

# COUNTYWIDE 6TH CYCLE HOUSING ELEMENT

Amador County, City of Amador City, City of Ione, City of Jackson, City of Plymouth, and City of Sutter Creek

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## Housing Element Contents

Part 1. Housing Plan

Part 2. Background Report

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# Part 1. Housing Plan

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## INTRODUCTION

### A. INTRODUCTION

Amador County recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The Housing Element is one of the mandated elements of the County's General Plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the community through their housing elements.

Consistent with State law, the purposes of this Housing Element are to identify the community's housing needs; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs and affirmatively further fair housing; and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

### B. HOUSING ELEMENT CONTENTS

The Countywide 6th Cycle Housing Element consists of four parts:

#### Part 1. Housing Plan (policy document)

The 6th Cycle Housing Plan establishes housing goals for the jurisdictions, as well as housing objectives, policies, and programs for the 6th Cycle, providing an implementable plan of action to address housing needs and constraints.

#### Part 2. Background Report

The Background Report provides information regarding the population, household, and housing characteristics, quantifies housing needs, addresses special needs populations, describes potential constraints to housing, addresses fair housing issues, and identifies resources available, including land and financial resources, for the production, rehabilitation, and preservation of housing. The Housing Element Background Report provides documentation and analysis in support of the goals, policies programs, and quantified objectives in this Housing Element policy document.

#### Part 3. Annexes to the Background Report

The Annexes to the Background Report include jurisdiction-specific information regarding constraints to housing and the inventory of residential sites. There are six annexes:

- Amador County Annex
- Amador City Annex
- Lone Annex
- Jackson Annex
- Plymouth Annex
- Sutter Creek Annex

#### Part 4. Appendices to the Background Report

There are three appendices:

A - Responses to the Service Providers, Community Organizations, and Housing Developers/Providers Survey

B – Responses to the Housing Needs and Priorities Survey

C – Summary of Comments on the Draft Housing Element and Responses to Comments

## **B. HOUSING ELEMENT CONTENTS**

The Amador County Housing Element encompasses unincorporated Amador County and the Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek, and consists of two documents: the comprehensive Housing Plan (policy document) and the Background Report.

The comprehensive Housing Plan establishes housing goals for the jurisdictions, as well as housing objectives, policies, and programs for the 6<sup>th</sup> Cycle, providing an implementable plan of action to address housing needs and constraints.

The Housing Plan includes two chapters:

1. Introduction. This chapter provides the introductory material to the Housing Element, including a discussion of the purpose of the Housing Element and State laws that inform the element and a description of the components of the Housing Element.
2. Housing Plan. This chapter presents the Housing Plan, including goals, policies, and programs Amador County, and the Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek will implement to address priorities, constraints, and needs for the 2021-2029 planning period.

## HOUSING PLAN

This chapter presents the Housing Plan, including goals, policies, and programs Amador County, and the Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek will implement to address priorities, constraints, and needs for the 2021-2029 planning period.

### A. GOALS AND POLICIES

The goals and policies that guide housing programs and activities within Amador County and the Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek are as follows:

#### Goal H-1. HOUSING DIVERSITY

*Ensure adequate sites are available throughout the County and throughout each jurisdiction to accommodate identified housing needs and to encourage a diversity of housing types affordable to a range of income levels, including extremely low, very low, low, and moderate.*

**Policy H-1.1:** Encourage diversity in the type, density, size, affordability, and tenure of residential development available throughout the County and throughout each city.

**Policy H-1.2:** Ensure adequate sites are identified and zoned to accommodate each jurisdiction's share of regional housing needs throughout the planning period.

**Policy H-1.3:** Encourage and support the development of housing for those with special housing needs, including seniors, persons with a disability, including developmental, single heads of household with children, large families, the workforce, and unhoused.

**Policy H-1.4:** Encourage a geographic dispersal of units affordable to all income levels throughout Amador County, with an emphasis on promoting housing that is proximate to jobs and services and that provides a variety of housing types, including housing affordable to lower income and special needs households, in areas with higher levels of economic, employment, environmental, and transportation opportunities in each jurisdiction.

**Policy H-1.5:** Support the concept of "aging in place" by maintaining a range of housing that allows people to remain in their community as their housing needs change.

**Policy H-1.6:** Support opportunities for the integration of housing in commercial districts and the adaptive reuse of non-residential structures.

**Policy H-1.7:** Facilitate the development of affordable housing through regulatory incentives and concessions and available financial assistance. Proactively seek out new models and approaches in the provision of affordable housing, including accessory dwelling units (ADUs), inclusion of duplexes and multiple units in areas zoned for single family uses, and cottage housing.

**Policy H-1.8:** Promote energy- and water-conserving designs and features in residential development.

#### Goal H-2. HOUSING AND NEIGHBORHOOD PRESERVATION AND IMPROVEMENT

*Conserve, rehabilitate, and enhance existing neighborhoods and housing stock.*

**Policy H-2.1:** Maintain suitable neighborhoods with quality housing, infrastructure, and open space that fosters neighborhood character and the health of residents.

**Policy H-2.2:** Encourage property owners to maintain rental and ownership units in sound condition through housing rehabilitation and emergency repair programs.

**Policy H-2.3:** Support efforts to identify and preserve prime examples of historical and/or architecturally significant residences.

**Policy H-2.4:** Encourage the rehabilitation or remodeling of older cottages and bungalows to conform to the scale of the immediate neighborhood and retain the architectural character and integrity of the original structure.

**Policy H-2.5:** Encourage the conversion of existing apartment complexes to condominium ownership, and only permit when the citywide vacancy rate for rental units warrants.

**Policy H-2.6:** Support the preservation of mobile home parks as an important source of affordable housing.

**Policy H-2.7:** Ensure the continued availability and affordability of income-restricted housing for low and moderate income households.

### **Goal H-3. FAIR HOUSING**

*Promote access to decent housing and a quality living environment for all Amador County residents, regardless of age, race, religion, sex, marital status, ancestry, national origin color, disability, or economic level.*

**Policy H-3.1:** Assist in affirmatively furthering and enforcing fair housing laws by providing support to organizations that provide outreach and education regarding fair housing rights, receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.

**Policy H-3.2:** Ensure that individuals and families at all income levels pursuing housing in Amador County have access to safe and decent housing and do not experience discrimination on the basis of any arbitrary factors, including those identified in the Fair Housing Act.

**Policy H-3.3:** Support development and maintenance of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or in the community.

**Policy H-3.4:** Support families and single heads of household with children by encouraging the development of larger rental and ownership housing units for families with children, and the provision of family support services such as childcare and after-school care.

**Policy H-3.5:** Address the special housing needs of persons with disabilities through provision of supportive housing, homeowner accessibility grants, zoning for group housing, and continued implementation of reasonable accommodation procedures.

**Policy H-3.6:** Support affordable housing options for workers providing essential infrastructure and services, including first responders and teachers, to allow them to live in the community in which they work.

**Policy H-3.7:** Work cooperatively with the Amador County Homeless Task Force and other applicable agencies to provide a continuum of care for the homeless, including emergency shelter, transitional housing, supportive housing and permanent affordable housing.

**Policy H-3.8:** Promote the active participation of all socioeconomic segments, including special needs groups and potentially underrepresented populations, in the community, community groups, and governmental agencies in the formulation and review of housing programs and in housing and community development activities.

**Policy H-3.9:** Support safe and healthy living environments, including methods to reduce exposure to secondhand smoke and related health effects.

**Goal H-4. ADVANCING OPPORTUNITIES**

*Promote a range of affordable and special needs housing opportunities through housing assistance programs, incentives, and reducing public and private constraints to housing production while providing an appropriate level of environmental review, as well as maintaining design and construction quality and fiscal responsibility.*

**Policy H-4.1:** Support the use of various incentives, including regulatory incentives, financial and/or technical assistance, including first-time homebuyers through County and State programs, rental assistance, early mortgage counseling for homeowners at risk of foreclosure, streamlined approvals, site assembly assistance, and pursuing the establishment of regional and local Affordable Housing Trust Funds to offset the costs of affordable housing and encourage a variety of housing types and affordability levels throughout Amador County.

**Policy H-4.2:** Participate in state and federal programs assisting in the production, improvement, maintenance, and preservation of decent, safe, and attractive housing affordable to lower- and moderate income households and those with special housing needs, including seniors, persons with a disability, including developmental, single heads of household with children, large families, the workforce, the at-risk and the unhoused. Work with nonprofit and for-profit developers to utilize those programs for which a developer must be the applicant.

**Policy H-4.3:** Ensure development standards are based on objective requirements and provide flexibility to accommodate creative approaches to providing housing, such as transit-oriented development, mixed use, co-housing, and housing within walking or bicycling distance of transit.

**Policy H-4.4:** Advocate for sustainable use of land and promote affordability by encouraging development of two-family and multi-family housing within each jurisdiction's multi-family zoning districts.

**Policy H-4.5:** Explore continued improvements to the entitlement process to reduce constraints through ensuring objective and achievable design and development standards and streamlining and coordinating the processing of development permits, design review, and environmental clearance.

**Policy H-4.6:** Explore collaborative partnerships with nonprofit organizations, faith-based organizations, developers, governmental agencies, and the business community to develop, improve, maintain, and preserve affordable housing.

**Policy H-4.7:** Continue to prioritize the needs of the unhoused and persons at risk of becoming homeless and support additional housing opportunities for homeless persons through continued participation in the Amador County Homeless Task Force and through partnerships and collaboration with public and private organizations.

**Policy H-4.8:** Ensure that extremely low, very low, low, and moderate income households have access to affordable units.

**Policy H-4.9:** Provide for transitional and supportive housing, emergency shelters, low barrier navigation centers, employee housing, residential care facilities, and single room occupancy uses.

**B. HOUSING PROGRAMS**

The following programs include regional and local implementation components that Amador County and the Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek will take to address the Countywide housing goals. Each program identifies the objectives, timeframe for implementation, County/City department or agency primarily responsible for implementation, and the likely funding source. Regional program components are employed Countywide and local program components are executed by

individual jurisdictions. Where the funding source is identified as General Fund, the County and other jurisdictions, where applicable, anticipate identifying additional grant and outside funding sources to offset the cost of Housing Element implementation.

**PROGRAM 1: COUNTYWIDE HOUSING WORKING GROUP (ALL JURISDICTIONS)**

The purpose of a Countywide Housing Working Group is for Amador County, and the Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek to work together to implement regional housing programs, secure funding for affordable housing, and track Housing Element implementation. The Countywide Housing Working Group shall meet at least quarterly to discuss housing needs, address constraints, and develop approaches to support the development and maintenance of housing, including the pursuit of funding, to address State law.

<i>Responsible Department/Agency:</i>	<i>Planning Department of each jurisdiction</i>
<i>Funding Sources:</i>	<i>General Fund and grant funding</i>
<i>Program Objectives and Timeframe:</i>	<ul style="list-style-type: none"> <li>● <i>Amador County, and the Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek to establish a Countywide Housing Working Group, including one representative from each jurisdiction’s Planning Department, by February 2024 to discuss and implement housing strategies. The Countywide Housing Working Group shall meet on a regular basis.</i></li> <li>● <i>Each jurisdiction shall annually evaluate the effectiveness of the CHWG in the implementation of programs. If the CHWG is determined to be ineffective in implementing any of the programs, each jurisdiction shall identify alternative actions <u>within six months, including a schedule to implement the alternative actions on a semi-annual basis (e.g., actions that each jurisdiction will implement at least two times each year) for the remainder of the planning period.</u> to facilitate the implementation of relevant programs.</i></li> </ul>

**Goal H-1. HOUSING DIVERSITY**

**PROGRAM 2: HOUSING ELEMENT MONITORING/ ANNUAL REPORTING (ALL JURISDICTIONS)**

Amador County and the Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek’s Planning Departments are responsible for the regular monitoring of the Housing Element to ensure that they continue to assess its affordable housing programs, progress towards the RHNA, and the preservation of affordable housing units. Each jurisdiction’s Planning Department will prepare its Annual Progress Report for review by the public, decision-makers, and submittal to the Department of Housing and Community Development (HCD). Completion of the Annual Progress Report is required for the jurisdictions to maintain access to State housing funds.

