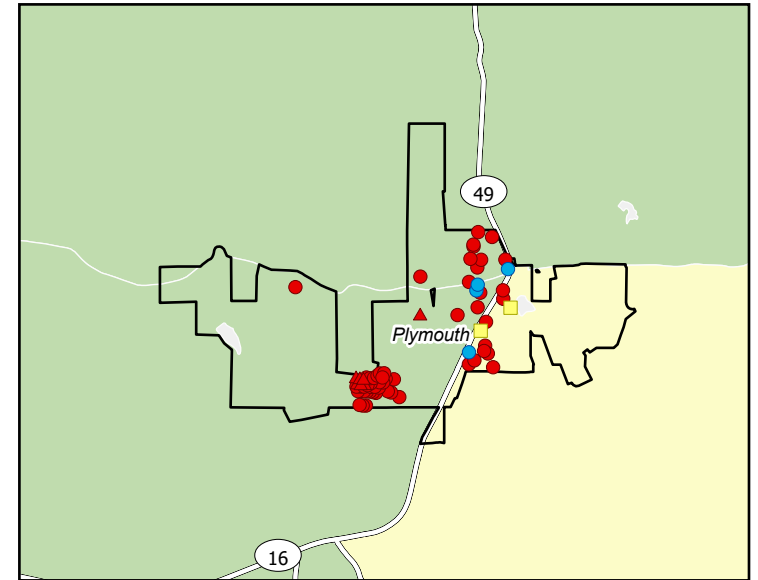
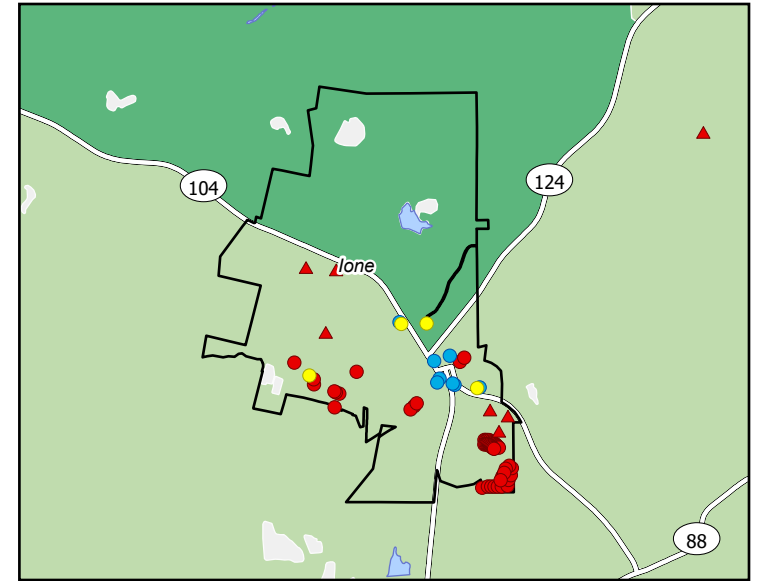
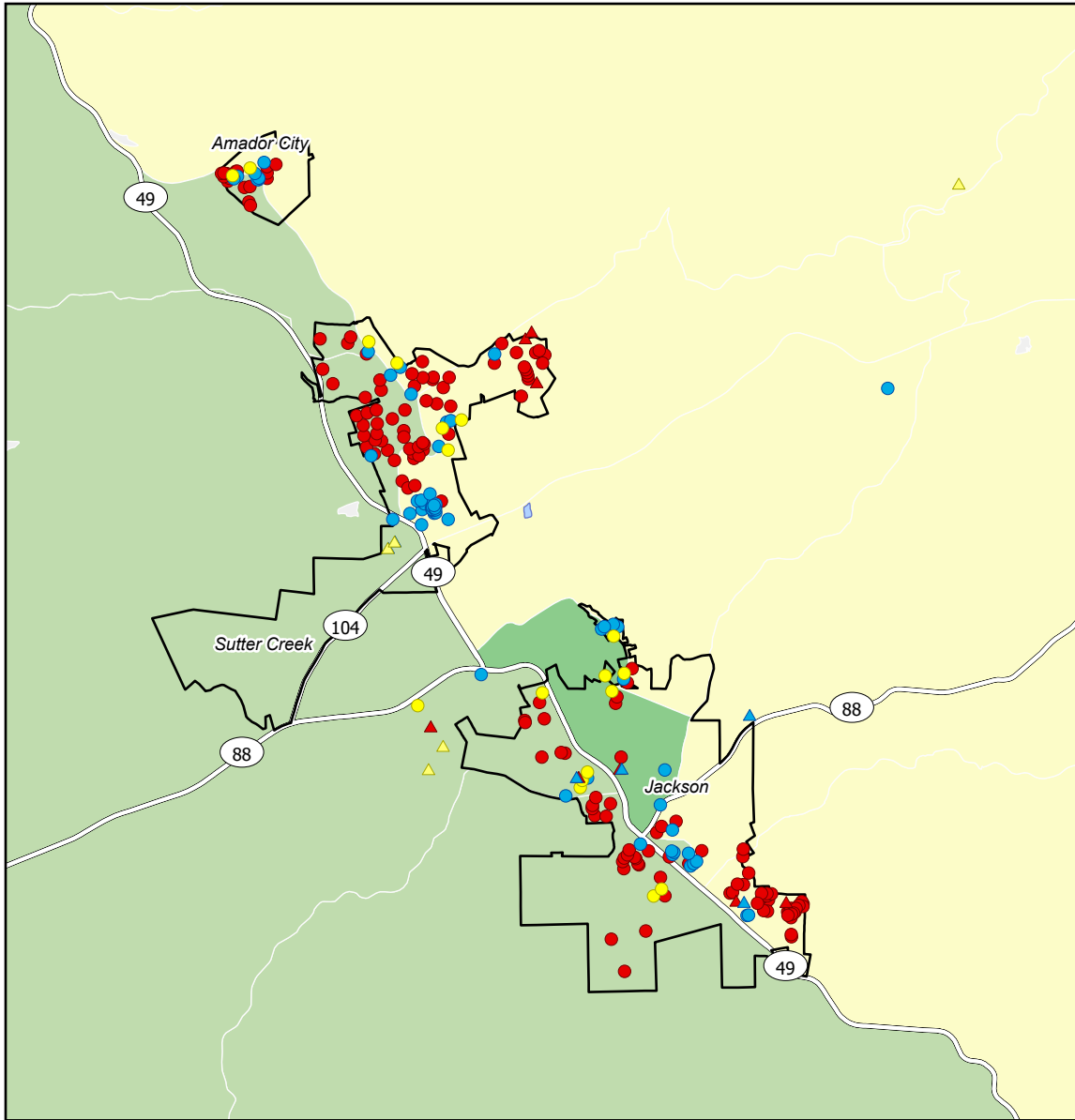
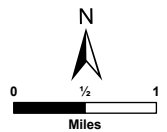


**FIGURE V-8: DIVERSITY INDEX BY CENSUS BLOCK GROUP 2018**



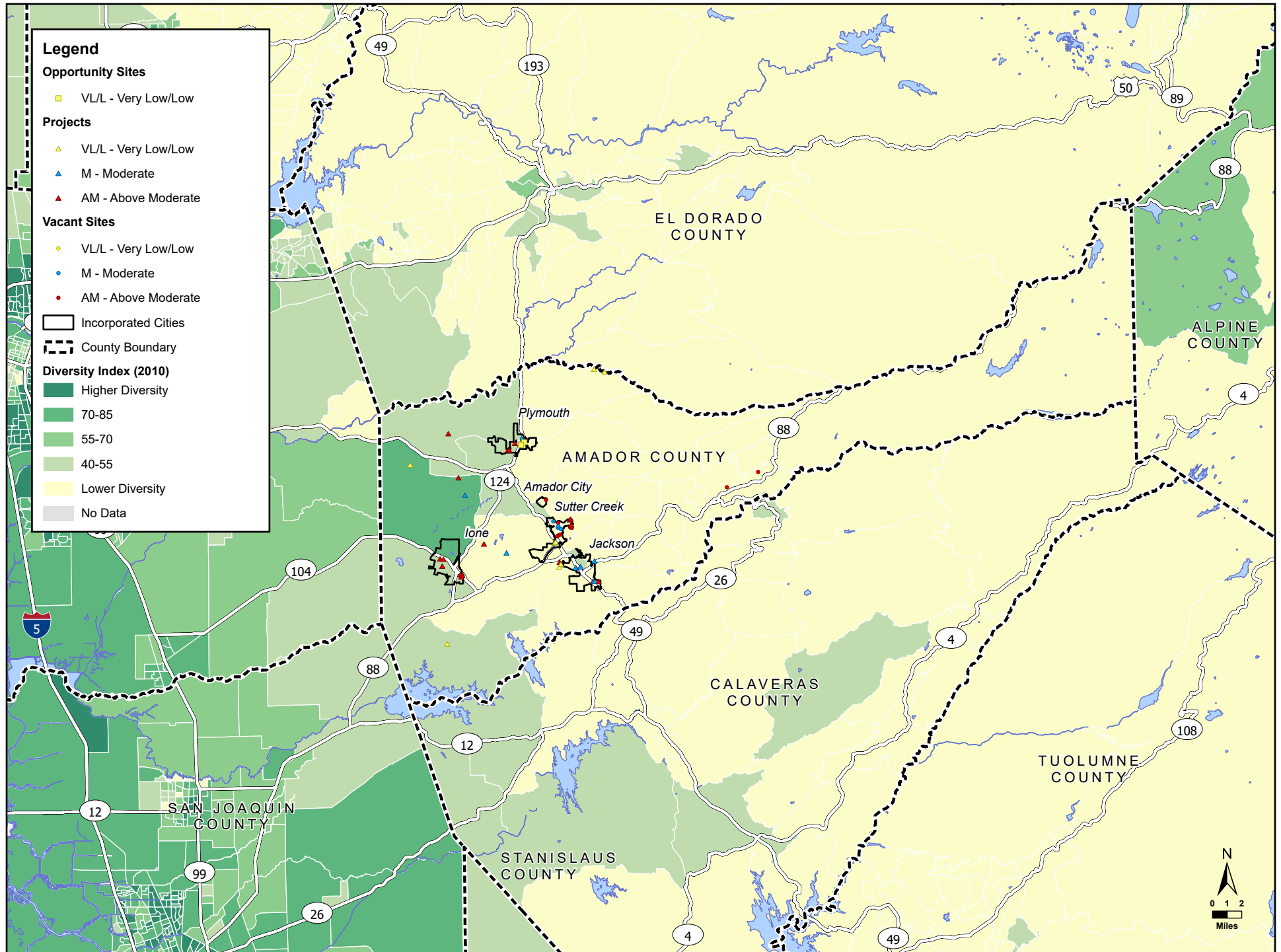
**Legend**

<b>Opportunity Sites</b>	<b>Vacant Sites</b>	<b>Diversity Index (2018)</b>
□ VL/L - Very Low/Low	● VL/L - Very Low/Low	■ Higher Diversity
<b>Projects</b>	● M - Moderate	■ 70-85
▲ VL/L - Very Low/Low	● AM - Above Moderate	■ 55-70
▲ M - Moderate	▭ Incorporated Cities	■ 40-55
▲ AM - Above Moderate	▭ County Boundary	■ Lower Diversity
		■ No Data



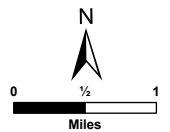
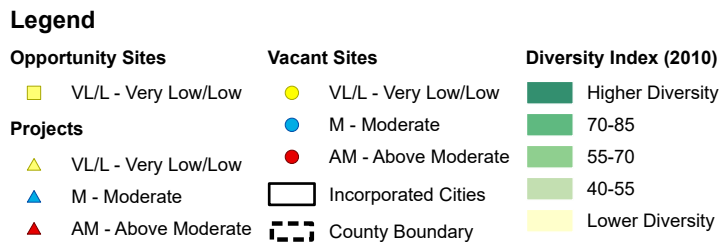
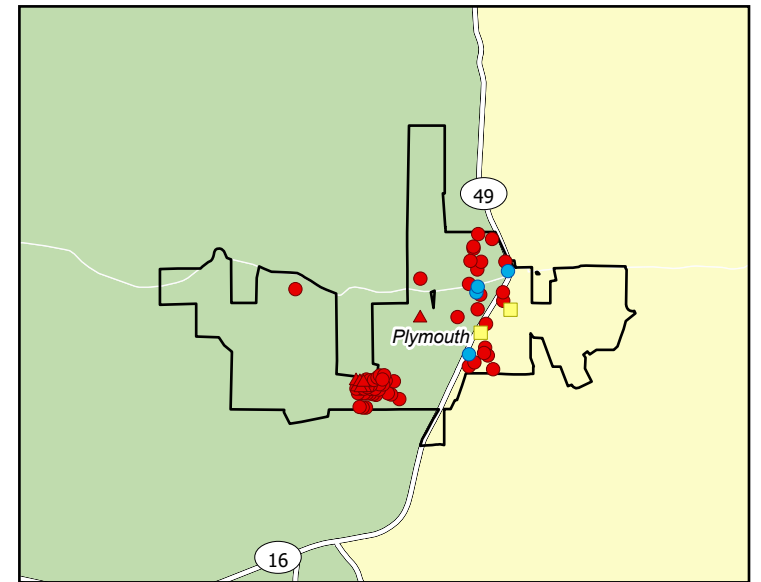
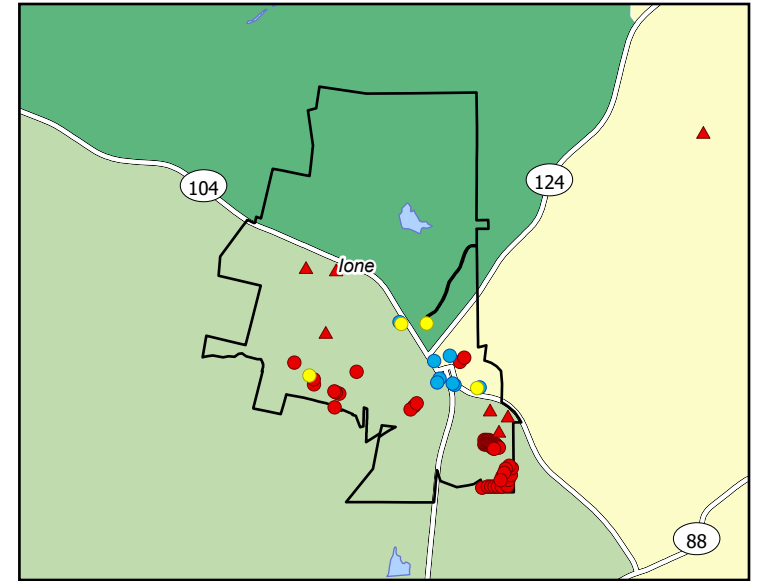
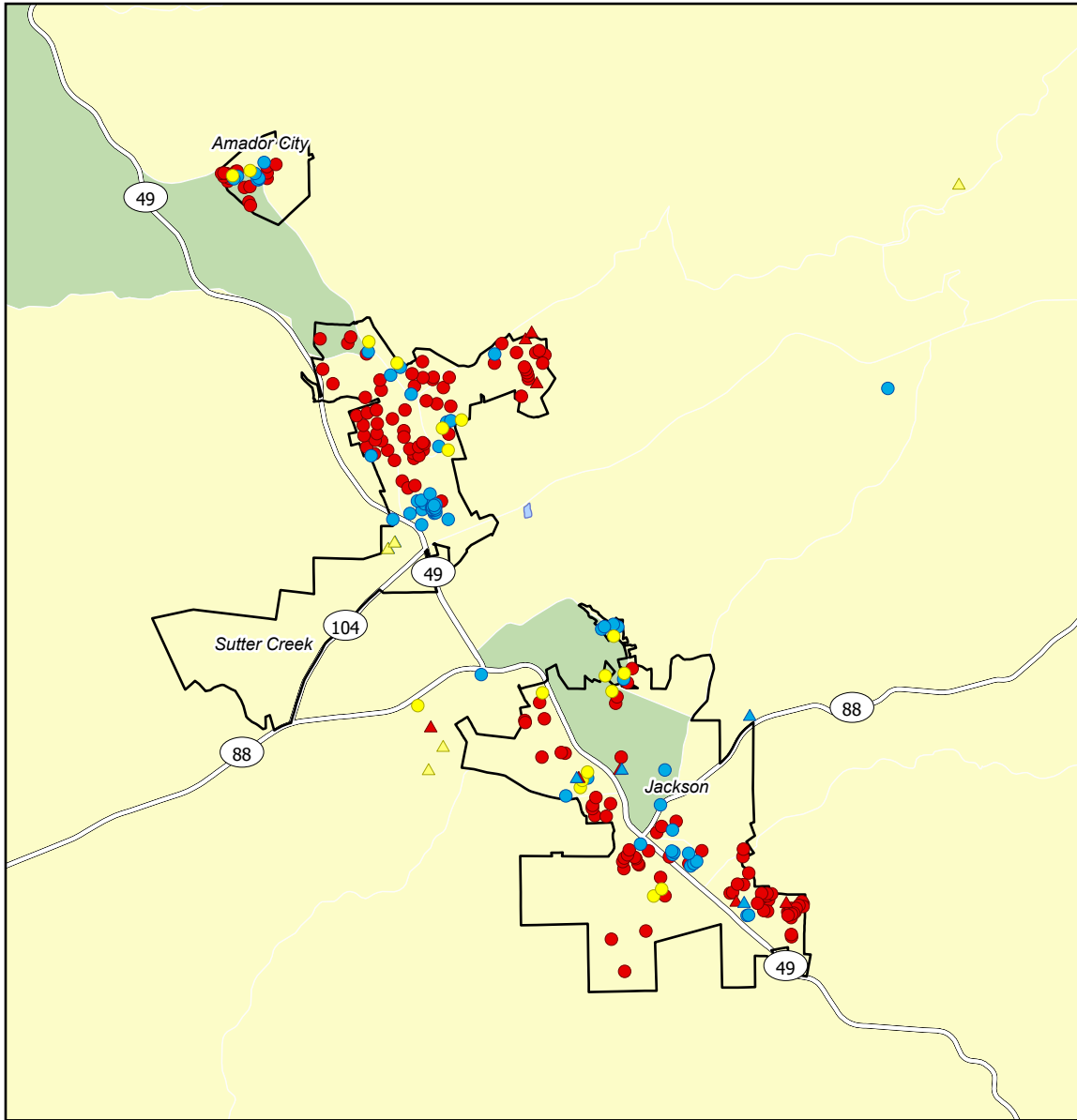
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "RaceDemographics\_BlockGrp\_2018." Map date: August 17, 2023.

**FIGURE V-9: DIVERSITY INDEX BY CENSUS BLOCK GROUP 2010 - COUNTYWIDE**



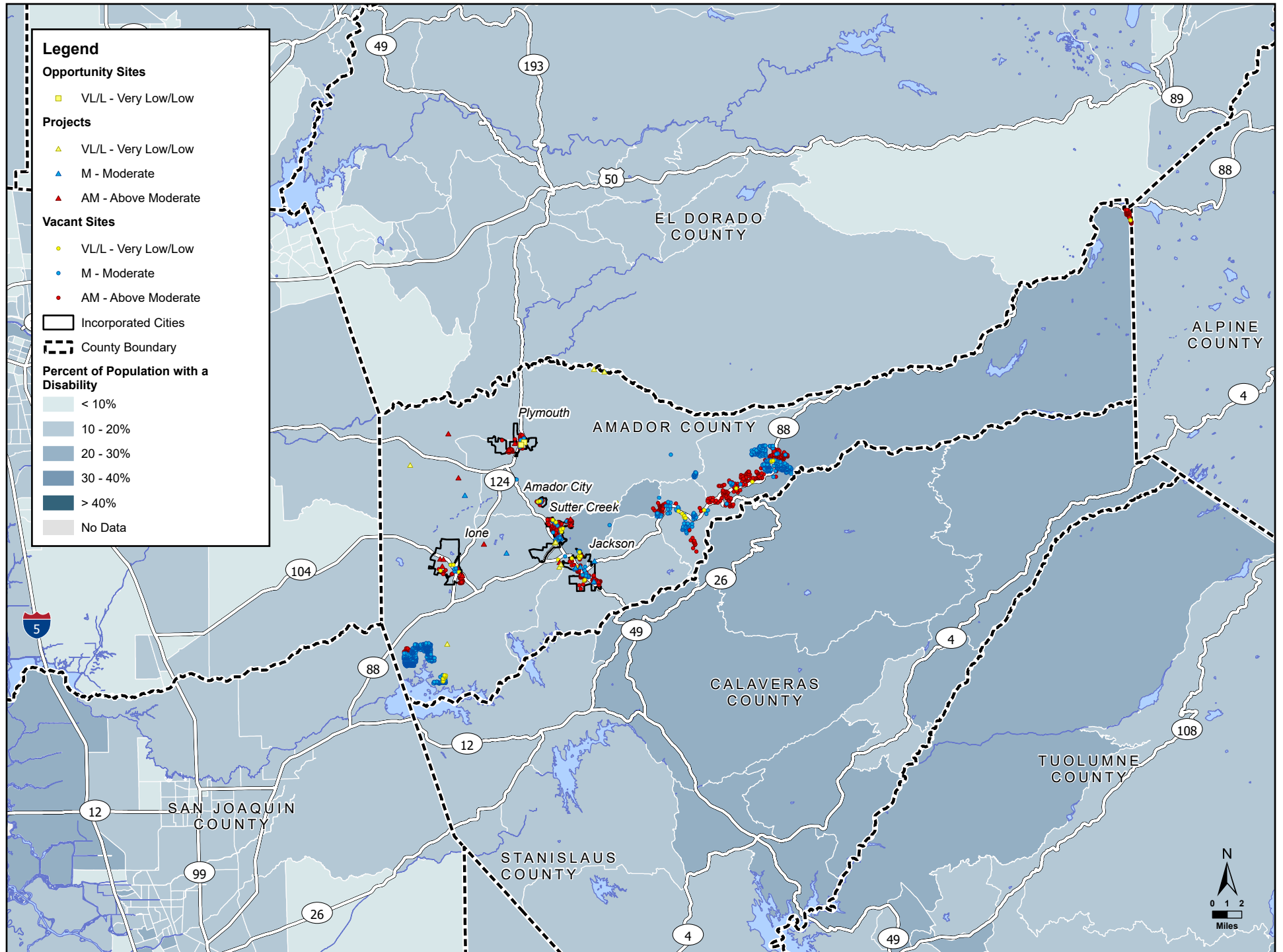
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "RaceDemographics\_BlockGrp\_2010." Map date: August 17, 2023.

**FIGURE V-10: DIVERSITY INDEX BY CENSUS BLOCK GROUP 2010**



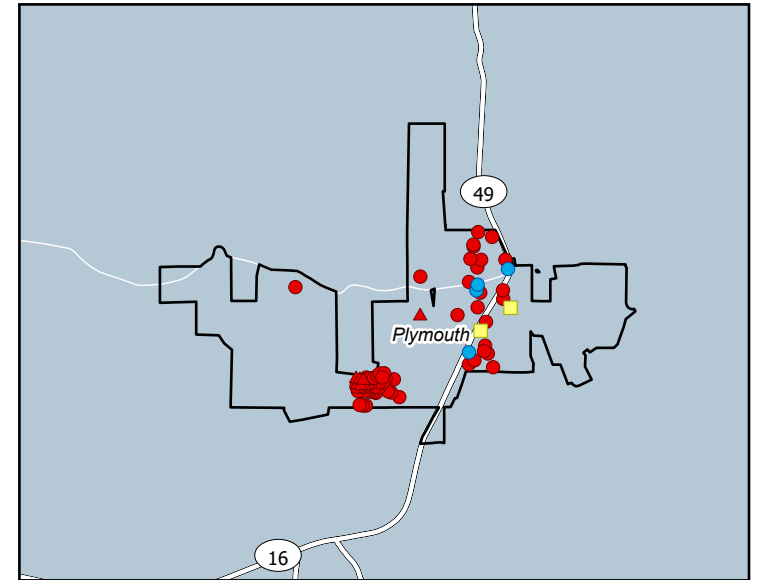
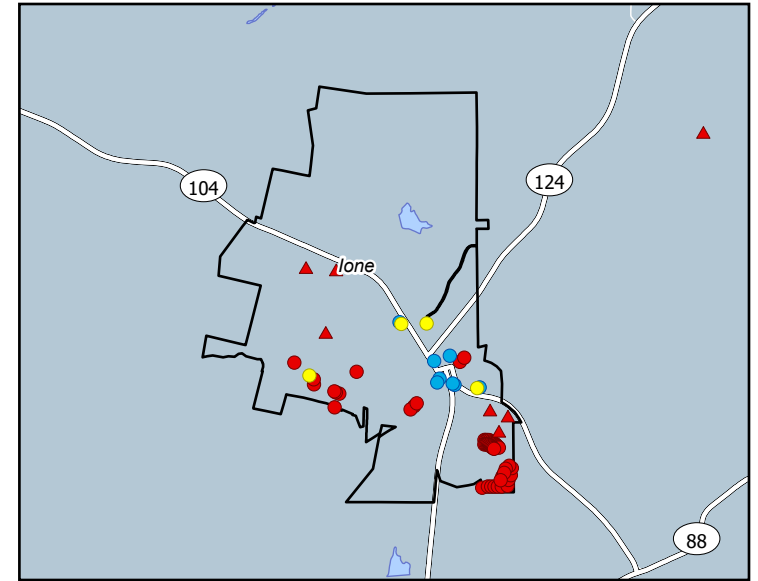
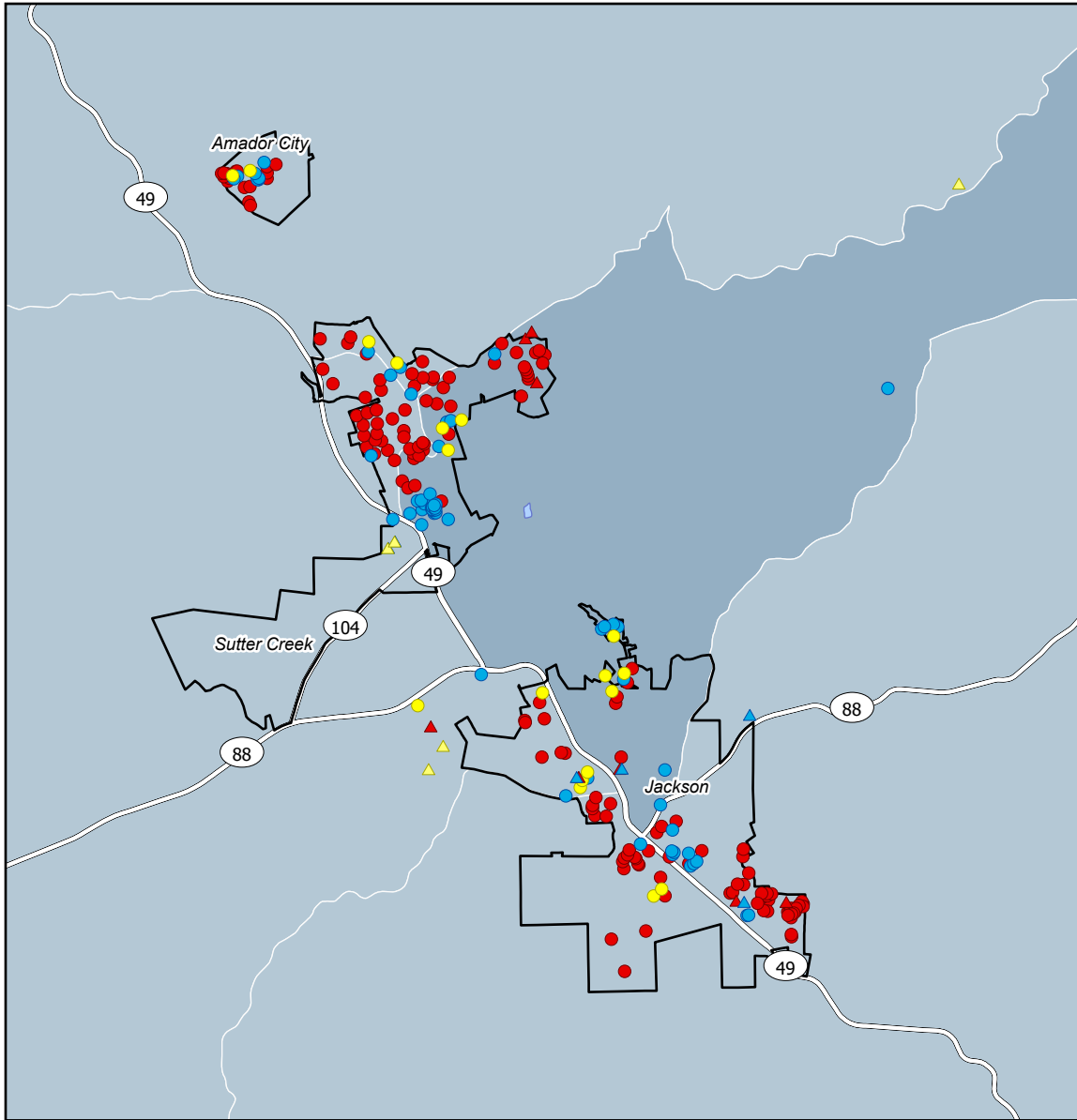
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "RaceDemographics\_BlockGrp\_2010."  
Map date: August 17, 2023.

**FIGURE V-11: PROPORTION OF POPULATION WITH DISABILITIES BY CENSUS TRACT - COUNTYWIDE**



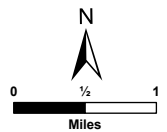
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "DisabilityPopulation\_Tract\_2015\_19." Map date: August 17, 2023.

**FIGURE V-12: PROPORTION OF POPULATION WITH DISABILITIES BY CENSUS TRACT**



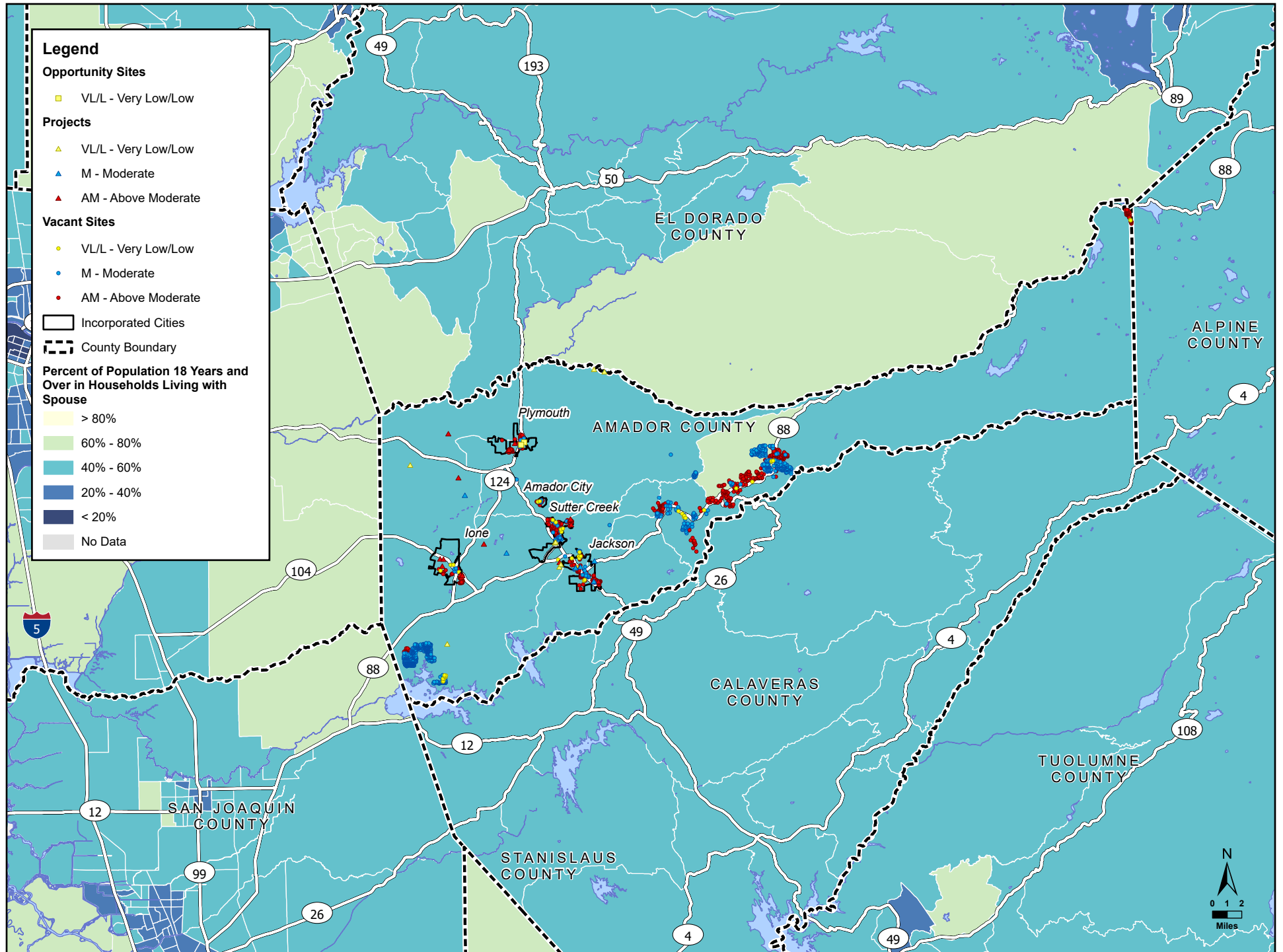
**Legend**

Opportunity Sites		Vacant Sites		Percent of Population with a Disability	
■	VL/L - Very Low/Low	●	VL/L - Very Low/Low	■	< 10%
■	M - Moderate	●	M - Moderate	■	10 - 20%
■	AM - Above Moderate	●	AM - Above Moderate	■	20 - 30%
▲	VL/L - Very Low/Low	■	Incorporated Cities	■	30 - 40%
▲	M - Moderate	■	County Boundary	■	> 40%
▲	AM - Above Moderate				



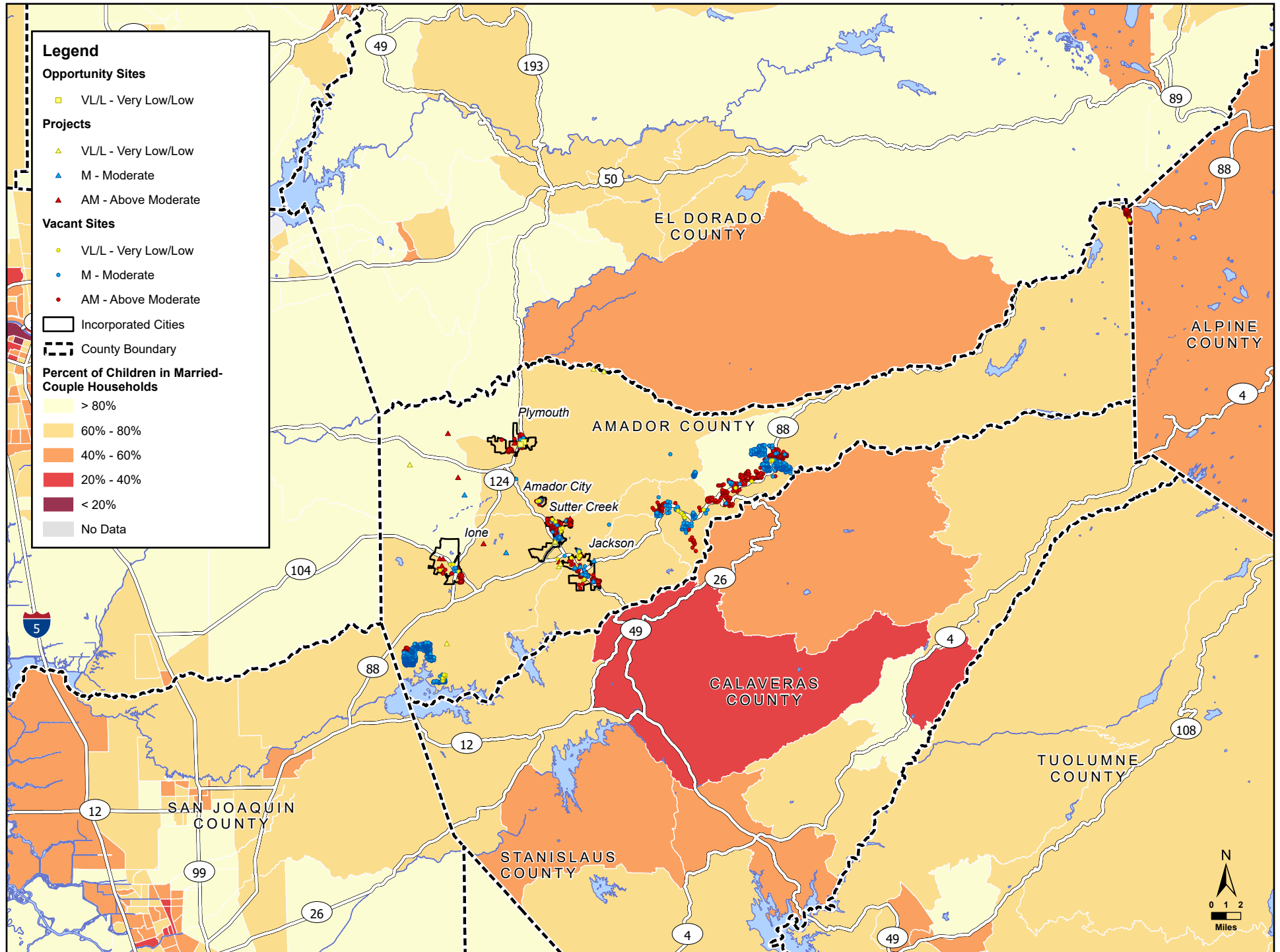
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "DisabilityPopulation\_Tract\_2015\_19."  
Map date: August 17, 2023.

