the Permanent Local Housing Allocation (PLHA), to support affordable housing development. In 2025, the City allocated Competitive PLHA funds (approximately \$400,000) as a loan to the developer of the Mallard Lane Apartments project, a 72-unit affordable rental housing development targeted at low- to moderate-income residents. This investment helps address regional housing needs and support pathways to stability for lower-income households. The City Council's CPLHA Loan Authorizing Resolution for the Mallard Apartments (May 13, 2025, City Council Agenda Item) is linked here: [Staff Report](#) and [Resolution](#).

- **Program D-2 (Community Outreach):**

Ongoing. The city has proactively provided information on fair housing rights and obligations through public hearings (e.g., during the Housing Element adoption on August 17, 2021, and November 15, 2022, at the Planning Commission, and August 31, 2021, and December 13, 2022, at City Council) and ongoing community engagement. We continue to target outreach to at-risk populations via workshops (initial in December 2022, with subsequent sessions every two years), the city's website (including a dedicated Fair Housing page and reasonable accommodation information since January 2024), and partnerships with local organizations such as El Dorado County and Housing El Dorado. An additional community meeting is planned for 2026 to further promote fair housing awareness, consistent with the biennial schedule. Linked: City of Placerville [Fair Housing Webpage](#).

- **Program E-1 (Expand Public Transportation and Alternative Transportation Infrastructure):**

Ongoing. The city has pursued state and federal funding for transportation improvements, including the Mallard and Middletown affordable housing projects, which incorporate transit enhancements, and continued implementation of the 2020 City of Placerville Active Transportation Plan. In 2025, key updates include adoption of the 2025 ADA Transition Plan Update (May 27, 2025), programming of \$150,000 in Transportation Development Act funds for Placerville Drive bicycle and pedestrian facilities (approved April 3, 2025, by El Dorado County Transportation Commission). These efforts align with the recently adopted El Dorado County Regional Transportation Plan 2025-2045 (adopted November 6, 2025), which prioritizes active transportation and transit improvements countywide, including multiple bicycle, pedestrian, and transit projects in Placerville. These initiatives expand resources to serve all residents and reduce housing barriers. Linked: Staff Report and Placerville [2025 ADA Transition Plan Update](#); El Dorado County [Regional Transportation Plan 2025-2045](#) and April 3, 2025, [EDTC Meeting Minutes](#) - \$150,000 in Transportation Development Act funds approved for Placerville Drive bicycle and pedestrian facilities.

- **Program G-2 (Preservation of "At Risk" Units):**

Ongoing. Staff monitors assisted housing units annually to identify any at risk of conversion to market-rate. Currently, no units are at risk, including the 36 identified in prior

assessments. We coordinate with property owners, public agencies, and non-profits to preserve affordability, with continued monitoring in 2026. Linked: Summary from 2024 Annual Progress Reports on [at-risk units](#) (page 9). We appreciate HCD's understanding of the challenges faced by small jurisdictions like Placerville in implementing these programs, including limited staffing and funding. The city has made significant progress in 2025, particularly with recent zoning amendments, and we are on track to complete remaining items in 2026/27. If any programs require further action to maintain substantial compliance, please advise. We will submit additional documentation as items are completed.

If you have questions or need more details, please contact me directly

Sincerely,

A handwritten signature in blue ink that reads "Carole Kendrick". The signature is written in a cursive style and is positioned above the typed name.

Carole Kendrick,  
Director  
Development Services Department  
City of Placerville