The Annual Progress Report will document:

- Annual residential building activity, including identification of any deed-restricted affordable units and assignment of market rate units to an appropriate affordability category;
- Progress towards the Regional Housing Needs Allocation since the start of the planning period;
- Special needs units building activity, including new construction, rehabilitation, and preservation;
- Implementation status of the Housing Element programs; and
- Requirements of State law for APRs



<i>Responsible Department/Agency:</i>	<i>Planning Department of each jurisdiction</i>
<i>Funding Sources:</i>	<i>General Fund and grant funding</i>
<i>Program Objectives and Timeframe:</i>	<ul style="list-style-type: none"> <li>● <i>Review the Housing Element annually and provide opportunities for public participation, in conjunction with the submission of the Annual Progress Report to the State Department of Housing and Community Development by April 1<sup>st</sup> of each year.</i></li> </ul>

**PROGRAM 3: ADEQUATE SITES - (ALL JURISDICTIONS)**

To ensure that the future housing inventory is maintained to accommodate each jurisdiction’s RHNA, Amador County and the Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek will maintain the inventory of adequate housing sites for each income category. This inventory will detail the amount, type, size, and location of vacant land and parcels that are candidates for consolidation to assist developers in identifying land suitable for residential development. In addition, the jurisdictions will continuously monitor the sites inventory and the number of net units constructed in each income category. If the inventory indicates a shortage of adequate sites to accommodate the remaining RHNA of the County or any of the cities, the affected jurisdiction will identify alternative sites so that there is no net loss of residential capacity pursuant to Government Code Section 65863.

Further, Plymouth will rezone 2 or more acres to accommodate its carryover RHNA from the 5<sup>th</sup> Cycle (26 very low and low income carryover units from the 4<sup>th</sup> Cycle plus 2 very low and low income units from the 5<sup>th</sup> Cycle) and the 12 lower income units from its 6<sup>th</sup> Cycle RHNA. The sites shall accommodate a minimum of 16 units per acre and a maximum of at least 30 units per acre.

<i>Responsible Department/Agency:</i>	<i>Planning Department of each jurisdiction</i>
<i>Funding Sources:</i>	<i>General Fund and grant funding</i>
<i>Program Objectives and Timeframe:</i>	<ul style="list-style-type: none"> <li>● <i>Each jurisdiction shall develop a formal ongoing procedure to evaluate development proposals, rezones, and other land use decisions and update the inventory and capacity of sites by income groups as necessary by the end of 2023.</i></li> <li>● <i>Each jurisdiction to work with the Amador-Tuolumne Community Action Agency (ATCAA) and private developers on an ongoing basis to find suitable sites for affordable housing and special needs groups, including extremely low income, transitional, supportive, and single heads of households housing with an emphasis on prioritizing housing opportunities in higher resource areas.</i></li> <li>● <i>Amador City: Update Zoning Map and Zoning Ordinance to require a minimum of 50% residential uses on at least one of the C-2 sites identified in Amador City Annex Table IV-AC-1, Appendix Amador City-A, and Figure Amador City-1.</i></li> <li>● <i>Jackson: Update Zoning Map and Development Code to require a minimum of 50% residential uses as a permitted use on at least one of the Commercial sites that is a minimum of 1.5 acres in size identified in Jackson Annex Table IV-J-1, Appendix Jackson-A, and Figure Jackson-1.</i></li> <li>● <i>Plymouth: Update Zoning Map and Development Code to require a minimum of 50% residential uses as a permitted use on the SC, VC, and VC-HDO sites identified in Plymouth Annex Table IV-P-1, Appendix Plymouth-A, and Figure Plymouth-1.</i></li> <li>● <i>Plymouth to rezone at least 2 acres of vacant land from the sites identified in Plymouth Annex to accommodate its 6<sup>th</sup> Cycle and carryover 5<sup>th</sup> and 4<sup>th</sup> Cycles very low and low income RHNA (40 total units), including at least 1 acre in the</i></li> </ul>

*TCAC Highest Resource area/upper income area in the City. Rezoned sites shall meet the requirements of Government Code Section 65583.2(h), which requires the City to accommodate 100 percent of the very low and low income households RHNA on sites zoned to permit owner-occupied and rental multifamily residential use by right for developments in which at least 20 percent of the units are affordable to lower income households during the planning period.*

- *Rezoned sites shall be at least 0.5 and no larger than 10 acres. Sites that are larger than 10 acres may be split concurrently with the rezone to meet the size requirement.*
- *Sites shall be zoned with minimum density and development standards that permit at least 16 units per site at a density of at least 16 units per acre in jurisdictions as described in clause (i) of subparagraph (B) of paragraph (3) of subdivision (c) and shall meet the standards set forth in subparagraph (B) of paragraph (5) of subdivision (b).*
- *At least 50 percent of the very low and low income housing need shall be accommodated on sites designated for residential use and for which nonresidential uses or mixed uses are not permitted, except that a city or county may accommodate all of the very low and low income housing need on sites designated for mixed use if those sites allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project.*
- *Plymouth shall update its General Plan to ensure consistency between the zoning and General Plan designation on the Opportunity Sites.*
- *Each jurisdiction to maintain adequate sites to accommodate the RHNA throughout the 6<sup>th</sup> Cycle pursuant to Government Code Section 65863 (No Net Loss Law):*  
*Amador County: 109 very low, 62 low, 72 moderate, and 134 above moderate income units*  
*Amador City: 1 very low, 1 low, 1 moderate, and 2 above moderate income units*  
*lone: 30 very low, 20 low, 25 moderate, and 42 above moderate income units*  
*Jackson: 27 very low, 23 low, 24 moderate, and 64 above moderate income units*  
*Plymouth: 7 very low, 5 low, 5 moderate, and 13 above moderate income units*  
*Sutter Creek: 15 very low, 12 low, 13 moderate, and 34 above moderate income units*
- *The Zoning Code for each jurisdiction shall be updated to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households for: 1) lower income sites that are vacant and have been included in the inventory from two or more consecutive planning periods, and 2) lower income sites that are underutilized (nonvacant) and have been included in the inventory from a prior planning period consistent with the requirements of Government Code Section 65583.2. The attachment to the Annex for each jurisdiction identifies lower income sites that have been included in prior Housing Elements.*

**PROGRAM 4: ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING UNITS, AND SB 9 UNITS (ALL JURISDICTIONS)**

An accessory dwelling unit (ADU) is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. A junior accessory dwelling unit (JADU) is a unit that is no more than 500 square feet in size and contained entirely within a single family residence with separate or shared sanitation facilities. ADUs and JADUs offer several benefits. First, they often are affordable to very low and low income households and can provide options for seniors, single persons, and even small families. Second, the primary homeowner receives supplementary income by renting out the ADU, which can help many modest income and elderly homeowners afford to remain in their homes. ADUs offer an important opportunity to help Amador County address its regional housing needs while maintaining the community’s small-town character.

Senate Bill 9 (SB 9) is also known as the California Housing Opportunity and More Efficiency (HOME) Act and aims to alleviate the housing crisis facing cities across California by providing new ways to increase housing supply and diversify the types of housing available.

SB 9 builds upon the successful approach of ADUs and expands options for homeowners, while also respecting local control and zoning requirements, preserving historic neighborhoods, and establishing a maximum of no more than four units on what is currently a single family parcel. SB 9 benefits homeowners, prevents profiteers from evicting or displacing tenants, and prohibits the development of small subdivisions and ministerial lot splits on adjacent parcels by the same individual in order to prevent investor speculation. SB 9 only applies to urban areas and urban clusters; in Amador County, Lone, Sutter Creek, and Jackson are designated urban areas and there are no urban clusters.

The two key components of SB 9 are:

- Lot Split – Provides a streamlined process for subdividing an existing single family zoned lot into two new parcels.
- Two Unit Developments – Provides a streamlined process for creating two unit developments on single family zoned lots.

Pursuant to State law, ADUs are an important option for attainable housing. Each jurisdiction in Amador County plan to meet a modest portion of the 2021-2029 RHNA through the provision of ADUs.

Each jurisdiction will continue to apply zoning regulations that allow ADUs and JADUs by-right in all residential zones, in accordance with State law. The jurisdictions will amend the ordinance as necessary based on future changes to State law and will work with HCD to ensure continued compliance with State law and also continue to monitor the extent of ADU production to ensure that the Housing Element goals can be met. To facilitate ADU development, the jurisdictions will consider the following:

- Provide technical and resource guides online.
- Pursue State funding available to assist lower- and moderate income homeowners in the construction of ADUs.
- Conduct increased outreach and education on ADU options and requirements.

<i>Responsible Department/Agency:</i>	<i>Planning Department of each jurisdiction</i>
<i>Funding Sources:</i>	<i>General Fund and grant funding</i>
<i>Program Objectives and Timeframe:</i>	<ul style="list-style-type: none"> <li>● <a href="#"><u>Amador County, Amador City, Jackson, Plymouth, and Sutter Creek to update their codes to allow ADUs, JADUs, and SB 9 units, as applicable, consistent with the requirements of State law by July-May 2025<sup>4</sup> and submit the amended ADU and JADU provisions to HCD for review.</u></a></li> <li>● <a href="#"><u>If HCD identifies any inconsistencies between State law and the updated ADU provisions, each jurisdiction shall amend its code to accommodate ADUs and</u></a></li> </ul>

*JADUs consistent with the requirements of State law within 6 months of HCD review.*

- *Housing Working Group to coordinate development of a Countywide web page by ~~September~~ December 2024 to promote ADU and SB 9 opportunities to interested residents that includes examples of successful ADU projects, an ADU resource guide, and links to the ADU and SB 9 requirements for each jurisdiction.*
- *Each jurisdiction shall provide technical and resource guides online, including lot split provisions per SB 9 by December 2024<sup>3</sup>.*
- *Each jurisdiction shall conduct outreach and education on ADU and SB 9 options and requirements to homeowners and Homeowners' Associations on an annual basis (2023-2029) to expand opportunities throughout the jurisdiction, with an emphasis on outreach to homeowners' associations and property owners in higher opportunity areas within each jurisdiction.*
- *Each jurisdiction shall pursue State funding available to assist lower- and moderate income homeowners in the construction of ADUs on an annual basis (2024, 2026, 2028).*
- *Each jurisdiction shall provide financial assistance to qualified property owners to build ADUs when State funds (such as CalHOME) or other funds are available on an ongoing basis.*
- *By December 2025, assess each jurisdiction's progress in ADU construction; evaluate incentives to further promote ADUs if construction goals are not met.*
- *Amador County: 24 ADUs/JADUs  
Amador City: 2 ADUs/JADUs  
Lone: 8 ADUs/JADUs and 4 SB 9 units  
Jackson: 8 ADUs/JADUs and 4 SB 9 units  
Plymouth: 3 ADUs/JADUs  
Sutter Creek: 5 ADUs/JADUs*

**PROGRAM 5: AFFORDABLE HOUSING LAND ACQUISITION (ALL JURISDICTIONS)**

This program establishes guidelines for an Affordable Housing Land Acquisition program to acquire and dispose of properties with the purpose of facilitating the construction of affordable housing units. Only 1 publicly-owned site has been identified in the inventory for the jurisdictions; this site is in the unincorporated area of the County and would be disposed of pursuant to the Surplus Lands Act as described below.