**FIGURE V-13: PERCENT OF POPULATION 18 YEARS AND OVER IN HOUSEHOLDS LIVING WITH SPOUSE - COUNTYWIDE**



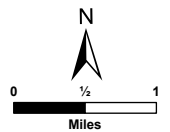
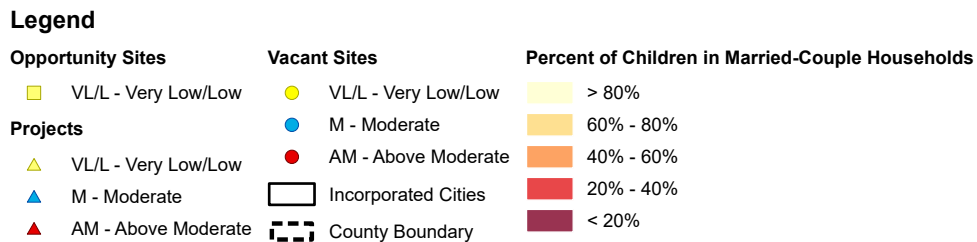
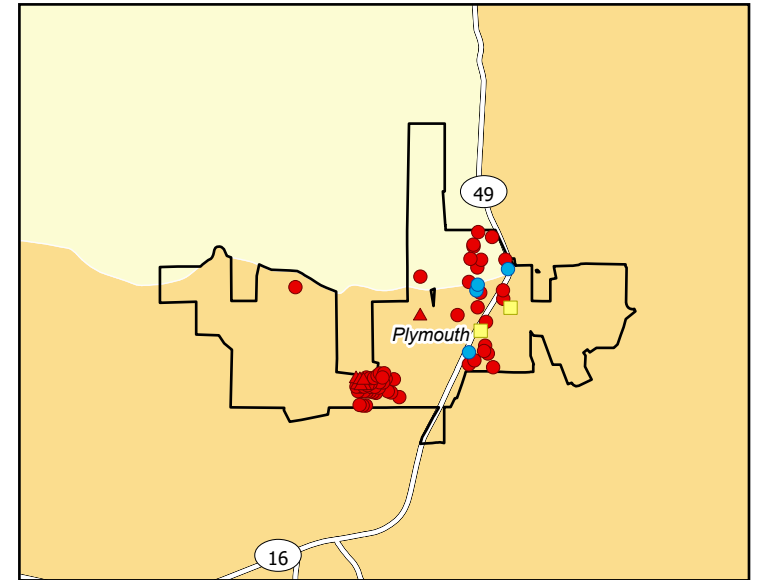
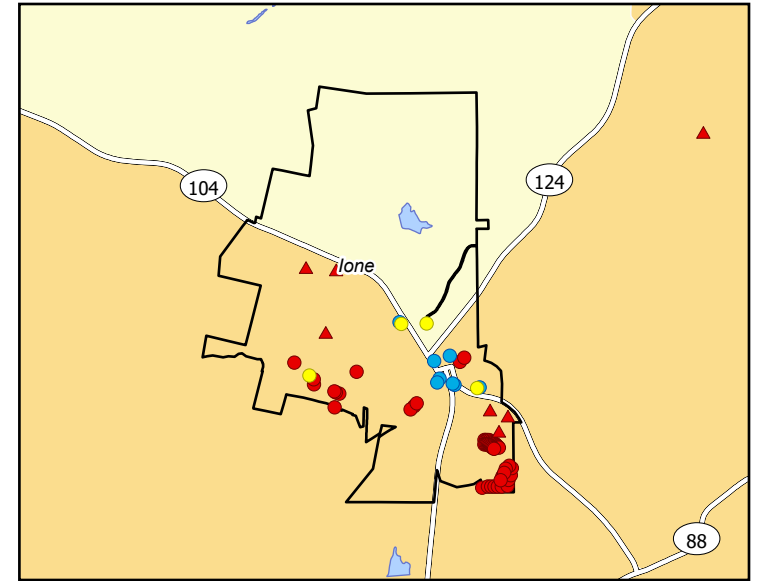
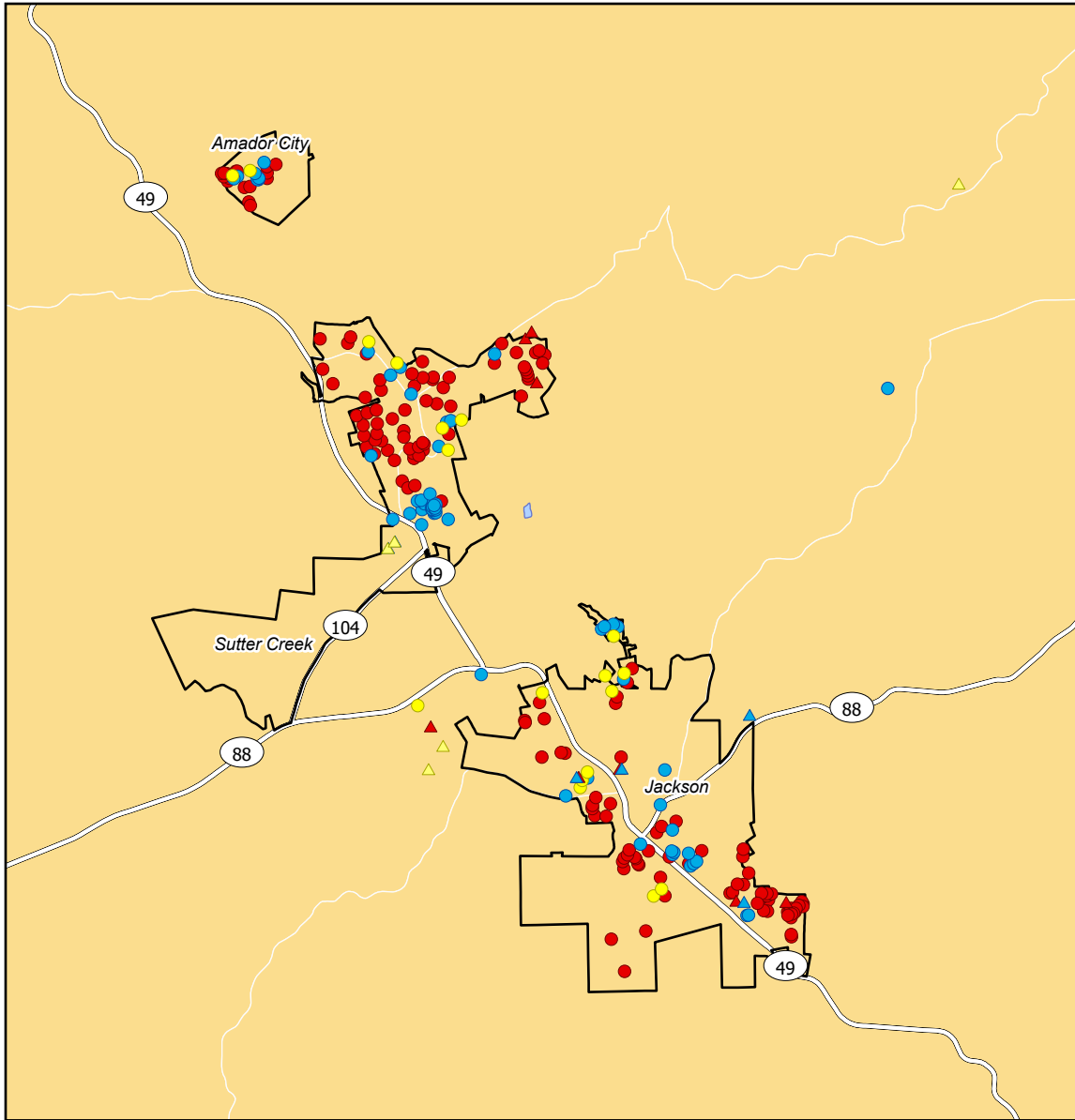
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus\_Tract\_2015\_19." Map date: August 17, 2023.

**FIGURE V-14: PERCENT OF CHILDREN IN MARRIED COUPLE HOUSEHOLDS - COUNTYWIDE**



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus\_Tract\_2015\_19." Map date: August 17, 2023.

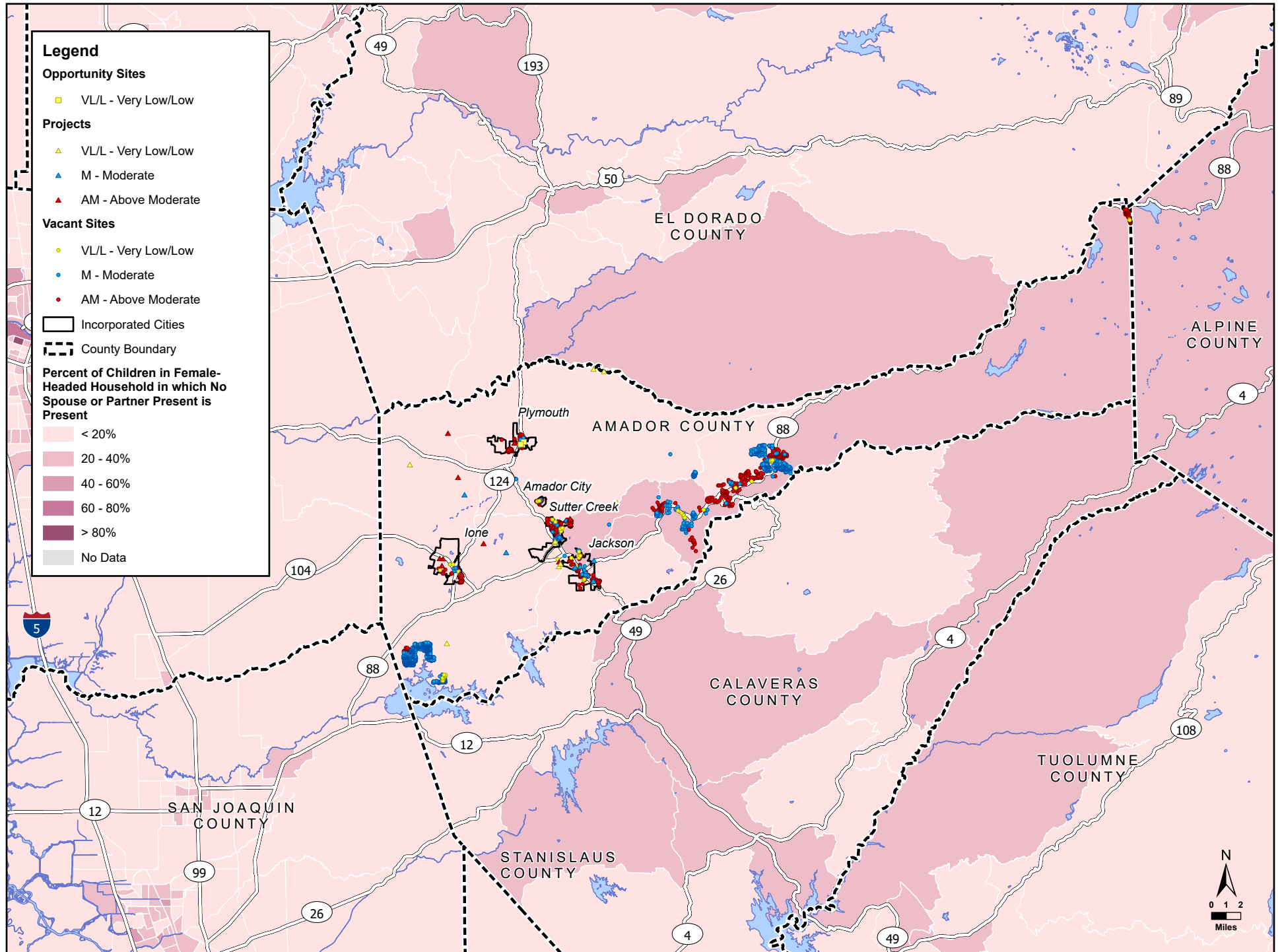
**FIGURE V-15: PERCENT OF CHILDREN IN MARRIED COUPLE HOUSEHOLDS**



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus\_Tract\_2015\_19." Map date: August 17, 2023.

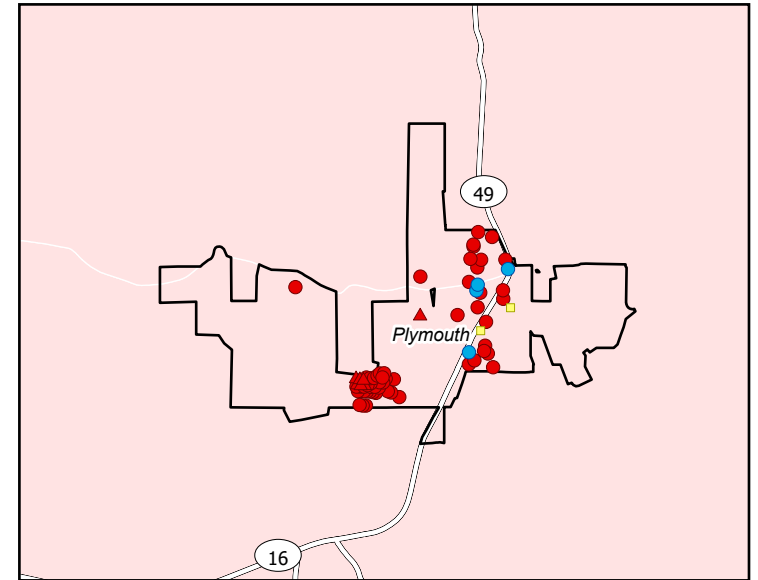
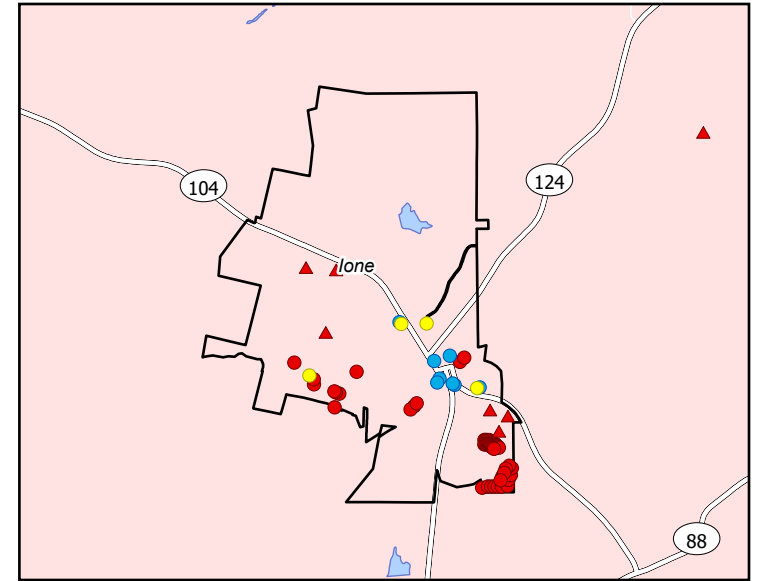
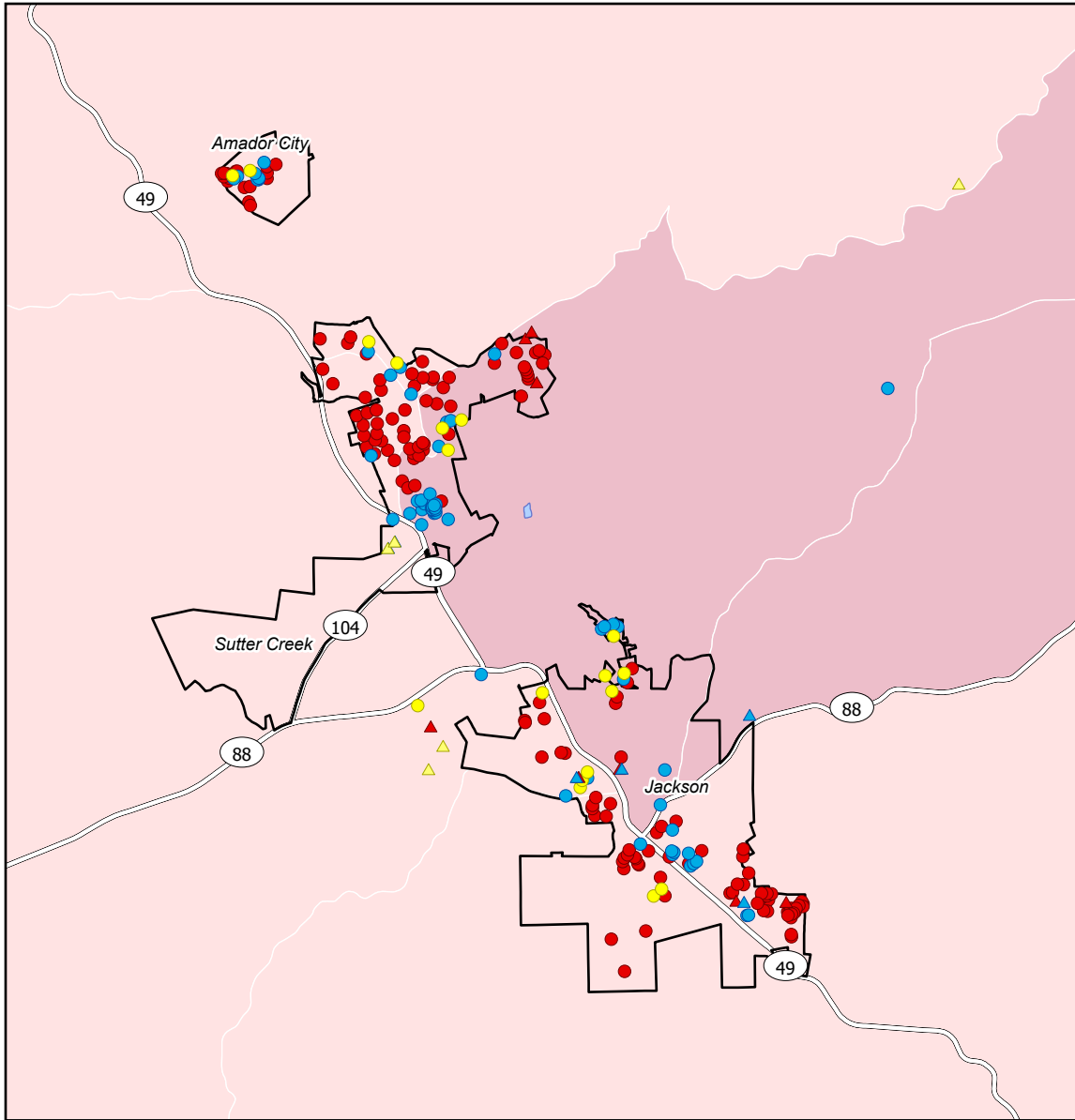


**FIGURE V-16: FEMALE-HEADED HOUSEHOLDS BY PROPORTION OF CHILDREN PRESENT BY CENSUS TRACT - COUNTYWIDE**



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus\_Tract\_2015\_19." Map date: August 17, 2023.

**FIGURE V-17: FEMALE-HEADED HOUSEHOLDS BY PROPORTION OF CHILDREN PRESENT BY CENSUS TRACT**



**Legend**

**Opportunity Sites**

■ VL/L - Very Low/Low

**Projects**

▲ VL/L - Very Low/Low

▲ M - Moderate

▲ AM - Above Moderate

**Vacant Sites**

● VL/L - Very Low/Low

● M - Moderate

● AM - Above Moderate

▭ Incorporated Cities

▭ County Boundary

**Percent of Children in Female-Headed Household in which No Spouse or Partner Present is Present**

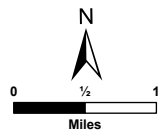
■ < 20%

■ 20 - 40%

■ 40 - 60%

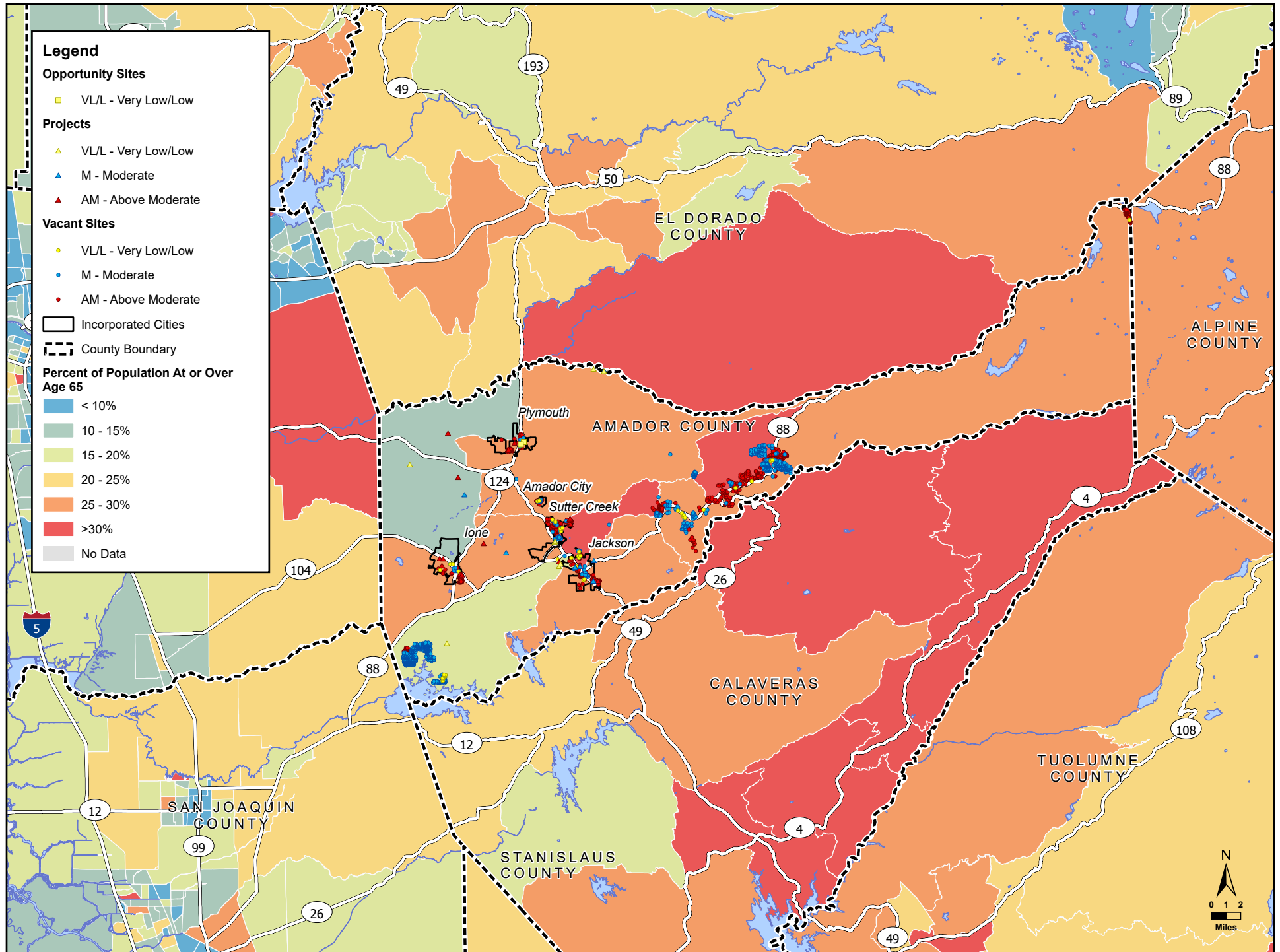
■ 60 - 80%

■ > 80%



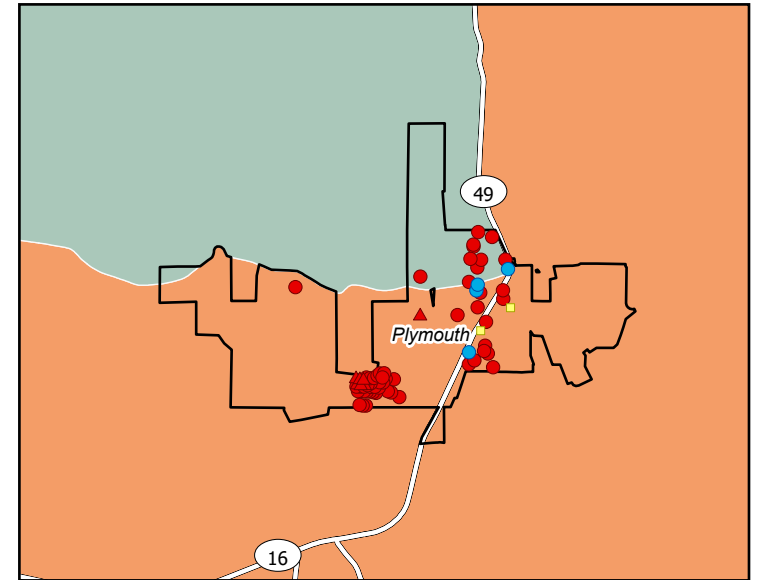
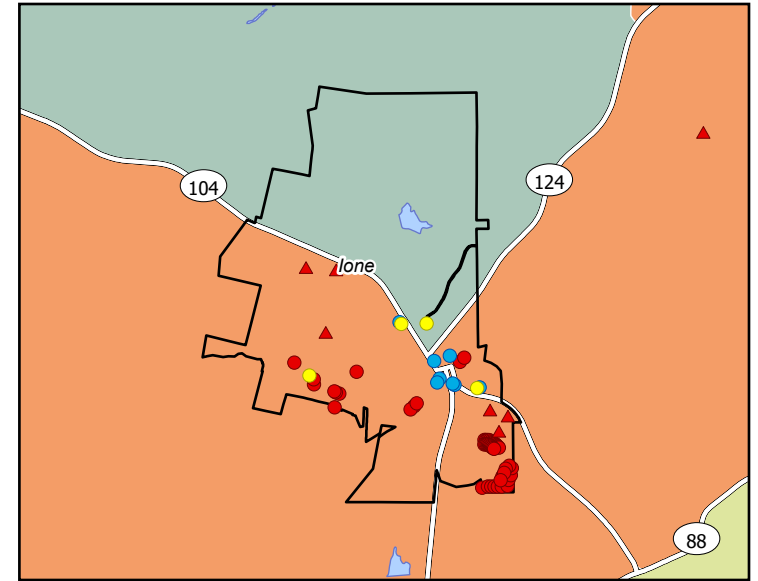
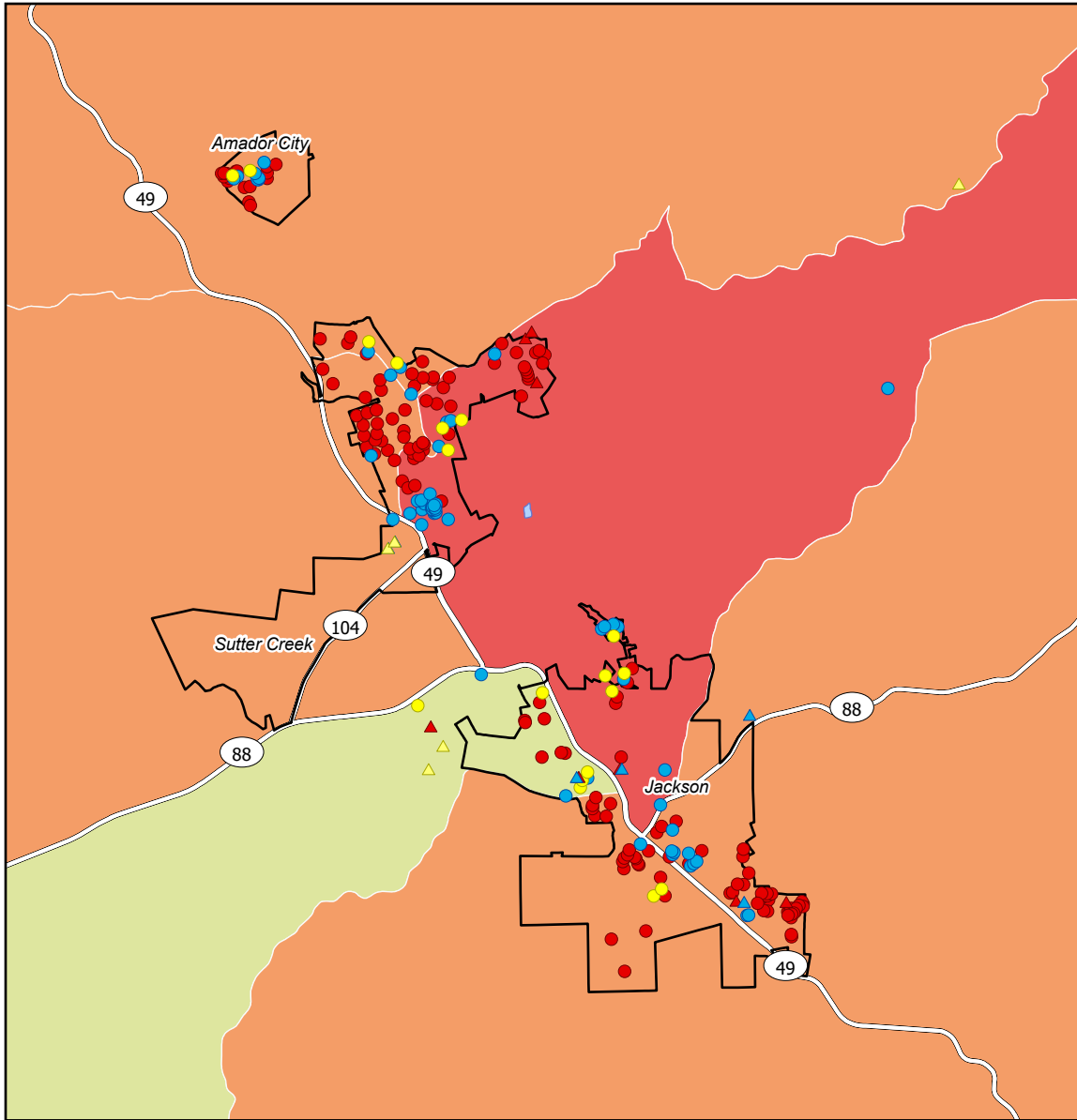
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus\_Tract\_2015\_19." Map date: August 17, 2023.

**FIGURE V-18: PROPORTION OF SENIOR RESIDENTS BY CENSUS TRACT - COUNTYWIDE**



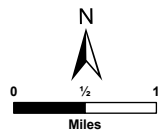
Sources: U.S. Census Bureau's American Community Survey (ACS) 2015-2019 5-year estimates, Table(s) B01001.  
Map date: August 17, 2023.

**FIGURE V-19: PROPORTION OF SENIOR RESIDENTS BY CENSUS TRACT**



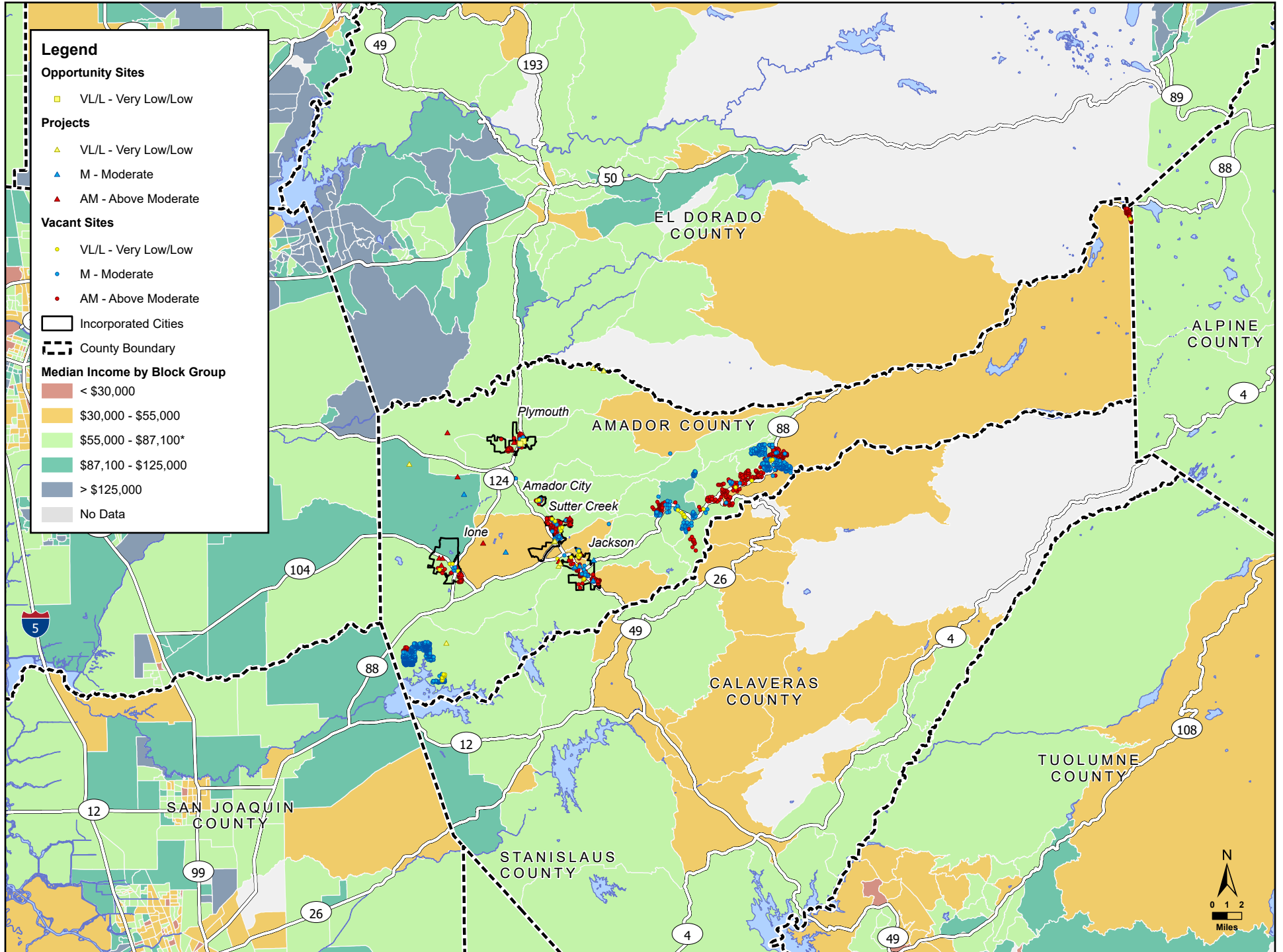
**Legend**

Opportunity Sites		Vacant Sites		Percent of Population At or Over Age 65	
□	VL/L - Very Low/Low	●	VL/L - Very Low/Low	■	< 10%
□	M - Moderate	●	M - Moderate	■	10 - 15%
□	AM - Above Moderate	●	AM - Above Moderate	■	15 - 20%
△	VL/L - Very Low/Low	□	Incorporated Cities	■	20 - 25%
△	M - Moderate	▬	County Boundary	■	25 - 30%
△	AM - Above Moderate			■	>30%



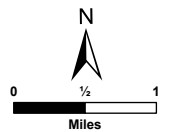
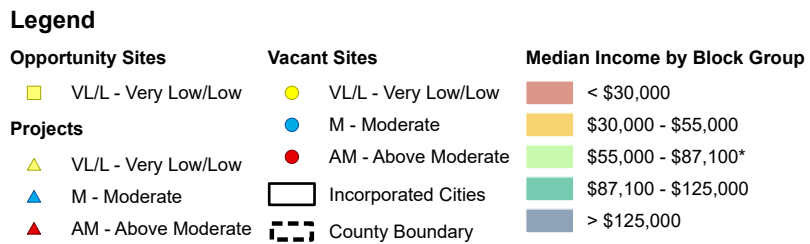
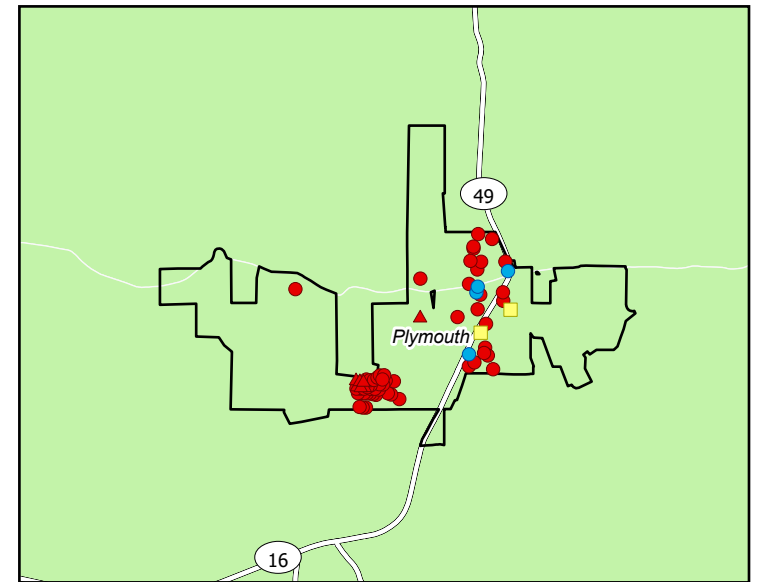
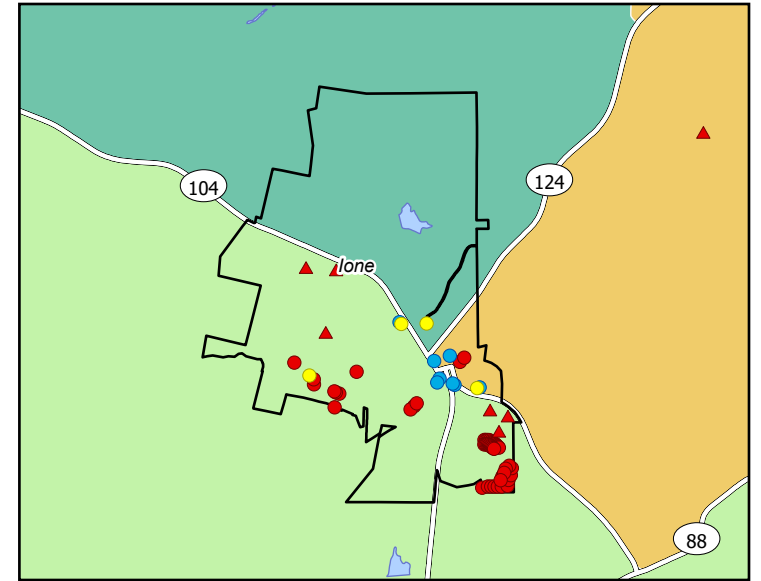
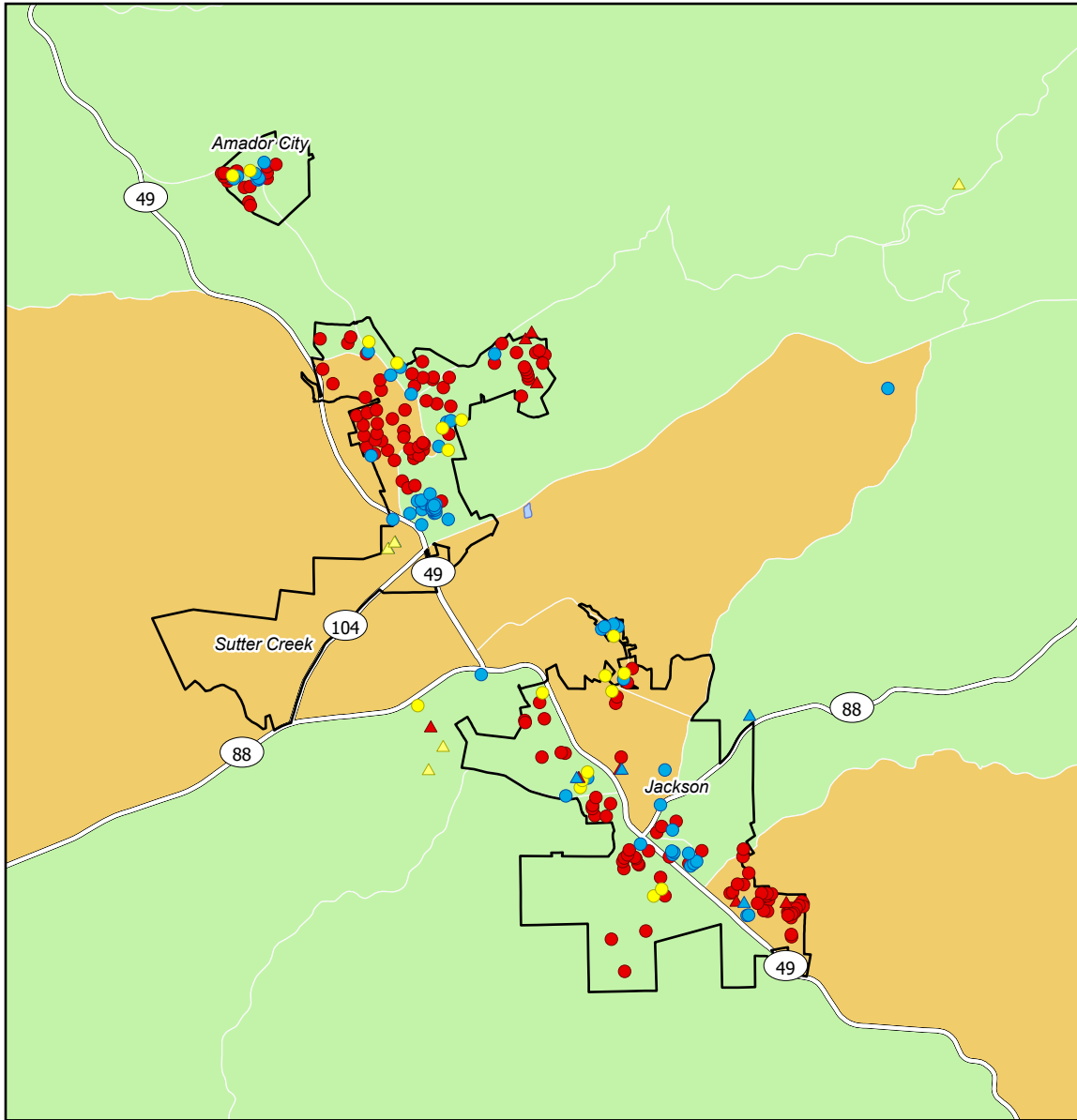
Sources: U.S. Census Bureau's American Community Survey (ACS) 2015-2019 5-year estimates, Table(s) B01001.  
Map date: August 17, 2023.

