

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT

651 Bannon Street, Suite 400
 Sacramento, CA 95811
 (916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



December 3, 2025

Carole Kendrick, Director
 Community Development Department
 City of Placerville
 3101 Center St
 Placerville, CA 95667

RE: City of Placerville 6th Cycle Housing Element Programs – Letter of Inquiry

Dear Carole:

The purpose of this letter is to inquire about the status of the City of Placerville's (City) 6th Cycle Housing Element Implementation Programs pursuant to Government Code section 65585, subdivision (i). The California Department of Housing and Community Development (HCD) sent the City a letter on December 21, 2022 finding the City's housing element in substantial compliance with Housing Element Law.¹ This was based on, among other reasons, the City responsibility to complete Programs according to timeline commitments.

As the commitment date has passed for the programs listed below, HCD requests that the City confirm whether the following programs have been completed and provide the accompanying documentation (e.g., ordinances, resolutions, zoning codes, etc.) or provide an update on the status and timeline for completion.

- Program A-3 (High-Density Development and Objective Design Standards)
- Program A-5 (Multi-Family Residential Zone Minimum Densities)
- Program B-2 (Supportive Housing Zoning Amendments)
- Program B-3 (Accommodate Housing for Persons with Disabilities)
- Program B-4 (Homeless Low Barrier Navigation Center Use)
- Program B-8 (Residential Care Facilities)
- Program C-9 (First Time Homebuyer Assistance)
- Program D-2 (Community Outreach)
- Program E-1 (Expand Public Transportation and Alternative Transportation Infrastructure.)
- Program G-2 (Preservation of "At Risk" Units)

¹ Gov. Code, § 65580 et seq.

Consequences of Failure to Implement Programs

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. Failure to implement actions in the programs listed above by the statutory deadline means the City's housing element will no longer substantially comply with Housing Element Law, and HCD may revoke its finding of substantial compliance.

Various consequences may apply if the City does not have a housing element in compliance with Housing Element Law, including ineligibility or delay in receiving certain state funds, referral to the California Office of the Attorney General, court-imposed financial penalties, the loss of local land use authority to a court-appointed agent, and the application of the "builder's remedy."²

Conclusion

Housing elements are essential to developing a blueprint for growth and are a vital tool to address California's prolonged housing crisis. Accordingly, state law has established clear disincentives for local jurisdictions that fail to comply with Housing Element Law. To ensure the City continues to meet the 6th cycle update requirements for a substantially compliant housing element, the City must submit any adopted ordinances or resolutions to HCD for review or documentation that demonstrates that housing element program commits have been met.³

HCD understands the City has many commitments and recognizes the challenges of implementation. HCD will consider any written response before taking further action authorized by Government Code section 65585, subdivision (i), including issuance of a Corrective Action Letter and removal of HCD's finding of housing element compliance.

² Gov. Code, §§ 65585, subds. (i)(1)(C), (j), (l)(1); 65589.5, subd. (d)(6) and (h)(11).

³ Gov. Code, § 65585.

Lynette Santos, Director
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Please provide a written response to this inquiry by January 2, 2026. If you have any questions or would like to discuss the content of this letter, please contact Tyler Galli of our staff at Tyler.Galli@hcd.ca.gov

Sincerely,

A handwritten signature in black ink, appearing to read "Melinda Coy", with a long, sweeping horizontal stroke extending to the right.

Melinda Coy
Proactive Housing Accountability Chief
Division of Housing Policy Development