<i>Responsible Department/Agency:</i>	<i>Countywide Housing Working Group, Planning Department of each jurisdiction</i>
<i>Funding Sources:</i>	<i>General Fund and grant funding</i>
<i>Program Objectives and Timeframe:</i>	<p><i>Amador Countywide:</i></p> <ul style="list-style-type: none"> <li>● <i>Countywide Housing Working Group to work with the Amador-Tuolumne Community Action Agency (ATCAA) and private developers to identify potential suitable affordable housing sites for land acquisition on a regular basis.</i></li> </ul> <p><i>Each Jurisdiction:</i></p>

- *Individual jurisdictions to evaluate sites identified by the Countywide Housing Working Group to determine site acquisition feasibility, and work with for-profit and nonprofit resources as necessary to obtain such lands.*

*Amador County*

- *By December 2024, declare APN 044-100-027 as surplus land and issue a notice of availability pursuant to the Surplus Lands Act ( Government Code Sections 54220 through 54239.4) and issue a notice of availability pursuant to the Surplus Lands Act. In conjunction with issuing the notice of availability (December 2024 and following issuance of the notice of availability in January 2025), perform outreach to affordable housing developers and non-profits active in the City and region to ensure developers and non-profits are aware of the notice and of the City's commitment to affordable housing. Following receipt of notice(s) of interest from entities desiring to lease the lands, continue with disposition of the lands for affordable housing purposes consistent with the Surplus Lands Act.*

**PROGRAM 5B: HOMELESS SERVICES COORDINATION AND HOUSING (ALL JURISDICTIONS)**

Recognizing that the ATCAA leads the regional effort to coordinate services and funding for the unhoused population, this program is intended to provide for coordination between jurisdictions to increase shelter for unhoused and at-risk persons in each jurisdiction and to improve access to services that may help in preventing homelessness and displacement.

*Responsible Department/Agency: Amador County Homeless Task Force, Amador County Health and Human Services, City Manager of each jurisdiction; Planning Department of each jurisdiction*

*Funding Sources: General Fund; Emergency Shelter Grant funds, No Place Like Home funds, other grant funds*

- Program Objectives and Timeframe:*
- *Countywide, by 2027, work with developers and service providers to provide 30 new shelter or transitional housing beds, with at least 2 beds provided apiece in Amador City and Plymouth, 3 beds provided apiece in Lone, Plymouth, and Sutter Creek, and 10 beds provided apiece in Jackson and the unincorporated County.*
  - *Beginning in 2024, Housing Working Group shall coordinate annually with the administration, Police Department, and Planning staff of each jurisdiction has information available regarding services for the homeless and at-risk population.*

**PROGRAM 6: AFFORDABILITY TARGETS (AMADOR COUNTY, CITY OF IONE, AND CITY OF SUTTER CREEK)**

The purpose of this program is to create units for a range of income levels to accommodate the RHNA and housing goals in jurisdictions that have large areas designated as Special Planning Areas, Planned Development, or similar designations. These areas are anticipated to be developed with relatively large-scale developments and it is necessary that such development addresses local housing needs. The income level required (extremely low, very low, low, and/or moderate) shall be at the discretion of the jurisdiction, with an emphasis on creating units affordable to extremely low and very low income households.

<p><i>Responsible Department/Agency:</i></p> <p><i>Funding Sources:</i></p> <p><i>Program Objectives and Timeframe:</i></p>	<p><i>Planning Department</i></p> <p><i>General Fund and grant funding</i></p> <ul style="list-style-type: none"> <li>● <i>Amador County shall develop affordable housing targets for each of the undeveloped SPAs in the County by June 2024. These targets should include a number of affordable units (including units affordable to low, very low, and/or extremely low income households), as well as total units and shall provide for economic integration throughout the County. The County will require development agreements for future residential projects within SPA designations to provide a minimum of 10 percent of total units on site as housing affordable to extremely low, very low, low, and moderate income households, or pay an in-lieu fee to support affordable housing development at an alternative location.</i></li> <li>● <i>Lone shall develop affordable housing targets for each of the undeveloped Planned Development areas in the General Plan by June 2024. While total units are established by the General Plan, these targets should include a number of affordable units (including units affordable to low, very low, and/or extremely low income households) and provide for economic integration within new developments and throughout the City. The City will require development agreements for future residential projects within PD designations to provide a minimum of 10 percent of total units on site as housing affordable to extremely low, very low, low, and moderate income households, or pay an in-lieu fee to support affordable housing development at an alternative location.</i></li> </ul>
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**PROGRAM 7: HISTORICALLY SIGNIFICANT STRUCTURES (CITY OF SUTTER CREEK)**

The City of Sutter Creek shall assist, as appropriate, in the rehabilitation and adaptive reuse of historically significant structures. This shall include assisting private property owners of historically significant structures in applying for and utilizing State and Federal assistance programs as appropriate.

<p><i>Responsible Department/Agency:</i></p> <p><i>Funding Sources:</i></p> <p><i>Program Objectives and Timeframe:</i></p>	<p><i>Planning Department</i></p> <p><i>General Fund</i></p> <ul style="list-style-type: none"> <li>● <i>Coordinate the rehabilitation and adaptive reuse of at least 1 historically significant structures as appropriate by December 2027.</i></li> </ul>
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**Goal H-2. HOUSING AND NEIGHBORHOOD PRESERVATION AND IMPROVEMENT**

**PROGRAM 8: NEIGHBORHOOD BEAUTIFICATION AND HOUSING REHABILITATION (ALL JURISDICTIONS)**

The Housing Rehabilitation Program provides a mechanism for homeowners to bring their home into compliance with local codes and provide safe, decent housing for lower income individuals.

The Housing Rehabilitation Program is designed to bring the homeowner’s dwelling into compliance with applicable, locally-adopted housing rehabilitation standards to reduce ongoing and future maintenance costs, promote energy efficiency, and to preserve decent affordable owner-occupied housing.

The Countywide Housing Working Group shall identify areas with concentrations of housing in need of repair, including dilapidated units, as well as individual multi-family developments that are in need of significant repair or rehabilitation and will coordinate to secure federal, State, and regional resources for housing rehabilitation, weatherization, energy-efficiency improvements, and emergency repair throughout the County. The Planning Department and Building Department for each jurisdiction shall also provide information regarding financial resources for housing rehabilitation, weatherization, and emergency repair to any owners of housing in need of repair.

<p><i>Responsible Department/Agency:</i></p> <p><i>Funding Sources:</i></p> <p><i>Program Objectives and Timeframe:</i></p>	<p><i>Countywide Housing Working Group, Planning Department, and Building Department of each jurisdiction</i></p> <p><i>General Fund and grant funding</i></p> <ul style="list-style-type: none"> <li>● <i>Countywide Housing Working Group to identify funding sources for housing rehabilitation, weatherization, energy-efficient improvements, emergency repair, and wildland urban interface/fire hardening on an annual basis.</i> <ul style="list-style-type: none"> <li>○ <i>Housing Working Group to coordinate with individual jurisdictions to determine if available funding should be sought at the regional level or by individual jurisdictions.</i></li> <li>○ <i>Housing Working Group to coordinate with individual jurisdictions to identify a single entity to assist in the implementation of housing rehabilitation programs in order to provide efficient and effective assistance throughout the County.</i></li> <li>○ <i>Potential funding sources include USDA Section 504 Home Repair, Community Development Block Grant (CDBG), HOME, and CalFIRE Wildfire Prevention Grant programs.</i></li> </ul> </li> <li>● <i>Individual jurisdictions to promote the available housing rehabilitation, energy efficiency, accessibility, and home improvement programs on each jurisdiction's website, through social media, and by way of handouts available at the public counter as well as through the local real estate community by June 2023.</i></li> <li>● <i>Individual jurisdictions to continue to respond to code complaints as complaints are received.</i></li> <li>● <i>Each jurisdiction's Planning Department shall work with property owners, residents, and Homeowner Associations to ensure safe and decent housing. Staff will identify concentrations of housing in need of repair and multi-family developments in need of significant repair and connect property owners with resources for rehabilitation and junk removal on an ongoing basis.</i></li> <li>● <a href="#"><u><i>Amador County: Review 25 units of farmworker housing (5 units annually from 2025-2029) to identify unsafe living conditions. If unsafe conditions are identified, proactively work with the property owner, residents, service providers (ATCAA), and funding agencies (USDA Rural Housing, HCD Farmworker Housing Grant Program) to identify eligibility for a rehabilitation or repair grant or loan. Assist property owner with grant or loan application (objective of 2 applications).</i></u></a></li> <li>● <i>Secure funding, either individually or Countywide, for rehabilitation, improvement, and/or emergency repair of housing:</i></li> </ul> <p><i>Amador County: 15 extremely low, 15 very low, and 10 low income units, <a href="#"><u>10 farmworker units</u></a></i></p>
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*Amador City: 2 extremely low, 2 very low, and 2 low income units*  
*lone: 6 extremely low, 6 very low, and 4 low income units*  
*Jackson: 6 extremely low, 6 very low, and 4 low income units*  
*Plymouth: 3 extremely low, 3 very low, and 2 low income units*  
*Sutter Creek: 3 extremely low, 3 very low, and 2 low income units*

**PROGRAM 9: AFFORDABLE AND SPECIAL NEEDS HOUSING ASSISTANCE AND INCENTIVES (ALL JURISDICTIONS)**

Successful implementation of Amador Countywide programs for development of affordable and special needs housing will depend on the ability of the jurisdictions to leverage local funds with a variety of federal, State, County, and private sources. In addition to applying for those public and private funds directly available to municipalities, Amador County and the Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek play an important role through incentivizing affordable and special needs housing and in supporting developers to secure outside funds. Each jurisdiction’s involvement may include provision of incentives, review of financial pro-forma analysis; provision of demographic, market, and land use information; review and comment on funding applications; and Council actions in support of the project and application. Many “third-party” grants may also require some form of local financial commitment.

<p><i>Responsible Department/Agency:</i></p> <p><i>Funding Sources:</i></p> <p><i>Program Objectives and Timeframe:</i></p>	<p><i>Countywide Housing Working Group and Planning Department of each jurisdiction</i></p> <p><i>General Fund and grant funding</i></p> <ul style="list-style-type: none"> <li>● <i>Countywide Housing Working Group will review available funding sources for housing affordable to extremely low, very low, low, and moderate income households and housing for special needs groups at least twice each year.</i></li> <li>● <i>Countywide Housing Working Group will actively pursue federal, State, County and private funding sources that are available at the regional level and to determine the feasibility of developing a Regional Affordable Housing Trust Fund.</i></li> <li>● <i>Countywide Housing Working Group will proactively reach out annually to affordable housing providers and special needs housing providers, including homeless service providers interested in constructing extremely low income housing, emergency shelters, transitional housing, and supportive housing, agricultural worker housing providers, senior and disability housing providers, and providers serving large families and/or single heads of household with children to assist in identifying appropriate sites for development and connecting providers with assistance, including fundings and incentives for housing.</i></li> <li>● <i>Each jurisdiction within Amador County to actively pursue federal, State, and private funding sources for affordable housing as a means of leveraging local funds and maximizing assistance, and also support developers in securing outside funding sources. If multiple projects are proposed for funding, jurisdictions shall prioritize projects that improve very low/low income access to the most resources and most positive environmental, educational, economic, and transportation outcomes.</i></li> <li>● <i>Amador County to actively pursue federal, State, or other funding sources to assist developers and property owners in meeting the State’s wildfire safety standards for residential and mixed uses in the Very High Fire Hazard Severity Zone.</i></li> <li>● <i>If interest in affordable or special needs housing exceeds federal, State, and private funding resources for affordable housing, prioritize assisting projects located in TCAC highest resource areas.</i></li> </ul>
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- *By December 2024, each jurisdiction shall identify a menu of incentives, including permit streamlining, reduced or deferred development fees, ministerial review of minor lot line adjustments, technical assistance to acquire funding, and modification of development requirements through Planned Development overlays or similar provisions for affordable and special needs housing. Incentives shall be specifically identified for extremely low income housing, which may include adopting priority processing, granting fee waivers or deferrals, modifying development standards, and granting concessions and incentives. Sutter Creek and Plymouth shall also identify reduced or deferred fees for deed-restricted moderate income housing.*
- *Each jurisdiction to promote affordable and special needs housing, as well as a variety of housing types, when reviewing and implementing Planned Development, Specific Plan, and any large-scale projects to ensure new residential development provides for a variety of housing types and affordability levels.*
- *To promote and incentivize affordable and special needs housing, each jurisdiction shall annually email regional affordable housing developers and non-profits the menu of incentives, the inventory of sites for very low and low income housing, a list of available financial resources, and the jurisdiction’s dedicated contact to discuss affordable housing opportunities.*
- *In conjunction with other programs promoting affordable housing and reducing barriers to a variety of housing types, approve and permit development of new affordable and special needs units as follows:*  
*Amador County: 50 extremely low, 50 very low, and 100 low income units, [25 farmworker units](#)*  
*Amador City: 1 extremely low, 1 very low, and 2 low income units*  
*Lone: 15 extremely low, 15 very low, and 20 low income units*  
*Jackson: 14 extremely low, 13 very low, and 23 low income units*  
*Plymouth: 10 extremely low, 10 very low, and 20 low income units*  
*Sutter Creek: 8 extremely low, 7 very low, and 12 low income units*

**PROGRAM 10: PRESERVATION OF EXISTING AFFORDABLE HOUSING (ALL JURISDICTIONS)**

Potential conversion of affordable housing to market-rate housing is an ongoing and critical statewide problem. Federal, state, and local governments have invested in the development of more than 500,000 affordable rental homes in California over the last few decades. There are 7 assisted affordable multifamily developments in Amador County, including projects in Lone (1), Sutter Creek (1), and Jackson (5).