**FIGURE V-20: MEDIAN HOUSEHOLD INCOME BY BLOCK GROUP - COUNTYWIDE**



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "MedianIncome\_BlockGrp\_2015\_19." Map date: August 17, 2023.

**FIGURE V-21: MEDIAN HOUSEHOLD INCOME BY BLOCK GROUP**



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "MedianIncome\_BlockGrp\_2015\_19." Map date: August 17, 2023.

#### 4. RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY (R/ECAP)

To assist communities in identifying racially/ethnically concentrated areas of poverty (RECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50% or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40% or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40% or is 3 or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

According to the AFFH Dataset, as shown in Figure V-22, there is no R/ECAP found in or adjacent to Amador County. The closest R/ECAPs are located in San Joaquin County and do not have a connection to Amador County. Regionally, there are no R/ECAPs located in the eastern portion of California in the vicinity of Amador County. This likely reflects lower diversity levels overall and fewer pockets of poverty, despite having relatively lower median incomes (more lower income Census tracts than areas to the northwest, west, and southwest). Additionally, Figure V-23 identifies areas of High Segregation and Poverty, as identified on California Tax Credit Allocation Committee (TCAC)/HCD Opportunity Area maps. As shown, no areas classified as High Segregation and Poverty exist in or adjacent to the County. Comparing Figure V-6 (Diversity Index) to Figure V-20 (Median Household Income), it appears that the diversity index score of areas do not appear to have correlation with the median household incomes in Amador County.

As discussed in the Findings section, the Housing Plan includes programs to encourage increased diversity and housing opportunities throughout the County.

#### **Racially/Concentrated Areas of Affluence (RCAA)**

According to the Housing and Community Development AFFH Guidance Memo, “segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices”. Therefore, both sides of the continuum must be examined. While HCD does not have a standard definition for RCAAs, looking at the percentage of the White population and median household income can provide a good indicator for areas of affluence.

In addition to RECAPs utilized by HUD, scholars at the University of Minnesota Humphrey School of Public Affairs created the Racially Concentrated Areas of Affluence (RCAAs) metric to more fully tell the story of segregation in the United States. RCAAs are defined as census tracts where 1) 80 percent or more of the population is White, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016). Table V-3 looks at the median household incomes of White, non-Hispanic residents in Amador County and each city. The median household incomes of the unincorporated area in Amador County are not accessible. None of Amador County and cities within the County have a median household income of \$125,000 and a population that is 80 percent or more White. As such, there is no census tract in Amador County that fits these criteria, and, therefore, the County has no RCAA. Looking at regional data available on the HCD AFFH 2.0 data viewer, there are no RCAAs identified in Amador County and areas directly north and south of Amador County. To the northeast, areas of El Dorado County and Sacramento County include RCAAs and areas to the west, including portions of San Joaquin and Stanislaus County include RCAAs. These trends reflect the generally lower income levels in Amador County regardless of diversity levels in the County versus nearby areas.

Median Household Income	Amador County	City of Amador City	City of Ione	City of Jackson	City of Plymouth	City of Sutter Creek
White Households	\$ 62,331	\$ 29,537	\$ 73,393	\$ 49,250	\$ 65,833	\$ 45,184
All households	\$ 62,772	-	\$ 73,036	\$ 53,462	\$ 64,375	\$ 45,147
% of white population	86.7%	82.0%	75.8%	88.3%	81.2%	95.7%

Source: US Census, 2015-2019 ACS

## 5. DISPARITIES IN ACCESS TO OPPORTUNITIES

HCD together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task Force developed the 2021 TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task Force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

The opportunity maps are made from composite scores of three different domains made up of a set of indicators. Based on these domain scores, census tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. Table V-4 shows the full list of indicators.

Domain	Indicator
Economic	<ul style="list-style-type: none"> <li>● Poverty</li> <li>● Adult education</li> <li>● Employment</li> <li>● Job proximity</li> <li>● Median home value</li> </ul>
Education	<ul style="list-style-type: none"> <li>● Math proficiency</li> <li>● Reading proficiency</li> <li>● High school graduation rates</li> <li>● Student poverty rates</li> </ul>
Environmental	<ul style="list-style-type: none"> <li>● CalEnviroScreen 3.0 pollution indicators and values</li> </ul>

Source: California Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, December 2020.

### **TCAC/HCD Opportunity Area Maps**

The Department of Housing and Community Development together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task force developed the 2021 TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force’s methodology, the tool allocates the 20% of the tracts in each region with the highest relative index scores to the “Highest Resource” designation and the next 20% to the “High Resource” designation. Each region then ends up with 40% of its total tracts as “Highest” or “High” resource. These 2 categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. The remaining tracts are then evenly divided into “Low Resources” and “Moderate Resource”.

The Task Force analyzed three domains (Economic, Environmental, Education) to establish the resource category for each block group. The Economic Domain (Figures V-24 and V-25) analyzes poverty, level of adult education, employment rates, job proximity, and median home value in each block group, while the Education Domain (Figures V-26 and V-27) analyzes math/reading proficiency, high school graduation rates, and the student poverty rate. The Environmental Domain (Figure V-



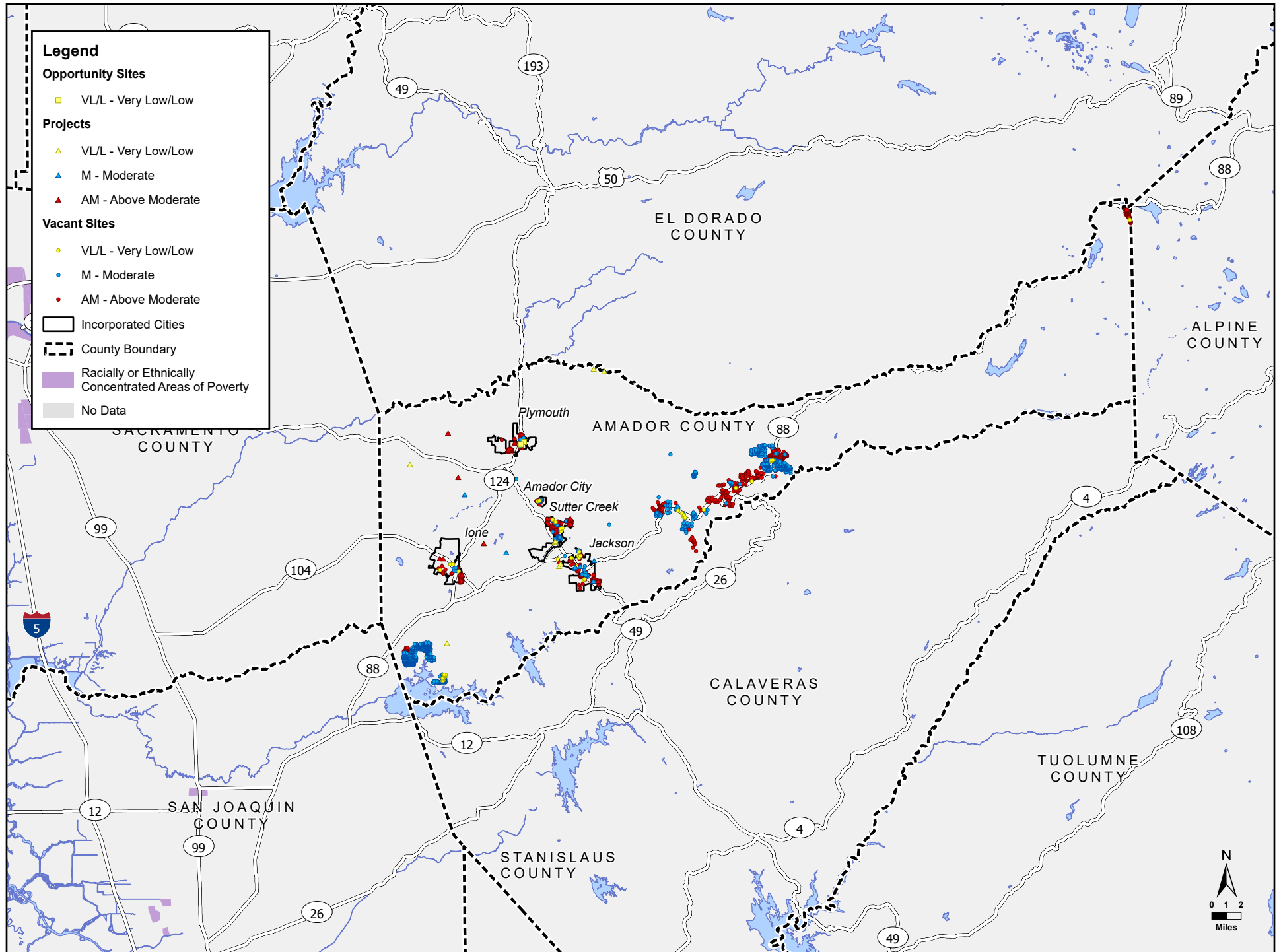
28 and V-29) looks at the CalEnviroScreen 3.0 Pollution indicators (Exposures and Environmental Effect indicators) and processed values. Each Figure includes the locations of proposed sites to accommodate the 6<sup>th</sup> Cycle RHNA.

Figures V-30 and V-31 identify the final resource categories of each census tract, as identified on the TCAC/HCD Opportunity Map, as well as the locations of the proposed sites to accommodate the 6<sup>th</sup> Cycle RHNA. As shown in Figure V-30, 4 block groups of the County have the highest levels of opportunity and the proposed sites to accommodate the 6<sup>th</sup> Cycle RHNA are located throughout the County in varying levels of opportunity to the extent feasible, given the County's existing built-out development pattern. Table V-5 identifies the resources levels by census block group and the corresponding scores for economic, educational and environmental indicators.

Census Tract	Census Block Group	Resource Level	Economic Score	Environmental Score	Education Score
1.01	Block Group 1	Low Resource	0.19	0.88	0.04
1.01	Block Group 2	Low Resource	0.15	0.88	0.04
1.01	Block Group 3	Low Resource	0.08	0.88	0.04
1.01	Block Group 4	Moderate Resource	0.35	0.88	0.04
1.02	Block Group 1	Low Resource	0.00	0.81	0.00
1.02	Block Group 2	Low Resource	0.12	0.81	0.04
2	Block Group 1	High Resource	0.54	0.15	0.92
2	Block Group 2	Highest Resource	0.96	0.15	0.54
2	Block Group 3	Low Resource	0.42	0.15	0.31
2	Block Group 4	High Resource	0.88	0.15	0.42
2	Block Group 5	High Resource	0.65	0.15	0.77
3.01	Block Group 1	Highest Resource	0.81	0.58	1.00
3.01	Block Group 2	Highest Resource	0.58	0.58	0.96
3.03	Block Group 1	Moderate Resource	0.46	0.00	0.81
3.03	Block Group 2	Moderate Resource	0.69	0.00	0.81
3.04	Block Group 1	Moderate Resource	0.50	0.08	0.81
3.04	Block Group 2	Low Resource	0.23	0.08	0.35
4.01	Block Group 1	Highest Resource	1.00	0.35	0.54
4.01	Block Group 2	Missing or Insufficient Data	0.00	0.00	0.00
4.01	Block Group 3	High Resource	0.73	0.35	0.54
4.01	Block Group 4	Low Resource	0.04	0.35	0.54
4.02	Block Group 1	Moderate Resource	0.38	0.65	0.04
4.02	Block Group 2	Moderate Resource	0.62	0.65	0.04
4.02	Block Group 3	High Resource	0.27	0.65	0.54
4.02	Block Group 4	Moderate Resource	0.31	0.65	0.38
5	Block Group 1	Highest Resource	0.92	0.46	0.46
5	Block Group 2	High Resource	0.77	0.46	0.46
5	Block Group 3	Highest Resource	0.85	0.46	0.73

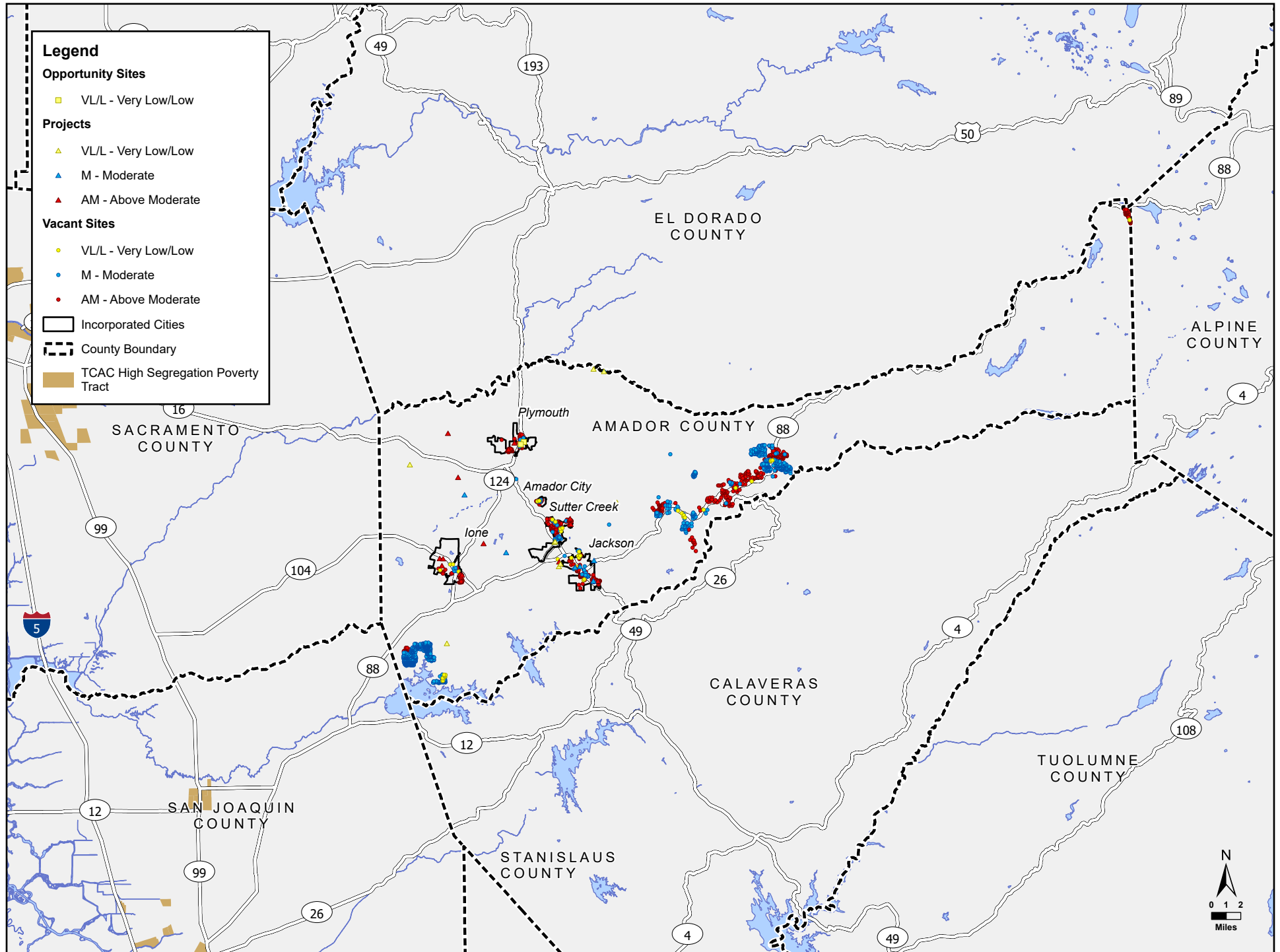
Source: California Department of Housing and Development, Affirmatively Furthering Fair Housing Data and Mapping Resources, accessed June 29, 2022.

**FIGURE V-22: RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY BY CENSUS TRACT - COUNTYWIDE**



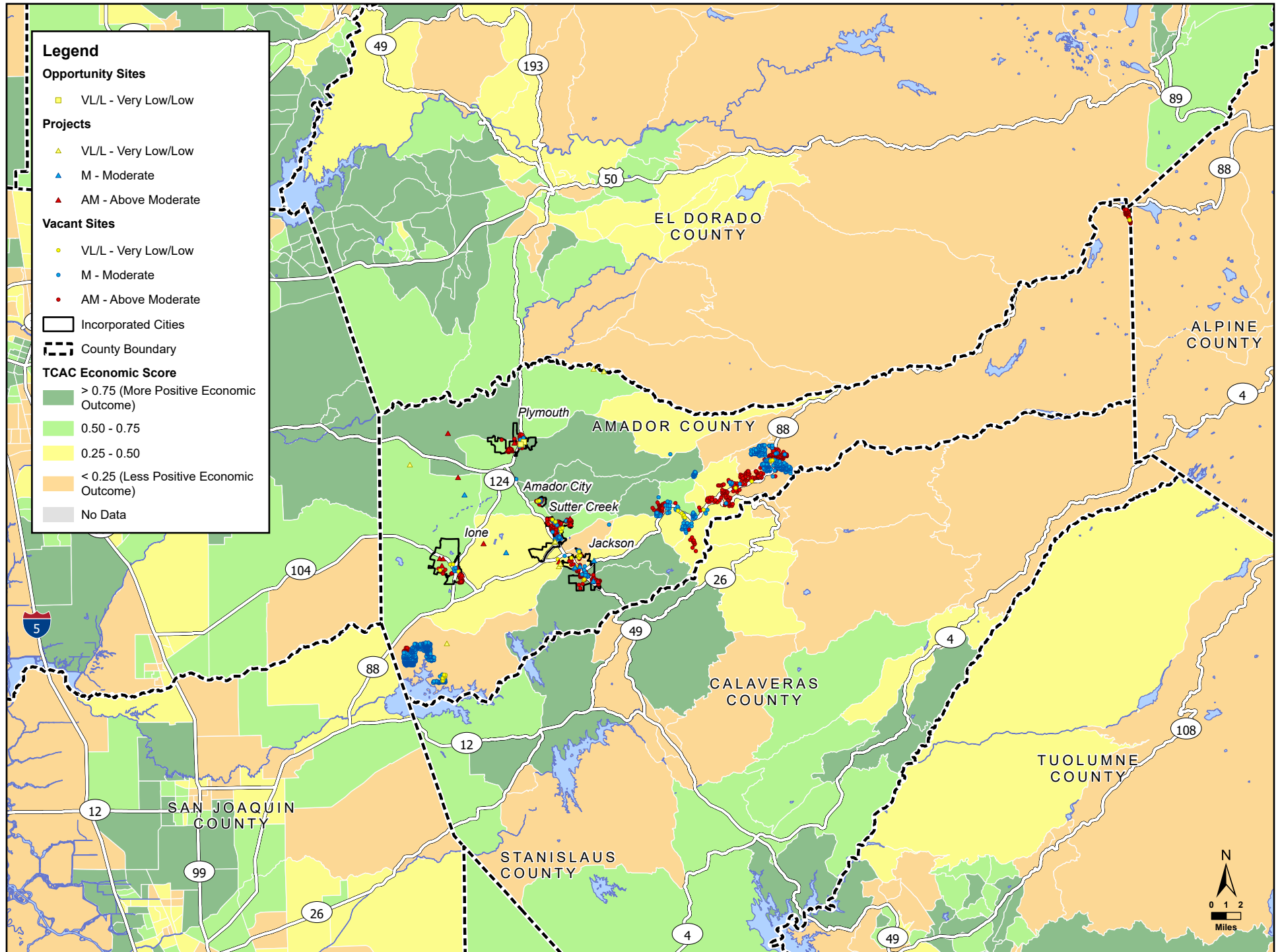
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Racially\_or\_Ethnicly\_Concentrated\_Areas\_Poverty\_RECAPs." Map date: August 17, 2023.

**FIGURE V-23: TCAC HIGH SEGREGATION POVERTY TRACT - COUNTYWIDE**



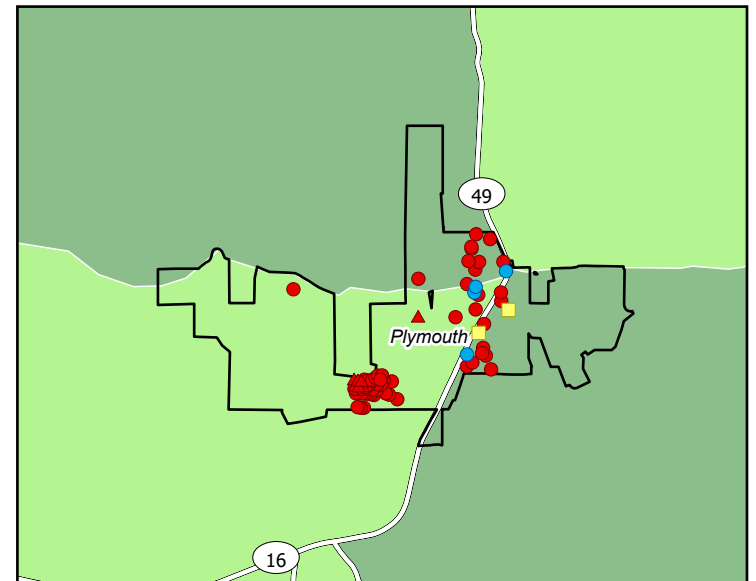
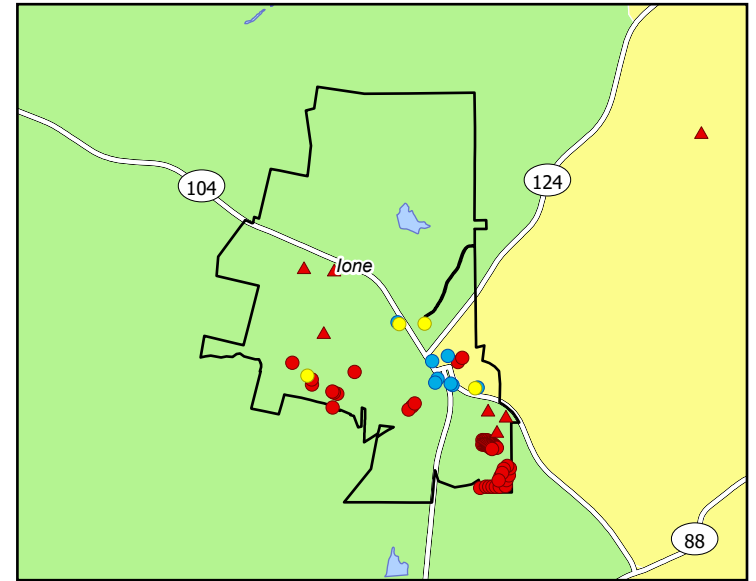
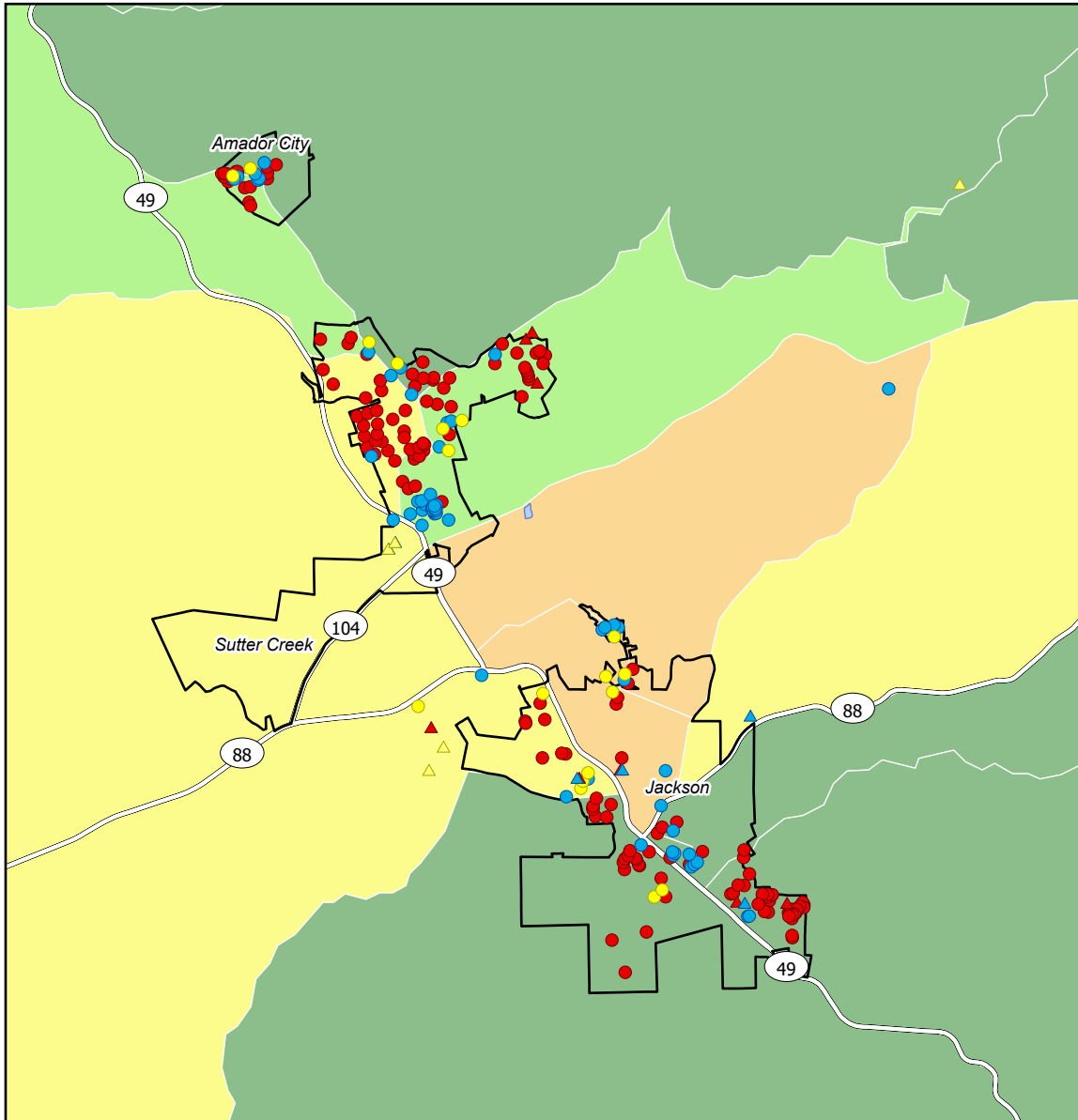
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC\_HighSegregation\_Poverty\_Tract\_2021." Map date: August 17, 2023.

**FIGURE V-24: TCAC ECONOMIC SCORE BY CENSUS TRACT- COUNTYWIDE**



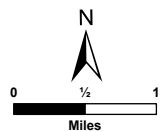
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC\_OpportunityAreas\_Tract\_2021." Map date: August 17, 2023.

**FIGURE V-25: TCAC ECONOMIC SCORE BY CENSUS TRACT**



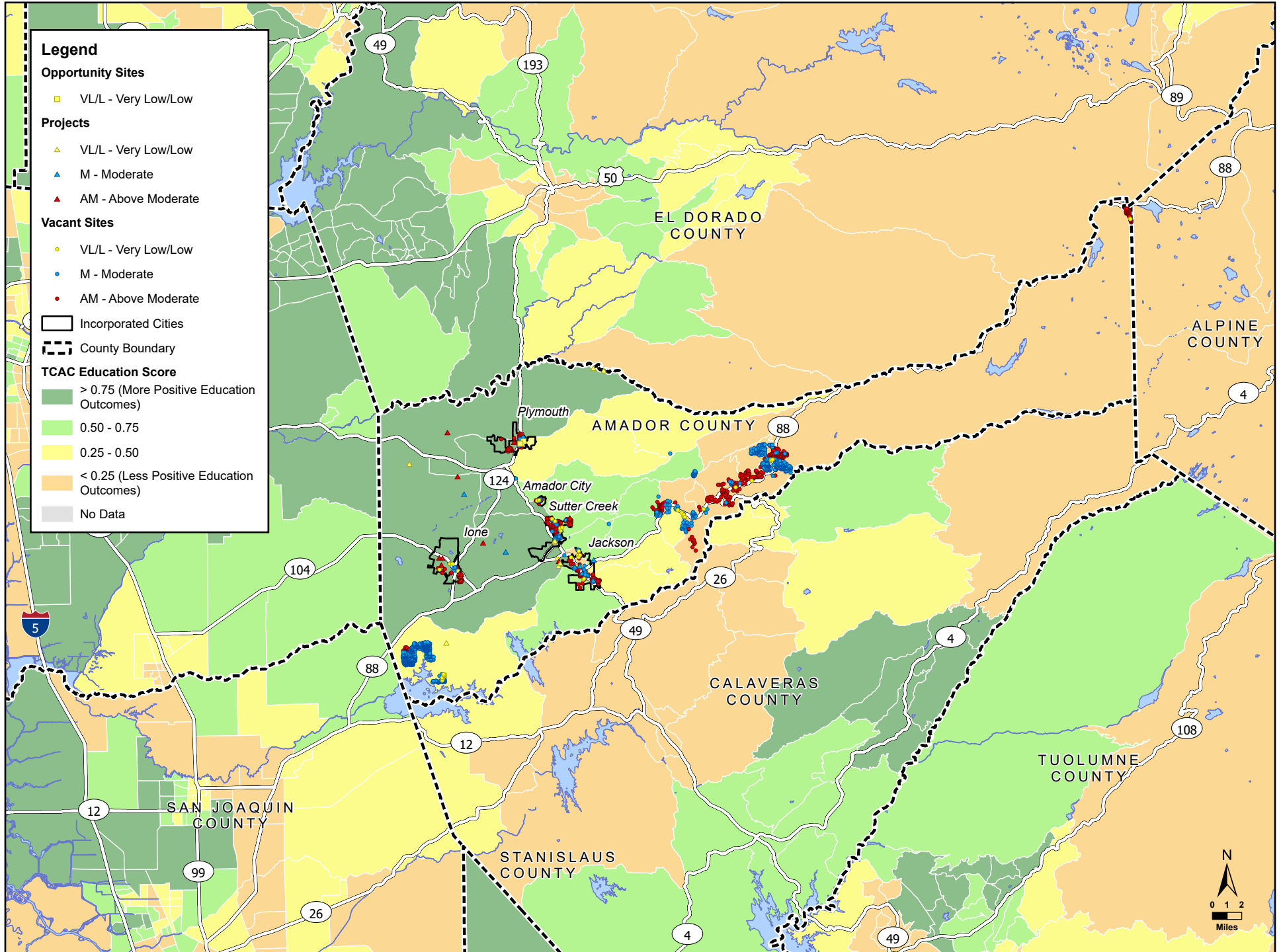
**Legend**

- |                          |                       |   |
|--------------------------|-----------------------|---|
| <b>Opportunity Sites</b> | <b>Vacant Sites</b>   | <b>TCAC Economic Score</b>                |
| □ VL/L - Very Low/Low    | ● VL/L - Very Low/Low | ■ > 0.75 (More Positive Economic Outcome) |
| <b>Projects</b>          | ● M - Moderate        | ■ 0.50 - 0.75                             |
| ▲ VL/L - Very Low/Low    | ● AM - Above Moderate | ■ 0.25 - 0.50                             |
| ▲ M - Moderate           | □ Incorporated Cities | ■ < 0.25 (Less Positive Economic Outcome) |
| ▲ AM - Above Moderate    | □ County Boundary     |   |



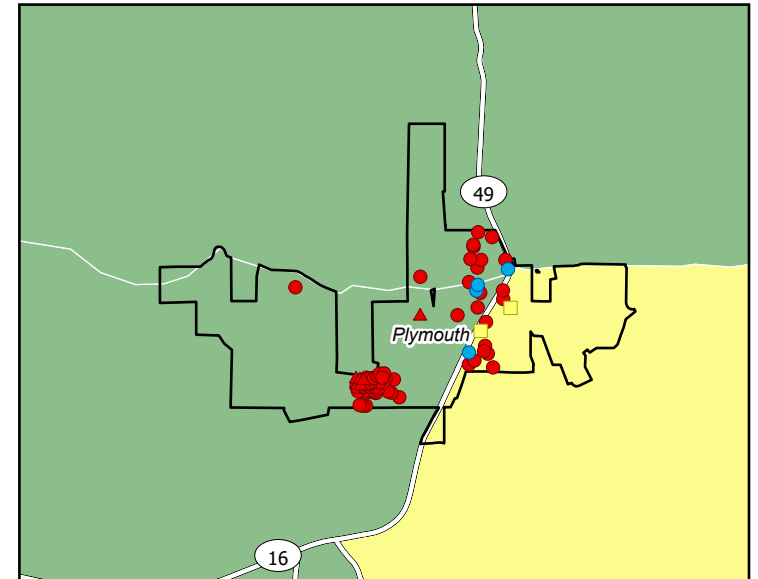
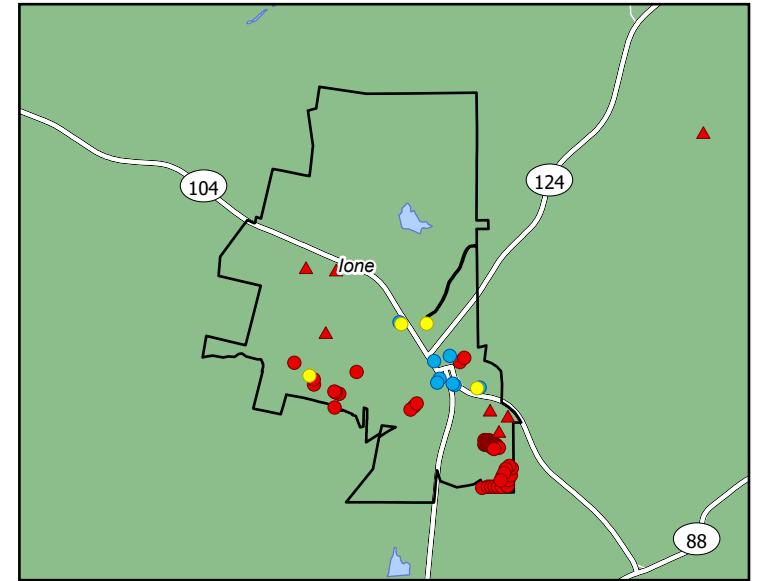
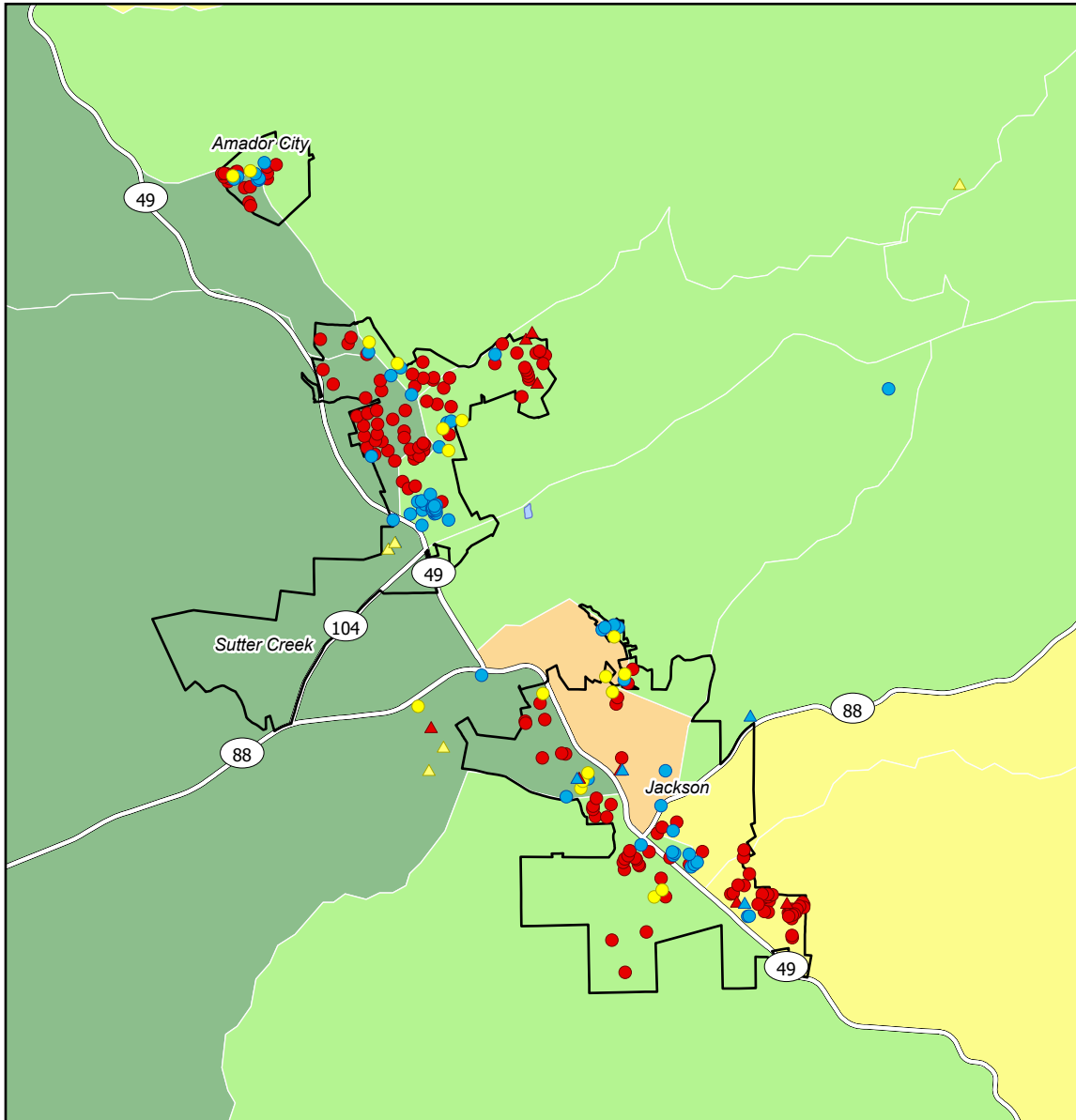
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC\_OpportunityAreas\_Tract\_2021." Map date: August 17, 2023.

**FIGURE V-26: TCAC EDUCATIONAL SCORE BY CENSUS TRACT- COUNTYWIDE**



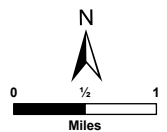
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC\_OpportunityAreas\_Tract\_2021." Map date: August 17, 2023.