A large percentage of these units may convert to market rate as subsidy contracts or regulatory agreements expire. These “at-risk” units are home to seniors and families with lower incomes who cannot afford to pay market-rate rents and who could be displaced if the developments convert. No assisted housing is at-risk of conversion during the 6<sup>th</sup> Cycle.

<i>Responsible Department/Agency:</i>	<i>Planning Departments of Lone, Jackson, and Sutter Creek</i>
<i>Funding Sources:</i>	<i>General Fund and grant funding</i>
<i>Program Objectives and Timeframe:</i>	<ul style="list-style-type: none"> <li>● <i>Annually monitor each jurisdiction’s affordable housing stock to ensure that deed-restricted units are preserved.</i></li> <li>● <i>Should any of the assisted properties become at risk of converting to market rate, the jurisdiction(s) will work with property owners, interest</i></li> </ul>

groups, and the State and federal governments to ensure compliance with State law and implement the following:

- *Technical Assistance: Provide technical assistance where feasible to public and non-profit agencies interested in purchasing and/or managing units at risk.*
- *Preservation Programs: Provide information to owners of at-risk properties regarding rehabilitation assistance and/or mortgage financing in exchange for extending affordability restrictions.*
- *Tenant Education: Hold public hearings upon receipt of any Notice of Intent to Sell or Notice of Intent to Convert to Market Rate Housing, pursuant to Section 65863.10 of the Government Code and provide tenant education on housing rights*
- *Retain all assisted multifamily housing (Ione – 43 units, Jackson – 258 unit, and Sutter Creek – 34 units)*

**PROGRAM 11: PRESERVE MULTIFAMILY AND MOBILE HOME OPPORTUNITIES (ALL JURISDICTIONS)**

Multifamily rental housing, including duplexes, triplexes, fourplexes, and larger apartments and mobile home parks provide housing opportunities for lower income households and are an essential component of each jurisdiction’s housing stock. It is necessary to review any requests to convert or demolish multifamily rental housing and mobile home parks to ensure these housing types are retained and to further ensure that any conversion of such uses does not displace residents or reduce a jurisdiction’s housing stock.

*Responsible  
Department/Agency:  
Funding Sources:  
Program Objectives and  
Timeframe:*

*Planning Department of each jurisdiction*

*General Fund and grant funding*

- *Update the code by December 2025 to establish provisions addressing the conversion or demolition of multifamily rental housing and mobile home parks with the intent of retaining multifamily units (701 units as identified in Background Report Table II-25) and mobile homes (1,432 units as identified in Background Report Table II-25) in all jurisdictions and assisting any households subject to relocation due to a multifamily or mobilehome park demolition or conversion. The provisions shall address:*
  - *Identification of affected households by income, household size, and special housing needs*
  - *Notification to households at least 6 months prior to a required move-out date.*
  - *Assistance to all lower income and special needs households in identifying affordable housing opportunities.*
  - *Moving costs to all affected households.*
  - *Rental assistance for a minimum period of time to all lower income households who are not able to procure housing that is affordable to their income group (extremely low, very low, low).*
  - *Option for all affected households to receive priority for any new or rehabilitated housing built on the same site within 3 years of move-out.*

**Goal H-3. FAIR HOUSING**

**PROGRAM 12: FAIR HOUSING SERVICES (ALL JURISDICTIONS)**

Amador Tuolumne Community Action Agency (ATCAA) is the designated provider of housing information throughout Amador County. ATCAA offers a variety of housing assistance and services to the community, including securing and stabilizing housing for homeless families and individuals as well as those at risk of becoming homeless.

Individuals who may have been the victims of discrimination may file a fair housing complaint with the U.S. Department of Housing and Urban Development (HUD) or California Department of Fair Housing and Employment (CDFEH). Information regarding fair housing laws will be available on each jurisdiction's website, at the public counters, and in the local library(ies).

<i>Responsible Department/Agency:</i>	<i>Planning Department of each jurisdiction</i>
<i>Funding Sources:</i>	<i>General Fund, CDBG, other grant funding</i>
<i>Program Objectives and Timeframe:</i>	<ul style="list-style-type: none"> <li>● As a means of furthering fair housing education and outreach in the community, each jurisdiction in Amador County will advertise the fair housing program through placement of fair housing information brochures on their websites, at the public counters, and in the local library(ies) by December 2023.</li> <li>● Each jurisdiction to provide an annual outreach event to promote fair housing and to educate the community, landlords, and real estate professionals regarding fair housing requirements.</li> <li>● Each jurisdiction shall continue to provide referrals to CDFEH and HUD and any locally designated providers on an ongoing basis, including promoting fair housing practices, review and enforcement assistance with fair housing complaints, and education to housing providers.</li> <li>● Housing Working Group to coordinate with ATCAA in 2023/2024 to determine if ATCAA can offer fair housing services to all County residents. If ATCAA cannot offer fair housing services, the Housing Working Group to contact fair housing advocates to identify interest in providing fair housing services to the County and identify a single Countywide point of contact for fair housing concerns by the end of 2024.</li> </ul>

**PROGRAM 13: AFFIRMATIVELY FURTHER FAIR HOUSING (ALL JURISDICTIONS)**

Facilitate equal and fair housing opportunities by taking meaningful actions to affirmatively further fair housing (AFFH) and address impediments identified in the AFFH analysis located in the Background Report. In summary, each jurisdiction within Amador County offers higher opportunity areas but faces challenges in promoting and providing a range of housing types and prices suitable for lower income households. Providing a range of affordable housing can help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes. Table 1 summarizes fair housing issues, contributing factors, and implementing actions.

The actions listed below, along with the other programs identified in this Housing Plan, were developed to cumulatively address the AFFH goals to counteract the disparities and issues that were identified in the AFFH analysis located in the Background Report. The timeframes and priority levels are added to ensure the implementation of these actions in a timely manner. The priority levels for these actions are defined as follows:

- High Priority contributing factors are those that have a direct and substantial impact on fair housing, and are core municipal functions that can be controlled countywide;

- Medium Priority factors are those that have a direct and substantial impact on fair housing, but Amador County has limited capacity to control their implementation;
- Low Priority factors may have a direct and substantial impact on fair housing choice, but Amador County lacks capacity to address it, or the factor may have only a slight or indirect impact on fair housing choice.

As shown in Table 1, Amador County and each jurisdiction intend to complete the necessary actions to meet the State AFFH requirements. These actions are integrated into the Housing Plan for the overall 6<sup>th</sup> Cycle Housing Element with the specified timeframes for expedited implementation of high priority actions. The rationale for identifying these actions is to ensure they are implemented in a timely manner to better serve the community. These actions are intended to alleviate the main issues identified in the Affirmatively Furthering Fair Housing Analysis and will be implemented during the 2021-2029 planning period. In addition, each jurisdiction will monitor the AFFH actions on an annual basis in conjunction with the preparation of the APR to ensure the goals are being met. If any action items are not being achieved, each jurisdiction will adjust its metrics, timeframes, and commitments as necessary to ensure it meets its AFFH goals.

<i>Responsible Department/Agency:</i>	<i>Planning Department of each jurisdiction</i>
<i>Funding Sources:</i>	<i>General Fund, CDBG, grant funding</i>
<i>Program Objectives and Timeframe:</i>	<ul style="list-style-type: none"> <li>● Implement measures to affirmatively further fair housing on an ongoing basis, and as further outlined in Table 1.</li> </ul>

**Table 1: Fair Housing Program Action Items**

Program/Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
<b>Fair Housing Resources, including Outreach and Enforcement</b>					
11. Fair housing services	Ensure that educational and enforcement assistance is provided to renters, homebuyers, homeowners, and housing providers	<ul style="list-style-type: none"> <li>Ensure residents have access to comprehensive fair housing services, including education, enforcement assistance, and outreach</li> <li>Make fair housing information readily available to the community through providing information on each jurisdiction's website and public counters</li> </ul>	High priority/ within 9 months of Housing Element adoption	Countywide, including Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek	<ul style="list-style-type: none"> <li>Information on each jurisdiction's website and public counters (2023/2024)</li> <li>Annual outreach events (2023-2029)</li> <li>Identification of Countywide fair housing provider (2023/2024)</li> <li>Assistance to 125 households (5 – Amador City, 15 – Lone, 15 – Jackson, 10 – Plymouth, 15 – Sutter Creek, 65 – Unincorporated County)</li> </ul>
<b>Housing Mobility Enhancement</b>					
4. Accessory Dwelling Units (ADUs), Junior Accessory Dwelling Units (JADUs), SB 9 Units	Encourage the development of ADUs, JADUs, and SB 9 units throughout each jurisdiction in Amador County to expand housing opportunities, including in existing neighborhoods, for all income levels and special needs groups.	<ul style="list-style-type: none"> <li>Update ADU/JADU standards, where not in compliance with State law;</li> <li>Pursue funding to provide financial assistance to lower- and moderate income homeowners in the construction of ADUs;</li> <li>Provide on-line resources to assist in the development of ADUs</li> <li>Prepare an ADU factsheet or handbook;</li> <li>Conduct outreach and education on ADUs;</li> <li>Conduct a mid-cycle review of ADU assumptions</li> </ul>	High priority/ within 18 months of Housing Element adoption	Countywide, including Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek; target marketing in higher opportunity areas	<ul style="list-style-type: none"> <li>Update ADU requirements, where necessary (2023/2024);</li> <li>Pursue funding for financial assistance (2024, 2026, 2028)</li> <li>Prepare ADU factsheet and resource guides (2023-2025);</li> <li>Conduct outreach and education (2023/2024-2029);</li> <li>Conduct mid-cycle review (2027)</li> <li>Annually monitor ADUs permitted at the time of the Annual Progress Report (APR);</li> <li>Target 20% of ADUs in higher opportunity areas (12 ADUs).</li> <li>60 ADUs (2 – Amador City, 10 – Lone, 11 – Jackson, 4 – Plymouth, 8 – Sutter Creek, 25 – unincorporated County)</li> </ul>
16. Rental Assistance/Housing	Promote the Housing Choice Voucher (HCV) Program, with a special	<ul style="list-style-type: none"> <li>Make information regarding the HCV program available on each jurisdiction's website and in an</li> </ul>	Medium priority/ within 24 months of	Increase the number of voucher assistance	<ul style="list-style-type: none"> <li>Work with Stanislaus County Housing Authority to increase the number of low income recipients in receiving voucher</li> </ul>

Program/Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
Choice Voucher (HCV) Program	emphasis on promoting the program to Amador County's special needs populations.	annual direct mailing to all residents and property owners; <ul style="list-style-type: none"> <li>● Provide annual outreach to property owners</li> <li>● Work with each jurisdiction's housing services provider to encourage property owners to participate in the Housing Choice Voucher Program</li> </ul>	Housing Element adoption	recipients in higher opportunity areas; <ul style="list-style-type: none"> <li>● Target education and marketing efforts throughout the community with an emphasis on higher opportunity areas.</li> </ul>	assistance in higher opportunity areas by <u>5%6 vouchers</u> by 2027 ( <u>voucher goal for specific higher opportunity areas in Amador City (1 voucher), Jackson (2 vouchers), Plymouth (1 voucher), and unincorporated Amador County (2 vouchers).</u> )

**New Housing Choices and Affordability**

9A. Provide Housing Opportunities for all Members of the Community	Partnerships with Affordable Housing Developers	<ul style="list-style-type: none"> <li>● Host an annual meeting with the Housing Working Group and affordable housing developers and nonprofits to identify housing opportunities;</li> <li>● Support affordable housing developers through provision of land write-downs, regulatory incentives, and/or direct assistance.</li> </ul>	<ul style="list-style-type: none"> <li>● Medium priority/ within 24 months of Housing Element adoption</li> </ul>	<ul style="list-style-type: none"> <li>● Target affordable housing throughout Amador County and the Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek, with an emphasis on higher opportunity areas and areas of concentrated poverty.</li> </ul>	<ul style="list-style-type: none"> <li>● Annual outreach to the development community (2023-2029).</li> <li>● <u>371 units; 20% (74 units) in higher opportunity areas and areas of concentrated poverty</u></li> <li>● <u>Amador County: 50 extremely low, 50 very low, and 100 low income units</u></li> <li>● <u>Amador City: 1 extremely low, 1 very low, and 2 low income units</u></li> <li>● <u>lone: 15 extremely low, 15 very low, and 20 low income units</u></li> <li>● <u>Jackson: 14 extremely low, 13 very low, and 23 low income units</u></li> <li>● <u>Plymouth: 10 extremely low, 10 very low, and 20 low income units</u></li> <li>● <u>Sutter Creek: 8 extremely low, 7 very low, and 12 low income units</u></li> </ul>
9B. Provide Housing Opportunities for Households with Special Needs	Partnerships with Affordable Housing Developers	<ul style="list-style-type: none"> <li>● Identify at least two sites to increase housing diversity by providing affordable and/or special needs housing in areas with higher resources and lower diversity as discussed in</li> </ul>	<ul style="list-style-type: none"> <li>● High priority/within 18 months of adoption</li> </ul>	<ul style="list-style-type: none"> <li>● Target special needs housing throughout Amador County and the Cities of Amador City, lone, Jackson,</li> </ul>	<ul style="list-style-type: none"> <li>● Identify 1<sup>st</sup> site by December 2024.</li> <li>● Identify 2<sup>nd</sup> site by December 2026.</li> <li>● Work with developers and service providers in 2024-2026 to implement 1<sup>st</sup> site.</li> <li>● <u>Work with developers and service</u></li> </ul>

Program/Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
		Chapter 5 of the Background Report		Plymouth, and Sutter Creek, with an emphasis on higher opportunity areas and areas of concentrated poverty.	<p>providers in 2026-2028 to implement 2<sup>nd</sup> site. <a href="#">371 units; 20% (74 units) in higher opportunity areas and areas of concentrated poverty</a></p> <ul style="list-style-type: none"> <li>● <a href="#">Amador County: 25 farmworker units</a></li> <li>● <a href="#">Goal to provide at least 10% of units identified in previous row for special needs households:</a></li> <li>● <a href="#">Amador County: 20 special needs units</a></li> <li>● <a href="#">Amador City: 1 special needs unit</a></li> <li>● <a href="#">Lone: 5 special needs units</a></li> <li>● <a href="#">Jackson: 10 special needs units</a></li> <li>● <a href="#">Plymouth: 4 special needs units</a></li> <li>● <a href="#">Sutter Creek: 3 special needs units</a></li> </ul>
<b>Place-Based Strategies for Community Preservation and Revitalization</b>					
13. Public Investment in Neighborhoods	Housing Rehabilitation Program	<ul style="list-style-type: none"> <li>● Countywide Housing Working Group to identify funding sources for housing rehabilitation</li> <li>● Individual jurisdictions within Amador County to promote the availability housing rehabilitation, energy efficiency accessibility, and home improvement programs on each jurisdiction's website, through social media, and by way of handouts at the public counter as well as through the local real estate community</li> <li>● Individual jurisdictions within Amador County to work with property owners, residents, and Homeowner Associations to enforce Building and Zoning</li> </ul>	<ul style="list-style-type: none"> <li>● Medium priority/ within 24 months of Housing Element adoption</li> </ul>	<ul style="list-style-type: none"> <li>● Countywide, including Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek</li> </ul>	<ul style="list-style-type: none"> <li>● Assist lower income households in each jurisdiction within Amador County during the planning period.</li> <li>● <a href="#">Amador County: 18 households</a></li> <li>● <a href="#">Amador City: 3 households</a></li> <li>● <a href="#">Lone: 10 households</a></li> <li>● <a href="#">Jackson: 12 households</a></li> <li>● <a href="#">Plymouth: 4 households</a></li> <li>● <a href="#">Sutter Creek: 5 households</a></li> </ul>

Program/Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
Codes					
13. Improve Opportunities	Opportunities Enhancement	<ul style="list-style-type: none"> <li>Countywide Housing Working Group to identify funding sources for housing projects that include components to improve opportunities (transit improvements, services including educational assistance, jobs training/placement, and healthcare, environmental remediation).</li> <li>Individual jurisdictions to identify 3 projects during the 6<sup>th</sup> Cycle to improve opportunities and access to opportunities (transit improvements, services including educational assistance, jobs training/placement, and healthcare, environmental remediation).</li> <li>At least 3 projects identified in each jurisdiction.</li> </ul>	<ul style="list-style-type: none"> <li>High priority/ within 18 months of Housing Element adoption</li> </ul>	<ul style="list-style-type: none"> <li>Projects to improve opportunities shall be focused on either 1) providing improvements and benefits in areas in the <del>two</del> lowest-performing categories in the TCAC opportunity maps, including overall opportunities/resources, economic, educational, and environmental) in each jurisdiction, or 2) providing new housing opportunities in the two highest-performing <del>categories</del> areas in the TCAC opportunity maps, including overall opportunities/resources, economic, educational, and environmental)</li> </ul>	<ul style="list-style-type: none"> <li>Countywide Housing Working Group to identify funding sources annually and assist jurisdictions with identified projects on an on-going basis.</li> <li><del>At least 1 project shall be identified in each jurisdiction by 2024, 2026, and 2028.</del> Amador County: At least 3 projects to improve opportunities (overall, economic, educational, environmental, and transportation) in the low-performing areas and at least 2 projects to provide new affordable housing opportunities in the two highest performing areas, with at least 1 project identified and implemented in each of the following periods: 2024/2025, 202, and 2028.</li> <li>Amador City: At least 1 project to improve environmental and/or transportation opportunities and at least 1 project to provide new affordable housing opportunities (entire City is high/very high overall opportunities)</li> <li><del>One:</del> 2 projects to improve economic or environmental opportunities in the lowest performing census tracts and 2 projects to provide new affordable housing opportunities in any of the highest performing overall or economic opportunity census tracts</li> <li>Jackson: 1 project to improve economic, educational, or environmental opportunities in the lowest-performing census tracts, and 2 projects to improve access to highest</li> </ul>



*opportunity census tracts (overall, economic, educational) in the low-performing areas and/or new housing opportunities in the two highest performing areas*

- *Plymouth: 1 project to improve educational opportunities in the lowest performing census tract, and 2 projects provide new housing opportunities in the highest opportunity census tracts*
- *Sutter Creek: 1 project to improve environmental opportunities in the lowest performing census tract, and 2 projects to provide in the highest performing overall or educational opportunity census tracts*
- *Projects shall be implemented within 18 months of identification.*

12. Education and Outreach

*Reduce potential housing discrimination by landlords resulting from a lack of local fair housing education and outreach through connecting households and landlords to resources from fair housing agencies and organizations to increase understanding of fair housing laws and to support strong enforcement.*

- *Each jurisdiction to host annual educational workshops on fair housing to reduce the amount of discrimination;*
- *Each jurisdiction to provide social media and factsheets regarding fair housing/equal housing opportunity requirements with links to each jurisdiction's website;*
- *Countywide Housing Working Group to collaborate with designated fair housing services provider for continued tracking of fair housing enforcement for discrimination cases.*

● *Medium priority/ within 24 months of Housing Element adoption*

● *Countywide, including Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek*

- *Allocate funding for an annual educational workshop and provide social media and factsheets on fair housing in 2024/2025<sup>3</sup>. [Cycle workshops throughout the region, with each jurisdiction hosting at least 1 workshop during the Planning Period:](#)*
- *Amador County: 2 workshops*
- *Amador City: 1 workshop*
- *Lone: 1 workshop*
- *Jackson: 1 workshop*
- *Plymouth: 1 workshop*
- *Sutter Creek: 1 workshop*

**Displacement Protection**

14. Resources for Renters and Owners

Continue to increase rental and ownership opportunities for all income levels, and ensure that housing opportunities are accessible to residents that may be at-risk of displacement.

- Develop an outreach program to connect lower income residents and the lower income workforce with access to resources for rental assistance, home ownership, housing rehabilitation assistance, emergency assistance, utility payment assistance, fair housing, temporary and long-term assistance in the event of a disaster, and other housing assistance programs and with new rental and ownership opportunities.
- Develop a Just Cause Eviction and Tenant Rights Program to ensure that all evictions meet the requirements of State law and that tenants and landlord understand their rights under State law related to rent increases and evictions.
- Medium priority/ within 24 months of Housing Element adoption
- Countywide, including Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek
- Establish outreach program by December 2024 and conduct outreach annually, or more frequently, as housing opportunities become available.
- Develop materials regarding assistance in the event of a disaster by December 2025.
- Update outreach program materials at least annually to reflect correct contacts and program information.
- [Distribute materials to at least 200 households during the Planning Period:](#)
  - [Amador County: 100 households](#)
  - [Amador City: 10 households](#)
  - [Lone: 25 households](#)
  - [Jackson: 25 households](#)
  - [Plymouth: 20 households](#)
  - [Sutter Creek: 20 households](#)

**PROGRAM 14: AFFORDABLE HOUSING RESOURCES FOR RENTERS AND OWNERS (ALL JURISDICTIONS)**

Amador County and the Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek anticipate continuing to increase rental and ownership opportunities for all income levels. To ensure that housing opportunities are accessible to residents that may be at-risk of displacement, to increase access to resources, and to affirmatively further fair housing access and opportunities, the jurisdictions will connect targeted extremely low, very low, and low income residents and employees’ access to new housing opportunities, including information regarding local and regional resources for homeownership and housing rehabilitation opportunities to ensure the community is aware of these resources.

<i>Responsible Department/Agency:</i>	<i>Planning Department of each jurisdiction</i>
<i>Funding Sources:</i>	<i>General Fund, CDBG, HOME, other grant funding</i>
<i>Program Objectives and Timeframe:</i>	<ul style="list-style-type: none"> <li>● <i>Develop an outreach program by December 2024 to connect lower income residents and the lower income workforce with new rental and ownership opportunities and access to resources for home ownership, housing rehabilitation, fair housing, temporary and long-term assistance in the event of a disaster, and other housing assistance programs as those become available, promoting fair housing choice and access to safe and decent housing within the community. Information shall be provided on each jurisdiction’s website and social media channels, via announcements at the Board of Supervisors and City Council meetings, at the public counters, and in the local library(ies).</i></li> <li>● <i>Update outreach program materials at least annually to reflect correct contacts and program information.</i></li> </ul>

**PROGRAM 15A: ADOPT A REASONABLE ACCOMMODATION PROCEDURE FOR HOUSING (ALL JURISDICTIONS)**

“Reasonable accommodation” refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. State law requires jurisdictions to specify a formal procedure for evaluating and granting reasonable accommodations for people with disabilities and special housing needs.