**FIGURE V-27: TCAC EDUCATIONAL SCORE BY CENSUS TRACT**



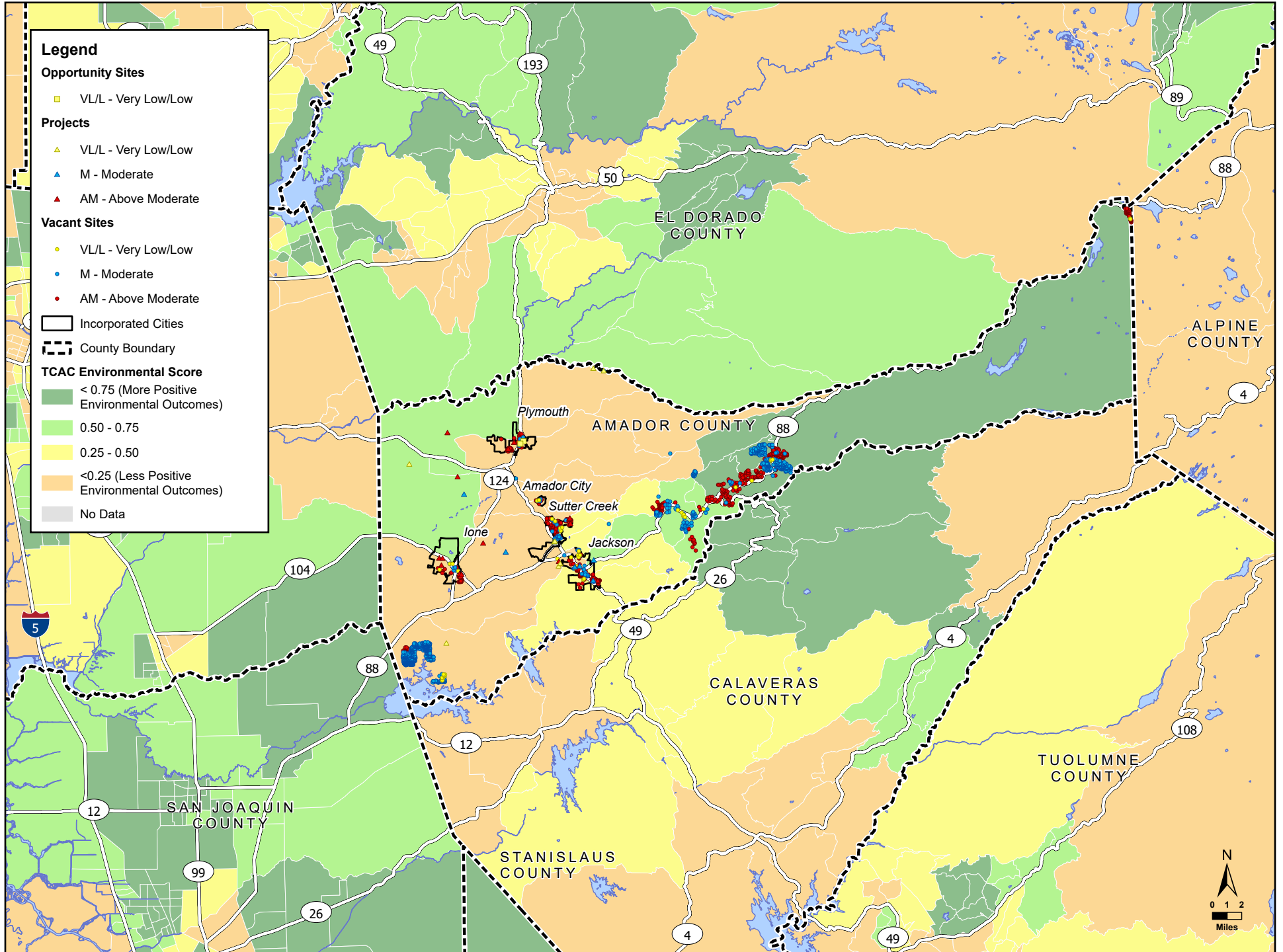
**Legend**

- |   |   |  |
|---|---|--|
| <b>Opportunity Sites</b>  | <b>Vacant Sites</b>   | <b>TCAC Education Score</b>  |
| <ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> VL/L - Very Low/Low</li> </ul> | <ul style="list-style-type: none"> <li><span style="color: yellow;">●</span> VL/L - Very Low/Low</li> <li><span style="color: blue;">●</span> M - Moderate</li> <li><span style="color: red;">●</span> AM - Above Moderate</li> </ul> | <ul style="list-style-type: none"> <li><span style="background-color: #4CAF50; width: 15px; height: 10px; display: inline-block;"></span> &gt; 0.75 (More Positive Education Outcomes)</li> <li><span style="background-color: #81C784; width: 15px; height: 10px; display: inline-block;"></span> 0.50 - 0.75</li> <li><span style="background-color: #FFEB3B; width: 15px; height: 10px; display: inline-block;"></span> 0.25 - 0.50</li> <li><span style="background-color: #FFCC80; width: 15px; height: 10px; display: inline-block;"></span> &lt; 0.25 (Less Positive Education Outcomes)</li> </ul> |
| <b>Projects</b>   | <ul style="list-style-type: none"> <li><span style="color: yellow;">▲</span> VL/L - Very Low/Low</li> <li><span style="color: blue;">▲</span> M - Moderate</li> <li><span style="color: red;">▲</span> AM - Above Moderate</li> </ul> | <ul style="list-style-type: none"> <li><span style="border: 1px solid black; width: 15px; height: 10px; display: inline-block;"></span> Incorporated Cities</li> <li><span style="border-top: 1px dashed black; width: 15px; height: 10px; display: inline-block;"></span> County Boundary</li> </ul>  |



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC\_OpportunityAreas\_Tract\_2021." Map date: August 17, 2023.

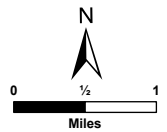
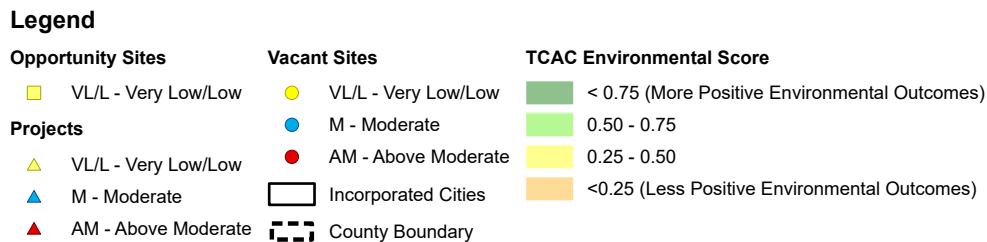
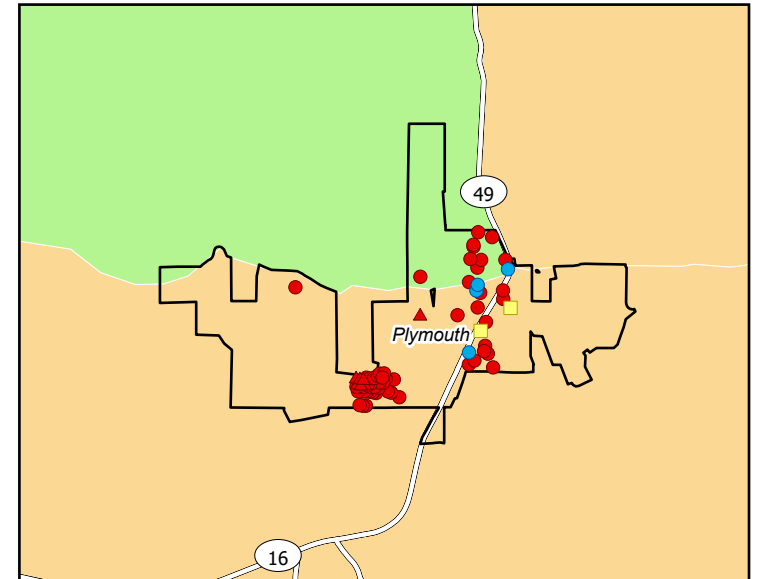
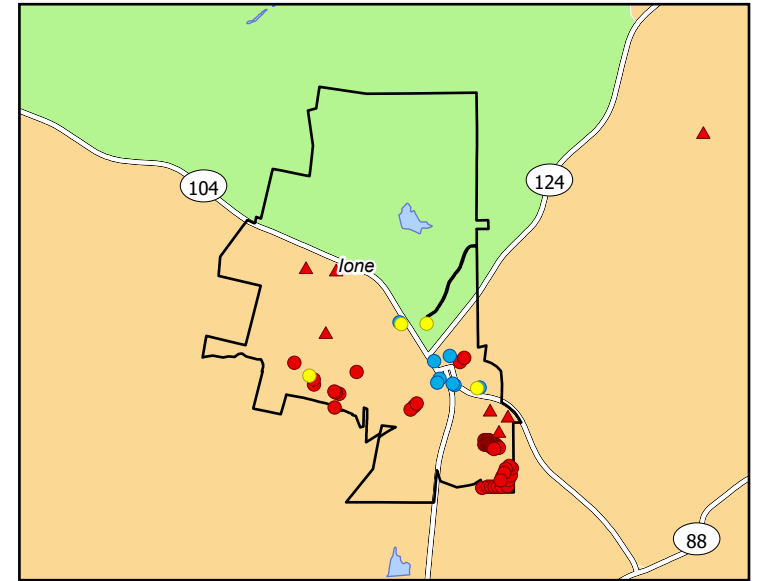
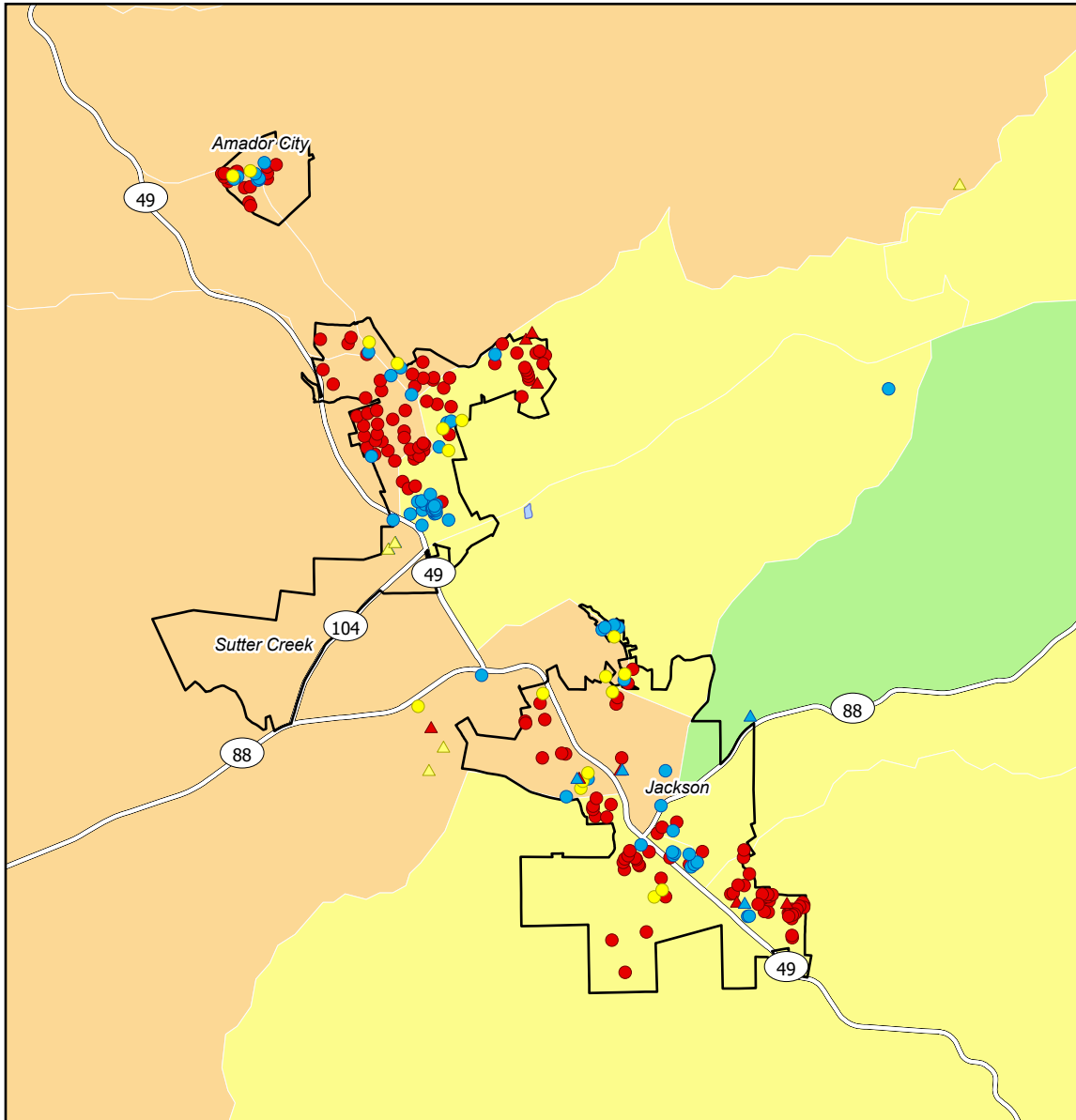
**FIGURE V-28: TCAC ENVIRONMENTAL SCORE BY CENSUS TRACT - COUNTYWIDE**



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC\_OpportunityAreas\_Tract\_2021." Map date: August 17, 2023.

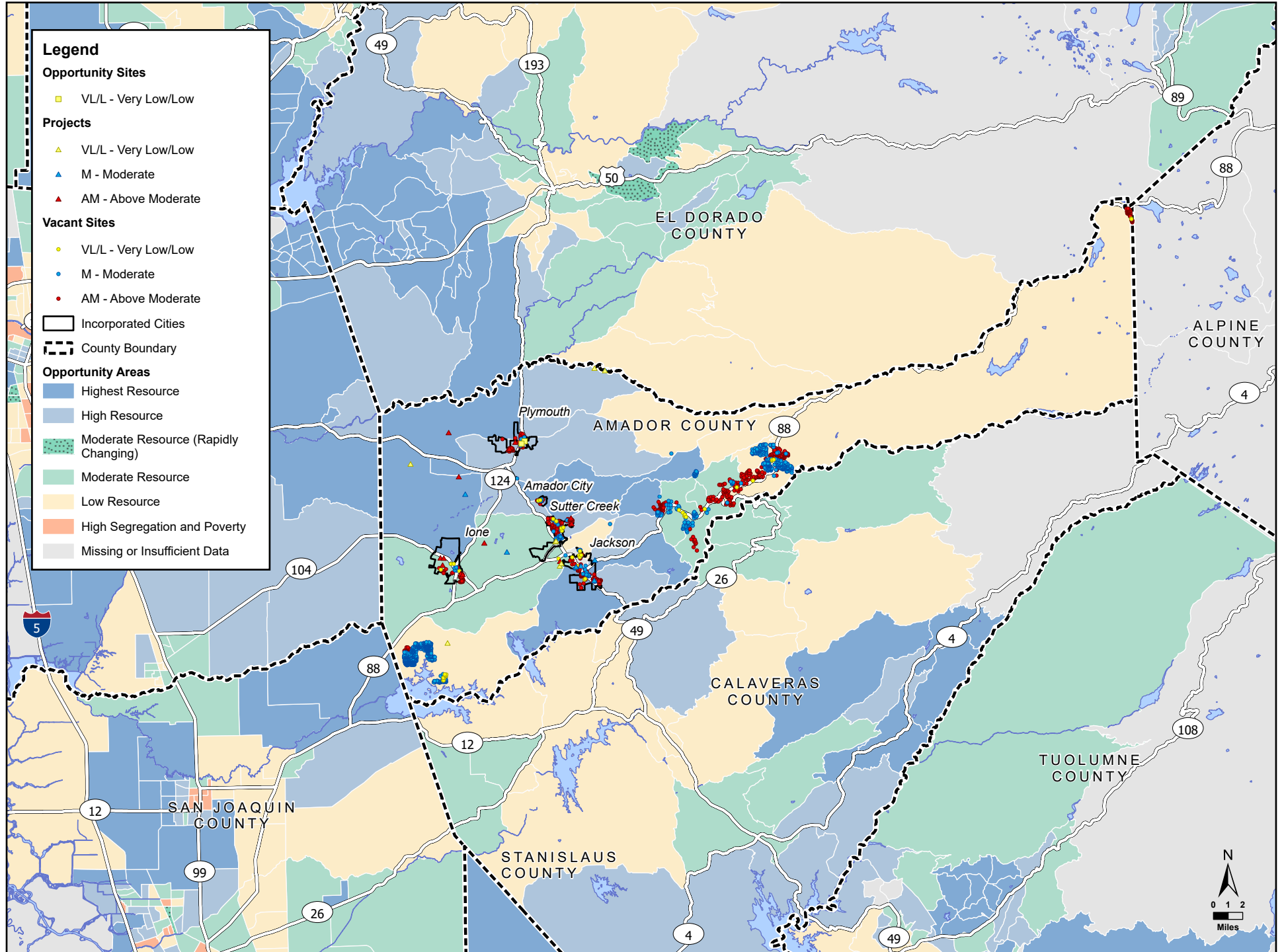


**FIGURE V-29: TCAC ENVIRONMENTAL SCORE BY CENSUS TRACT**



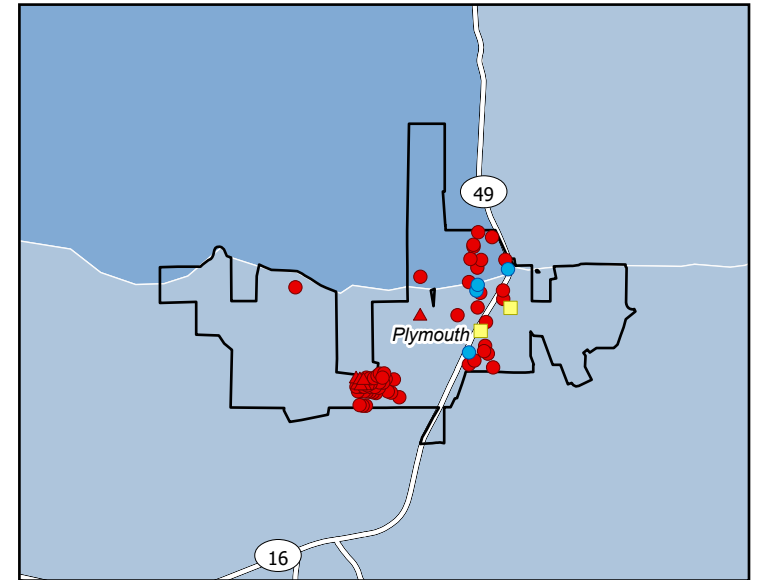
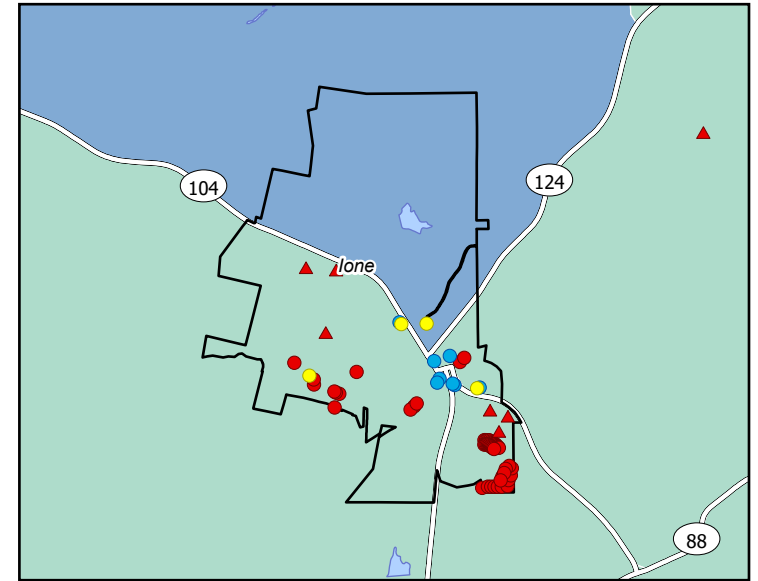
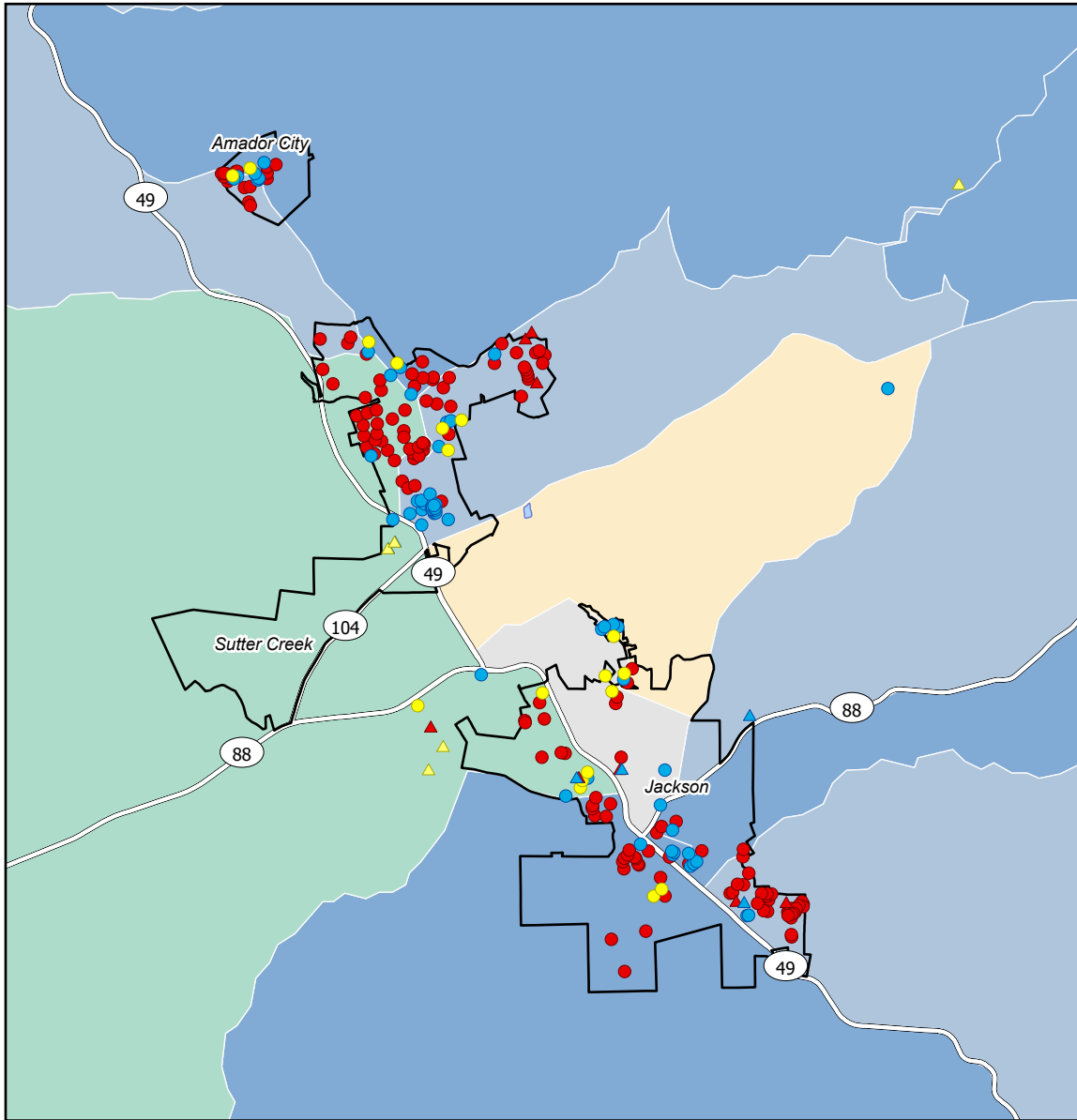
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC\_OpportunityAreas\_Tract\_2021." Map date: August 17, 2023.

**FIGURE V-30: TCAC OPPORTUNITY AREAS BY CENSUS TRACT - COUNTYWIDE**



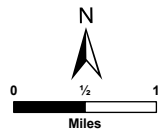
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC\_OpportunityAreas\_Tract\_2021." Map date: August 17, 2023.

**FIGURE V-31: TCAC OPPORTUNITY AREAS BY CENSUS TRACT**



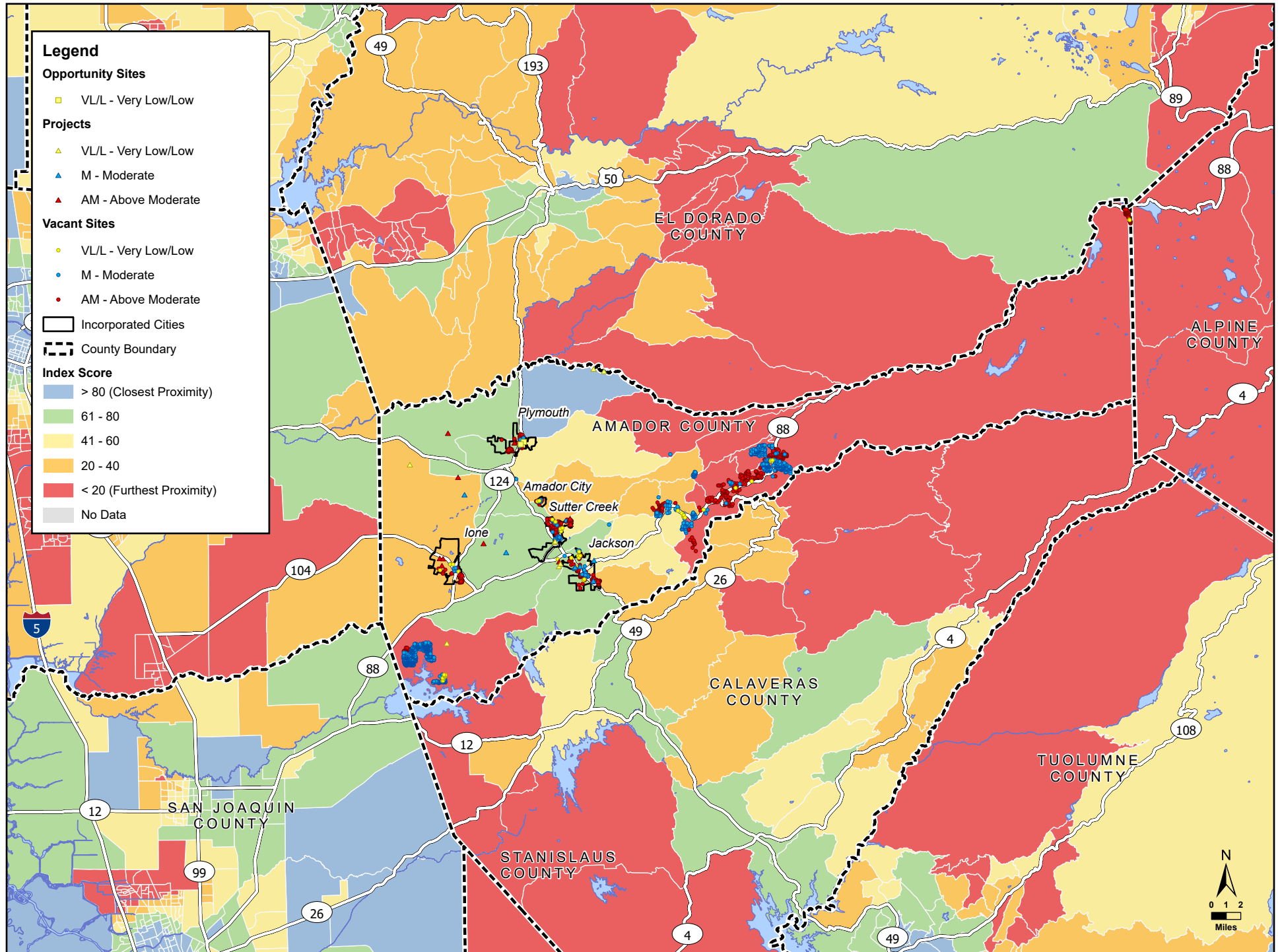
**Legend**

<b>Opportunity Sites</b>		<b>Vacant Sites</b>		<b>Opportunity Areas</b>	
□ VL/L - Very Low/Low	● VL/L - Very Low/Low	■ Highest Resource			
	● M - Moderate	■ High Resource			
<b>Projects</b>	● AM - Above Moderate	■ Moderate Resource (Rapidly Changing)			
▲ VL/L - Very Low/Low	□ Incorporated Cities	■ Moderate Resource			
▲ M - Moderate	▬ County Boundary	■ Low Resource			
▲ AM - Above Moderate		■ High Segregation and Poverty			
		■ Missing or Insufficient Data			



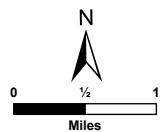
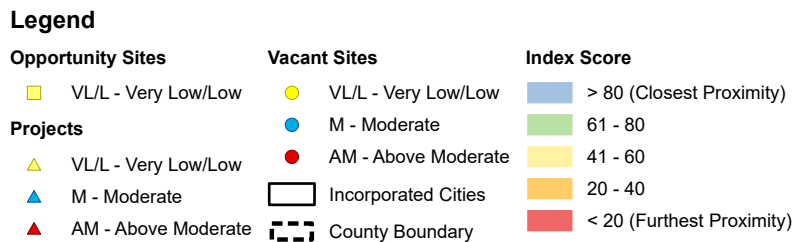
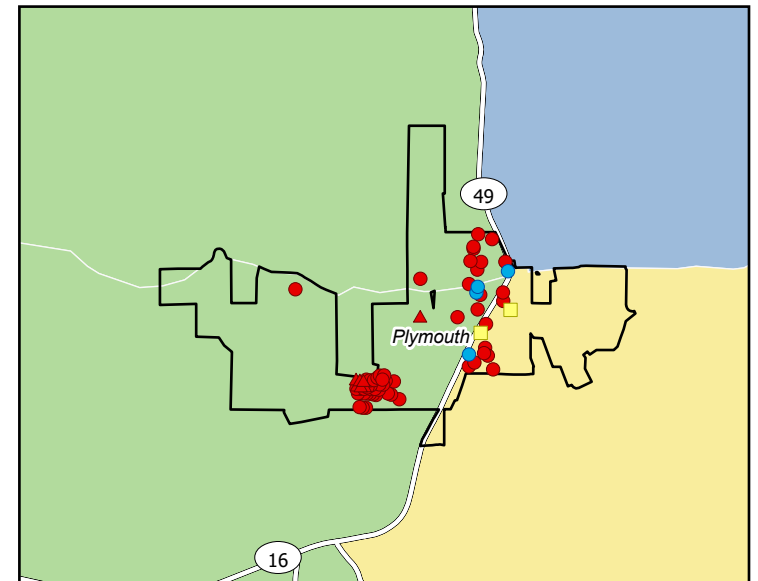
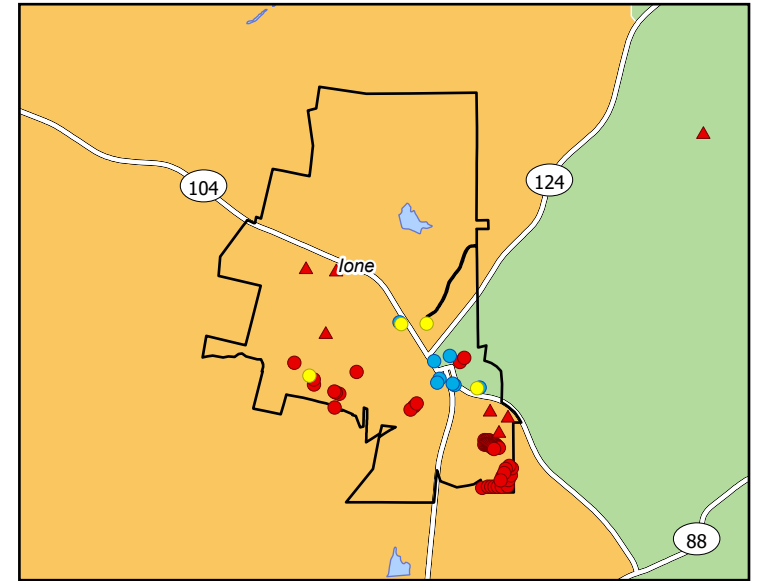
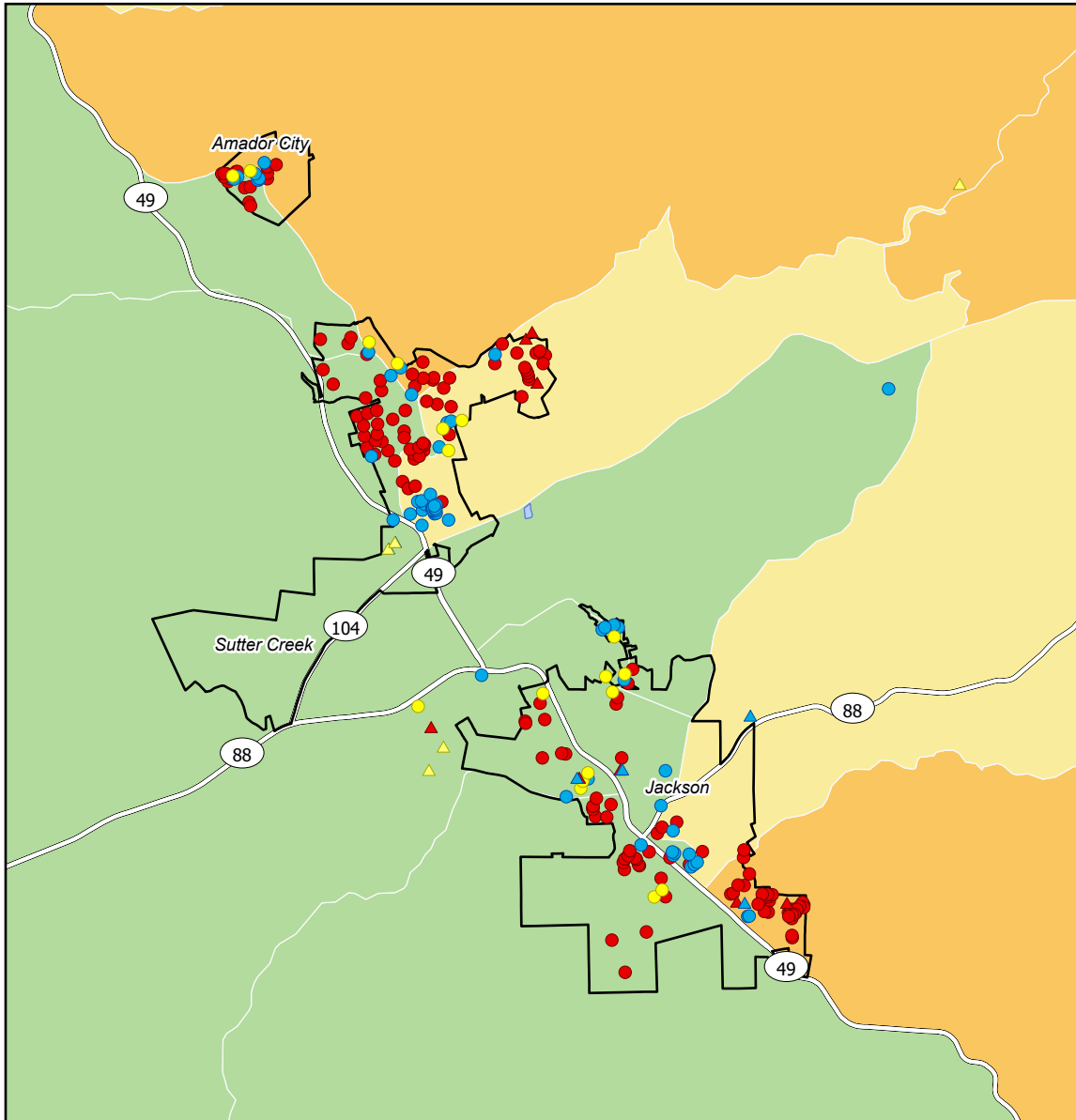
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC\_OpportunityAreas\_Tract\_2021." Map date: August 17, 2023.

**FIGURE V-32: JOB PROXIMITY INDEX BY BLOCK GROUP - COUNTYWIDE**



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "JobsProximityIndex\_BlockGrp\_2014\_17." Map date: August 17, 2023.

**FIGURE V-33: JOB PROXIMITY INDEX BY BLOCK GROUP**



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "JobsProximityIndex\_BlockGrp\_2014\_17," Map date: August 17, 2023.

## Economic Opportunity

As described above, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. As shown in Table V-5 above, the overall economic scores in Amador County range from 0 to 1. Figures V-24 and V-25 show access to economic opportunities in the County and surrounding areas. In evaluating economic opportunities in contrast to concentrations of specific populations, it is identified that higher and lower economic opportunity areas do not have a strong correspondence to diversity, except that lower opportunity areas in the eastern County as well as eastern portions of counties to the north and south have a strong correspondence with areas of lower diversity. Concentrations of persons with a disability in eastern Amador County and the adjoining area of Calaveras County correspond to less economic opportunity; however, this trend does not show strong correlations in the western portion of the county and areas further west. Similarly, female-headed households with children correspond to lower economic opportunities in the eastern portion of Amador County and of neighboring El Dorado and Calaveras Counties but do not show similar correlations in the western areas. The highest rates of senior residents do not have a strong correlation with economic opportunity within Amador County and surrounding counties similarly do not show strong correlations.

The economic scores vary throughout the County. Census tracts that have the lowest economic scores in Amador County, such as census tract 1.02, are located at the east portion of the County, where limited households reside. Census tracts with relatively higher economic scores in Amador County, such as census tracts 5 and 3, are located at the west portion of the County, where most incorporated cities are located and households are more densely populated. Among incorporated cities in the County, Amador City and Plymouth are located in the census tracts with the higher economic scores, all of which are above 0.5. The east portion of Lone is located in census block group 1 of census tract 3.03 that has moderate economic scores, between 0.25 to 0.5. Conversely, portions of the Jackson and Sutter Creek are located in some census tracts that have the lowest economic scores in the County. It is noted that these census block groups extend out into areas of the unincorporated County. For unincorporated communities in the County, economic scores are generally lower in the east and southwest portions of the County.

As shown in Figures V-32 and V-33, the job proximity indexes vary in Amador County, with less urbanized east and southwest portions of the County having the lowest proximity indexes. Among incorporated cities in the County, the cities of Lone and Amador City have relatively lower job proximity indexes, generally between 20 to 40. Significant portions of cities of Sutter Creek, Jackson, and Plymouth, on the other hand, are located in census block groups that have moderate to higher job proximity indexes, generally between 61 to 80. It is noted that this census block group extends out into areas of the unincorporated County. The unincorporated communities have low levels of place-based economic opportunities related to job proximity. As shown in the Table II-4 in the Housing Needs Assessment section of the Housing Element Background Report, the total civilian employed population of 16 years old or over decreased from 14,318 in 2010 to 13,665 in 2019 countywide, at a rate of 4.6%. During this period, cities of Amador, Lone, Plymouth experienced an increase of total civilian employed population of 16 years old or over, at rates of 36.2%, 36.4%, and 40.9% respectively. Whereas cities of Jackson and Sutter Creek experienced a decrease of total civilian employed population of 16 years old or over, at rates of 12.5% and 15.8% respectively. The unincorporated communities of the County experienced a 10.6% decrease in total civilian employed population of 16 years old or over.

## Transportation Opportunity

Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. At the regional level, Amador County does not have any high quality transit areas based on the AFFH 2.0 Data Viewer. High quality transit areas are generally located in larger cities and more urbanized areas, including locations along the Highway corridor north of Amador County and the Highway 99 corridor east of Amador County. As there are no high transit areas within Amador County, there is not a correlation between access to high quality transit and the specific population categories assessed for AFFH issues.

Passenger transportation services in Amador County are provided by a variety of public, non-profit, and private services. Amador Transit (formerly Amador Regional Transit System or ARTS) has been providing transit services in Amador County since 1976 and operates under direction of the Amador County Transportation Commission (ACTC). Amador Transit was

formed as a Joint Powers Agency (JPA) between Amador County and its five incorporated cities (Jackson, Sutter Creek, Lone, Plymouth and Amador City). Amador Transit operates bus routes to provide service throughout Amador County from the Sutter Hill Transit Center to Jackson, Sutter Creek, Plymouth, Lone, and along the Highway 88 corridor through Pine Grove and Pioneer ending at Amador Station. Amador Transit also provides bus services to downtown Sacramento with connections to Yolo Bus to get to the Sacramento International Airport, and connection to Calaveras County. In addition to its fixed routes, Amador Transit offers Dial-a-Ride, Amador Transit's shared-ride, curb-to-curb transportation program for individuals who are unable to ride the regular fixed-route bus service, either all or some of the time, due to a disabling condition.

[Amador County and local jurisdictions have used active transportation planning to reduce barriers to transit usage. Amador County and the local jurisdictions have prepared the Amador Countywide Pedestrian and Bicycle Plan \(Ped and Bike Plan\), adopted in 2017, to identify improvements to promote active transportation modes and safe routes to community destinations, including schools and transit stops. The Ped and Bike Plan prioritizes projects that improve access to transit, create safe routes to schools and community destinations, and serve disadvantaged areas. The Ped and Bike Plan indicates that active transportation investments, including bicycle parking near transit, should be targeted to improve access to transit services – improving the ability of residents to bike and walk to transit assists in connecting dispersed residents to transit opportunities.](#)

### **Educational Opportunities**

As shown in Table V-5 above, the overall education opportunity scores in Amador County range from 0 to 1. Figures V-26 and V-27 show access to educational opportunities in the County and surrounding areas. In evaluating education opportunities in contrast to concentrations of specific populations, it is identified that lower and higher education opportunity areas do not have a strong correspondence to diversity, except that lower opportunity areas in the eastern County as well as eastern portions of counties to the north (El Dorado County) have a strong correspondence with areas of lower diversity while higher opportunities occur in areas with all levels of diversity. Concentrations of persons with a disability do not show a strong correspondence to higher or lower economic opportunities in the County or region. Female-headed households with children correspond to lower education opportunities in the eastern portion of Amador County and of neighboring El Dorado and Calaveras Counties but do not show similar correlations in the western areas (San Joaquin and Sacramento Counties). The rates of senior residents do not have a strong correlation with education opportunity within Amador County and surrounding counties similarly do not show strong correlations.