Through the implementation of an ordinance, each jurisdiction in Amador County can grant reasonable modifications to the requirements of their respective Development Codes to ensure persons with disabilities, including developmental disabilities, are afforded equal opportunity for the use and enjoyment of their dwelling. The ordinance for each jurisdiction establishes a ministerial process for requesting and granting reasonable modifications to zoning and development regulations, building codes, and land use. None of the jurisdictions should impose any fees for a reasonable accommodation application.

<i>Responsible Department/Agency:</i>	<i>Planning Department of each jurisdiction</i>
<i>Funding Sources:</i>	<i>General Fund and grant funding</i>
<i>Program Objectives and Timeframe:</i>	<ul style="list-style-type: none"> <li>● <i>Amador County, Amador City, Jackson, Plymouth, and Sutter Creek: Review and amend the Municipal Code a necessary to provide individuals with disabilities reasonable accommodation (in full compliance with Senate Bill 520) in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing by December 2023. Include the following information:</i> <ul style="list-style-type: none"> <li>○ <i>Providing notice to the public of the availability of an accommodation process. The notice will be provided at all counters where applications are made for a permit, license, or other authorization for siting, funding, development, or use of housing.</i></li> </ul> </li> </ul>

- Procedures for requesting reasonable accommodation, including preparation of a Fair Housing Accommodation Request form and designating the appropriate individual, committee, commission, or body responsible for acting on requests.
- Review procedures for requests for reasonable accommodation, including provisions for issuing a written decision within 30 days of the date of the application.
- Criteria to be used in considering requests for reasonable accommodation.
- Appeal procedure for denial of a request for reasonable accommodation. The procedure should establish that there is no fee for processing requests for reasonable accommodation or for appealing an adverse decision related to a request for reasonable accommodation.
- All Jurisdictions: Create a public information brochure on reasonable accommodation for disabled persons and provide that information on each jurisdiction's website.

**PROGRAM 15B: SMOKE-FREE MULTI-UNIT HOUSING (ALL JURISDICTIONS)**

Secondhand smoke exposure can exacerbate health risks. For individuals who live in multifamily and multi-unit housing developments, involuntary exposure to secondhand smoke at home can occur in a variety of ways, including smoke movement through openings in walls and ceilings and exposure in shared common areas.

Jurisdictions will promote smoke-free environments for multi-unit housing properties, including exterior areas (such as private balconies and decks) and interior unit spaces, as well as common areas not already covered by state law.

Responsible Department/Agency: *Amador County Public Health Department; Planning Department of each jurisdiction*

Funding Sources: *General Fund; California Tobacco Control Program funding (Prop 99 and 56), grant funding*

Program Objectives and Timeframe:

- In 2024, review methods to reduce exposure to second-hand smoke in multi-unit and mixed use residential projects and identify at least three methods for implementation in 2025-2029. Methods may vary from jurisdiction to jurisdiction and may include:
  - Consideration of a smoke-free ordinance, encouraging compliance through education, signage requirements, and property manager actions rather than police, fines, or evictions.
  - Targeted education to landlords and tenants on the benefits of a smoke-free housing policy.
  - Targeted outreach to landlords with resources including language to include in leases, assistance available to purchase signage, and local resources for residents who want to quit tobacco.

**Goal H-4. ADVANCING OPPORTUNITIES**

**PROGRAM 16: FEDERAL VOUCHER PROGRAM (ALL JURISDICTIONS)**

The Housing Choice Voucher (HCV)/Section 8 Rental Assistance Program extends rental subsidies to extremely low and very low income households, including families, seniors, and persons with disabilities. The Housing Choice Voucher Program offers a voucher that pays the difference between the current fair market rent (FMR) and what a tenant can afford to pay (i.e., 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, provided the tenant pays the extra cost. Given the significant gap between market rents and what extremely low and very low income households can afford to pay for housing, the Housing Choice Voucher Program plays a critical role in allowing such households to remain in the community, and is a key program to address the needs of extremely low and very low income households.

Targeted HCV/Section 8 programs serve extremely low income persons and special needs groups and include the following:

- Family Unification Program which provides Section 8 assistance to families whose children are at risk of being placed in out-of-home care or delayed in returning from care because of the families’ inadequate housing (not provided in Amador County).
- Shelter Plus Care Program which provides rent subsidies to homeless persons with disabilities (administered by ATCAA).
- Veterans Affairs Supportive Housing (VASH) Program which provides permanent housing subsidies and case management services to homeless veterans with mental and addictive disorders (administered by Stanislaus County Regional Housing Authority).
- Rental Assistance for Non-Elderly Persons with Disabilities Program which provides incremental Section 8 Housing Choice Vouchers for non-elderly disabled families.

<i>Responsible Department/Agency:</i>	<i>Planning Department of each jurisdiction</i>
<i>Funding Sources:</i>	<i>U.S. Department of Housing and Urban Development (HUD) Housing Choice Vouchers, grant funding</i>
<i>Program Objectives and Timeframe:</i>	<ul style="list-style-type: none"> <li>● <i>Countywide Housing Working Group to contact the Stanislaus County Regional Housing Authority (StanCoHA) and ATCAA annually to invite StanCoHA to attend a meeting and provide information regarding the number of vouchers issued within the county, to identify opportunities to access additional assistance programs, including the Family Unification Program, currently unavailable in Amador County, to determine if additional vouchers may become available, and to identify if there are unused vouchers that should be advertised to County residents.</i></li> <li>● <i>If vouchers are available to Amador County residents or the waitlist opens up, the Countywide Housing Working Group shall coordinate outreach via each jurisdiction’s website and announcements at the Board of Supervisors and City Council meetings.</i></li> <li>● <i>Continue to facilitate the use of the HCV and other Housing Authority and ATCAA programs throughout the County by advertising programs semiannually (double the current advertising schedule) on each jurisdiction’s website, in community newsletters, and via each jurisdiction’s social media accounts to reach a Countywide audience.</i></li> <li>● <i>Conduct annual targeted education to landlords and tenants in the area of the County with the highest proportions of persons with disabilities and in areas with the highest resources.</i></li> </ul>

- Provide information on the availability of the Housing Choice Voucher Program on the County’s and each jurisdiction’s website and review information bi-annually to ensure contact information is correct.
- Work with StanCoHA to increase the number of households receiving Housing Choice Vouchers by 5%.

**PROGRAM 17: DEVELOPMENT CODE/ZONING CODE AMENDMENTS (ALL JURISDICTIONS)**

Amendments to each jurisdiction’s Development Code or Zoning Code are needed to address various recent changes to State law and create consistency with each jurisdiction’s Housing Element.

<p><i>Responsible Department/Agency:</i></p> <p><i>Funding Sources:</i></p> <p><i>Program Objectives and Timeframe:</i></p>	<p><i>Planning Department of each jurisdiction</i></p> <p><i>General Fund and grant funding</i></p> <p><i>Each jurisdiction to complete the following zoning and development amendments to its code to streamline definitions, encourage and support a variety of housing types, including special needs housing and affordable housing, by July 2024 (note: refer to Chapter III (Housing Constraints) for a detailed analysis of revisions required to each jurisdiction’s code):</i></p> <ul style="list-style-type: none"> <li>○ <i>Family (Amador County, Amador City, Sutter Creek): Define “family” and “household” to include unrelated members of a household who reside together, to not regulate the relationship of members, and to impose no restriction on the number of persons who may reside together as a family or household.</i></li> <li>○ <i>Low Barrier Navigation Centers (Amador County, Amador City, Jackson, Plymouth, and Sutter Creek): Define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low barrier navigation centers as a by-right use in areas zoned for mixed use and in nonresidential zones permitting multi-family uses (if applicable).</i></li> <li>○ <i>Transitional and Supportive Housing (Amador County, Amador City, Jackson, Plymouth, and Sutter Creek): Revise as necessary to ensure that transitional and supportive housing are allowed in residential and mixed-use zones in accordance with Government Code Section 65583(c)(3), and to allow eligible supportive housing in zones where multi-family and mixed uses are permitted in accordance with Government Code Sections 65650 through 65656.</i></li> <li>○ <i>Special Needs Housing (Amador County, Amador City, Plymouth, and Sutter Creek): Revise as necessary to ensure that special needs housing is accommodated in accordance with California Health and Safety (HSC) Code Section 1566.3, which establishes requirements for residential facilities that serve six or fewer persons including that residential care homes serving six or fewer persons will be treated in the same manner as a residence of the same type and not be subject to additional standards (such as parking). Additional jurisdiction-specific updates are as follows:</i> <ul style="list-style-type: none"> <li>● <i>Plymouth: Allow group homes serving 6 or fewer persons consistent with the requirements of State law and to allow group homes serving more than 6 persons as a permitted use in the VR, VC, and SC districts.</i></li> </ul> </li> </ul>
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- *Persons with Disabilities - Group homes 7 or more persons (Amador County, Amador City, Lone, Jackson, Plymouth, and Sutter Creek): Permit these uses in all zones allowing residential uses with objectivity and only subject to the requirements of other residential uses of the same type in the same zone.*
- *Employee Housing (Amador County, Amador City, Jackson, Plymouth, and Sutter Creek): Ensure that employee housing serving six or fewer employees shall be deemed a single family structure and shall be treated subject to the standards for a single family dwelling in the same zone per requirements of Health and Safety Code Section 17021.5.*
- *Farmworker Housing (Amador County, Jackson, Sutter Creek): Ensure that agricultural employee housing is allowed in zones that permit agricultural uses consistent with the requirements of Health and Safety Code Sections 17021.6 and 17021.8.*
- *Farmworker Housing (Plymouth): Ensure that agricultural employee housing is allowed consistent with the requirements of Health and Safety code Section 17021.8.*
- *Emergency Shelters: (Amador County, Amador City, Jackson, and Sutter Creek): Revise as necessary to ensure that emergency shelters are accommodated in accordance with the federal Religious Land Use and Institutionalized Persons Act and Government Code Section 65583, which requires each jurisdiction to identify one or more zoning districts where emergency shelters are allowed without a discretionary permit, including ensuring that emergency shelters are allowed in zones where residential uses are also permitted consistent with the requirements of Government Code Section 65583(a)(4) and are defined consistent with Government Code Sections 65582 and 65583(a)(4)(C). Require sufficient parking to accommodate all staff working in an emergency shelter, provided that the standards will not require more parking for emergency shelters than other residential or commercial uses within the same zone.*
- *Emergency Shelters: (Jackson): Revise to allow 25 beds within each emergency shelter.*
- *Emergency Shelters (All jurisdictions): Update the definition of emergency shelter to be consistent with Government Code Section 65583(a)(4)(C) and ensure that emergency shelters are permitted ministerially when ancillary to permitted places of worship and churches.*
- *Emergency Shelters (Lone): Update the Zoning Code to allow emergency shelters in zones that allow residential use and that have vacant residential sites of at least 0.1 acre within ½-mile of services (school, transit, library, shopping and services), consistent with the requirements of Government Code Section 65583(a)(4)(A) and (H), and remove emergency shelters as a permitted use in the M-1 and M-2 zones.*
- *Mobile Homes and Manufactured Homes (Amador County, Amador City, Plymouth, and Sutter Creek): Review and amend as necessary to remove restrictions on mobile homes and manufactured homes that conflict with the provisions of Government Code Section 65852.3, which require that*

*manufactured and mobile homes on a permanent foundation be subject to the same requirements as a single family residence, with certain exceptions for architectural requirements, age of the home, and sites listed on the National Register of Historic Places. Additional jurisdiction-specific updates are as follows:*