Generally, the less urbanized east portions of Amador County are covered by census block groups that have relatively lower educational scores and the west portion of the County, where more incorporated cities are located and more households are populated, are covered by census block groups that have higher educational scores. Among incorporated cities, census block groups that cover cities of Amador and Lone have the highest educational scores of 0.75 or above. City of Sutter Creek is located in census block groups that have moderate educational scores, generally above 0.5. Cities of Jackson and Plymouth are located in census tracts that have lower educational scores, between 0.25 and 0.5 or below 0.25. It is noted that these census block groups extend out into areas of the unincorporated County.

Amador County is served by the Amador County Unified District (ACUSD). The ACUSD includes two comprehensive high schools, one alternative high school, two junior high schools, six elementary schools, and an independent study program. According to the California Department of Education's California School Dashboard, in 2021 the ACUSD had an enrollment of 3,889 students. The ethnic/racial make-up was: 23.1% Hispanic, 0.4% Asian, 65.6% White, 0.4% African American, 2.1% American Indian, 0.2% Pacific Islander, 0.5% Filipino, and 6.9% two or more races. A total of 43% of the District's students come from socioeconomically disadvantaged backgrounds, 2.6% are English learners and 19.3% are students with disabilities.

[The California School Dashboard uses color indicators \(red = very low, orange = low, yellow = medium, and blue = very high\) to address school performance. Due to the small size of communities in Amador County, schools typically serve students from multiple cities and unincorporated communities and areas which assists in not concentrating educational opportunities in one specific community or area. Countywide, Amador County Unified School District averages orange for English language arts and orange for mathematics.](#)

[Amador County and local jurisdictions have used Safe Route to School Grants and active transportation planning to reduce barriers to travel to schools – creating safe routes to schools improves access to educational opportunity and promotes active transportation modes \(pedestrian and bicycle\) and healthier lifestyles. The Ped and Bike Plan identifies improvements to promote active transportation modes and safe routes to community destinations, including schools and prioritizes projects that serve disadvantaged areas with a low median household income, high rate of free school lunches, and in the lowest quartile of CalEnviroScreen. The Plan’s main objectives and project include multiple school-related improvements, including to improve connectivity between Jackson Junior High and Argonaut High School \(City of Jackson\), connect Lone Elementary and Junior High Schools to one another and to connect the schools and downtown to Howard Park \(City of Lone\), and improve pedestrian crossings in school zones \(unincorporated Pioneer\). In the 2009 – 2023 period, funded improvements have included: 1\) completing curb, gutters, and sidewalks from Hoffman to Mariposa Streets and the Court Street/Highway 88 intersection to improve access to Argonaut High School \(City of Jackson\), 2\) constructing curbs, gutters, and sidewalks on Shakely Lane, Sacramento Street, and Jackson Street to improve access to Lone Elementary School and Junior High School \(City of Lone\), 3\) Plymouth Main Street/Shenandoah Road improvements to improvement access to Plymouth Elementary School \(City of Plymouth\), 4\) Church Street improvements \(City of Jackson\), 5\) flashing beacons on State Route 88 in Pine Grove and in Jackson to increase pedestrian-safe crossings, and 6\) Jackson Creek Walk and City Connectivity \(City of Jackson, improving access to schools and destinations throughout the community\).](#)

### **Environmental Opportunity**

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment.

As shown in Table V-5 above, the overall environmental scores in Amador County range from 0 to 0.88. Figures V-28 and V-29 show environmental scores in the County and surrounding areas. In evaluating environmental scores in contrast to concentrations of specific populations at the regional level, it is identified that higher and lower environmental score areas do not have a strong correspondence to diversity, proportion of the population with a disability, seniors, or female-headed households with children.

Generally, the less urbanized east portions of Amador County are covered by census block groups that have relatively higher environmental scores and the central portion of the County, where more incorporated cities are located and more households are populated, are covered by census block groups that have lower environmental scores. Among incorporated cities, census block groups that cover Amador City have the lowest environmental scores, all of which are below 0.25. The cities of Sutter Creek and Jackson are within census tracts that have moderate to low environmental scores, between 0.25 to 0.5 or below 0.25. The cities of Lone and Plymouth are within census block groups that have high to low environmental scores, between 0.5 to 0.75 or below 0.25. It is noted that these census block groups extend out into areas of the unincorporated County. For unincorporated communities in the County, the more mountainous east portion generally has higher environmental scores over the west portion of the County.

### **Findings**

Overall, it appears that residents in Amador County have varying levels of access to opportunities, with the unincorporated communities in the east portion of the County appearing to have lower opportunity than the incorporated cities and unincorporated areas adjacent to cities. As shown in Table V-5, the educational, economic, and environmental scores vary across census block groups in the County.

Sites to accommodate each jurisdiction’s 6<sup>th</sup> Cycle RHNA, including its lower-income units, are distributed between low and moderate resource areas. New mixed-use development in the County is envisioned to provide new safe residential housing units, new employment opportunities, and new space for the development of commercial projects offering a variety of goods



and services. Moreover, by bringing residential units and jobs closer together, the County strives to reduce vehicle miles traveled, reduce GHG emissions, and improve air quality, thereby working to improve access to higher levels of environmental health.

## C. DISCUSSION OF DISPROPORTIONATE HOUSING NEEDS

“Disproportionate housing needs” generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. The analysis of disproportionate housing needs within Amador County evaluates existing housing needs, need of the future housing population, and units within the community at-risk of converting to market-rate.

### 1. FUTURE GROWTH NEEDS

As shown in the Table II-38 in the Housing Needs Assessment section of the Housing Element Background Report, the County’s future growth need is based on the RHNA production of 189 very low, and 123 low, 140 moderate, and 289 above moderate income units within the 2018 - 2029 planning period. Figures V-20 and V-21 identify the proposed residential sites to meet the very-low and low income RHNA for each jurisdiction in relation to the median income levels. As shown, proposed affordable sites are well dispersed throughout the community and do not present a geographic barrier to obtaining affordable housing. The annex for each jurisdiction demonstrates its ability to meet the 2021-2029 RHNA need at all income levels, with Plymouth requiring a rezone to provide adequate sites. Each jurisdiction will be able accommodate the anticipated future affordable housing needs of the community.

### 2. EXISTING NEEDS

As described in Section VI of this Background Report, housing development in the County has remained fairly consistent. As shown in Table VI-I in Section VI, 391 housing units were constructed during the planning period. Of these 391, 1 was affordable to very-low-income households, 7 were affordable to low-income households (6 non-deed restricted and 1 deed-restricted), and 0 were affordable to moderate- income and above moderate-income households. Housing development in Amador County has been relatively consistent compared to the 4<sup>th</sup> cycle, with the County and cities developing 358 units in the 4<sup>th</sup> cycle compared to 391 units during the 5<sup>th</sup> cycle.

Additionally, as discussed in Chapter II, Countywide there are 344 rent-restricted units, representing approximately 1.9% of the housing stock in 2021. The majority of assisted units (258) are in Jackson, with 43 in Lone and 43 in Sutter Creek. There are no assisted multifamily units for lower income households in Amador City, Plymouth, or unincorporated Amador County.

#### Overcrowding

Typically, a housing unit is considered overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 persons per room. As discussed in the Housing Needs Assessment of the Housing Element, overcrowded households in Amador County do not appear to be significant compared to the State and surrounding areas.

Overcrowding is a measure of the ability of existing housing to adequately accommodate residents. Figure V-39 shows the proposed sites to meet the very-low and low income Countywide in relation to overcrowded households, by census tract. As shown in Figure V-39, the rates of overcrowding and severe overcrowding are consistent for all census tracts in the County. Table II-29 provides data regarding the overcrowded households in each jurisdiction, showing that more overcrowding occurs among the renter households than the owner households and that the unincorporated County, Plymouth, and Sutter Creek have the highest rates of overcrowding. However, as shown in Figure V-39, there are no census tracts with concentrations of overcrowding in the unincorporated County of any of the cities. Too many individuals living in housing with inadequate space and number of rooms can result in deterioration of the quality of life and the condition of the dwelling unit from overuse.

According to the 2015–2019 American Community Survey, overcrowding in Amador County was 2.6% (377 housing units), compared to 8.2% Statewide. Among renters in Amador County, approximately 4.9% of housing units (or 169 housing units)

were in overcrowded conditions, and 1.2% were in severely overcrowded conditions. Among homeowners, approximately 1.9% (208 housing units) were in overcrowded conditions, and 0.3% were in severely overcrowded conditions. As shown in Table II-7 in the Housing Needs Assessment of the Housing Element, in 2019, the majority of households in Amador County consisted of 2 to 4 persons. Large households of 5 or more persons only made up 6.9% of the total households countywide. Among all incorporated jurisdictions, Plymouth had the highest rate of households of 5 or more persons, taking 15.7% of the total households. Additionally, the average household size in Amador County in 2019 for an owner-occupied unit was 2.37 persons per household and 2.42 persons per household for a renter-occupied unit while in Plymouth the average household size in 2019 for an owner-occupied unit was 2.88 persons per household and 2.98 persons per household for a renter-occupied unit. Conversely, in Sutter Creek the average household size in 2019 for an owner-occupied unit was 2.35 persons per household and 1.96 persons per household for a renter-occupied unit.

As discussed in Section II (Housing Needs), overcrowding usually results when either the costs of available housing with a sufficient number of bedrooms for a family exceeds the family's ability to afford such housing or unrelated individuals (such as students or low-wage single adult workers) share dwelling units because of high housing costs. Compared to Amador City, Lone, Jackson, and Plymouth which have adequate vacant units for rent (more than 10% of housing stock as shown in Table II-26), very few rental units are available for rent in unincorporated Amador County (1.9%) and Sutter Creek (0%), as shown in Table II-26.

### **Cost-Burden**

A household is considered cost burdened if the household pays more than 30% of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For homeowners, housing costs include mortgage payment, taxes, insurance, and utilities. Comparing Figures V-35 and V-36 to Figures V-37 and V-38 indicates renter households and owner households demonstrate different patterns of overpayment. For renter households, Census Tract 4.01 and Census Tract 1.02 have a percentage of the population overpaying in the 60 - 80% range. For owner households, Census Tract 5, Census Tract 2.01, Census Tract 2.02, and Census Tract 1.02 have a percentage of the population overpaying in the 60-80% range.

In Amador County and the surrounding region, areas of high rental cost burden overlap with low diversity areas while areas of higher diversity correspond to a range of rental cost burdens and do not strongly correspond to areas with low or high cost burdens. Areas with high proportions of senior residents in Amador County and the counties to the north and south correspond to higher rates of rental-cost burden while areas to the west do not appear to be as strongly influenced in terms of high or low renter cost burden and presence of senior households. Higher proportions of a population with a disability correspond to higher rates of renter cost burden in Amador County, El Dorado County, and Calaveras County while this trend is less apparent in counties to the west with concentrations of populations with a disability located in both higher cost burdened areas and less cost burdened areas. Concentrations of female-headed households in Amador County and surrounding counties, including El Dorado, Calaveras, and San Joaquin Counties, generally correspond to higher rates of cost-burden. Lower median household incomes also correspond to higher and moderate rental cost burdens in Amador County and the region while higher and moderate median income levels occur in areas with moderate and lower rental cost burdens.

### **Substandard Housing**

The age of housing is often an indicator of the need for some type of repair or rehabilitation. Almost a quarter of the County's housing stock (23.5% or 4,288 units) is over 50 years old, meaning these units may need moderate repairs to significant rehabilitation, including replacement or refurbishing of roofs, siding, and windows as well as interior improvements including replacing or upgrading the plumbing and electric wires and outlets. As described under the existing housing conditions discussion in Section II, approximately 15-25% of the County's stock requires rehabilitation and approximately 2-4% of the County's housing stock is substandard and is in need of replacement and the cities experience similar needs, with Amador City having 8-10% of its housing stock needing moderate to substantial rehabilitation and 2-5% of its housing stock potentially needing replacement, Lone having 13% of its housing stock requiring moderate to substantial rehabilitation and less than 2% needing replacement, Jackson having 15-20% of its housing stock requiring moderate to substantial rehabilitation and 3-6% needing replacement, Plymouth having 25-35% of its housing stock requiring moderate to substantial rehabilitation and 24%

needing replacement, and Sutter Creek having 20-25% of its housing stock requiring moderate to substantial rehabilitation and 2-4% needing replacement.

When asked about housing challenges in the Housing Needs and Priorities Survey, 26% of respondents indicated their home needs one rehabilitation improvement, while 3% indicated their home needs substantial repair with two or more major improvements required, and 1% indicated their home was dilapidated and requires replacement. Further, 19% of residents reported their home's condition (poor condition and needing repair) as a housing challenge. In some cases, the cost of repairs can be prohibitive, resulting in the owner or renter living in unhealthy, substandard housing conditions or being displaced if the house is designated as uninhabitable and the owner does not complete repairs.

### 3. DISPLACEMENT RISK

HCD defines sensitive communities as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

- The share of very low-income residents is above 20%; and
- The tract meets two of the following criteria:
  - Share of renters is above 40%,
  - Share of people of color is above 50%,
  - Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median,
  - They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
  - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

As shown in Figure V-34, the County and the cities do not include any areas identified as vulnerable to displacement. While there are vulnerable communities along the I-5 and Highway 99 corridors in Sacramento and San Joaquin Counties to the west, there are no areas identified as vulnerable to displacement that are adjacent or proximate to Amador County. At both the local and regional levels, vulnerability to displacement does not have a strong correspondence to populations based on diversity, seniors, persons with a disability, female-headed households, or household income. However, while vulnerability to displacement is not mapped in Figure V-34, there are local issues that can cause displacement and that can affect residents of Amador County and each of the cities.

Displacement is fueled by a combination of rising housing costs, rising income inequality, stagnant wages, and insufficient market-rate housing production. While there are no vulnerable communities in Amador County, factors that may lead to displacement are examined below to identify potential displacement risks.

As previously discussed, there are no deed-restricted affordable units currently at-risk of converting to market-rate within the next 30 years. As described in the Annexes, each jurisdiction plans to accommodate the majority of its 2021-2029 RHNA on vacant land, with the exception of underdeveloped parcels already entitled or planned for residential development. The underdeveloped parcels included in the Inventory of Residential Sites (see each jurisdiction's annex) primarily have non-residential development, with the exception of several large lots that have a single family unit. None of the underdeveloped parcels have affordable housing or multi-family housing, so it is anticipated that any residential displacement will occur primarily for the single-family parcel owners developing their property at higher residential intensities.

The County has considered the risk of displacement specifically for protected classes, including persons with disabilities, female-headed households, seniors, and nonwhite residents (as identified and discussed throughout this Background Report). Due to the emphasis on development of vacant sites, persons with disabilities, seniors, female-headed, and nonwhite

households are not anticipated to experience significant pressure due to redevelopment or intensification of land and the risk of displacement to these groups (like to the County's lower-income residents) is low.

Additionally, the risk of displacement specifically for those experiencing or at-risk of homelessness is considered. Homelessness includes individuals or families who lack or are perceived to lack a fixed, regular, and adequate nighttime residence, or who have a primary nighttime residence in a shelter, on the street, in a vehicle, or in an enclosure or structure that is not authorized or fit for human habitation. The 2022 PIT Report identified 27 sheltered and 157 unsheltered homeless persons Countywide, a decrease of 40 homeless persons since 2019. The PIT Reports do not identify homeless persons by location and none of the jurisdictions, including law enforcement, had counts of unsheltered homeless persons that corresponded to the PIT Reports. Based on a review of the 2019 Housing Inventory reported to the U.S. Department of Housing and Urban Development, it appears that the majority of emergency shelters, transitional housing, and permanent supportive housing units are in Jackson and the cities of Amador City, Lone, Plymouth, and Sutter Creek as well as the unincorporated communities have minimal designated beds or shelters to accommodate unsheltered homeless persons.

In addition to development of the sites identified in the Inventory of Residential Sites, there is still the potential for economic displacement because of new development and investment. This “knock-on” effect can occur at any time, and it can be challenging for the jurisdictions to predict market changes and development patterns which have the potential to impact rental rates and sales prices for housing units available in the marketplace. To date, the County and Cities have no evidence that new development (affordable or market-rate) and associated private investment has resulted in economic displacement. It is recognized, however, that private and public investment in services, such as health care, public and private schools, grocery stores, education, parks, and public transit, employment opportunities, and other people- and place-based opportunities are generally lower in the smaller cities and unincorporated communities. This difference in opportunities reflects a comparative disinvestment in the unincorporated communities and smaller cities which can put these areas at risk of displacement over time due to gentrification and investments in community growth that may raise the cost of living and displace existing residences. Further, disinvestment-driven displacement can occur in communities with less investment overall and in older properties due to the value of a property not justifying the investment in its maintenance, often resulting in abandonment and decay of properties.

Lastly, California's recent history has shown that environmental disasters such as wildfires, earthquakes and floods can be significant causes of displacement, and that climate change is accelerating the risk from such disaster events. According to the Amador County Local Hazard Mitigation Plan, wildfire is an extensive hazard geographically in the County with a high significance in terms of impact and severity and localized stormwater flooding also presents an extensive hazard with critical severity. Wildfire and flood hazards are significant hazards that would be catastrophic to the cities and unincorporated communities of Amador County. These hazards could result in short-term displacement due to evacuation orders and long-term displacement in the event that homes are destroyed or damaged.

#### **4. FINDINGS**

Based on the analysis above, the most disproportionate housing needs in Amador County include an overall lack of affordable housing opportunities, rehabilitation of the existing housing stock, overcrowding in the unincorporated County, Plymouth, and Sutter Creek, and limited rental unit availability in the unincorporated County and Sutter Creek. As discussed above, displacement risk is considered low although natural disasters, such as wildfire or flooding, could result in significant displacement.

To address the lack of affordable housing opportunities, the Housing Plan includes Program 3 to ensure adequate housing sites in all jurisdictions, Program 4 to promote a greater variety of housing types and costs (ADUs, JACUs, and SB 9 units), Program 5 to promote land acquisition for affordable housing projects, Program 9 to assist in the development of affordable and special needs housing, and Program 13 to affirmatively further fair housing and promote access to opportunity areas.

To address housing in need of rehabilitation and substandard housing, the Countywide Housing Plan includes Program 8 to ensure each jurisdiction encourages the maintenance, rehabilitation, and revitalization of housing through seeking funding for

housing rehabilitation and emergency repair programs as well as maintaining information on their websites and brochures and packets regarding available rehabilitation loan programs, subsidized housing programs, and the availability of other funding mechanisms to assist unincorporated residents with home upkeep and maintenance. Further, Program 13 in the Housing Plan, provides for investment and improvement of neighborhoods and housing.

To address overcrowding and adequate units, including rentals, for all income levels, Program 3 has been included in the Housing Plan to ensure each jurisdiction continues to make adequate sites available for development to meet the housing needs of all income levels and Program 9 continues to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households, as well as households with special needs, including large families, to ensure affordable housing meets the needs of all households in each jurisdiction Countywide.

Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. To address displacement risks due to overpayment, a Countywide outreach program will be developed to connect lower income residents and the lower income workforce with information regarding rental assistance, home ownership, housing rehabilitation, emergency assistance, utility payment assistance, and with information regarding new and existing affordable homeownership and rental opportunities throughout the County (Program 13). Additionally, the jurisdictions will update their respective codes to ensure that any requests to convert multifamily rentals to ownership or non-residential uses include provisions to address the potential to displace households, including adequate notice and relocation assistance.

## **D. SITES INVENTORY ANALYSIS**

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of improving segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

The Annex for each jurisdiction identifies its inventory of sites with approved and pending projects and vacant sites that can accommodate the RHNA during the 6<sup>th</sup> Cycle. As discussed in the Annex for each jurisdiction, the County and each of the cities have adequate sites to accommodate their RHNAs. The Annex for each jurisdiction includes an assessment of the jurisdiction's housing sites in the context of the AFFH issues identified herein.

The figures created for the analysis of the below AFFH topics identify the location of pending and approved projects in all jurisdictions, vacant sites to accommodate the RHNA in all jurisdictions, and opportunity sites for rezoning to accommodate the RHNA (Plymouth). As shown, the lower, moderate, and above moderate-income sites are generally located throughout the cities and unincorporated communities to promote truly integrated and balanced living patterns.

### **1. SEGREGATION/INTEGRATION**

As previously stated, the County finds that there are no known historic patterns of segregation by race and ethnicity, but there are patterns of isolation or segregation when the distribution of persons with disabilities, married households, female-headed households, seniors, and households with lower median incomes.

As described throughout this Housing Element, the County and the Cities are committed to supporting the development of housing to promote a more balanced and integrated pattern of household incomes, types, and characteristics. This is highlighted in the Annex for each jurisdiction (Inventory of Residential Sites), as all jurisdictions have identified a surplus of sites and excess capacity for all income levels, although Plymouth requires the rezoning of opportunity sites to accommodate its lower income RHNA.

As shown in Figures V-5 through V-8, sites to accommodate all income levels are provided in census tracts with all neighborhood concentrations and diversity indexes. Lower income sites are not focused in any areas exhibiting higher levels of diversity or concentration of race/ethnicities. Moderate and above moderate income sites are available regardless of

race/ethnicity concentrations as well. In the unincorporated County, there are existing subdivided single family lots in multiple subdivisions that are located in less diverse areas. These sites are anticipated to accommodate a mixture of moderate and above moderate income groups and Program 4 in the Housing Plan promotes ADUs and SB 9 units to further increase housing variety and affordability throughout the County, including in areas with existing single family subdivisions. Further, single family lots in the County have provided very low, low, and moderate income units throughout the 5<sup>th</sup> Cycle through modestly-sized single family homes, manufactured and mobile homes, and ADUs, indicating that some of these single family sites will likely continue to support a diversity of housing types and income levels.

As shown in Figures V-11 and V-12, very low/low, moderate, and above moderate income sites are distributed throughout each community and provide opportunities for all income levels in areas with moderate disability levels (20-30%) as well as in areas with lower disability levels (10-20%). It is noted that disability levels are generally similar throughout the County, with no areas with high or extremely high or low disability rates.

Regarding familial status, including married family households and female-headed households by proportion of children present, very low/low, moderate, and above moderate income sites are not concentrated by income level in census tracts exhibiting any particular familial status, as shown in Figures V-14 through V-18.

As illustrated in Figures V-18 and V-19, a mixture of very low/low, moderate, and above moderate income opportunities are available in areas with high percentages of seniors, as well as in areas with lower rates of seniors and there is no concentration of lower income or above moderate income sites that correlates to the senior population.

Regarding income patterns, the County does not have any block groups with the highest (>\$125,000) or lowest (<\$30,000) income levels that have been mapped for the State. Very low/low, moderate, and above moderate income sites are distributed amongst the County's lower (\$30,000-\$55,000) and moderate (\$55,000-\$87,000) income areas. The areas with the highest income levels in the County are located in the western portion of the County, including northern lone and north and northwest of lone, and in the area around Pioneer. The upper income area around lone includes very low income opportunities (the City's largest very low/low income site) as well as sites for very low/low, moderate, and above moderate incomes in the unincorporated area – it is noted that much of this block group is occupied by the State within lone (Mule Creek State Prison, CalFire Academy, and the former Preston School of Industry providing the City with minimal opportunities for development of any type). The upper income area around Pioneer includes sites for moderate and above moderate income households, but does not provide opportunities for very low/low income households, although there are very low/low income opportunities immediately adjacent the southern border of this higher income block group along State Route 88. As previously identified, Program 4 in the Housing Plan promotes ADUs and SB 9 units to further increase housing variety and affordability throughout the County, including in areas with existing single family subdivisions and higher income levels.

## **2. R/ECAPS**

As previously discussed, there are no R/ECAPs or RCAAs located in the County, including the incorporated cities nor are there any that are proximate or connected to Amador County. As previously discussed, the very low/low, moderate, and above moderate income sites are distributed throughout the County and cities and do not include any concentrations of lower income housing. Further, there are no concentrations of above moderate income housing (most sites for above moderate incomes are in close proximity to moderate income and/or very low income sites) and are not anticipated to result in any RCAAs. Therefore, there would be no effect on R/ECAPS or RCAAs.

## **3. ACCESS TO OPPORTUNITY**

Figures V-24 and V-25 show that the County and each City have identified very low and low income sites in the more positive economic outcome areas, as well as in areas with more modest economic outcomes. Figures V-26 and V-27 demonstrate that very low and low income sites are provided in the top two tiers of positive education outcome scores for the unincorporated County and each city, with the exception of Plymouth. Similarly, very low and low income sites are provided in the two highest tiers of education scores in the unincorporated County and each city, with the exception of Plymouth. Regarding environmental outcomes, there are no areas of more positive (upper third and fourth quartiles) of outcomes in Amador City or Sutter Creek

and the majority of Jackson (with the exception of one small area) is in the bottom two quarters of environmental outcome categories. In Lone, the City's largest very low/low income site is located in an area with more positive environmental outcomes (third quartile). In the unincorporated communities, there are multiple very low/low income sites identified in the highest environmental outcome category, which is the eastern portion of the County. In the cities of Amador City, Lone, Jackson, and Sutter Creek, very low/low and moderate income sites are identified in areas that increase access to positive outcomes for at least two out of the three economic, education, and environmental categories. However, Plymouth's very low/low income sites are not located in areas that increase access to positive outcomes for the economic, education, and environmental categories.

As shown in Figures V-30 through V-31, very low and low income sites are located in the highest resource TCAC opportunity areas in Amador City, Lone, Jackson, Sutter Creek, and unincorporated Amador County. However, in Plymouth, the very low/low income opportunity sites are located in the high resource area but no very low/low income sites are located in the highest resource opportunity area. Moderate and above moderate income sites are distributed throughout the low, moderate, high, and highest resource areas throughout the County with no discernible concentrations in any of the resource levels for the opportunity areas.

#### **4. DISPLACEMENT RISK**

As shown in Figure V-34, the County and the cities do not include any areas identified as vulnerable to displacement. While there are vulnerable communities along the I-5 and Highway 99 corridors in Sacramento and San Joaquin Counties to the west, there are no areas identified as vulnerable to displacement that are adjacent or proximate to Amador County.

While there are no vulnerable communities in Amador County, factors that may lead to displacement are examined below to identify potential displacement risks.

As shown in Figures V-35 and V-36, renter households with the highest rates of overpayment are located in the eastern portion of the County south of State Route 88 and from Sutter Creek to the Jackson area west of State Route 49. Very low and low income housing sites are designated in these areas of overpayment to increase opportunities for affordable housing and to reduce the cost burden and associated displacement risk to renter households.

As shown in Figure V-39, the rates of overcrowding and severe overcrowding are consistent throughout the County. However, as previously described, the unincorporated County and cities of Plymouth and Sutter Creek have higher rates of overcrowding than the cities of Amador City, Lone, and Jackson. All jurisdictions in the County will meet their RHNA and provide adequate sites to accommodate all income levels. Further, Program 9 encourages affordable housing developments that meet special housing needs, which include units for large families.

Figures V-20 and V-21 show the sites to meet the very low and low income RHNA in relation to household median income, by census tract. Patterns of moderately segregated economic wealth, as indicated by median household income, do exist in Amador County. These patterns are largely a result of the County's development pattern, with the unincorporated, more rural areas of Amador County representing the largest areas with lower income levels. As shown in Figures V-20 and V-21, a portion of the very low and low income sites are located in areas where household incomes are low, thereby promoting new opportunities for more affordable housing choices for existing lower-income households in the communities where they already live. However, there are also very low and low income sites identified for areas in the County with higher income levels, which increases access to these areas by lower income households and promotes a variety of income levels through the cities and County.

There is the potential for economic displacement because of new moderate and above moderate development and investment within areas with lower median household income. This "knock-on" effect can occur at any time, and it can be challenging for the County to predict market changes and development patterns which have the potential to impact rental rates and sales prices for housing units available in the marketplace. As previously noted, the Countywide jurisdictions appreciate the possibility that displacement might occur in the future and has developed Program 13 to reduce the potential for displacement

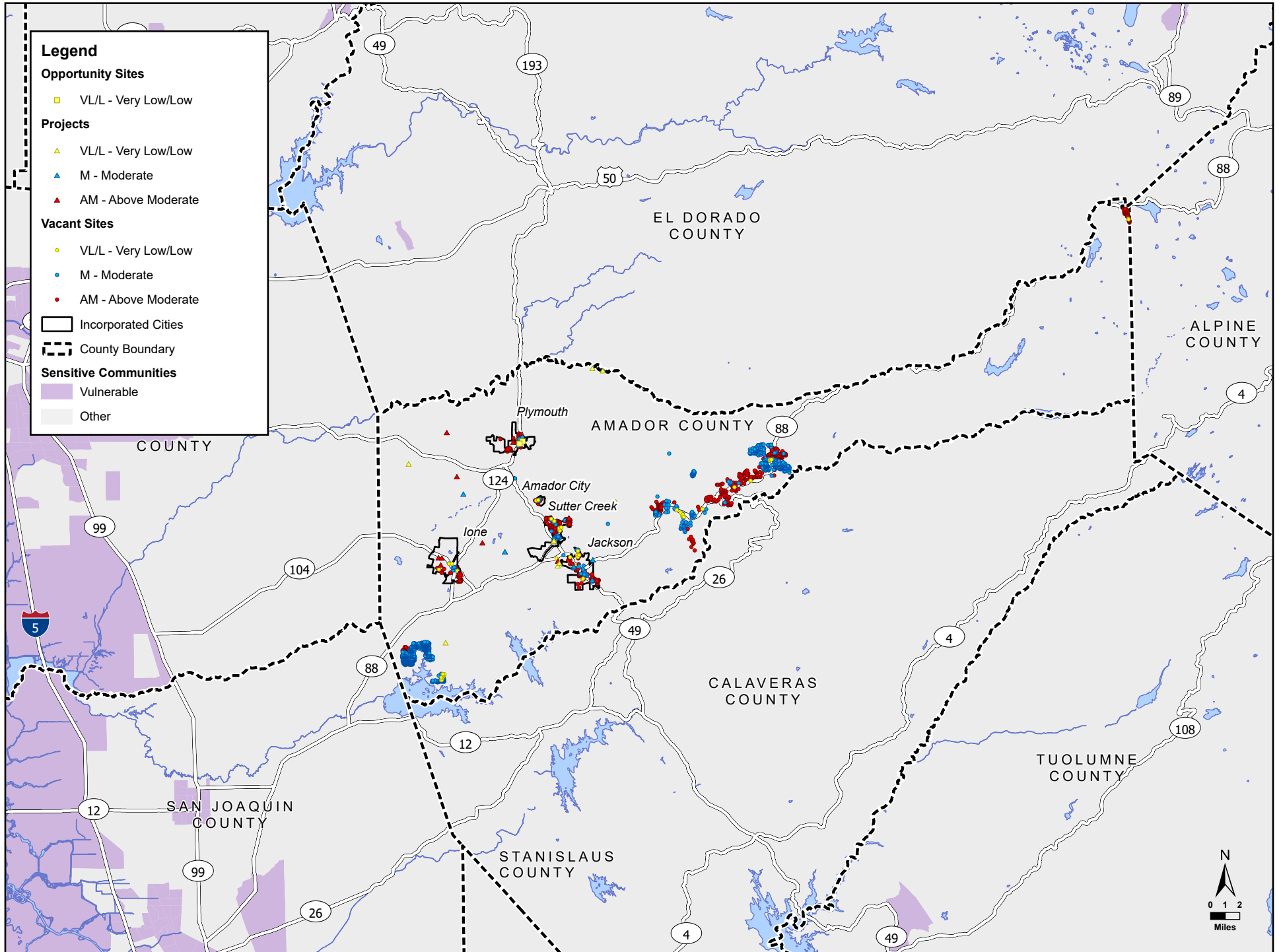
through assisting lower income renters and homeowners with receiving access to services, programs, and housing and through ensuring that fair and just rental practices are promoted throughout the County.

## **5. FINDINGS**

1. Amador County and the Cities of Amador City, Lone, Jackson, and Sutter Creek have identified sites for very low/low, moderate, and above moderate income households in a manner that affirmatively furthers fair housing, through increasing access to opportunities and distributing housing opportunities in a fair and equitable manner. As discussed above, the jurisdictions have identified sites for housing that would avoid segregation, and provide for integration, of households based on race/ethnicity, disability, familial status, age (seniors), or income. The only exceptions to this finding are limited opportunities for households in high median income areas in Plymouth and in the Pine Grove area of unincorporated Amador County. To address this, Program 3 ensures the County and the City of Plymouth each review the upper income areas in their jurisdictions to designate additional sites for very low and low income housing to increase access for all households to these areas.
2. There are no R/ECAPs or RCAAs in Amador County and the distribution of the sites would not result in any R/ECAPs or RCAAs in Amador County nor affect R/ECAPs in adjoining counties.
3. The sites designated for very low/low, moderate, and above moderate income in Amador County and the Cities of Amador City, Lone, Jackson, and Sutter Creek would increase access to opportunity in the highest and high resource areas throughout the County and would increase access to areas with more positive economic, educational, and environmental outcomes and would not place a disproportionate amount of very low/low housing in areas with less positive outcomes. In the City of Plymouth, there are no very low/low income sites located in the portion of the City designated highest resource with more positive economic, educational, and environmental outcomes. Program 3 ensures the City of Plymouth will accommodate at least 50% of its very low and low income RHNA in its area designated as highest resource as well as the more positive environmental, education, and economic outcomes to identify opportunities to designate additional sites for very low and low income housing to increase access for all households to these areas. Program 13 addresses targeting special needs housing throughout the County and cities with an emphasis on higher opportunity areas and areas of concentrated poverty. Program 13 also includes measures to improve and enhance opportunities in lower opportunity areas, improving overall conditions as well as focused areas (economic, education, transportation, and environmental) for the residents of such areas.
4. There are no areas identified as vulnerable to displacement in or proximate to Amador County and, thus, the inventory of sites for each jurisdiction would not have an effect on sensitive communities that are vulnerable to displacement. Further examination of sites in association with factors that may lead to displacement, such as overpayment, overcrowding, income levels, and investment in communities did not identify any geographic locations of vulnerability that would be influenced by the sites identified to accommodate the RHNA. By promoting housing opportunities at all levels throughout the County, the increased housing choice will assist residents who are at risk of displacement.

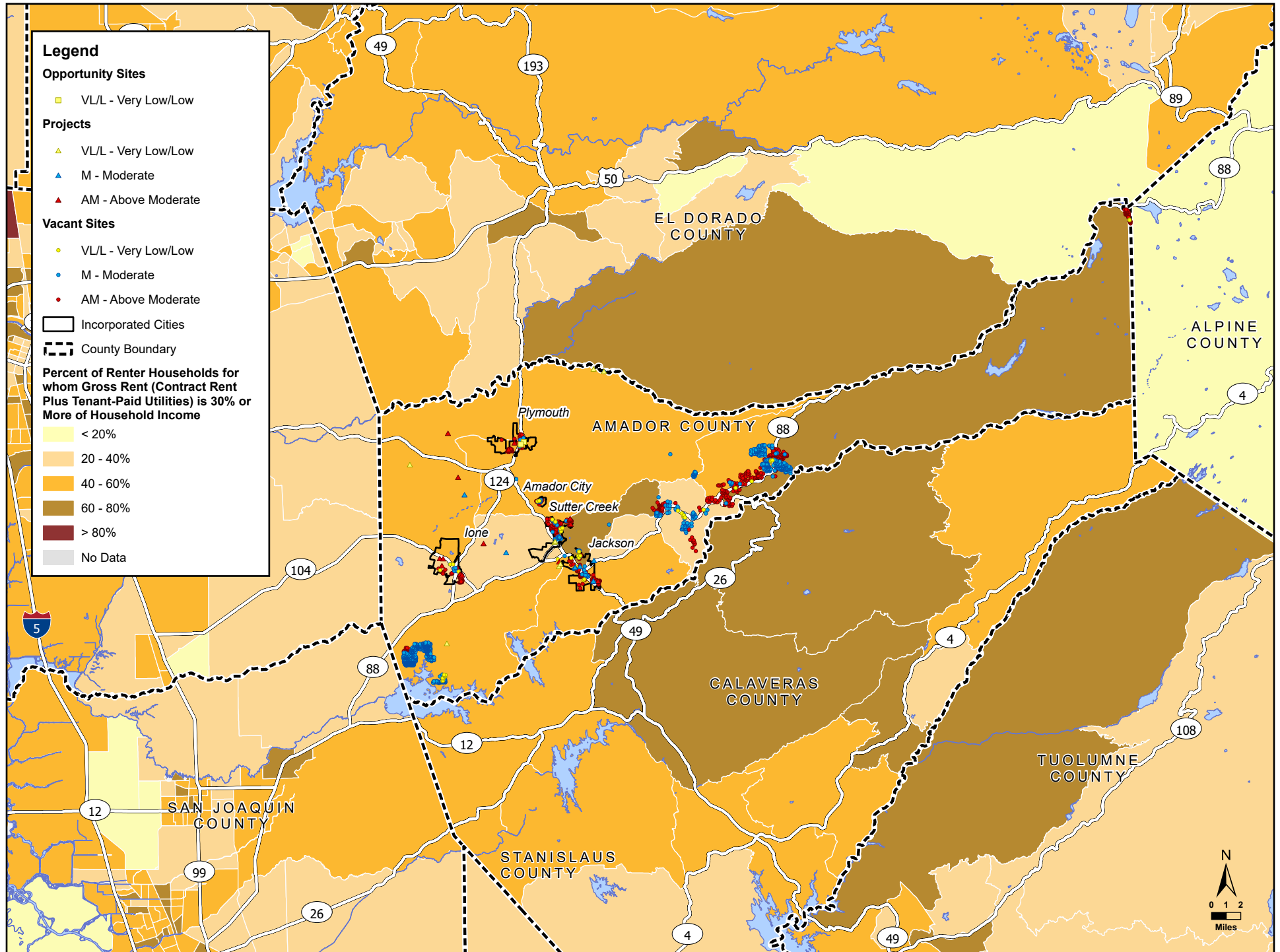


**FIGURE V-34: SENSITIVE COMMUNITIES - COUNTYWIDE**



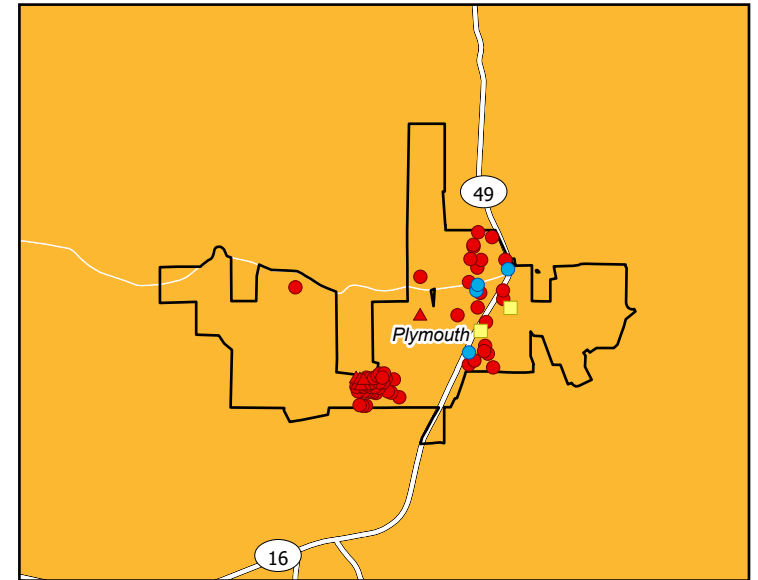
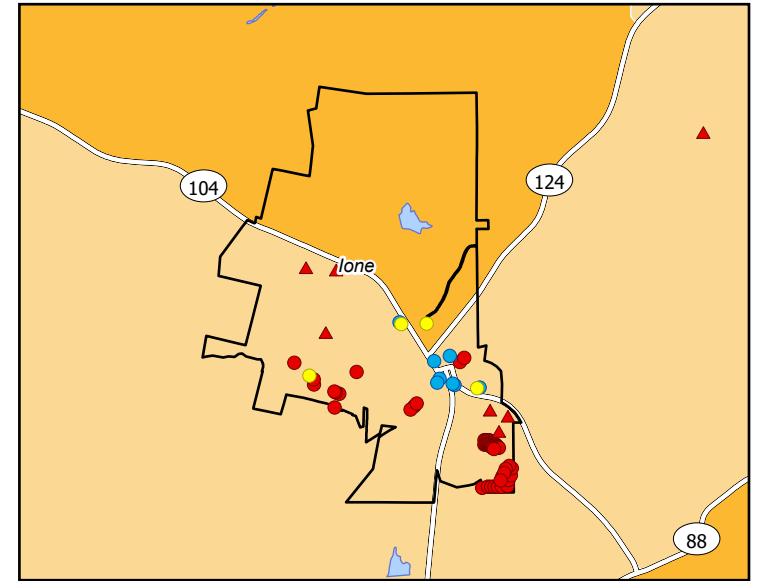
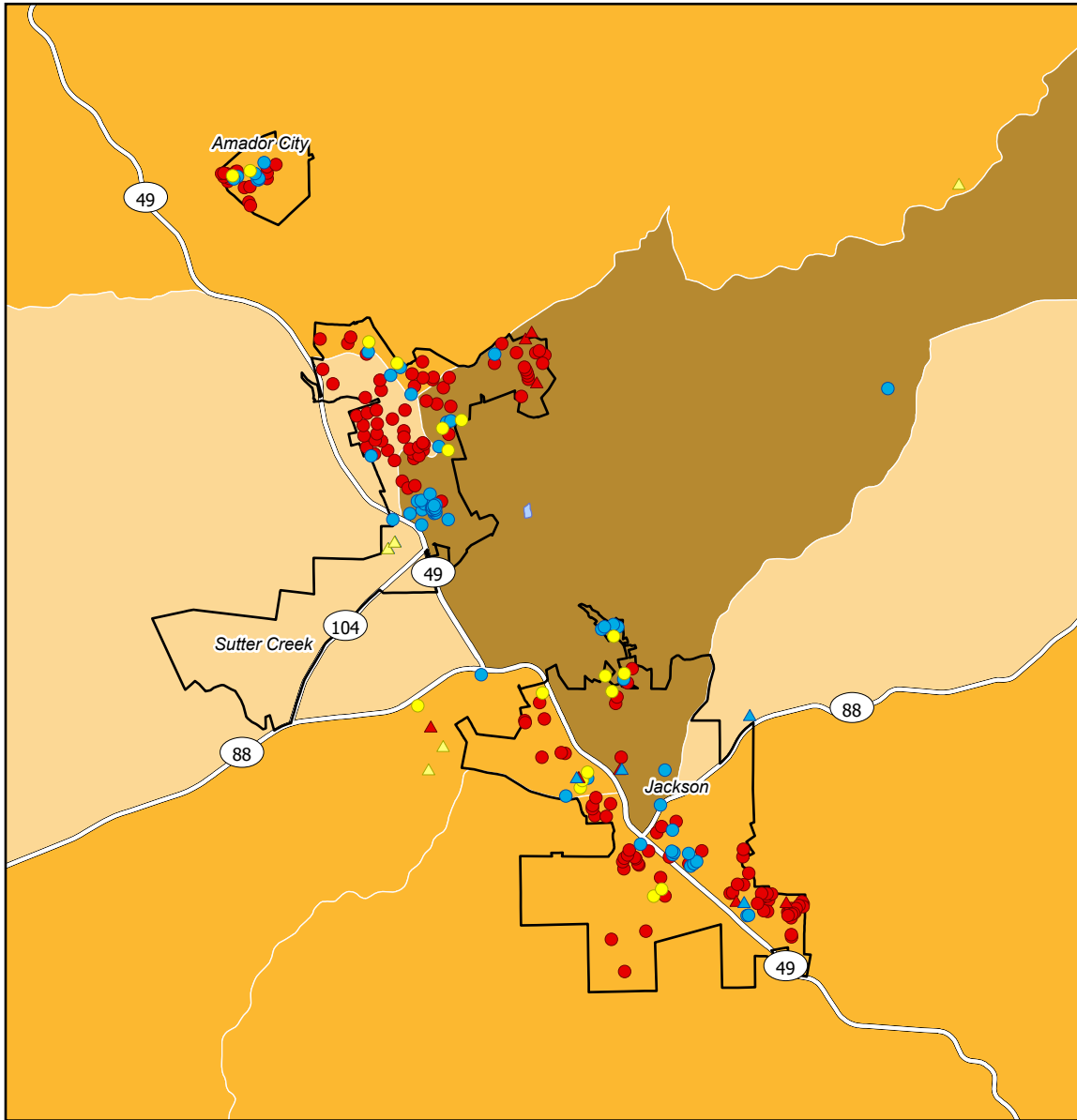
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "SensitiveCommunities\_UrbanDisplacementProject\_Tract." Map date: August 17, 2023.

**FIGURE V-35: COST-BURDENED RENTER HOUSEHOLDS BY CENSUS TRACT - COUNTYWIDE**



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Overpayment\_Tract\_2015-19." Map date: August 17, 2023.

**FIGURE V-36: COST-BURDENED RENTER HOUSEHOLDS BY CENSUS TRACT**



**Legend**

**Opportunity Sites**

□ VL/L - Very Low/Low

**Projects**

▲ VL/L - Very Low/Low

▲ M - Moderate

▲ AM - Above Moderate

**Vacant Sites**

● VL/L - Very Low/Low

● M - Moderate

● AM - Above Moderate

□ Incorporated Cities

▬ County Boundary

**Percent of Renter Households for whom Gross Rent (Contract Rent Plus Tenant-Paid Utilities) is 30% or More of Household Income**

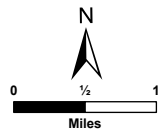
< 20%

20 - 40%

40 - 60%

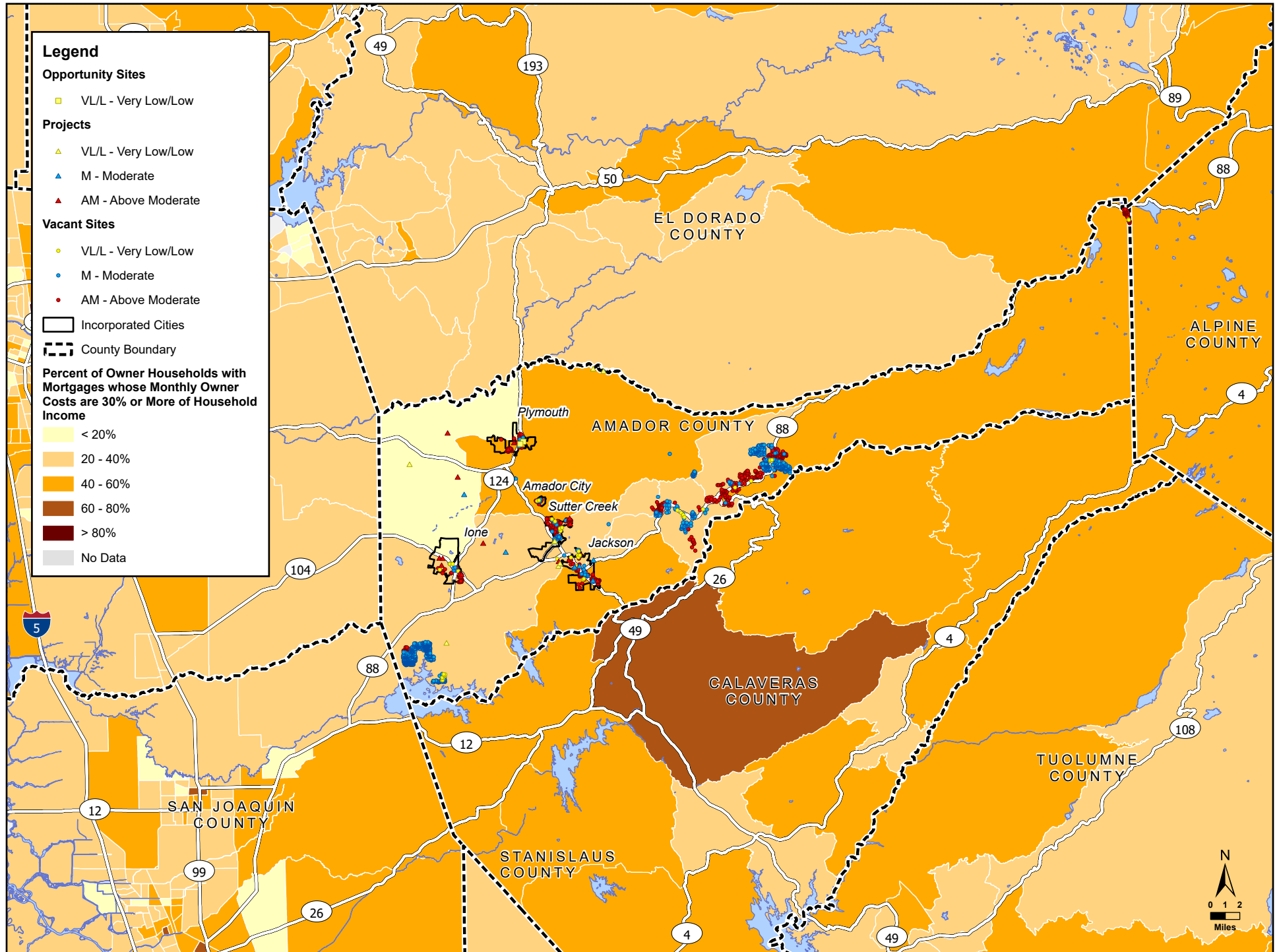
60 - 80%

> 80%



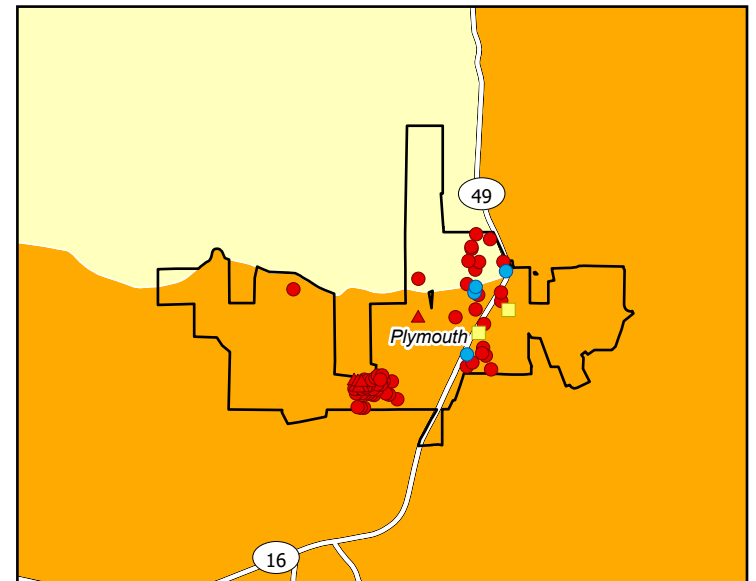
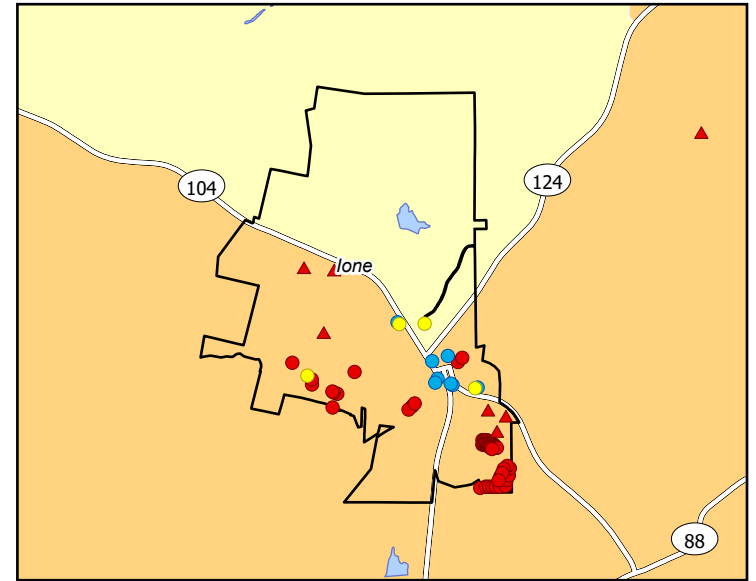
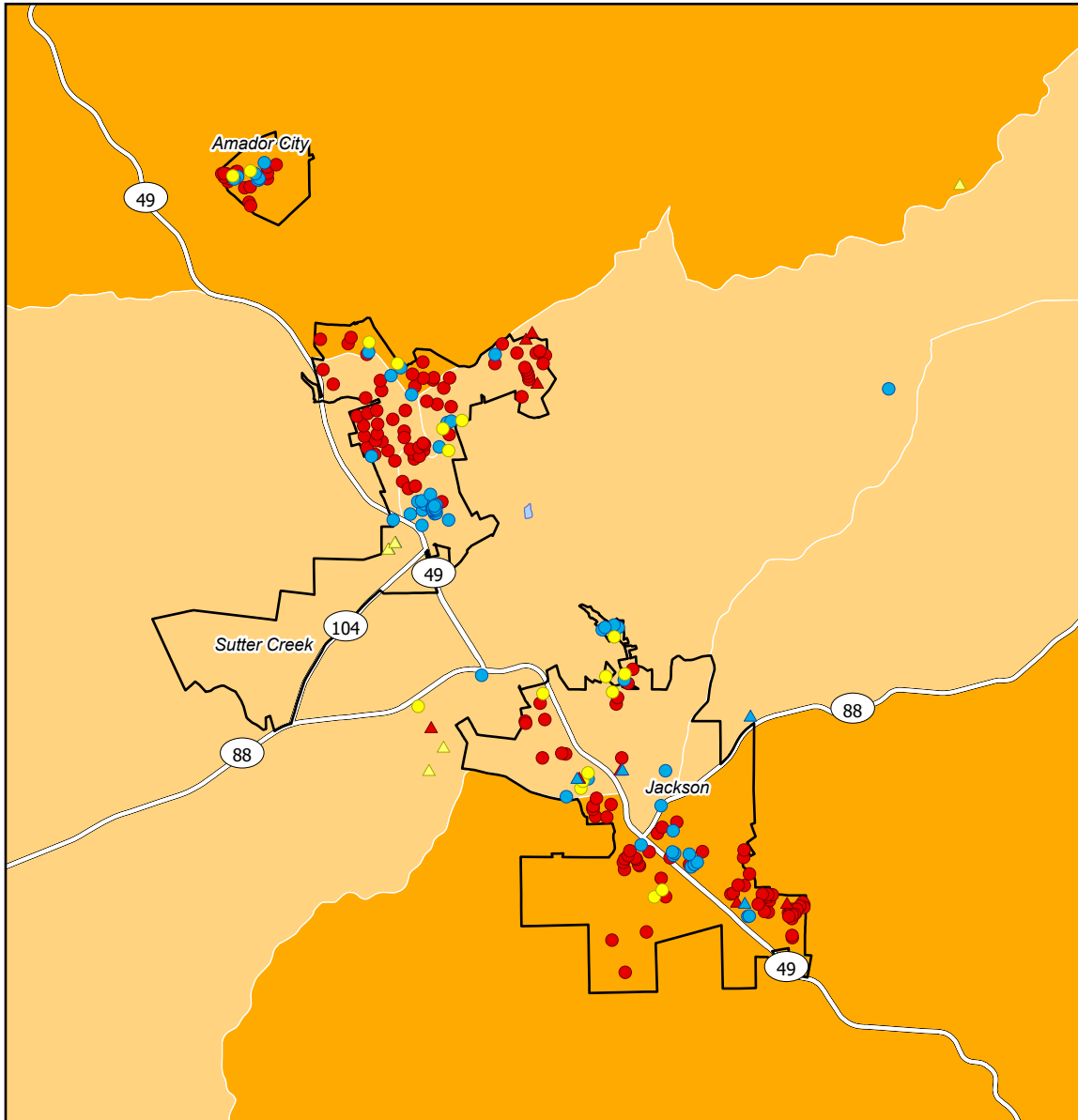
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Overpayment\_Tract\_2015-19." Map date: August 17, 2023.

**FIGURE V-37: COST-BURDENED OWNER HOUSEHOLDS BY CENSUS TRACT - COUNTYWIDE**



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Overpayment\_Tract\_2015-19." Map date: August 17, 2023.

**FIGURE V-38: COST-BURDENED OWNER HOUSEHOLDS BY CENSUS TRACT**



**Legend**

**Opportunity Sites**

□ VL/L - Very Low/Low

**Projects**

▲ VL/L - Very Low/Low

▲ M - Moderate

▲ AM - Above Moderate

**Vacant Sites**

● VL/L - Very Low/Low

● M - Moderate

● AM - Above Moderate

▭ Incorporated Cities

▭ County Boundary

**Percent of Owner Households with Mortgages whose Monthly Owner Costs are 30% or More of Household Income**

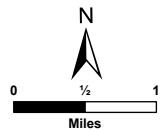
□ < 20%

□ 20 - 40%

□ 40 - 60%

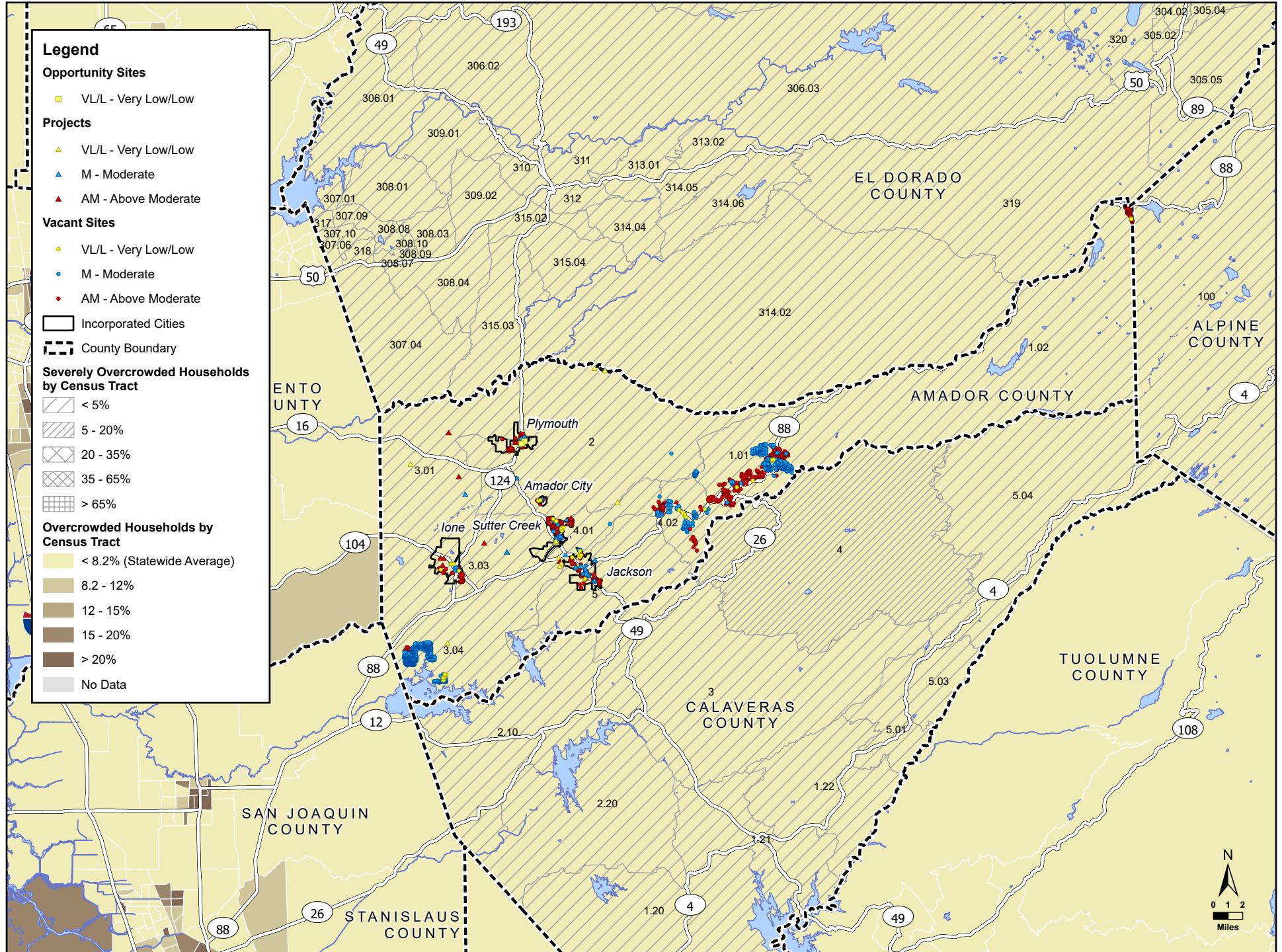
□ 60 - 80%

□ > 80%



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Overpayment\_Tract\_2015-19." Map date: August 17, 2023.

**FIGURE V-39: OVERCROWDED HOUSEHOLDS - COUNTYWIDE**



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "OvercrowdedHouseholds\_Tract," and "OvercrowdedHouseholds\_Severe\_Tract." Map date: August 17, 2023.

## E. ASSESSMENT OF CONTRIBUTING FACTORS TO FAIR HOUSING ISSUES

Based on the analysis included in this Background Report and the AI, Amador County and the Cities of Amador City, Lone, Plymouth, Jackson, and Sutter Creek have identified potential contributing factors to fair housing issues and outlined the meaningful actions to be taken in Table V-6. The meaningful actions listed in Table V-6 relate to the programs identified in the Housing Plan.

As identified in this assessment, the greatest barrier to fair housing and equal access to opportunity is the supply of a variety of housing types at affordable prices, including affordable housing for special needs groups. Most of the contributing factors identified stem from a common issue of limited options and supply. However, it appears that existing utility infrastructure may pose the biggest barrier to the production of a variety of housing types, particularly for the cities and communities served by Amador Water Agency which has indicated constraints with its infrastructure.

Therefore, the Countywide jurisdictions have identified the following priorities to affirmatively further fair housing: 1) availability of affordable housing, 2) expanding infrastructure in moderate/high/highest resource areas, 3) improving services and infrastructure to ensure access to housing opportunities throughout the County, and 4) combating discriminatory practices through education as priorities to further fair housing as the primary approaches to increase fair housing opportunities, increase access and diversity within higher opportunity areas, and to ensure that fair housing practices are understood, encouraged, and followed. Section F below identifies measures the County and each City will take to address factors contributing to fair housing issues and to address fair housing priorities.

Fair Housing Issue	Contributing Factors	Priority	Meaningful Action
Fair Housing Resources, including Enforcement and Outreach, and Reported Levels of Discrimination	<ul style="list-style-type: none"> <li>● Lack of outreach and education to inform persons of their housing rights under State and Federal Law, including limited regional coordination to ensure consistent information is available throughout the County</li> <li>● Lack of known service providers or entities to assist residents and interested parties in filing a fair housing complaint in order to address discriminatory or unfair housing practices</li> <li>● Low availability of information regarding resources for renters and homeowners, particularly for lower income households</li> <li>● Lack of training of property managers, lenders, and landlords regarding fair housing practices and communications with homebuyers and renters</li> </ul>	High	<ul style="list-style-type: none"> <li>● Program 1</li> <li>● Program 12</li> <li>● Program 13</li> </ul>
Housing Mobility and Lack of Access to Affordable Housing and	<ul style="list-style-type: none"> <li>● No existing sites for very low/low income housing in 1 Highest</li> </ul>	High	<ul style="list-style-type: none"> <li>● Program 3</li> </ul>

<p>Opportunity Areas, including highest resources and areas with higher incomes</p>	<p>Resource/high income area in Plymouth and in high income area (Pine Grove area north of State Route 88) in Amador County</p> <ul style="list-style-type: none"> <li>● Lack of high quality transit areas to improve access to economic and educational opportunities</li> <li>● Many single family subdivisions – need for affordable opportunities within single family subdivisions</li> <li>● Concentrations of persons with a disability, seniors, and female-headed households with children in low opportunity areas</li> <li>● Need for adequate water/wastewater infrastructure to accommodate affordable and special needs housing in highest/high resource areas, areas with more positive outcomes, and areas with higher median incomes</li> </ul>		<ul style="list-style-type: none"> <li>● Program 4</li> <li>● Program 6</li> <li>● Program 9</li> <li>● Program 13</li> <li>● Program 14</li> <li>● Program 16</li> <li>● Program 17</li> </ul>
<p>Disproportionate Housing Needs, including Overpayment and Substandard Housing</p>	<ul style="list-style-type: none"> <li>● Limited assisted affordable housing stock to ensure long-term housing that is affordable to extremely low, very low, and low income households in each of the cities, particularly Amador City, Plymouth, and Sutter Creek which have no assisted projects, and the unincorporated communities</li> <li>● On-going need for affordable housing options</li> <li>● Low vacancy rates for existing affordable housing options, including rental housing and housing that is accessible to the general population;</li> <li>● Limited availability of housing assistance programs and limited to no ability for residents to receive assistance with Housing Choice Vouchers through StanCoHA;</li> <li>● Need for assistance with monthly housing costs</li> <li>● Lack of local information regarding available housing rehabilitation, emergency repair, and weatherization programs</li> </ul>	<p>Medium</p>	<ul style="list-style-type: none"> <li>● Program 3</li> <li>● Program 4</li> <li>● Program 5B</li> <li>● Program 8</li> <li>● Program 9</li> <li>● Program 13</li> <li>● Program 14</li> <li>● Program 16</li> </ul>



Displacement Risk	<ul style="list-style-type: none"> <li>● Displacement of residents due to economic pressures</li> <li>● Displacement of residents due to disaster</li> </ul>	Medium/ Low	<ul style="list-style-type: none"> <li>● Program 3</li> <li>● Program 4</li> <li>● Program 10</li> <li>● Program 11</li> <li>● Program 13</li> <li>● Program 14</li> <li>● Program 17</li> </ul>
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## VI. EVALUATION OF THE 2014–2019 HOUSING ELEMENTS

### A. INTRODUCTION

California Government Code 65588(a) requires each jurisdiction to evaluate the effectiveness of the existing Housing Element, the appropriateness of the goals, objectives, and policies, and the progress in implementing the programs over the planning period of the Housing Element. This chapter contains a review of the programs of the previous Housing Element and evaluates the degree to which these programs have been implemented during the previous planning period. This section also includes a detailed review of the County's progress toward facilitating the production of its share of the regional housing need. The findings from this evaluation have been instrumental in determining the Countywide 2021 – 2029 Housing Plan.

### B. SUMMARY OF ACHIEVEMENTS

The 2014-2019 Housing Element program strategy focused on identifying and providing adequate sites to achieve a variety and diversity of housing, conserving and improving the existing affordable housing stock, facilitating the development of new affordable housing in the County and each jurisdiction, and addressing and removing any identified governmental/regulatory constraints to promote equal housing opportunities for all County residents. The 2014-2019 Housing Element identified the following goals:

- Goal H-1      **Land Inventory.** Provide adequate sites to encourage provision of affordable housing.
- Goal H-2      **Affordable and Special Needs Housing.** Provide support for affordable and special-needs housing in Amador County.
- Goal H-3      **Housing Stock, Energy Use and Natural Resources.** Support the conservation and rehabilitation of the existing housing stock and promote the reduction of energy use and the conservation of natural resources in the development of housing.
- Goal H-4      **Inclusive Housing and Living Environment.** Provide decent housing and quality living environment for Amador County residents, regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level.
- Goal H-5      **Housing Production Constraints.** Reduce 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.

Since the adoption of the last Housing Element update, and at the outset of the 5<sup>th</sup> Cycle Planning Period, Amador County and the Cities of Lone, Jackson, Plymouth, and Sutter Creek implemented a number of actions to plan for, accommodate, and facilitate the construction of affordable housing:

Amador County updated its Zoning Code to encourage farmworker housing consistent with the Health and Safety Code, adopted an Accessory Dwelling Unit (ADU) Ordinance, adopted the PG&E Weatherization and Money Saver Programs, completed Housing and Community Development (HCD) Annual Progress Reports, and implemented department-level actions such as designation of affordable apartment complexes to receive funding and the retention of a code enforcement officer position.

The City of Amador City updated its Municipal Code to regulate short-term rentals and updated its Design Review requirements to establish objective standards.

The City of Lone updated its Zoning Code to address ADU, SB 9, low barrier navigation center, and other laws that provide for a variety of housing types, continue to support the PG&E Weatherization Program, completed HCD Annual Progress Reports,

and implemented department-level actions, including providing predevelopment assistance as an incentive for affordable and special needs housing projects.

The City of Jackson updated its Zoning Code to address ADU laws and planned developments, adopted an ADU Ordinance, completed a Development Fee Schedule and Planning Fee Schedule update, coordinated with Amador Tuolumne Community Action Agency (ATCAA) and Permanent Local Housing Allocation Program (PHLA) to develop a transitional housing facility, adopted the PG&E Weatherization Program, completed HCD Annual Progress Reports, and implemented department-level actions such as updating the City website to include Fair Housing Laws, revising Planning Department procedures, waiving of development fees, and execution of development agreements.

The City of Plymouth updated its Zoning Code, adopted a Subdivision Ordinance, completed a Fee Schedule update, adopted the PG&E Weatherization Program, and completed HCD Annual Progress Reports.

The City of Sutter Creek updated and adopted their General Plan and updated zoning map, collaborated with PG&E to implement an Energy Efficient Lighting Program, adopted the PG&E Weatherization Program, completed HCD Annual Progress Reports, and updated the City’s website to include Fair Housing Laws.

Table VI-1 identifies Amador County, the City of Amador, the City of Lone, the City of Jackson, the City of Plymouth, and the City of Sutter Creek’s 2014-2019 RHNA, all residential units that were constructed or permitted during this period, and the capacity of the jurisdiction’s inventory of residential sites in accommodating the County’s allocation. As shown in Table VI-1, the SACOG RHNA for the 2014-2019 planning period was 100 units.

As shown in Table VI-1, 391 housing units were constructed during the planning period. Of these 391, 1 was affordable to very-low-income households, 7 were affordable to low-income households (6 non-deed restricted and 1 deed-restricted), and 0 were affordable to moderate- income and above moderate-income households. Housing development in Amador County has been relatively consistent compared to the 4<sup>th</sup> cycle, with the County and cities developing 358 units in the 4<sup>th</sup> cycle compared to 391 units during the 5<sup>th</sup> cycle.

<b>Table VI-1. Regional Housing Needs Allocation (RHNA) 2014-2019 – Countywide</b>					
<b>Allocation</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>TOTAL</b>
<b>Countywide RHNA Allocation – 2014-2019</b>					
<b>Amador County</b>					
<b>Amador County 2014-2019 RHNA</b>	10	7	9	23	49
Total Constructed	1	6 non-deed restricted 1 deed-restricted	48	38	94
Remaining Need	9	0	39	15	9
<b>Amador City</b>					
<b>Amador City 2014-2019 RHNA</b>	1	1	0	0	2
Total Constructed	0	0	0	0	0
Remaining Need	1	1	0	0	2
<b>City of Lone</b>					
<b>Lone 2014-2019 RHNA</b>	3	3	3	7	16
Total Constructed	0	0	86	75	161
Remaining Need	3	3	0	0	6
<b>City of Jackson</b>					
<b>Jackson 2014-2019 RHNA</b>	4	3	4	8	19
Total Constructed	0	0	43	41	64
Remaining Need	4	3	0	0	7
<b>City of Plymouth</b>					
<b>Plymouth 2014-2019 RHNA</b>	1	1	1	1	4

Total Constructed	0	0	0	34	34
Remaining Need	1	1	1	0	3
<b>City of Sutter Creek</b>					
<i>RHNA</i>	<b>2</b>	<b>2</b>	<b>2</b>	<b>4</b>	<b>10</b>
Total Constructed	0	0	20	18	38
Remaining Need	2	2	0	0	4
Source: Amador County, 2019 Annual Element Progress Report; City of Ione, 2019 Annual Element Progress Report; City of Jackson, 2015-2019 Annual Element Progress Reports; City of Plymouth, 2020 Annual Element Progress Report; City of Sutter Creek, 2020 Annual Element Progress Report; City of Plymouth 2018-2019 APR Data from HCD Dashboard					

During the planning period, the jurisdictions within Amador County worked with the Amador Water Agency, the ATCAA, other public agencies, non-profits, and the private development community to assist the production of affordable housing. The jurisdictions also supported local developers by creating processes to facilitate the entitlement and processing affordable homes, conducted public outreach to publicize opportunities and resources to support Amador County housing needs, promoted second unit dwellings, and partnered with PG&E to promote energy savings programs. The following Housing Element programs were also implemented:

- Housing Choice Voucher Program (formerly Section 8) (through Stanislaus County Housing Authority)
- Infill Development Program
- Affordable Housing Development Program
- Large Family Housing Program
- Senior Housing Program
- Child Care Program
- Energy Action Plan
- PG&E's Weatherization Program

The jurisdictions within Amador County also created staff positions to assist with code enforcement, encouraged farmworker housing consistent with the Health and Safety Code, reviewed the Building Code and adopted revisions, maintained at-risk units, and pursued funding from State and Federal Programs to obtain grants. Zoning Code updates included incentives for affordable infill housing, compliance with SB2 requirements, removal of affordable housing constraints, adoption of a reasonable accommodation procedure for housing, increase and bonus of densities, redesignation of zoning, removal of parking constraints, revision of application processing procedures, reduction of parking requirements, and inclusionary affordable housing.

While units restricted to households with special needs were not developed during the reporting period, Countywide programs to assist the homeless population, including households at-risk of homelessness, included a feasibility study to identify potential sites for affordable housing that would include units to benefit homeless persons, subsidized units affordable to lower income households continued to provide affordable housing opportunities that benefit seniors (86 units) and 258 units that provide opportunities for a variety of household types, including persons with a disability, farmworkers, single female heads of household with children, and persons at-risk of homelessness. Market rate development in all jurisdictions, except Amador City which did not include new units, included for-sale units sized to accommodate large households. It is noted that the jurisdictions have not tracked units specifically for special needs households; the Housing Plan includes a program to address this need and the cumulative effect of the 6<sup>th</sup> Cycle Housing Element on needs for lower income households.

### **C. APPROPRIATENESS AND EFFECTIVENESS OF THE 2014 – 2019 HOUSING ELEMENT**

The County of Amador, City of Ione, City of Jackson, City of Plymouth, and City of Sutter Creek all have housing programs that have been relatively effective in removing potential constraints to affordable housing, increasing coordination among County and City departments, agencies, and providers to plan for affordable housing, including providing financial assistance,

and addressing programs and services necessary to meet the housing needs of residents within the geographical area of Amador County, property owners, and other affected parties.

Since the adoption of the 5<sup>th</sup> Cycle Housing Elements, the County of Amador, City of Lone, City of Jackson, City of Plymouth, and City of Sutter Creek have implemented a number of programs that have helped to achieve the goals, objectives and policies of the 2014-2019 Housing Elements, which are described in detail in Table VI-3. It is noted that Amador City did not adopt a 5<sup>th</sup> Cycle Housing Element and continued to process building permits consistent with State law and the City Code during the 5<sup>th</sup> Cycle. Table VI-3 also refers to new programs in the 2021-2029 Housing Elements, including programs that were modified, consolidated into new programs or omitted because they were implemented, redundant to other programs, or determined ineffective. The 6<sup>th</sup> Cycle Housing Element Plan includes the complete set of the new and/or revised programs for the 2021-2029 Housing Cycle.

The overarching goals and policies of the 2014-2019 Housing Element will continue to be instrumental in accommodating housing goals, including preservation of affordable units, rehabilitation of existing housing, and development of a variety of housing types at a range of affordability levels. While the majority of goals, policies, and programs included in the 2014-2019 Housing Elements continue to be appropriate to address housing needs, the Housing Plan will be updated to provide clearer guidance, remove redundancies, and provide more specific direction to encourage affordable and special needs housing and to increase the effectiveness of the Housing Plan. The Housing Plan will also be updated to streamline programs so that they are easier for Staff to implement and to include a matrix of programs that include timing and objectives to make it easier to identify the applicability and outcomes of each program. The intent of these programs will be kept in the Housing Plan, with revisions to address identified specific housing needs, constraints, or other concerns identified in this update.

The County of Amador, City of Lone, City of Jackson, City of Plymouth, and City of Sutter Creek have all coordinated with other state and federal agencies, provided support to affordable housing projects, and supported their local jurisdictions with public outreach to share housing opportunities and resources.

Additional new extremely low, very-low, and low-income housing and special needs housing development occurred minimally due primarily to a lack of available local and State funds to encourage or incentivize the development of such housing. State and federal funds for lower income housing are also very limited and extremely competitive to receive. Amador County and the Cities within Amador County will work with affordable housing developers to facilitate new affordable housing development as it is proposed. Each jurisdiction will continue to work with affordable housing developers to identify potential projects on land designated for very low- and low-income development, as well as agricultural sites appropriate for agricultural or other employee housing opportunities.

Table VI-2 evaluates the cumulative effectiveness of housing programs that address special needs populations by population type at the Countywide level and, where applicable, for the individual jurisdictions and describes additional measures to be taken to improve effectiveness of programs for the 6<sup>th</sup> Cycle. While some programs were implemented and effective, others were not, due primarily to lack of funding and staff resources as well as interest from the affordable development community. Many of the 5<sup>th</sup> Cycle programs did not include regular implementation actions to promote special needs housing or to raise awareness of available programs and incentives. The 6<sup>th</sup> Cycle Housing Plan provides specific steps, more specific timelines, and specific objectives to promote special needs housing in order to improve effectiveness of the Housing Plan during the 5<sup>th</sup> Cycle. There were many Countywide programs identified for the 5<sup>th</sup> Cycle, but no established working group or other entity to implement these programs at the Countywide level which resulted in many programs for the 5<sup>th</sup> Cycle falling between the cracks with no entity responsible for implementation. It is anticipated that establishing the Countywide Housing Working Group will be of significant assistance to jurisdictions during the 6<sup>th</sup> Cycle, as it will provide an opportunity for jurisdictions to coordinate on similar efforts and reduce the need for each jurisdiction to develop materials, identify stakeholders, and perform tasks individually but will allow for efficient use of shared resources.