- *Sutter Creek: Limit the restriction of manufactured homes within the “Historic District” designations or the HR Combining Zone to places, buildings, structures, or objects listed on the National Register of Historic Places, with manufactured homes subject to the same review requirements as other residential unit development in this district.*
- *Application Streamlining (Amador County, Amador City, Plymouth, Sutter Creek, and Jackson): To facilitate residential development and to comply with State law, each jurisdiction will be updated to ensure that eligible multi-family projects with an affordable housing component are provided streamlined review and are subject only to objective design standards consistent with relevant provisions of SB 35 and SB 330, as provided for by applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300. State law defines objective design standards as those that “involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and public official prior to submittal.” Each jurisdiction will review and modify the Design Review criteria to ensure application processing timelines comply with the requirements of applicable State laws, including Government Code Sections 65950-65957.5), streamline and simplify the process, including a limitation on the maximum number of hearings per project, and ensure objective standards and findings are applied to projects subject to Design Review.*
- *Objective Design & Development Standards (Amador County, Amador City, Jackson, Plymouth, and Sutter Creek). Each jurisdiction will adopt objective design and development standards for multifamily housing, including ministerial (by-right) residential and mixed-use development, and will ensure that the standards, including floor area ratio, unit size, height, setback, and parking requirements, accommodate the maximum densities permitted, and provide flexibility with the design of building types and units to accommodate irregular lots and steep slopes. These objective standards will replace any subjective standards, including site plan review findings, design review standards, and other standards required for single family and multifamily housing or will remove or include objective definitions and/or illustrations of any subjective terms, such as “compatibility”, “orderly”, “harmonious”, “character”, and “integrity”.*
- *Density Bonus (Amador County, Amador City, Lone, Jackson, Plymouth, and Sutter Creek). Revise to reflect current requirements of the State’s density bonus law, including alternative parking ratios, which shall also be reflected in the jurisdiction’s parking standards section(s) of its code, including 1 space per studio (0 bedroom) and 1-bedroom units and 1.5 spaces per 2- and 3-bedroom units for projects that include affordable and special needs housing, and*



*establish application requirements and decision-making criteria (Government Code Section 65915).*

- *Reasonable Accommodations (Amador County, Amador City, Jackson, Plymouth, and Sutter Creek). Provide for reasonable accommodation for persons with a disability consistent with the HCD Reasonable Accommodation Model Ordinance, including objective findings for the approval of a reasonable accommodation application.*
- *Accessibility (All jurisdictions): Require new development projects with 10 or more units to include accessibility options for buyers as part of each home plan.*
- *Density Range (All jurisdictions): Require new development on the sites identified for very low, low, and moderate income to occur at 75% of allowed densities or higher, with exceptions provided for site-specific development constraints, affordable housing, and special needs housing.*
- *Conversion of Multifamily Rental to Ownership or Non-Residential Uses: Establish provisions to ensure that the conversion of multifamily rental to ownership or non-residential uses addresses the potential for displacement of households, including adequate notice (6 or more months), identification of affordable housing opportunities in the region, assistance to lower income and special needs housing with locating replacement housing, moving assistance, and priority for any residents interested in new ownership opportunities at the location.*
- *Reduce Constraints to a Variety of Housing Types:*
  - Amador County:*
    - *Reduce the parking requirement for studio and one-bedroom multifamily units and for senior housing to 1.5 spaces per unit.*
    - *Amend setback language to provide for handicap access ramps where necessary.*
    - *Define single-room occupancy units (SROs) and provide clear standards to accommodate SROs in at least the R-3 zoning district.*
    - *Establish minimum densities for the R-2 and R-3 zones and limit development of single family homes to replacement units, units on existing small lots less than 0.5 acre, and affordable housing in these districts.*
    - *Provide for reduced parking requirements for senior housing and units 800 sq. ft. or smaller in size.*
  - Amador City:*
    - *Limit development of single family units in the R3 and R4 zones to existing lots of 6,000 s.f. or less, new lots of 4,000 s.f. or less, and affordable (moderate, low, and very low income) projects.*
    - *Allow SROs as a permitted use in the R-4, C-1, and C-2 zoning districts to accommodate and encourage a greater variety of housing types.*
    - *[Increase maximum lot coverage to 60% in the R-4 zone.](#)*

- Update Design Review process for ministerial review of single family homes and provide for Design Review Committee approval of projects with 4 or fewer units.
- Identify sample color palettes (such as historical color palettes from paint manufacturers) that are acceptable color palettes

lone:

- Establish parking requirements for mixed use developments and to allow for shared parking between residential and non-residential uses.

Jackson:

- Establish parking requirements for mixed use developments, allow for shared parking between residential and non-residential uses, remove parking requirement for secondary residential units, and allow a carport instead of a fully enclosed garage where required for duplexes and multifamily dwellings.
- Limit development of single family units in the RD, RM, and RH units to existing lots of 6,000 s.f. or less, new lots of 4,000 s.f. or less, and affordable (moderate, low, and very low income) projects.
- Update Chapter 17.32 to allow additional alternatives to on-site home production, including dedication of land, payment of in-lieu fees, and a reduced requirement to the extent that a developer project demonstrates it is infeasible to meet the affordable housing requirement.
- Ensure that the Objective Design & Development Standards update the Architectural Regulations to provide objective standards and objectively define subjective terms.

Plymouth:

- Establish parking requirements for mixed use developments and either reduce the parking requirement for multifamily developments to require 1 space for studio units and 1.5 spaces for 1- and 2-bedroom units or revise Section 19.76.050.B. to allow parking reductions for multifamily development without requiring that parking be unobtrusively placed below ground or in an enclosed structure.
- Limit development of single family units in the VR, VC, SC, and HC/C zones to existing lots of 6,000 s.f. or less, new lots of 4,000 s.f. or less, and affordable (moderate, low, and very low income) projects.
- Allow detached single family units are allowed as a permitted use in the A, RR, and SR zones.
- Allow SROs as a permitted use in the VR and VC zones.
- Revise the High-Density Residential Overlay District to remove the references to the 2014 Housing Element and to remove the 1 and 1.63-acre minimum parcel size requirements.
- Revise to address multi-family unit conversion from rentals to address changes in use (i.e., to for- purchase housing (condominiums), offices, etc.)

Sutter Creek:

- Encourage developer constructed affordable housing in large, undeveloped portions of the City's planning area through use of the

*Planned Development (PD) land use zoning designation, including provisions to encourage clustering of units on small lots to reduce the cost of lots, housing construction, improvements, site preparation, and infrastructure.*

**PROGRAM 18: CODE REVIEW (ALL JURISDICTIONS)**

Each jurisdiction will continue to annually review its development and building codes for current compliance and adopt the necessary revisions, including revisions to address energy conservation, water conservation, and wastewater efficiencies consistent with Policy H-1.8, so as to further local development objectives.

<i>Responsible Department/Agency:</i>	<i>Planning Department of each jurisdiction</i>
<i>Funding Sources:</i>	<i>General Fund and grant funding</i>
<i>Program Objectives and Timeframe:</i>	<p><i>All Jurisdictions</i></p> <ul style="list-style-type: none"> <li>● <i>Review and update local codes to address requirements of State law. Codes shall be reviewed every 3 years to implement any housing laws or any changes identified, including changes identified by HCD as part of its review of implementation of the Housing Element or review of ordinances where provided by the Government Code, to comply with existing housing laws.</i></li> <li>● <i>Review local code requirements annually to ensure that amendments are made where necessary to reduce impacts to life and property.</i></li> <li>● <i>Review updates to the California Building Standards Code on a triennial basis and adopt updates to code requirements accordingly.</i></li> </ul> <p><i>Jackson</i></p> <ul style="list-style-type: none"> <li>● <i>Review implementation of the Affordable Housing Requirement every 5 years (by December 2027) to ensure it is not an impediment to housing production.</i></li> </ul>

**PROGRAM 19: WATER AND WASTEWATER INFRASTRUCTURE CAPACITY (ALL JURISDICTIONS)**

State legislation (SB 1087 and Government Code 65589.7(a) requires local water agencies and wastewater collection and treatment districts to grant priority to service connections for projects that help meet the community’s fair housing need.

In response to the challenges associated with meeting projected water demand, Amador Water Agency (AWA) has developed a broad strategy for meeting projected water needs through development of an updated Urban Water Management Plan (2020). However, AWA’s system is in need of improvement to provide services to the cities and communities generally located along the SR 49 corridor in order to accommodate the full RHNA.

Sewer system improvements are also necessary to accommodate the full RHNA, particularly for Amador City and Lone.

Each jurisdiction within Amador County has a responsibility to regularly monitor the capacity of the water and sewer systems serving its community to ensure the regional housing needs allocation (RHNA) can be accommodated. To support this effort, each jurisdiction within Amador County shall work together to help AWA expand their capacity to support the Countywide RHNA and individual jurisdictions will ensure they plan for adequate improvements to their local systems.

Where appropriate, each jurisdiction will continue to utilize development agreements as they formally document work to be accomplished, timing and/or sequencing, and require bonding to guarantee task completion. These agreements serve to ensure “fair-share” funding of off-site improvements and thus minimize additional construction costs from being passed onto the housing

consumer. Jurisdictions will continue to implement and update development impact fees to ensure adequate funds are collected to provide for infrastructure improvements necessary to extend services to accommodate new residential development.

<p><i>Responsible Department/Agency:</i></p> <p><i>Funding Sources:</i></p> <p><i>Program Objectives and Timeframe:</i></p>	<p><i>Planning Department of each jurisdiction and AWA</i></p> <p><i>General Fund and grant funding</i></p> <ul style="list-style-type: none"> <li>● <i>In 2023, the Housing Working Group shall meet with AWA to identify necessary steps and resources to address water and wastewater system improvements where needed to accommodate the RHNA.</i></li> <li>● <i>Housing Working Group to identify methods to encourage water conservation and reduce wastewater effluent by December 2025, including coordinating with the water and wastewater providers to promote conservation and reviewing opportunities to increase efficiencies in new construction and rehabilitation projects.</i></li> <li>● <i>Continue to work cooperatively with AWA, ARSA, and other agencies that own or operate water and sewer infrastructure on an ongoing basis and each jurisdiction shall review efforts annually and the Housing Working Group shall meet with water and wastewater providers at least annually.</i></li> <li>● <i>Housing Working Group to support infrastructure providers in pursuing funding to complete necessary improvements or to assist developers and agencies to complete these capital improvement projects as necessary on an ongoing basis to increase the availability of housing for low and very low income households, with efforts to identify potential applications and submittal of applications at least annually.</i></li> <li>● <i>Housing Working Group to investigate establishment of assessment districts with a capital facilities fee on an ongoing basis to assist in funding infrastructure improvements by December 2026<del>303</del>+</i></li> <li>● <i>Submit a funding application to the USDA's Small Communities Rural Utilities Service Grants &amp; Loans Program annually.</i></li> <li>● <i>Each jurisdiction shall adopt any necessary fee programs and shall seek funding resources to support improvement and expansion of water and wastewater systems to accommodate the RHNA by December 2025.</i></li> <li>● <i>The City of Lone shall develop a program to complete wastewater system improvements to expand its treatment capacity by 2024/2025 in order to accommodate its RHNA.</i></li> <li>● <i>Coordinate with AWA and the cities to update Figures III-1 and III-2 every 3 years (December 2026, December 2029) to identify parcels that are proximate to existing water and sewer service and planned water and sewer service as well as parcels where the cost to extend services would be considerable to assist developers in targeting locations for housing proposals.</i></li> <li>● <i>Where applicable, use development agreements or other mechanisms to ensure fair-share funding of off-site infrastructure and facility improvements on an on-going basis and review projects at least annually to ensure implementation.</i></li> <li>● <i>Following adoption of the Housing Element, each jurisdiction shall provide the adopted Housing Element within 30 days to its water and sewer providers and shall include a cover letter identifying the requirements of Government Code</i></li> </ul>
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*Section 65589.7(a) requiring priority service for developments that provide housing for lower income households.*

**PROGRAM 20: PARTNERSHIPS WITH AFFORDABLE HOUSING DEVELOPERS (ALL JURISDICTIONS)**

In today’s housing market, focused outreach to property owners, developers, and non-profits along with identification of incentives and funding resources are necessary to attract and build affordable and special needs housing.