<b>Table VI-2: Housing Program Effectiveness by Population Type</b>	
<b>Population Served</b>	<b>Housing Program 5<sup>th</sup> Cycle Cumulative Effectiveness</b>
Seniors	<p><b>Senior Units</b></p> <p><b>Countywide Program H-2.1:</b> Coordinate with non-profit developers that specialize in housing for special needs groups. While several individual jurisdictions worked to address special needs, this program was not implemented on a Countywide basis due to lack of a designated entity at the Countywide level and limited staff resources.</p> <p><b>City of Lone Program H-8:</b> Density Bonus Senior Housing Program Partially implemented and ongoing. The City offers incentives for affordable senior housing projects, but has not had any interest during the planning period.</p> <p><b>Cumulative Units:</b> 46 market-rate single family units were produced in Jackson for seniors 55 years and older and 2 elderly residential care homes (Argonaut Care Home 2 and Argonaut Care Home 3 were licensed in 2023, providing 12 beds for seniors that need assistance with daily living activities. No senior housing was identified in other jurisdictions in the County.</p> <p><b>Actions to Improve Effectiveness:</b> During the 6<sup>th</sup> Cycle, the County and each jurisdiction will proactively reach out to senior housing developers and service providers to encourage interest in providing housing and housing-related services to senior households. Incentives available for senior housing will be identified. Outreach will also be provided to ensure senior households are aware of available housing rehabilitation and emergency repair programs to assist with maintaining existing housing. Additional residential care facility development will be encouraged by highlighting that small residential care facilities are treated the same as a residential unit</p>
Persons with Disabilities	<p><b>Countywide Program H-2.1:</b> Coordinate with non-profit developers that specialize in housing for special needs groups. While several individual jurisdictions worked to address special needs, this program was not implemented on a Countywide basis due to lack of a designated entity at the Countywide level and limited staff resources.</p> <p><b>Amador County Program H-12:</b> Adopt a Reasonable Accommodation Procedure for Housing Partially implemented. While the County has made an ongoing effort to update the Zoning Code, the current Zoning Code does not have an adopted reasonable accommodation procedure for housing.</p> <p><b>Amador City Program H-11:</b> Facilitation of Accessible Housing The City shall require a minimum of 10% of units in any multi-family projects of 4+ units to be accessible, and to encourage accessibility in smaller projects. All newly constructed second units will be required to be accessible if slope is not a constraint. The City shall also make information available on methods to make new construction include disability access through simple methods to those applying to building single- or multi-family housing. No new projects were proposed during the 5<sup>th</sup> Cycle that triggered this requirement.</p> <p><b>City of Jackson Program H-12:</b> Reasonable Accommodations Zoning Code Update Implemented. The City's Development Code was updated in February 2014 to address reasonable housing accommodations for persons with disabilities.</p> <p><b>City of Sutter Creek Program H-7:</b> Reasonable Accommodations Zoning Code Update Partially implemented and ongoing. The City has implemented this program through adoption of City Code Section 18.58 "Accommodation of Persons with Disabilities." No further amendment to the City Code was made in regard to SB 520. Updates to the Code are still outstanding. A brochure on reasonable accommodation for disabled persons has not yet been created or provided on the City's website.</p> <p><b>Cumulative Units:</b> Housing for persons with a disability was created in Lone, Jackson, Sutter Creek, and the unincorporated County during the 5<sup>th</sup> Cycle through the licensing of residential care homes, including homes that serve adults (18-59) and elderly. In Lone, two adult care homes were licensed (Angelo's Care Home – 4 beds</p>

	<p>and Poppy Lane Care Home – 4 beds), providing a total of 8 beds. In the unincorporated County, 8 beds were created including Good Days (4 beds near Sutter Creek) and Sunridge Place (4 beds, Pine Grove). One adult residential care home was licensed in Sutter Creek (Rhoades Care Home). In addition, the elderly residential care facilities (12 beds in Jackson) created new opportunities for seniors with a disability or other condition requiring assistance with daily living activities.</p> <p><b>Actions to Improve Effectiveness:</b> During the 6<sup>th</sup> Cycle, the County and each jurisdiction will proactively reach out to housing developers and service providers for persons with a disability to encourage interest in providing housing accessible to and serving persons with a disability and housing-related services. Incentives available for housing serving persons with a disability will be identified. Additional residential care facility development, including for youth, adults, and seniors, will be encouraged by identifying. Each jurisdiction’s reasonable accommodation program will be promoted to encourage increased accessibility of new and existing housing.</p>
<p>Large Households</p>	<p><b>Countywide Program H-2.1:</b> Coordinate with non-profit developers that specialize in housing for special needs groups. While several individual jurisdictions worked to address special needs, this program was not implemented on a Countywide basis due to lack of a designated entity at the Countywide level and limited staff resources.</p> <p><b>City of Lone Program H-7:</b> Large Family Housing Program Partially implemented. The City offers incentives to rental projects for large families, but has not had any applications for rental housing. Staff assisted a potential multifamily rental project by offering pre-application review of the project to assist the developer with identifying the requirements of the City's Zoning Code and the General Plan.</p> <p><b>City of Jackson Program H-12:</b> Large Family Housing Incentives and Development Standards Partially implemented and ongoing. While the City is amenable to the implementation of large family housing, the City has not been able to provide large family incentives due to limitations on staff resources.</p> <p><b>Cumulative Units:</b> Each jurisdiction permitted single family homes, including units with 3 or more bedrooms, appropriate for large households. A Zillow search of units built and sold from 2015 through 2021 identified 212 units with 3 bedrooms or more out of a total of 226 units with recent sales data available. The majority of these units were located in Lone (150 3-bedroom units /151 total units), 26 3-bedroom units out of 33 total units located in Jackson, 1 3-bedroom unit in Sutter Creek none in Plymouth, or Amador City, and 35 3-bedroom units out of 41 units in the unincorporated County. No data was available for structures with 2 or more units. These trends indicate that the majority of units produced during the 5th Cycle were sized to accommodate large households. However, no large affordable or multifamily units were documented for any of the jurisdictions during the 5th Cycle.</p> <p><b>Actions to Improve Effectiveness:</b> During the 6<sup>th</sup> Cycle, the County and each jurisdiction will proactively reach out to housing developers to encourage additional rental and affordable units serving large households. Incentives and financial resources available for the development and rehabilitation of housing serving persons large households will be identified.</p>
<p>Female-headed Households</p>	<p><b>Countywide Program H-2.1:</b> Coordinate with non-profit developers that specialize in housing for special needs groups. While several individual jurisdictions worked to address special needs, this program was not implemented on a Countywide basis due to lack of a designated entity at the Countywide level and limited staff resources.</p> <p><b>Countywide Program H-2.3:</b> Work with the Amador-Tuolumne Community Action Agency (ATCAA) to find suitable sites for transitional, supportive, and female heads of households housing. Implemented. Amador County and the cities of Lone, Jackson, Plymouth and Sutter Creek have made various levels of progress with ATCAA with a Countywide effort to identify sites resulting in the identification of 4 potential sites and selection of 1 site as a priority site for housing. Additionally:</p>

	<p>Amador County initiated a Countywide effort to identify suitable sites to assist persons at-risk or experiencing homelessness, including female heads of household. In 2020, the NPLH Housing Site Feasibility Study was prepared, which evaluated four potential sites for permanent supportive housing. The study evaluated 3 sites in Martell and 1 in Lone. The study concluded that the Wicklow site in Martell should be prioritized for NPLH-funded affordable housing due to the County's ownership of the site, the flexibility to determine appropriate parcel size through planning for the larger Wicklow Way subdivision, the proximity to local amenities, and substantial benefit to the community.</p> <p>The City of Jackson worked with ATCAA to site a new transitional housing facility. The City is also working with the County of Amador to apply for PHLA grant funds for transitional housing.</p> <p>lone has not had interest from developers regarding transitional or other special housing needs and therefore has not implemented this program separately from the Countywide effort to identify suitable sites for permanent supportive housing.</p> <p>Neither the Cities of Plymouth or Sutter Creek implemented this program separately from the Countywide effort.</p> <p><b>Cumulative Units:</b> No units were developed specifically for female-headed households with children or with amenities/services oriented toward such households. Each jurisdiction permitted single family homes, including units with 3 or more bedrooms, appropriate for female-headed households with children as described under "Large Households".</p> <p><b>Actions to Improve Effectiveness:</b> During the 6<sup>th</sup> Cycle, the County and each jurisdiction will proactively reach out to housing developers to encourage additional rental and affordable units serving households with children, including female-headed households. Incentives and financial resources available for the development and rehabilitation of market rate and affordable housing, particularly housing with on-site amenities for children and support for single heads of household, will be identified.</p>
Farmworkers	<p><b>Countywide Program H-2.1:</b> Coordinate with non-profit developers that specialize in housing for special needs groups.</p> <p>While several individual jurisdictions worked to address special needs, this program was not implemented on a Countywide basis due to lack of a designated entity at the Countywide level and limited staff resources.</p> <p>Amador County Program H-9: Encourage Farmworker Housing Consistent with the Health and Safety Code Implemented. Amador County has amended the Zoning Code to encourage farmworker housing consistent with the Health and Safety Code.</p> <p><b>Cumulative Units:</b> No housing was developed for farmworkers or with services/amenities oriented toward farmworkers.</p> <p><b>Actions to Improve Effectiveness:</b> While individual jurisdictions will work to encourage farmworker housing, the jurisdictions will also work together to identify opportunities for a County-serving farmworker housing center to provide both permanent and seasonal housing to support the County's farmworker housing population.</p>
Homeless	<p><b>Countywide Program H-2.1:</b> Coordinate with non-profit developers that specialize in housing for special needs groups.</p> <p>While several individual jurisdictions worked to address special needs, this program was not implemented on a Countywide basis due to lack of a designated entity at the Countywide level and limited staff resources.</p> <p><b>Countywide Program H-2.3:</b> Work with the Amador-Tuolumne Community Action Agency (ATCAA) to find suitable sites for transitional, supportive, and female heads of households housing.</p> <p>Implemented. Amador County and the cities of Lone, Jackson, Plymouth and Sutter Creek have made various levels of progress with ATCAA with a Countywide effort to identify sites resulting in the identification of 4 potential sites and selection of 1 site as a priority site for housing. Additionally:</p> <p>The City of Jackson worked with ATCAA to site a new transitional housing facility. The City is also working with the County of Amador to apply for PHLA grant funds for transitional housing.</p>



	<p>lone has not had interest from developers regarding transitional or other special housing needs and therefore has not implemented this program separately from the Countywide effort to identify suitable sites for permanent supportive housing.</p> <p>Neither the Cities of Plymouth or Sutter Creek implemented this program separately from the Countywide effort.</p> <p><b>Amador County Program H-10:</b> Amend the Zoning Code to comply with SB2 requirements (allow transitional and supportive housing in all zones that allow for residential housing subject to the same restrictions that apply to other residential dwellings of the same type in the same zone).</p> <p>Partially implemented and ongoing. While the County has made an ongoing effort to update the Zoning Code to comply with SB2 requirements, the current Code currently only allows emergency shelters and transitional/supportive housing in the C-1 zone.</p> <p><b>Amador City Program H-10:</b> Facilitation of Transitional Housing</p> <p>Not implemented. The City has not been able to accommodate transitional housing and other facilities in appropriate locations under the City's conditional use permit process.</p> <p><b>City of Sutter Creek Program H-8:</b> General Plan and Zoning Ordinance Transitional and Supportive Housing Update</p> <p>Implemented and ongoing. The City's Zoning Ordinance was updated to allow transitional housing in 2008. Ordinance 330 was created to allow transitional housing in the R4 zone and additional Zoning Code updates are still required to allow transitional and supportive housing in the R-3 zone.</p> <p><b>Cumulative Units:</b> The City of Jackson worked to site a new transitional housing facility and Amador County identified a site for housing to serve the homeless population. As described above, constraints to housing to serve the homeless populations were removed by multiple jurisdictions during the 6th Cycle.</p> <p><b>Actions to Improve Effectiveness:</b> While individual jurisdictions will work to encourage farmworker housing, the regional Continuum of Care continues to be the designated entity to administer funds for housing and services for the homeless population. Each jurisdiction will work with the CoC to identify interest in developing sites designated to accommodate emergency shelters on a by-right basis and to identify available funding, both through the CoC and through additional State and Federal resources.</p>
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The Housing Plan included in this 2021-2029 Housing Element includes modifications to make programs more effective, clarifications of objectives, minimizes constraints to affordable and special needs housing, strengthens outreach programs to provide additional information to affordable housing developers, and ensures that the programs are implementable. The Housing Plan provided within the Housing Element includes policies to document goals and programs, and includes a more robust approach to addressing senior, farmworker, disabled, and other special needs groups.

Table VI-3: Description of Achievements from Previous 2014 – 2019 Housing Element	
Action	Accomplishments / Status
<b>GOAL H-1: Provide adequate sites to encourage provision of affordable housing.</b>	
<p><b>Program H-1.1:</b></p> <p>To ensure that there is a sufficient supply of multi-family- and single- family-zoned land to meet the regional housing needs allocation (RHNA), the County and the cities of Lone, Jackson, Plymouth, and Sutter Creek will annually review their land inventory. Each jurisdiction will consider single-family-zoned, vacant infill lots for potential reuse and additional development of affordable second units, multi-family dwellings, and special needs housing.</p> <p><i>Time Frame: Annually</i></p>	<p><b>Accomplishments:</b> Implemented and ongoing. Each jurisdiction (Amador County and the cities of Lone, Jackson, Plymouth, and Sutter Creek) reviewed its land inventory annually and determined it had adequate sites to accommodate the 5<sup>th</sup> Cycle RHNA, including single family and multifamily uses. As discussed below, the City of Plymouth rezoned land to ensure multifamily opportunities to accommodate the very low- and low-income portion of its 5<sup>th</sup> Cycle RHNA.</p> <p><b>Status:</b>           <input checked="" type="checkbox"/> Keep           <input type="checkbox"/> Modify           <input type="checkbox"/> Remove</p> <p>This program has assisted each jurisdiction to ensure adequate land for single-family and multi-family housing and will be kept in the 6<sup>th</sup> Cycle Housing Element.</p>
<p><b>Program H-1.2:</b></p> <p>The County and the cities of Lone, Jackson, Plymouth, and Sutter Creek will consider jointly pursuing funding through various state and federal programs or apply individually. The jurisdictions will consider jointly pursuing funding on an annual basis or pursue funding individual by submitting grant applications depending on the availability of funding. Local, state, and federal programs include:</p> <ul style="list-style-type: none"> <li>● BEGIN (federal)</li> <li>● CalHome Program (federal)</li> <li>● Community Development Block Grant (federal)</li> <li>● Multifamily Housing Program (federal)</li> <li>● Section 8 (federal)</li> <li>● State Homeownership Program (state)</li> <li>● Residential Energy Conservation (state)</li> <li>● Community Reinvestment Act (federal)</li> <li>● Mortgage Credit Certificate</li> <li>● Non-Profit Housing Development Corporation</li> </ul>	<p><b>Accomplishments:</b> Partially implemented and ongoing. Each jurisdiction (Amador County and the cities of Lone, Jackson, Plymouth, and Sutter Creek) is working on jointly and individually pursuing funding through various state and federal programs.</p> <p><b>Status:</b>           <input type="checkbox"/> Keep           <input checked="" type="checkbox"/> Modify           <input type="checkbox"/> Remove</p> <p>This program continues to be appropriate in securing affordable housing funding and will be modified in the 6<sup>th</sup> Cycle Housing Element to include more specific objectives regarding inter-jurisdictional coordination, commitment to applying for funding, and a specific timeline for implementation.</p>

<p><i>Time Frame: Annually, and as NOFAs are released</i></p> <p><b>Program H-1.3:</b></p> <p>The County and the cities of Lone, Jackson, Plymouth, and Sutter Creek should promote the development of second unit dwellings by publicizing information at City Halls, the County Administration Center, and posting information on the each jurisdiction’s website. Each jurisdiction should provide information regarding permit requirements, changes in State law, and benefits of second unit dwellings to property owners and the community.</p> <p><i>Time Frame: Review and update annually</i></p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. Amador County and the cities of Lone, Jackson, Plymouth, and Sutter Creek are promoting the development of second unit dwellings. Additionally:</p> <p>Amador County: The County approved an Accessory Dwelling Unit Ordinance in April 2022.</p> <p>Lone: The Draft Focus Zoning Code Update was completed in 2021. Provisions for Accessory Dwelling Units and Junior Accessory Dwelling Units were revised to address State law.</p> <p>Jackson: The Planning Department proposed new accessory dwelling regulations to promote secondary units. The City Council approved the ordinance update in February 2019. The Building Department is processing ADUs and implementing updates to the Development Code.</p> <p>Plymouth: The City needs to adopt provisions for Accessory Dwelling Units and Junior Accessory Dwelling Units per State law.</p> <p>Sutter Creek: The City’s General Plan and regulations are posted on the City’s website (<a href="http://www.cityofsuttercreek.org">www.cityofsuttercreek.org</a>) providing applicants with information on second dwelling units. The City provides links on the City website to the “housing and employment information” on the County website. Due to the changing nature of state law, grant funding, and the economy, the Planning staff does not maintain a packet of information that would quickly become outdated but works with each applicant to inform them of the options available for second unit dwellings. No second units were approved during the previous planning period.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program has facilitated many of the jurisdictions to adopt provisions for Accessory Dwelling Units and Junior Dwelling Units per State law and will be modified in the 6<sup>th</sup> Cycle Housing Element to add a specific timeline for implementation to help remaining jurisdictions do the same.</p>
<p><b>Program H-1.4:</b></p> <p>The County and the cities of Lone, Jackson, Plymouth and Sutter Creek shall consider applying jointly or individually to use CDBG funding for the First-time Homebuyer Program.</p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. Amador County and the cities of Lone, Jackson, Plymouth, and Sutter Creek intended to pursue available CDBG funding in the 5th Cycle Housing Element but have not been able to do so due to limitations on staff resources.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p>

<p><i>Time Frame: Apply annually</i></p>	<p>This program has not been pursued due to lack of staff resources to apply for CDBG funding for the First-time Homebuyer Program and will be modified in the 6<sup>th</sup> Cycle Housing Element to require a specific timeline for implementation and provide for coordination between the jurisdictions to take advantage of shared resources.</p>
<p><b>Program H-1.5:</b></p> <p>The County and the cities of lone, Jackson, Plymouth and Sutter Creek will consider developing an Affordable Housing Trust Fund with funds that could be acquired from housing developers and or employers throughout the County. Funds could be collected from housing developers when new residential projects are built or new employers locating in the County when their workplaces are established. Once funds start being collected, the newly established Countywide Housing Committee comprised of a representative from each jurisdiction would develop a priority list for the use of these funds. Funds could be used to build new affordable housing or to rehabilitate existing housing.</p> <p>The jurisdictions would apply for matching funds from the Local Housing Trust Fund Matching Grant Program through the State Housing and Community Development Department (HCD).</p> <p><i>Time Frame: Consider developing a trust fund by June 2016</i></p>	<p><b>Accomplishments:</b> Partially implemented. Amador County and the cities of lone, Jackson, and Plymouth have not actively pursued available funding due to limitations on staff resources.</p> <p>In Sutter Creek, this program is implemented on a case-by-case basis for major subdivisions. The most recent example of implementation of this program was the approval of the Gold Rush Ranch Specific Plan (GRRSP) in 2010. Public housing benefits provided by the GRRSP are highlighted in Chapter 3 of the Specific Plan including establishment of an affordable housing trust fund for the funding of affordable housing, administered by the City. A Trust Fund or Countywide Housing Committee was not established in 2020.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program has not been pursued in its entirety due to lack of staff resources to developing an Affordable Housing Trust Fund and will be modified in the 6<sup>th</sup> Cycle Housing Element to require a specific timeline for implementation.</p>
<p><b>Goal H-2: Provide support for affordable and special-needs housing in Amador County</b></p>	
<p><b>Program H-2.1:</b></p> <p>The County and the cities of lone, Jackson, Plymouth, and Sutter Creek will consider working together or individually with nonprofits and for-profit housing development corporations specializing in housing for various special needs groups to accommodate housing that meets the needs of these groups.</p> <p>Each jurisdiction will work with nonprofit housing corporations to educate its citizens regarding the necessity of providing the affordable housing needed to support the job growth occurring throughout the County. Specifically, this information will focus on the need to provide affordable housing close to jobs</p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. Amador County and the cities of lone, Jackson, Plymouth and Sutter Creek have intended to pursue support for affordable and special-needs housing in the 5th Cycle Housing Element but have not been able to do so due to limitations on staff resources.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program has not been pursued in its entirety due to lack of staff resources and will be modified to include specific actions and timing to make the program easier to implement in the 6<sup>th</sup> Cycle Housing Element.</p>

<p>in an effort to reduce the traffic and air quality impacts that result from long commutes.</p> <p>Programs will target community opposition to affordable housing projects in an effort to establish positive perceptions. Education will occur through public meetings, presentations to the community, and articles published in the local newspaper.</p> <p>Should the County and the cities successfully receive funding either jointly or individually, each jurisdiction will promote and publicize the availability of funding for loans and grants (when additional CDBG/HOME funds are acquired) through the local media, mailings to property owners in targeted areas, and mailings to local contractors and developers.</p> <p><i>Time Frame: Annually</i></p>	
<p><b>Program H-2.2:</b></p> <p>Assembly Bill (AB) 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households. To facilitate housing for extremely low-income persons, the County and the cities of Lone, Jackson, Plymouth, and Sutter Creek will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development or rehabilitation of single-room occupancy units and/or other units affordable to the extremely low-income, such as supportive and multi-family units.</p> <p><i>Time Frame: December 2015</i></p>	<p><b>Accomplishments:</b> Partially implemented. Amador County and the cities of Lone, Jackson, Plymouth and Sutter Creek have not prioritized funding and/or offer financial incentives or regulatory concessions due to limitations on staff resources.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program to analyze existing and projected housing needs of extremely low-income households has not been pursued in its entirety due to lack of staff resources and will be modified to address the needs of extremely low-income households in the 6<sup>th</sup> Cycle Housing Element.</p>
<p><b>Program H-2.3:</b></p> <p>The County and the cities of Lone, Jackson, Plymouth, and Sutter Creek shall consider working together or individually with the Amador-Tuolumne Community Action Agency (ATCAA) to find suitable sites for transitional, supportive, and female heads of households housing. The County and the cities of Lone, Jackson, Plymouth, and Sutter Creek shall consider working together to host an annual meeting with ATCAA to ensure that opportunities</p>	<p><b>Accomplishments:</b> Implemented. Amador County and the cities of Lone, Jackson, Plymouth and Sutter Creek have made various levels of progress with ATCAA with a Countywide effort to identify sites resulting in the identification of 4 potential sites and selection of 1 site as a priority site for housing:</p> <p><b>Amador County:</b> Amador County initiated a Countywide effort to identify suitable sites to assist persons at-risk or experiencing homelessness, including female heads of household. In 2020, the NPLH Housing Site Feasibility Study was prepared, which evaluated four potential sites for permanent supportive housing. The study evaluated 3 sites in Martell and 1 in Lone. The study concluded that the Wicklow site in Martell should be prioritized for</p>

<p>for transitional and special needs housing are implemented to the greatest extent possible.</p> <p><i>Time Frame: Ongoing with annual meetings</i></p>	<p>NPLH-funded affordable housing due to the County's ownership of the site, the flexibility to determine appropriate parcel size through planning for the larger Wicklow Way subdivision, the proximity to local amenities, and substantial benefit to the community.</p> <p><b>lone:</b> lone has not had interest from developers regarding transitional or other special housing needs and therefore has not implemented this program separately from the Countywide effort to identify suitable sites for permanent supportive housing.</p> <p><b>Jackson:</b> The City of Jackson worked with ATCAA to site a new transitional housing facility. The City is also working with the County of Amador to apply for PHLA grant funds for transitional housing.</p> <p><b>Plymouth:</b> The City did not implement this program separately from the Countywide effort.</p> <p><b>Sutter Creek:</b> The City did not implement this program separately from the Countywide effort.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program has been successful in identifying a suitable site for supportive housing within the County. This program will be modified to include specific actions and timing to build on the progress during the 5<sup>th</sup> Cycle and work to develop the identified site with housing in the 6<sup>th</sup> Cycle.</p>
<p><b>Goal H-3: Support the conservation and rehabilitation of the existing housing stock and promote the reduction of energy use and the conservation of natural resources in the development of housing.</b></p>	
<p><b>Program H-3.1:</b></p> <p>The County and the cities of lone, Jackson, Plymouth, and Sutter Creek shall consider surveying the conditions of housing stock jointly or individually to determine the number of housing units in need of rehabilitation and replacement.</p> <p>The jurisdictions should consider utilizing the survey results to pursue available funding sources to develop a countywide rehabilitation program (or continue with individual programs). The County and the Cities shall keep in contact with Department of Housing and Community Development for changes which will improve the chances of obtaining funding, including the availability of new programs.</p>	<p><b>Accomplishments:</b> Partially implemented. Amador County and the cities of lone, Jackson, Plymouth and Sutter Creek have made various levels of progress with supporting the conservation and rehabilitation of existing housing stock and promoting the reduction of energy use and the conservation of natural resources in housing development:</p> <p><b>Amador County:</b> Not implemented due to prioritization of other housing efforts during the planning period.</p> <p><b>lone:</b> Not implemented due to lack of funding for a citywide housing condition and rehabilitation needs survey.</p> <p><b>Jackson:</b> Not implemented due to lack of staff resources.</p> <p><b>Plymouth:</b> Not implemented due to lack of staff resources.</p>

<p><i>Time Frame: June 2016</i></p>	<p><b>Sutter Creek:</b> Partially Implemented. The City has not developed a rehabilitation program. The City requires that buildings meet code at the time of ownership change or at the time a building permit is requested. City staff reviews funding for potential programs on an annual basis to determine if the programs are available and if the City has the ability to implement the program.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program to survey housing stock to pursue funding for development of rehabilitation projects has not been pursued in its entirety due to lack of staff resources and will be modified to include specific actions and timing to make the program easier to implement in the 6<sup>th</sup> Cycle Housing Element.</p>
<p><b>Program H-3.2:</b></p> <p>The County and the cities of Lone, Jackson, Plymouth, and Sutter Creek will enforce the State of California’s Title 24 energy requirements. Title 24 energy requirements define construction standards that promote energy conservation. In addition, each jurisdiction will consider partnering with Amador-Tuolumne Community Action Agency and ACES, Inc. (formerly Amador County Environmental Services) to promote energy conservation.</p> <p>Some measures the County and the cities could undertake jointly or individually to assist in the implementation of the ATCAA program include providing brochures at public counters, providing brochures to senior centers, or applying for funds either jointly or individually to assist homeowners in undertaking weatherization projects in conjunction with government-assisted rehabilitation projects.</p> <p><i>Time Frame: Ongoing</i></p>	<p><b>Accomplishments:</b> Implemented and ongoing. Amador County and the cities of Lone, Jackson, Plymouth and Sutter Creek currently have adopted and enforce the State of California’s Title 24 energy requirements. Additionally, the City of Jackson participates with the Amador Energy Savings Working Group to implement the City’s Energy Action Plan and the City of Sutter Creek collaborates with Pacific Gas and Electric (PG&amp;E) on installing energy-efficient lighting. In 2012 the City of Sutter Creek and PG&amp;E selected new standard energy-efficient lights to be used in the city. The City also provides a link to the PG&amp;E energy-efficiency website from the City’s website and provides residents with the local PG&amp;E representative’s contact information when an inquiry is made regarding energy efficiency.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program will be modified to include specific actions and timing to continue implementing energy efficient programs and support energy-efficient sustainable development in the 6<sup>th</sup> Cycle Housing Element.</p>
<p><b>Program H-3.3:</b></p> <p>The County and cities of Lone, Jackson, Plymouth, and Sutter Creek shall continue to support PG&amp;E’s weatherization program as an important means of lowering housing costs and preserving housing affordability.</p> <p><i>Time Frame: Ongoing</i></p>	<p><b>Accomplishments:</b> Implemented and ongoing. Amador County and the cities of Lone, Jackson, Plymouth and Sutter Creek identify PG&amp;E’s weatherization program as a resource for their communities. Further:</p> <p><b>Amador County:</b> The Energy Action Plan (EAP) was adopted by the Board of Supervisors in 2015 as the County’s roadmap for expanding energy-efficient and renewable-energy. This includes the PG&amp;E Money Saver Program, the Energy House Calls (presented by PG&amp;E)</p>

	<p>Program, Energy Savings Assistance Program, and Amador Tuolumne Community Action Agency Program.</p> <p><b>Ione:</b> The City has reviewed available energy programs and began work on an update to the City's website to provide housing-related information, including weatherization assistance programs.</p> <p><b>Jackson:</b> The City works with the Amador Energy Savings Working Group to help promote PG&amp;E's energy savings programs.</p> <p><b>Plymouth:</b> The City has adopted an Energy Action Plan (EAP) that can be used by local residents to see where they might achieve greater energy efficiency in their homes.</p> <p><b>Sutter Creek:</b> The City collaborates with Pacific Gas and Electric (PG&amp;E) on installing energy-efficient lighting. In 2012 the City and PG&amp;E selected new standard energy-efficient lights to be used in the city. The City provides a link to the PG&amp;E energy-efficiency website from the City's website. The City provides residents with the local PG&amp;E representative's contact information when an inquiry is made regarding energy efficiency.</p> <p><b>Status:</b>            <input checked="" type="checkbox"/> Keep            <input type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program will be modified to include specific actions and timing to continue implementing weatherization programs in the 6<sup>th</sup> Cycle Housing Element.</p>
<p><b>Program H-3.4:</b></p> <p>The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will consider partnering with Pacific Gas &amp; Electric (PG&amp;E) to promote energy saving programs by notifying home builders of the design tools offered by PG&amp;E and by posting a link on each jurisdictions website to notify ratepayers of the variety of programs. The County and cities of Ione, Jackson, Plymouth, and Sutter Creek will also consider partnering with the California Alternate Rates for Energy (CARE), the Relief for Energy Assistance through Community Help (REACH) and the Family Electric Rate Assistance (FERA).</p> <p><i>Time Frame: Ongoing</i></p>	<p><b>Accomplishments:</b> Implemented. Amador County and the cities of Ione, Jackson, Plymouth and Sutter Creek promote energy savings programs. Further:</p> <p><b>Amador County:</b> The Energy Action Plan (EAP) was adopted by the Board of Supervisors in 2015 as the County's roadmap for expanding energy-efficient and renewable-energy. This includes the PG&amp;E Money Saver Program, the Energy House Calls (presented by PG&amp;E) Program, Energy Savings Assistance Program, and Amador Tuolumne Community Action Agency Program.</p> <p><b>Ione:</b> The City has reviewed available energy programs and began work on an update to the City's website to provide housing-related information, including weatherization assistance programs.</p> <p><b>Jackson:</b> The City works with the Amador Energy Savings Working Group to help promote PG&amp;E's energy savings programs.</p>



	<p><b>Plymouth:</b> The City has adopted an Energy Action Plan (EAP) that can be used by local residents to see where they might achieve greater energy efficiency in their homes.</p> <p><b>Sutter Creek:</b> The City collaborates with Pacific Gas and Electric (PG&amp;E) on installing energy-efficient lighting. In 2012 the City and PG&amp;E selected new standard energy-efficient lights to be used in the city. The City provides a link to the PG&amp;E energy-efficiency website from the City’s website. The City provides residents with the local PG&amp;E representative’s contact information when an inquiry is made regarding energy efficiency.</p> <p><b>Status:</b>           <input checked="" type="checkbox"/> Keep       <input type="checkbox"/> Modify       <input checked="" type="checkbox"/> Remove</p> <p>This program has been implemented by all jurisdictions and is therefore no longer needed.</p>
<p><b>Goal H-4: Provide decent housing and quality living environment for Amador County residents, regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level.</b></p>	
<p><b>Program H-4.1:</b></p> <p>The County and the cities of Lone, Jackson, Plymouth, and Sutter Creek shall obtain information on fair housing laws from the Department of Housing and Community Development and have copies of the information available for the public on each jurisdiction’s website, at City Halls, the County Administration Center, and the local library(ies).</p> <p><i>Time Frame: 2015</i></p>	<p><b>Accomplishments:</b> Partially implemented. Amador County and the cities of Lone, Jackson, Plymouth and Sutter Creek have made various levels of progress with supporting fair housing laws:</p> <p><b>Amador County:</b> Not implemented due to lack of staff resources; however, the information has been obtained as part of this Housing Element Update and will be made available as described in the program.</p> <p><b>Lone:</b> Implemented. The City has fair housing brochures available at City Hall and is underway on updating the City’s website to provide housing-related information.</p> <p><b>Jackson:</b> Partially implemented. The City is in the process of updating their website to include information regarding fair housing laws. The City’s website had information regarding fair housing laws on the website that information has subsequently been removed. The City is still revamping the website. Links to fair housing laws will be included.</p> <p><b>Plymouth:</b> Not implemented due to lack of staff resources; however, the information has been obtained as part of this Housing Element Update and will be made available as described in the program.</p> <p><b>Sutter Creek:</b> Implemented. Fair housing information is available at the Planning Department and links to the fair housing laws are on the City’s website. There is no library within the City limits.</p> <p><b>Status:</b>           <input type="checkbox"/> Keep           <input checked="" type="checkbox"/> Modify       <input type="checkbox"/> Remove</p>

	<p>This program was partially implemented and will be replaced with a more robust program to comprehensively further fair housing consistent with the requirements of State law.</p>
<p><b>Program H-4.2:</b></p> <p>The County and the cities of lone, Jackson, Plymouth, and Sutter Creek shall refer housing discrimination complaints to the Amador- Tuolumne Community Action Agency and the fair housing authority for Amador County.</p> <p><i>Time Frame: 2014-2019</i></p>	<p><b>Accomplishments:</b> Implemented and ongoing. Amador County and the cities of lone, Jackson, Plymouth and Sutter Creek refer housing discrimination complaints to the Amador-Tuolumne Community Action Agency on an as-needed basis.</p> <p><b>Status:</b>           <input checked="" type="checkbox"/> Keep           <input type="checkbox"/> Modify           <input type="checkbox"/> Remove</p> <p>This program helps residents to have access to decent housing and quality living environment and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p><b>Goal H-5: Reduce 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.</b></p>	
<p><b>Program H-5.1:</b></p> <p>The County and the cities of lone, Jackson, Plymouth, and Sutter Creek will ensure that residential development projects are consistent with the goals and policies of their General Plans and that there is internal consistency between the Housing Element and the rest of the General Plan. Each jurisdiction will prepare an General Plan Annual Progress Report in compliance with State direction and provide it to City Councils and Board of Supervisors on progress toward meeting its goals, objectives, policies and programs. Monitoring will include an evaluation of the Housing Element objectives by the responsible agencies and departments, meeting timing and funding commitments for implementing actions, as well as the number of housing units provided or other measurable indicators achieved for each measure that has been put into place. The final reports will be submitted to OPR and HCD annually.</p> <p><i>Time Frame: Annually, 2015</i></p>	<p><b>Accomplishments:</b> Implemented and ongoing. Amador County and the cities of lone, Jackson, Plymouth and Sutter Creek have submitted Annual Progress Reports.</p> <p><b>Status:</b>           <input checked="" type="checkbox"/> Keep           <input type="checkbox"/> Modify           <input type="checkbox"/> Remove</p> <p>This program reduces public and private constraints to housing production and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p><b>Program H-5.2:</b></p> <p>Complex permit processing procedures can be an obstacle in housing development, especially for affordable housing projects under tight timelines imposed by state and federal funding programs. The County and the cities of lone, Jackson, Plymouth and Sutter Creek will minimize processing time for</p>	<p><b>Accomplishments:</b> Partially implemented. Amador County and the cities of lone, Jackson, Plymouth and Sutter Creek have considered or implemented expedited processing times for affordable residential development permits.</p> <p><b>Amador County:</b> Not implemented due to lack of staff resources.</p>

<p>residential development permits, especially affordable residential projects and those which conform to respective jurisdiction's development requirements.</p> <p>The County and the Cities of Lone, Jackson, Plymouth, and Sutter Creek will monitor the development processing/review procedures to minimize the time required for review. This reduction in time will reduce the cost to developers and may increase the housing production throughout the County. Each jurisdiction, on an annual basis, will review and update their processing/review procedures as necessary.</p> <p><i>Time Frame: Annually</i></p>	<p><b>Lone:</b> Implemented. The City's processing and review procedures, particularly related to housing development, were reviewed as part of the SB 2 funded grant effort. The City began amendments to the Zoning Code to improve development review and to establish more streamlined approval processes for housing development projects; the amendments were adopted during the 6<sup>th</sup> Cycle.</p> <p><b>Jackson:</b> Implemented.</p> <p><b>Plymouth:</b> Not implemented due to lack of staff resources.</p> <p><b>Sutter Creek:</b> Implemented. City staff reviews application-processing procedures annually. In 2012, checklists were developed to assist applicants in meeting the City's requirements. The Planning Commission reviewed and agreed to the use of the recommended checklist. Checklists were updated in 2019 and 2020. The City has periodically reviewed the development fees. In 2013 the City established fee review as part of the annual budgeting process.</p> <p><b>Status:</b>           <input checked="" type="checkbox"/> Keep           <input type="checkbox"/> Modify           <input type="checkbox"/> Remove</p> <p>This program, when implemented, reduces public and private constraints to housing production and will be kept in the 6<sup>th</sup> Cycle Housing Element to ensure continued review and refinement of development processes.</p>
<p><b>Program H-5.3: Pursue Formation of a County Housing Task Force to consolidate countywide housing needs</b></p> <p>Build on contacts with city managers, city planners, and County staff to reestablish a housing task force. The purpose of the task force would be to explore the joint county/cities housing element programs.</p> <p><i>Time Frame: Establish in 2015 and meet biannually or as necessary</i></p>	<p><b>Accomplishments:</b> Partially implemented. This program has assisted each jurisdiction in securing funding and coordinating for the 6<sup>th</sup> Cycle Housing Element Update and continues to be appropriate to ensure implementation of the 6<sup>th</sup> Cycle Housing Element. While a formal County Housing Task Force was not formed, Planning/Community Development staff from the County and each City have coordinated to address housing issues and to jointly prepare the 6<sup>th</sup> Cycle Housing Element Update.</p> <p><b>Status:</b>           <input type="checkbox"/> Keep           <input checked="" type="checkbox"/> Modify           <input type="checkbox"/> Remove</p> <p>This program will be revised to ensure that the Countywide task force meets quarterly to ensure each jurisdiction is on target for Housing Element implementation throughout the 6<sup>th</sup> Cycle and to coordinate implementation of individual programs.</p>
<p><b>AMADOR COUNTY</b></p>	
<p><b>Program H-1: Support AWA's Efforts to Develop Infrastructure Capacity in Martell</b></p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. The Amador Water Agency (AWA) currently serves Martell in Amador County, including collecting wastewater from the Martell area for treatment at Sutter Creek Wastewater Treatment Plant. AWA completed a Wastewater Master Plan Study in May 2022 that evaluated alternatives for needed improvements to infrastructure</p>

<p>The County is committed to ensuring that adequate water and wastewater system capacity is available to support its fair share of the regional housing need. The County will work with and support any and all efforts AWA may undertake to provide water and wastewater service to the County's low- and very-low-income housing sites in Martell.</p> <p><i>Time Frame: The County will twice annually meet with AWA to assess the wastewater expansion efforts and support any and all efforts.</i></p>	<p>serving Martell. The Agency is still evaluating options, but the Study formulated a 20-year capital improvements plan that the Agency intends to implement.</p> <p><b>Status:</b>            <input checked="" type="checkbox"/> Keep            <input type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program supports AWA's efforts to develop infrastructure capacity in Martell and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p><b>Program H-2: Identify Parcels with Available or Anticipated Water and Sewer Service</b></p> <p>In coordination with the cities and the Amador County Environmental Health Department, AWA will prepare a map of those parcels or areas for which water and sewer services are currently available or are located in close proximity, anticipated to become available in the near future, or may be made available without significant funding.</p> <p><i>Time Frame: Ongoing</i></p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. Amador County has begun coordination with other departments and agencies to identify parcels with available or anticipated water and sewer service, but due to limitations on staff resources, has not been able to complete this exercise.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program has not been completely implemented due to lack of staff resources and will be modified to include specific coordination timing with Amador County Environmental Health Department and AWA to make the program easier to implement in the 6th Cycle Housing Element.</p>
<p><b>Program H-3: Pursue Funding and Prepare a Plan for Funding Infrastructure Improvements</b></p> <p>Continue to work cooperatively with AWA, ARSA, and other agencies that own or operate water and sewer infrastructure. The Amador Water Agency provided a list of water and wastewater capital improvement projects which would best support the County's housing goals, with an emphasis on providing service to areas designated RM, RSC, SPA, and TC, and areas zoned R-3.</p> <p>Pursue funding to complete these projects or to assist developers and agencies to complete these capital improvement projects as necessary to increase the availability of housing for low and very low-income households. The County will take the following actions:</p> <p>Investigate establishment of assessment districts with a capital facilities fee to assist in funding infrastructure improvements;</p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. The County has several designated affordable apartment complexes receiving funding through the USDA Rural Development Program, HUD Section 8, or Low-Income Housing Tax Credit (LIHTC). The County has not notified public and/or private sewer and water providers per Section 65589.7 of the Government Code to provide service for new affordable housing projects, without conditions or a reduction in the amount requested.</p> <p>Infrastructure deficiencies continue to be an issue facing areas of the County. The County and jurisdictions have coordinated with AWA to identify infrastructure needs for housing development.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program supports the County's efforts to work cooperatively with AWA and other agencies. Given that infrastructure constraints continue to exist and AWA has identified the need for improvements, there continues to be a need to pursue funding. This program will be modified in the 6th Cycle Housing Element to identify a specific timeline for efforts to secure additional infrastructure funding and to ensure continued effectiveness and compliance with State law.</p>