<i>Responsible</i>	<i>Planning Department</i>
<i>Department/Agency:</i>	
<i>Funding Sources:</i>	<i>General Fund and grant funding</i>
<i>Program Objectives and</i>	<i>Each jurisdiction shall:</i>
<i>Timeframe:</i>	<ul style="list-style-type: none"> <li>● <i>Facilitate land divisions, lot line adjustments, and specific plans resulting in parcel sizes that facilitate multi-family developments affordable to lower income households.</i></li> <li>● <i>Work with property owners and non-profit developers to target and market the availability of sites with the best potential for development, including annual outreach to property owners and non-profit developers identifying very low and low income sites included in the inventory of residential land.</i></li> <li>● <i>Host an annual meeting with affordable housing developers and non-profits to identify housing opportunities and to identify City programs and incentives that support affordable housing development through provision of land write-downs, regulatory incentives, and/or direct assistance.</i></li> <li>● <i>Annually meet with County representatives, <a href="#">developers</a>, and <a href="#">major farmworker employers</a> to discuss farmworker housing needs and to identify opportunities and potential applications for funding, <a href="#">with an objective of submitting at least two funding applications during the planning period for farmworker housing projects</a>.</i></li> </ul>

**PROGRAM 21: CHILD CARE PROGRAM (ALL JURISDICTIONS)**

Stable, affordable housing and high-quality, affordable childcare are essential to families’ economic stability, parents’ ability to work, and children’s healthy development.

<i>Responsible</i>	<i>Planning Department</i>
<i>Department/Agency:</i>	
<i>Funding Sources:</i>	<i>General Fund and grant funding</i>
<i>Program Objectives and</i>	<ul style="list-style-type: none"> <li>● <i>Continue to promote the provision of childcare in conjunction with residential development, including affordable housing projects, on an ongoing basis.</i></li> </ul>
<i>Timeframe:</i>	

**PROGRAM 22: APPLICATION PROCESSING PROCEDURES (ALL JURISDICTIONS)**

Each jurisdiction shall review its application processing procedures at least every three years to determine their effectiveness and recommend necessary amendments to the Planning Commission.

<i>Responsible</i>	<i>Planning Department</i>
<i>Department/Agency:</i>	
<i>Funding Sources:</i>	<i>General Fund and grant funding</i>

*Program Objectives and  
Timeframe:*

- *Review application processing procedures in 2025 and 2028 and make any necessary amendments to reduce constraints to housing approvals and ensure development proposals are processed in accordance with State law, including the time periods identified by the Permit Streamlining Act.*

**PROGRAM 23: ONGOING COMMUNITY EDUCATION AND OUTREACH (ALL JURISDICTIONS)**

Maintain each jurisdiction’s website and continue to provide brochures at convenient locations throughout the County, including locations within each city, which publicize opportunities, agencies, and programs that are available to local households and which can help to meet the Countywide housing goals.

*Responsible  
Department/Agency:  
Funding Sources:  
Program Objectives and  
Timeframe:*

*Planning Department*

*General Fund and grant funding*

- *Provide information on ADUs, JADUs, SB 9 units, and streamlined permitting opportunities for eligible housing development projects at the public counter of each jurisdiction, at local libraries, and on each jurisdiction’s website by June 2023 and update information bi-annually.*
- *Amador County to maintain the County’s existing webpage providing links and contact information for of the County’s housing and job-training organizations (e.g., Amador County Association of Realtors, Gold Country Alliance for the Mentally Ill, ATCAA, Voices for Families, Area 12 Agency on Aging, Amador Affordable Housing Coalition, Amador Economic Development Corporation, Amador County Department of Health & Human Services, and similar organizations) and review page annually to update contact information as necessary.*
- *Provide information regarding housing rehabilitation, energy efficiency programs, weatherization, emergency repair assistance, and free energy audits (when available) at the public counter of each jurisdiction, at local libraries, and on each jurisdiction’s website by June 2023 and update information bi-annually.*
- *In coordination with ATCAA, encourage low income homeowners or renters to apply for free energy audits and home weatherization through ATCAA by June 2023.*
  - *Provide handouts at the public counter and website of each jurisdiction.*
  - *Promote these programs through the senior centers for seniors seeking assistance with home maintenance.*
- *Continue to make available published materials and resource referral information for renters on the following subjects: housing discrimination, landlord/tenant relations, access to legal aid services for housing complaints, and information on housing advocacy programs and similar information. Information should be made available at each jurisdiction’s public counter and website, at the Health and Human Services Agency, at the County library (and its branches), and similar locations where individuals may be in need of fair housing information by June 2023.*
- *Provide information on the availability of the Housing Choice Voucher Program at each jurisdiction’s public counter and website by June 2023.*

**PROGRAM 24: GOVERNMENTAL TRANSPARENCY (ALL JURISDICTIONS)**

Government Code Section 65940 ensures the public has access to a jurisdiction’s planning and financial documents. Planning applications, General Plans, Municipal Code including zoning, zoning map, and other planning-related documents as well as financial documents, including fee schedules, current and historical budgets and financial reports, and an archive of fee, cost of service, and equivalent studies.

<i>Responsible</i>	<i>Planning Department</i>
<i>Department/Agency:</i>	
<i>Funding Sources:</i>	<i>General Fund and grant funding</i>
<i>Program Objectives and</i>	<i>All jurisdictions to provide fiscal documents to ensure transparency pursuant to</i>
<i>Timeframe:</i>	<i>Government Code Section 65940 no later than December 2024:</i>
	<ul style="list-style-type: none"> <li>● <i>Amador County to provide current fee schedules for all departments, current and five previous annual financial reports, and archive of impact fee nexus studies, cost of service studies, or equivalent, conducted on or after January 1, 2018 on the County’s website.</i></li> <li>● <i>Amador City to update its website to provide all documents described at Government Code Section 65940, except the General Plan and Zoning Code which are both available on the website.</i></li> <li>● <i>Ione to update its website to include the five previous annual fee reports and the archive of impact fee nexus studies, cost of service studies, or equivalent, conducted on or after January 1, 2018.</i></li> <li>● <i>Jackson to update its website to include the five previous annual fee reports and the archive of impact fee nexus studies, cost of service studies, or equivalent, conducted on or after January 1, 2018.</i></li> <li>● <i>Plymouth to update its website to provide its building permit fee schedule and its five previous annual fee reports, and the archive of impact fee nexus studies, cost of service studies, or equivalent conducted on or after January 1, 2018.</i></li> <li>● <i>Sutter Creek to update its website to provide its building permit fee schedule and its five previous annual fee reports, and archive of impact fee nexus studies, cost of service studies, or equivalent conducted on or after January 1, 2018.</i></li> </ul>

**PROGRAM 25: ENERGY CONSERVATION INITIATIVES (ALL JURISDICTIONS)**

Information regarding each jurisdiction’s energy-efficiency standards and available programs to assist homeowners and property owners with energy-efficient improvements and with reducing energy-related costs, including those identified in the Housing Element Background Report, will be made available on the municipality’s website and at the Planning Department counter. In addition to promoting the programs Countywide, each city will target special advertisements and education to each city’s lower-income census tracts to explain available programs and potential long-term utility cost savings.

<i>Responsible</i>	<i>Planning Department of each jurisdiction</i>
<i>Department/Agency:</i>	
<i>Funding Sources:</i>	<i>General Fund and grant funding</i>
<i>Program Objectives and</i>	<ul style="list-style-type: none"> <li>● <i>Continue to enforce the State of California’s Title 24 energy requirements on an ongoing basis.</i></li> </ul>
<i>Timeframe:</i>	

- *Continue to explore ways to promote energy conservation and sustainability, with a focus on reducing energy usage and energy-related costs in new and existing residential development throughout each jurisdiction, with the Housing Working Group meeting at least annually to address this issue and summarize best practices.*
- *Each jurisdiction to advertise available programs, with an emphasis on outreach to lower income households, to address energy-efficient improvements to single and multi-family units on an ongoing basis and assist households with reducing energy-related costs on each jurisdiction's website and at the Planning Counters; information shall be provided by August 2024 and reviewed and updated at least bi-annually (by August 2026, 2028).*
- *Each jurisdiction to provide outreach and education to developers, architects, and residents at least annually to provide information on how to incorporate sustainability in project design, as well as in existing structures.*
- *Participate in the Amador County Energy Savings Working Group and support implementation of the County's Energy Action Plan, including PG&E programs and ATCAA programs with Housing Working Group members attending an Energy Savings Working Group meeting at least bi-annually (2024, 2026, 2028).*
- *Continue to collaborate with PG&E to install energy-efficient lighting through sharing information on each jurisdiction's website by August 2024 and reviewing and updating information as necessary at least bi-annually (August 2026, 2028)..*
- *On an ongoing basis, continue to provide residents with the local PG&E representative's contact information when an inquiry is made regarding energy efficiency and review contact information at least annually (December of each year).*

## C. QUANTIFIED OBJECTIVES

State law requires the Housing Element to include quantified objectives for the maximum number of units that can be constructed, rehabilitated, or conserved. Policies and programs in the Housing Element establish the strategies to achieve these objectives. The Countywide objectives are described under each program, and represent each jurisdiction's best effort in implementing each of the programs. Assumptions are based on past program performance and funding availability, construction trends, land availability, and future programs that will enhance program effectiveness and achieve full implementation of the County's housing goals.

The new construction objectives shown in Table 2 are based on the County's RHNA for the 2021-2029 planning period for lower income, moderate income, and above moderate income housing, historic trends, and expectations for new ADUs. Rehabilitation and conservation objectives are based on specific program targets, including such programs as use of the Preservation of Assisted Rental Housing Program and Housing Choice Voucher Program.

Table 2 below summarizes the quantified objectives for each jurisdiction during the 2021-2029 planning period. The objectives reflect the potential for each jurisdiction to procure funding for housing rehabilitation programs and to partner with affordable and special housing needs developers to procure funding for very low, low, and moderate income new construction projects.



<b>Table 2. 2021–2029 Quantified Objectives</b>						
<b>Objectives</b>	<b>Extremely Low: &lt;30% AMI</b>	<b>Very Low: 30-50% AMI</b>	<b>Low: 50-80% AMI</b>	<b>Moderate: 80-120% AMI</b>	<b>Above Moderate: 120% + AMI</b>	<b>TOTAL</b>
<b>Amador County</b>						
New Construction	25	25	50	60	134	294
Rehabilitation and Maintenance	15	15	10	20	100	180
Conservation/Preservation <sup>1</sup>	809	1,072	1,671			
<b>Amador City</b>						
New Construction	1	1	2	1	1	6
Rehabilitation and Maintenance	2	2	2	2	10	18
Conservation/Preservation <sup>1</sup>	8	8	29			
<b>Ione</b>						
New Construction	15	15	20	25	42	117
Rehabilitation and Maintenance	6	6	4	10	50	70
Conservation/Preservation	220	165	355			
	Includes 43 assisted units as identified in Table II-37 of the Background Report					
<b>Jackson</b>						
New Construction	14	13	23	24	64	138
Rehabilitation and Maintenance	6	6	4	10	50	70
Conservation/Preservation	345	370	285			
	Includes 258 assisted units as identified in Table II-37 of the Background Report					
<b>Plymouth</b>						
New Construction	10	10	20	5	13	58
Rehabilitation and Maintenance	3	3	2	5	25	34
Conservation/Preservation <sup>1</sup>	8	65	70			
<b>Sutter Creek</b>						
New Construction	8	7	12	13	34	74
Rehabilitation and Maintenance	3	3	2	5	50	59
Conservation/Preservation	230	200	230			
	Includes 34 assisted units as identified in Table II-37 of the Background Report					
<p><i>AMI – Area Median Income</i></p> <p><i>New Construction Objectives: Reflects 2021-2029 RHNA.</i></p> <p><i>Rehabilitation Objectives: Reflects loans/grants anticipated through State programs for extremely low, very low, and low income households.</i></p> <p><i>Conservation Objectives: Reflects conservation of existing affordable housing.</i></p> <p><i><sup>1</sup>There are no assisted units in the jurisdiction; the objective is based on the extremely low, very low, and low income households identified in the 2015-2019 HUD User Comprehensive Housing Affordability Strategy data</i></p>						

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