<p>Submit a funding application to the USDA's Small Communities Rural Utilities Service Grants &amp; Loans Program.</p> <p><i>Time Frame: June 2015 and ongoing</i></p>	
<p><b>Program H-4: Use Development Agreements for Large Developments within the SPA General Plan Land Use Designation to Create Affordable Housing</b></p> <p>Develop affordable housing targets for each of the undeveloped SPAs in the county. 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. The County will require development agreements for future residential projects within SPA designations to provide a minimum of 5 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. The purpose of this program is to create units for a range of income level to accommodate the County's RHNA and housing goals, and the income level required (extremely low, very low, low, and/or moderate) shall be at the discretion of the County, with an emphasis on creating units affordable to extremely low income households.</p> <p><i>Time Frame: Ongoing</i></p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. Amador County has begun the process of formalizing development agreements for incoming large developments; however, due to limitations on staff resources the County has not been able to implement any development agreements in the 5th Cycle Housing Element.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program to develop affordable housing targets has not been implemented due to lack of staff resources and will be modified to require a deadline for implementing targets in the 6th Cycle Housing Element.</p>
<p><b>Program H-5: Amend Code to Offer Incentives for Affordable Infill Housing</b></p> <p>County staff will bring forward a proposal to amend the County code after the adoption of the updated General Plan. The draft General Plan was ready for public review in Fall 2014. The proposed amendments will provide a menu of possible incentives for infill projects on land zoned R-1, R-2, or R-3 in which: (a) the project will provide a minimum density equal to 80 percent of the allowable maximum density for the subject site; and (b) the landowner enters into an agreement with long-term affordability covenants and restrictions to maintain the housing for at least 10 years for low or very low income households; and special needs housing for 6 or fewer residents in R-1 zones and for 7 or more residents in R-2 and R-3 zones:</p> <ul style="list-style-type: none"> <li>● No minimum wall dimensions</li> </ul>	<p><b>Accomplishments:</b> Partially implemented and ongoing. The Amador County General Plan was adopted in October 2016, and the Zoning Code was updated in April 2022. The Zoning Code revisions include removal of fence and wall dimensions, an incentive for the Planning Commission to authorize deviations in lot size but with no more than ten percent increase in density in the overall development, and to refer to the County roadway standards in Title 12 regarding street widths. No reductions in parking for senior housing or small units were included. The specific amendments listed in the 5<sup>th</sup> Cycle Housing Element did not occur.</p> <p><b>Status:</b>            <input checked="" type="checkbox"/> Keep            <input type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program to amend the Zoning Code to offer incentives for affordable infill housing has not been fully implemented and will be updated to identify amendments to the code to remove constraints to housing discussed in Chapter 12 and to provide for parking reductions as described by this program.</p>

<ul style="list-style-type: none"> <li>● 20' width for paved streets (standard ROW dedication would still be required)</li> <li>● Off-street parking may be graveled, instead of paved (subject to ADA requirements)</li> <li>● Reduced parking requirements for senior housing</li> <li>● Reduced parking requirements for units 800 sq. ft. or smaller in size</li> <li>● Other alternative standards as may be deemed acceptable by the Board of Supervisors</li> </ul> <p><i>Time Frame: 2015 as part of the County General Plan update</i></p>	
<p><b>Program H-6: Housing Choice Voucher Program</b></p> <p>Contact the Housing Authority of the County of Stanislaus (HACS) at least once every three years to determine the number of vouchers currently being issued within the county and to determine if additional vouchers may become available. Provide information on the availability of the Housing Choice Voucher Program on the County's website and in various departments throughout the County.</p> <p><i>Time Frame: Annually during General Plan reporting</i></p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. Amador County has been in coordination with HACS during the 5th Cycle Housing Element in part to confirm the number of vouchers available. Multiple staff at the Stanislaus County Housing Authority have been contacted multiple times via phone and email as part of the Housing Element Update but have not yet provided information regarding vouchers allocated to and used by Amador County residents.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program to coordinate with Stanislaus County Housing Authority has not been fully implemented due to difficulty in coordinating with the Authority. This program will include measures to consider separation from the Authority and local administration of vouchers as part of the 6th Cycle Housing Element.</p>
<p><b>Program H-7: Publicize Opportunities and Resources to Support the County's Housing Goals</b></p> <ul style="list-style-type: none"> <li>● Maintain the County's website and continue to provide brochures which publicize opportunities, agencies, and programs which can help to meet the County's housing goals. Specific actions to support this program include: <ul style="list-style-type: none"> <li>● Provide information on the County's second unit regulations at the public counter and on the County's website;</li> <li>● 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,</li> </ul> </li> </ul>	<p><b>Accomplishments:</b> Partially implemented and ongoing. Amador County disseminates housing goals across multiple platforms on an ongoing basis but has not implemented other housing program goals due to limitations on staff resources.</p> <p><b>Status:</b>            <input checked="" type="checkbox"/> Keep            <input type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program supports the County's efforts to support housing goals will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>

<p>Amador County Department of Health &amp; Human Services, and similar organizations).</p> <ul style="list-style-type: none"> <li>● In coordination with ATCAA, encourage low income homeowners or renters to apply for free energy audits and home weatherization through ATCAA. Provide handouts at the public counter and on the County's website. Promote these programs through the senior center for seniors seeking assistance with home maintenance</li> <li>● 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 on the County's website, at the public counter, 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.</li> <li>● Provide information on the availability of the Housing Choice Voucher Program at the public counter and on the County's website.</li> </ul> <p><i>Time Frame: 2015 and ongoing</i></p>	
<p><b>Program H-8: Maintain a Code Enforcement Position</b></p> <p>Maintain a code enforcement officer position, as funding permits. The code enforcement officer should provide Planning Department staff with a list of substandard and dilapidated housing units identified in the course of his or her duties which could benefit from rehabilitation consistent with the requirements of the Health and Safety Code Section 17995.3 including:</p> <ul style="list-style-type: none"> <li>● Termination, extended interruption, or serious defects of gas, water or electric utility systems provided such interruption or termination is not caused by the tenant's failure to pay such gas, water or electric bills.</li> <li>● Defects or lack of adequate space and water heating.</li> <li>● Rodent, vermin or insect infestation.</li> <li>● Deterioration rendering significant portions of the structure unsafe or unsanitary.</li> <li>● Inadequate numbers of garbage receptacles or service.</li> <li>● Unsanitary conditions affecting a significant portion of the structure as a</li> </ul>	<p><b>Accomplishments:</b> Implemented and ongoing. The County has created a position for a Code Enforcement Officer and plans to keep the position filled.</p> <p><b>Status:</b>           <input checked="" type="checkbox"/> Keep           <input type="checkbox"/> Modify           <input type="checkbox"/> Remove</p> <p>This program supports the County's efforts to identify and resolve substandard and dilapidated housing units and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>

<p>result of faulty plumbing or sewage disposal.</p> <ul style="list-style-type: none"> <li>● Inoperable hallway lighting.</li> </ul> <p><i>Time Frame: Ongoing</i></p>	
<p><b>Program H-9: Encourage Farmworker Housing Consistent with the Health and Safety Code</b></p> <p>To comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the County will amend the zoning code to treat employee housing that serves six or fewer employees as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The zoning code will also be amended to treat employee housing consisting of no more than 12 units or spaces or 36 beds in group quarters as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in the zones where agricultural uses are permitted.</p> <p><i>Time Frame: Amend Zoning Code by December 2015</i></p>	<p><b>Accomplishments:</b> Implemented. Amador County has amended the Zoning Code to encourage farmworker housing consistent with the Health and Safety Code.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input type="checkbox"/> Modify            <input checked="" type="checkbox"/> Remove</p> <p>This program has been implemented and is therefore no longer needed.</p>
<p><b>Program H-10: Amend the Zoning Code to comply with SB2 requirements</b></p> <p>Amend the zoning code to allow transitional and supportive housing in all zones that allow for residential housing subject to the same restrictions that apply to other residential dwellings of the same type in the same zone.</p> <p><i>Time Frame: June 2015</i></p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. While the County has made an ongoing effort to update the Zoning Code, the current Code currently only allows emergency shelters and transitional/supportive housing in the C-1 zone.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program is meant to allow transitional and supportive housing in all zones that allow for residential housing and will be modified in the 6th Cycle Housing Element to stipulate that this update is incorporated into the next Zoning Code update.</p>
<p><b>Program H-11: Amend the Zoning Code to Remove Constraints</b></p> <p>Propose amendments to the zoning code to remove the following regulatory constraints to the provision of affordable housing:</p> <ul style="list-style-type: none"> <li>● Amend setback language to provide for handicap access ramps where necessary.</li> <li>● Revise the County’s density bonus program to state that density bonuses will be provided in accordance with the requirements laid out in</li> </ul>	<p><b>Accomplishments:</b> Partially implemented and ongoing. While the County updated the Zoning Code in April 2022, the current Zoning Code does not remove regulatory constraints to the provision of affordable housing.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program is meant to remove constraints to affordable housing provisions and will be modified in the 6th Cycle Housing Element to stipulate that this update is incorporated into the next Zoning Code update.</p>



<p>State law.</p> <ul style="list-style-type: none"> <li>● Allow for single-room occupancy units in the R-3 zone.</li> </ul> <p><i>Time Frame: June 2015</i></p>	
<p><b>Program H-12: Adopt a Reasonable Accommodation Procedure for Housing</b></p> <p>“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. County staff will propose a program addressing reasonable housing accommodation for persons with disabilities, including, but not limited to, the following:</p> <ul style="list-style-type: none"> <li>● 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.</li> <li>● 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.</li> <li>● Review procedures for requests for reasonable accommodation, including provisions for issuing a written decision within 30 days of the date of the application.</li> <li>● Criteria to be used in considering requests for reasonable accommodation.</li> <li>● 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.</li> </ul> <p><i>Time Frame: January 2015</i></p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. While the County has made an ongoing effort to update the Zoning Code, the current Zoning Code does not have an adopted reasonable accommodation procedure for housing.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep        <input checked="" type="checkbox"/> Modify        <input type="checkbox"/> Remove</p> <p>This program to adopt a reasonable accommodation procedure for housing will be modified in the 6th Cycle Housing Element to stipulate that this update is incorporated into the next Zoning Code update.</p>

<p><b>Program H-13: Raise Densities in the RM Designation and R-3 Zone</b></p> <p>As part of the General Plan Update, County staff will propose the maximum density in the Residential Medium (RM) designation be raised to 25 units per acre for affordable units. Staff will also propose the Density range for the R-3 zone be amended, with a minimum density of 10 units per acre, and a maximum of 25 units per acre for affordable units.</p> <p><i>Time Frame: 2015 as part of the General Plan update</i></p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. While the General Plan was updated in October 2016 and the Zoning Code was updated in April 2022 to increase densities in the R-2 zone to 29.04 units per acre and in the R-3 zone to 43.56 units per acre. Minimum densities were not established.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>The component of this program to establish minimum densities in the R-3 zone will be carried forward to be addressed during the 6<sup>th</sup> Cycle.</p>
<p><b>Program H-14: Assisting “At-Risk” Units</b></p> <p>The County currently contains no deed-restricted units and therefore there are no “at-risk” units at this time. Should the County have any affordable units in the future, the County will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for future preservation of assisted housing developments. The County will work with not-for-profit housing providers to apply for affordable housing subsidies that may be available for this use, if necessary, in the future.</p> <p><i>Time Frame: As needed</i></p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. The unincorporated County does not contain any assisted multifamily units at this time and none were developed during the 6<sup>th</sup> Cycle.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input type="checkbox"/> Modify            <input checked="" type="checkbox"/> Remove</p> <p>As the unincorporated County does not have any at-risk units, this program will be removed from the Housing Plan. Future Housing Element updates will assess the need for this type of program if assisted multifamily housing is developed and there is a need to address preservation of potentially at-risk units in the future.</p>
<p><b>Program H-15: Redesignation and Rezoning of Sites</b></p> <p>County staff will pursue redesignation and subsequent rezoning of additional areas of APN 044100027000 as well as all of APN 044100011000 as discussed in Program H-1.1 in the County’s 4th round Housing Element to the RM General Plan designation and the R3 zone district. These sites are currently proposed for redesignation in the draft Land Use Element of the General Plan to RM. The sites that are not yet designated RM will be designated RM as part of the General Plan update. These sites are currently zoned T1, R-1, and C- 1 and will be rezoned to R-3. These parcels are identified in the land inventory (see Tables HE-60a and HE-60b), and are suitable for low, very low and extremely low income residential units.</p> <p><i>Time Frame: Redesignation when General Plan is adopted and shortly thereafter for implementation zoning (anticipated Late 2015 through 2016)</i></p>	<p><b>Accomplishments:</b> Underway. While the County updated the General Plan in October 2016 and the Zoning Code in April 2022, the sites have not yet been rezoned. The County is in the process of preparing a Specific Plan (Wicklow Way Specific Plan) that would provide for increased densities, including R-2 and R-3 zoning, on a portion of the subject APNs and will also include opportunities for affordable and special needs housing.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program will be kept to ensure that the Wicklow Way Specific Plan provides opportunities for affordable and special needs housing.</p>

Amador City	
<p><b>Program H-1: Land Supply</b></p> <p>The City shall ensure capacity of adequate sites for infill residential construction and for needed housing based on the City’s adopted growth rate and ratio of housing in the Regional Fair Share Housing Plan. The City shall also periodically review zoning and public service capacity to ensure that there is sufficient land appropriate for both single and multifamily housing.</p> <p><i>Time Frame: Ongoing</i></p>	<p><b>Accomplishments:</b> The City maintained capacity for its RHNA of 2 units throughout the 5<sup>th</sup> Cycle.</p> <p><b>Status:</b>           <input checked="" type="checkbox"/> Keep       <input type="checkbox"/> Modify       <input type="checkbox"/> Remove</p> <p>This program is considered appropriate and will continue to be implemented to ensure that Amador City maintains adequate sites to accommodate its housing needs.</p>
<p><b>Program H-2: Affordable Housing Incentives</b></p> <p>The City shall allow density bonuses and other incentives to developers of affordable housing, in accordance with State law and other objectives of the General Plan to increase in construction of units affordable to low-middle-income households.</p> <p><i>Time Frame: As projects are submitted</i></p>	<p><b>Accomplishments:</b> The City will allow density bonuses and other incentives required by State law. No requests were made for density bonuses or other affordable housing incentives during the 5<sup>th</sup> Cycle .</p> <p><b>Status:</b>           <input type="checkbox"/> Keep           <input checked="" type="checkbox"/> Modify       <input type="checkbox"/> Remove</p> <p>This program is considered appropriate and will be revised to include proactive outreach to developers to encourage use of available incentives and promote affordable and special needs housing.</p>
<p><b>Program H-3: Fee Waivers</b></p> <p>The City shall work with applicants on a case-by-case basis to ease the cost of AB1600 fees for affordable homes and consider waiving or financing such fees due from new units made available to very low or other low income households.</p> <p><i>Time Frame: As projects are submitted</i></p>	<p><b>Accomplishments:</b> The City did not have any developers proposing lower income housing, so this program was not applicable during the 5<sup>th</sup> Cycle.</p> <p><b>Status:</b>           <input type="checkbox"/> Keep           <input checked="" type="checkbox"/> Modify       <input type="checkbox"/> Remove</p> <p>This program continues to be appropriate and will therefore be modified to provide outreach to the development community, including affordable housing developers, to promote awareness of fee waivers or reductions to assist in making affordable housing more cost-effective. The Housing Plan also includes more specificity regarding actions the City will take and timing of actions to improve implementation.</p>
<p><b>Program H-4: Annexation Control</b></p> <p>The City shall review all development proposals in City limits and annexation proposals for their impact on overall housing objectives, And prohibit new annexations and subdivisions that significantly impact affordable housing needs within the City.</p> <p><i>Time Frame: As projects are submitted</i></p>	<p><b>Accomplishments:</b> The City did not have any requests for annexations or subdivisions.</p> <p><b>Status:</b>           <input type="checkbox"/> Keep           <input checked="" type="checkbox"/> Modify       <input type="checkbox"/> Remove</p> <p>This program is not considered necessary as there have been no annexation or subdivision requests. Further, this program may reduce the development of new market-rate housing. Given the limited amount of housing development in Amador City, it is not necessary to reduce market-rate housing as the City has identified adequate sites for affordable housing.</p>

<p><b>Program H-5: Second Units</b></p> <p>The City shall continue to allow second units on existing lots under zoning ordinance guidelines, and encourage such units to be accessible for the disabled. The City shall specifically:</p> <ul style="list-style-type: none"> <li>• Make information available about requesting a reasonable accommodation for individuals with disabilities.</li> <li>• Review the standards for second units and address any constraints to provide secondary-unit housing for tenants with mobility or other disabilities.</li> </ul> <p><i>Time Frame: As projects are submitted</i></p>	<p><b>Accomplishments:</b> The City allows second units but has not had requests for second units.</p> <p><b>Status:</b>           <input type="checkbox"/> Keep       <input checked="" type="checkbox"/> Modify       <input type="checkbox"/> Remove</p> <p>This program will be revised to update the City's Zoning Code to allow ADUs and JADUs consistent with State law and to promote ADU and JADU development.</p>
<p><b>Program H-6: Fees/Public Facilities</b></p> <p>The City shall identify alternative sources to finance public services as necessary to maintain current levels of service (e.g. CDBG grants, etc.) while minimizing operating costs.</p> <p><i>Time Frame: Ongoing</i></p>	<p><b>Accomplishments:</b> The City did not seek any funding for public services in support of new housing due to lack of staff resources and a lack of interest in housing development.</p> <p><b>Status:</b>           <input type="checkbox"/> Keep       <input checked="" type="checkbox"/> Modify       <input type="checkbox"/> Remove</p> <p>This program is considered appropriate and will be combined with other programs addressing funding for infrastructure and public services.</p>
<p><b>Program H-7: Infill Priority</b></p> <p>The City shall give first priority to infill sites within the current water and sewer service areas and to projects which propose lower income housing as required by State law; second priority to those in future extensions of service areas. The City shall also distribute the Housing Element to Amador County Water Agency as required by Government Code Section 65589.7.</p> <p><i>Time Frame: As annexation requests are submitted</i></p>	<p><b>Accomplishments:</b> The City did share its Housing Element with the water agency upon adoption. The City will prioritize infill sites and lower income housing, however, no development applications were received that necessitated implementation of this policy.</p> <p><b>Status:</b>           <input type="checkbox"/> Keep       <input checked="" type="checkbox"/> Modify       <input type="checkbox"/> Remove</p> <p>This program continues to be appropriate and will be modified to coordinate with Amador Water Agency to ensure adequate planning for water supply for the City's affordable and market-rate housing sites..</p>
<p><b>Program H-8: Mobile Homes/Manufactured Housing</b></p> <p>The City shall consider new mobile home development and manufactured housing as proposed if appropriate locations can be found that are screened from public view, do not require massive grading, and meet the other objectives of this element.</p> <p><i>Time Frame: Upon request by property owners</i></p>	<p><b>Accomplishments:</b> The City did not receive any applications or interest in new mobile home or manufactured housing development.</p> <p><b>Status:</b>           <input type="checkbox"/> Keep       <input checked="" type="checkbox"/> Modify       <input type="checkbox"/> Remove</p> <p>This program will be replaced with a program to ensure Amador City allows manufactured housing and mobile homes consistent with the requirements of State law.</p>

<p><b>Program H-9: Facilitation of Housing for Special Needs Persons</b></p> <p>The City shall assist sponsoring non-profits and other agencies in siting appropriate group home facilities in proportion to the needs of Amador City. At such a time that a group home is proposed in Amador City, City representatives shall meet together with non-profits to help identify issues during the pre-application process in order to assure that services are available at selected site options and to identify neighborhood and other concerns.</p> <p><i>Time Frame: As projects are proposed</i></p>	<p><b>Accomplishments:</b> The City did not have any requests from non-profits to assist in siting of group home facilities. The City did not proactively implement this due to lack of staff resources.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep        <input checked="" type="checkbox"/> Modify        <input type="checkbox"/> Remove</p> <p>This program is considered appropriate and continues to be applicable. To improve implementation and effectiveness, it will be replaced with a program addressing outreach to special needs housing providers that provides proactive outreach and coordinates efforts with other County jurisdictions.</p>
<p><b>Program H-10: Facilitation of Transitional Housing</b></p> <p>The City shall consider siting small special quarters such as transitional housing and other facilities in appropriate locations under the City's conditional use permit process.</p> <p><i>Time Frame: As projects are proposed</i></p>	<p><b>Accomplishments:</b> This program was not implemented. State law requires transitional and supportive housing to be treated in the same manner as residential units of the same type in the same zone, so this program is no longer applicable.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep        <input checked="" type="checkbox"/> Modify        <input type="checkbox"/> Remove</p> <p>This program is outdated as the requirements for transitional and supportive housing have changed under State law. This program will be replaced with a program requiring the City's Zoning Code to be updated to allow transitional and supportive housing consistent with the requirements of State law.</p>
<p><b>Program H-11: Facilitation of Accessible Housing</b></p> <p>The City shall require a minimum of 10% of units in any multi-family projects of 4+ units to be accessible, and to encourage accessibility in smaller projects. All newly constructed second units will be required to be accessible if slope is not a constraint. The City shall also make information available on methods to make new construction include disability access through simple methods to those applying to building single- or multi-family housing.</p> <p><i>Time Frame: As projects are proposed</i></p>	<p><b>Accomplishments:</b> The City did not receive any requests for multifamily housing or second units during the 5<sup>th</sup> Cycle.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep        <input checked="" type="checkbox"/> Modify        <input type="checkbox"/> Remove</p> <p>This program will be modified to require accessible units consistent with ADA requirements and to ensure the City provides for, and promotes, reasonable accommodation applications to facilitate improvements to address accessibility.</p>
<p><b>Program H-12: Facilitation of Equal Housing</b></p> <p>The City shall promote equal housing opportunities by providing information on housing laws and refer complaints of housing discrimination to the appropriate state or federal agency. The City shall work with the County to implement proactive programs to display fair housing informational posters, distribute informational pamphlets, and encourage public service announcements through the local media. The City shall consider distributing</p>	<p><b>Accomplishments:</b> The City did not receive any inquiries or complaints regarding fair housing issues during the 6<sup>th</sup> Cycle. However, the City was largely unable to promote fair housing during the 5<sup>th</sup> Cycle Housing Element due to lack of staff resources.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep        <input checked="" type="checkbox"/> Modify        <input type="checkbox"/> Remove</p> <p>This program is considered appropriate and will be implemented during the 6<sup>th</sup> Cycle. Through the Countywide Housing Working Group, fair housing materials and complaint referral assistance is being provided to each jurisdiction. This program will be combined</p>

<p>fair housing information in languages other than English, and display fair housing information on venues such as outdoor bulletin boards and City Hall. The City shall make annual reviews of the effectiveness of this program and make modifications as deemed appropriate.</p> <p><i>Time Frame: Ongoing</i></p>	<p>with the Countywide effort to make fair housing materials and assistance with complaints available to all jurisdictions.</p>
<p><b>Program H-13: Community Character</b></p> <p>Encourage innovative housing types that are both affordable to the full range of income groups and complementary to the character of the surrounding neighborhood (e.g. second units, units above commercial establishments, duplexes, townhomes, etc.)</p> <p><i>Time Frame: Ongoing</i></p>	<p><b>Accomplishments:</b> The City encourages a variety of housing types and affordability levels.</p> <p><b>Status:</b>           <input type="checkbox"/> Keep       <input checked="" type="checkbox"/> Modify       <input type="checkbox"/> Remove</p> <p>This program continues to be appropriate and will be modified to be a policy encouraging a variety of housing types. Specific programs in the Housing Plan will address promoting a greater variety of housing types, including second units, residential care facilities, etc.</p>
<p><b>Program H-14: Preservation of Housing Stock</b></p> <p>Require evaluation of proposals, especially commercial and industrial development, for their effect on the surrounding housing (compatibility) and housing needs (growth inducing) impact.</p> <p><i>Time Frame: As projects are proposed</i></p>	<p><b>Accomplishments:</b> The City had very few development proposals during the 5<sup>th</sup> Cycle. None resulted in any identified compatibility or growth-inducing issues.</p> <p><b>Status:</b>           <input type="checkbox"/> Keep       <input type="checkbox"/> Modify       <input checked="" type="checkbox"/> Remove</p> <p>This program is subjective and has the potential to constrain housing, through findings that a development project may be incompatible or growth-inducing. It will be removed from the Housing Plan.</p>
<p><b>Program H-15: Preservation/Rehabilitation</b></p> <p>Participate with Amador County in programs that preserve and rehabilitate existing housing, enhance Federal and State funded rental assistance vouchers, and other programs that disperse people needing housing assistance throughout the community.</p> <p><i>Time Frame: As projects are proposed</i></p>	<p><b>Accomplishments:</b> No available funding was identified during the 5<sup>th</sup> Cycle. The City coordinated with Amador County and other jurisdictions to develop updated programs to address housing needs during the 6<sup>th</sup> Cycle.</p> <p><b>Status:</b>           <input type="checkbox"/> Keep       <input checked="" type="checkbox"/> Modify       <input type="checkbox"/> Remove</p> <p>This program is considered appropriate and will be kept in the Housing Plan, with modifications to identify specific actions and timing, as well as coordination with other jurisdictions at the Countywide level, to ensure implementation.</p>
<p><b>Program H-16: Rehabilitation Funding</b></p> <p>Identify sources of rehabilitation funding and notify residents of availability, perhaps through a utility bill.</p> <p><i>Time Frame: Ongoing</i></p>	<p><b>Accomplishments:</b> The City did not identify or obtain any funding for housing rehabilitation. Through this 6<sup>th</sup> Cycle Housing Element, a number of resources for energy efficient improvements have been identified that the City will share with the community as part of 6<sup>th</sup> Cycle implementation.</p> <p><b>Status:</b>           <input type="checkbox"/> Keep       <input checked="" type="checkbox"/> Modify       <input type="checkbox"/> Remove</p> <p>This program is considered appropriate and necessary to assist residents with maintaining safe and decent housing. This program will be revised to provide for coordination at the</p>

	<p>Countywide level as well as identifying specific steps and timing for Amador City during the 6<sup>th</sup> Cycle to improve implementation and effectiveness.</p>
<p><b>Program H-17: Rental and Ownership Assistance</b></p> <p>Support County in efforts to expand Section 8 rental assistance vouchers.</p> <p><i>Time Frame: Ongoing</i></p>	<p><b>Accomplishments:</b> Amador County no longer manages the Section 8 program. Stanislaus County Housing Authority now manages the Section 8 program. As part of this Housing Element update, the Stanislaus County Housing Authority was contacted multiple times to identify housing issues and opportunities to increase voucher availability.</p> <p><b>Status:</b>           <input type="checkbox"/> Keep       <input checked="" type="checkbox"/> Modify       <input type="checkbox"/> Remove</p> <p>This program is considered appropriate and will be revised to coordinate with the Stanislaus County Housing Authority to promote increased availability of vouchers in Amador City, as well as the rest of Amador County.</p>
<p><b>Program H-18: First-Time Homebuyer Assistance</b></p> <p>Identify sources of first-time homebuyer funding and notify residents of availability.</p> <p><i>Time Frame: Ongoing</i></p>	<p><b>Accomplishments:</b> The City was not able to obtain any funding for first-time homebuyer assistance during the 5<sup>th</sup> Cycle due to limited staff resources.</p> <p><b>Status:</b>           <input type="checkbox"/> Keep       <input checked="" type="checkbox"/> Modify       <input type="checkbox"/> Remove</p> <p>This program is considered appropriate and will be revised to coordinate with Amador County and other jurisdictions to combine efforts to obtain funding for first-time homebuyer assistance, which will assist Amador City as well as other jurisdictions with limited staff resources.</p>
<p><b>Program H-19: Organization and Administration</b></p> <p>Identify non-profit corporations and funding sources to assist in provision of affordable housing. Assist developers with application materials to address all issues necessary for public hearings through pre-application and other meetings.</p> <p><i>Time Frame: Ongoing</i></p>	<p><b>Accomplishments:</b> The City provides its application form on the City website. The City did not receive any inquiries from interested parties regarding resources for affordable housing.</p> <p><b>Status:</b>           <input type="checkbox"/> Keep       <input checked="" type="checkbox"/> Modify       <input type="checkbox"/> Remove</p> <p>This program is considered appropriate and will be revised to identify specific actions, and timing for each action for the City to take, during the 6<sup>th</sup> Cycle to reach out to housing developers, non-profits, and service providers to determine interest in affordable housing and to make information available regarding housing resources. Through this Housing Element Update effort, the City has identified potential non-profit entities and funding sources that may assist with the development of affordable housing and will work with the other Countywide jurisdictions to identify additional resources.</p>
<p><b>Program H-20: Regular Compliance</b></p> <p>Review and update city and housing policy and maintain consistency of City actions with the Housing Element throughout the next 5 years. Revise Housing</p>	<p><b>Accomplishments:</b> The City had very little housing-related activity during the 5<sup>th</sup> Cycle, primarily due to limited staffing resources. The City did not get its 5<sup>th</sup> Cycle Housing Element certified and has actively engaged the 6<sup>th</sup> Cycle Housing Element Update process in order to better address housing needs in the City.</p>

<p>Element every 5 years and implement Housing Element policies and actions. Complete annual report on Housing Element implementation progress relative to the Quantified Objectives in Table 24 of the General Plan Implementation Report.</p> <p><i>Time Frame: Ongoing; annually, major update every 5 years</i></p>	<p><b>Status:</b>      <input type="checkbox"/> Keep      <input checked="" type="checkbox"/> Modify      <input type="checkbox"/> Remove</p> <p>This program is considered appropriate and necessary. This program will be replaced with programs that identify specific actions for the City to take, including modifications to the Zoning Code to encourage housing development and implement this 6<sup>th</sup> Cycle Housing Element. This program will also be superseded by a program specifically addressing completion of the State-mandated Annual Performance Report on an annual basis to ensure that the City's efforts to implement the Housing Element are ongoing throughout the 6<sup>th</sup> Cycle and to better track the City's progress.</p>
<p><b>City of Ione</b></p>	
<p><b>Program H-1: Building Code Review</b></p> <p>The City will continue to annually review the City's building codes for current compliance and adopt the necessary revisions so as to further local development objectives.</p> <p><i>Time Frame: Annual evaluation of the adequacy of the City's building codes</i></p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City has adopted updates to the California Building Standards Code and review the local code requirements and ensures amendments to the CBSC are made to ensure that amendments are made where necessary to reduce impacts to life and property.</p> <p><b>Status:</b>      <input checked="" type="checkbox"/> Keep      <input type="checkbox"/> Modify      <input type="checkbox"/> Remove</p> <p>This program supports housing compliance and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p><b>Program H-2: Wastewater Capacity</b></p> <p>The City is committed to ensuring that there is enough wastewater treatment capacity to support its fair share of the region's housing needs. The current approach is to provide more disposal space through land application. This allows the City to drain the various percolation ponds and complete the necessary maintenance on a regular basis. By completing the maintenance and moving to land application, the City is able to increase capacity to (1) satisfy existing approved development, (2) satisfy development agreement commitments; and (3) satisfy RHNA obligation. The City complies with Government Code Section 65589.7, the City shall grant a priority for the provision of these services to proposed developments that include housing units affordable to lower income households.</p> <p><i>Time Frame: Ongoing through 2019</i></p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. The City is working on approaches to address wastewater treatment and capacity. The City has not had any applications for lower income developments, so Government Code Section 65589.7 requirements have not been applicable during the planning period.</p> <p><b>Status:</b>      <input checked="" type="checkbox"/> Keep      <input type="checkbox"/> Modify      <input type="checkbox"/> Remove</p> <p>This program, when implemented, ensures that there is enough wastewater treatment capacity to support the region's housing needs and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p><b>Program H-3: Ione Program Potable Water Capacity</b></p> <p>The City is committed to ensuring that there is enough potable water to support its fair share of the region's housing needs. The City will continue to</p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City has worked with Amador Water Agency to ensure water provision to projects and has coordinated with AWA to receive advance comments on potential multifamily projects in order to ensure adequate water</p>



<p>work collaboratively with the region's potable water provider, Amador Water Agency, to identify both short and long- term viable and cost effective solutions to maintaining potable water availability in the City.</p> <p><i>Time Frame: Ongoing</i></p>	<p>supply to future development projects. In 2022, AWA sent a memorandum to the City indicating ADUs would be treated in the same manner as any new service connection, although ADUs within an existing SFU are exempt from needing a separate connection and payment of service capacity fees.</p> <p><b>Status:</b>            <input checked="" type="checkbox"/> Keep        <input type="checkbox"/> Modify        <input type="checkbox"/> Remove</p> <p>This program will be kept in the 6th Cycle Housing Element to ensure continued effectiveness. This program ensures that there is enough potable water to support the region's housing needs and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p><b>Program H-4: Lone Beautification (Code Enforcement) Program</b></p> <p>The City currently handles violations of its Municipal Code on a demand-driven basis. Staff responds to housing code complaints initiated by lone tenants. The City plans to sponsor debris hauling and clean-up programs and plans to limit the number of garage sales permitted during the year.</p> <p><i>Time Frame: Ongoing as complaints are received; debris hauling and cleanup program biannually</i></p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. The City continues to respond to code complaints and does not have a code inspection or other program that conducts regular inspections of property and buildings in lone. The City's solid waste services provider, ACES, offers junk removal services to lone residents. The City has not made changes to the Municipal Code to limit garage sales.</p> <p><b>Status:</b>            <input checked="" type="checkbox"/> Keep        <input type="checkbox"/> Modify        <input type="checkbox"/> Remove</p> <p>This program, when implemented, ensures that Municipal Code violations are handled and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p><b>Program H-5: Infill Development Program</b></p> <p>Infill development is one technique in meeting the housing needs required by expanding populations. The City will encourage the use of vacant small individual lots in the central City by reviewing, and amending as appropriate, development standards to accommodate housing development.</p> <p>The City will encourage the use of infill for the development of housing by addressing density requirements, which may constrain the development of housing on infill lots, and if necessary remove those constraints. The City will consider reduced impact fees for infill development.</p> <p><i>Time Frame: June 2015</i></p>	<p><b>Accomplishments:</b> Implemented. The City completed the focused Zoning Code Update, which includes changes to the Zoning Code to allow infill development through allowing two units on eligible single-family lots and allowing accessory dwelling units and junior accessory dwelling units on all lots with an existing or planned residential dwelling unit.</p> <p><b>Status:</b>            <input checked="" type="checkbox"/> Keep        <input type="checkbox"/> Modify        <input type="checkbox"/> Remove</p> <p>This program has been implemented and is therefore no longer needed.</p>
<p><b>Program H-6: Affordable Housing Program</b></p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. While the City is amenable to coordinating with others to develop and implement an affordable housing program, projects</p>

To encourage the development and availability of housing affordable to a broad range of households with varying income levels throughout lone, the City requires that residential projects of ten or more units include five percent of the units in the project as affordable to very low-, low-, and moderate-income households. Developers of less than ten housing units are exempt from this requirement.

Developers of ten or more housing units shall provide the following:

- In a rental housing project of ten or more units two percent of the units shall be affordable to very low -income households, two percent shall be affordable to low-income households and one percent shall be affordable to moderate-income households.
- In a for-sale project of ten or more units two percent shall be affordable to low-income households and three percent shall be affordable to moderate-income households.
- Affordable units shall be built on site and must be comparable in infrastructure (including wastewater, water and other utilities), construction quality, and exterior design to the market-rate residential units. Affordable units may be smaller in aggregate size and have different interior finishes and features than market- rate units, so long as the interior features are durable, of good quality, and consistent with contemporary standards for new housing. The number of bedrooms should be the same as those in the market-rate units, except that if the market-rate units provide more than three bedrooms, the affordable units need not provide more than three bedrooms
- All affordable units must be constructed and occupied concurrently with or prior to the construction and occupancy of market-rate units. In phased developments, the affordable units must be evenly distributed throughout the development and will be constructed and occupied in proportion to the number of units in each phase of the residential development
- Deed restrictions shall be provided to assure that rental units developed for very low-, low- and moderate-income persons will remain affordable for 55 years and ownership units developed for low- and moderate-income units will remain affordable for 45 years.
- If an owner sells an affordable unit before the end of the 45 year resale restriction term, the owner shall repay the City/ subsidy balance. The balance is any remaining principal and accrued interest after the subsidy has been

subject to the requirement have not been proposed during the planning period. The County has not notified public and/or private sewer and water providers per Section 65589.7 of the Government Code to provide service for new affordable housing projects, without conditions or a reduction in the amount requested.

**Status:**             Keep             Modify             Remove

The City has not had projects subject to this program. This program will be modified in the 6th Cycle Housing Element to focus on undeveloped areas designated Planned Development, which are the sites where the majority of single family and large-scale new development will occur, to ensure that new development provides affordable housing opportunities and furthers fair housing goals and to ensure affordable units are identified and planned as part of the initial development plan for future projects.

reduced as defined in the Buyer's Resale Agreement (to be determined at the time of purchase).

- Per the deed restriction of the affordable units, all affordable units resold shall be required to be sold to an income-eligible household.

The City will develop and maintain a waiting list of eligible persons wishing to purchase or occupy an affordable housing unit.

#### **Alternatives**

- Payment of an in-lieu fee for ownership or rental units may be acceptable and the amount of in-lieu fees shall be established by a nexus study to be completed by June of 2010. The money will then be placed into an affordable housing trust fund. The City will develop a set of priorities for the use of Housing Trust Fund monies once the Housing Trust Fund is established (Joint Action).
- If the developer is permitted to dedicate land for the development of affordable units in satisfaction of part or all of its affordable housing requirement, the agreement shall identify the site of the dedicated land and shall provide for the implementation of such dedication in a manner deemed appropriate and timely by the City.

#### **Incentives**

Possible incentives that may be included but are not limited to the following:

- Assistance with accessing and apply for funding (based on availability of federal, state, local foundations, and private funds);
- Mortgage-subsidy or down payment assistance programs to assist first time homebuyers and other qualifying households, when such funds are available;
- Expedited/streamlined application processing and development review;
- Modification of development requirements, such as reduced set backs and parking standards on a case-by-case basis; and
- Density Bonuses.

<p><i>Time Frame: Implement as residential projects are processed through the Planning Department. Nexus study to be completed by June 2016</i></p>	
<p><b>Program H-7: Large Family Housing Program</b></p> <p>Renter households with seven or more persons do not have an adequate number of dwelling possibilities in the City. The number of large rental housing units is very limited in the City and as such large renter households cannot obtain adequate housing.</p> <p>The City will continue to provide incentives, such as modifications to development standards, and regulatory incentives for the development of rental housing units with four or more bedrooms.</p> <p><i>Time Frame: Ongoing</i></p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. The City offers incentives to rental projects for large families, but has not had any applications for rental housing. Staff assisted a potential multifamily rental project by offering pre-application review of the project to assist the developer with identifying the requirements of the City's Zoning Code and the General Plan.</p> <p><b>Status:</b>           <input checked="" type="checkbox"/> Keep           <input type="checkbox"/> Modify           <input type="checkbox"/> Remove</p> <p>This program is effective with assisting large renter households and will be kept in the 6th Cycle Housing Element to ensure continued efforts to encourage large rental units.</p>
<p><b>Program H-8: Senior Housing Program</b></p> <p>To encourage the development of affordable senior projects, the City will offer density bonuses, help interested developers apply for government financing and/or other government subsidies, assist interested developers in acquiring surplus government land suitable for multifamily development, expedite permit processing, consider reducing parking standards and lot sizes, and consider waiving impact fees for low-income dwelling units.</p> <p><i>Time Frame: Ongoing</i></p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. The City offers incentives for affordable senior housing projects, but has not had any interest during the planning period.</p> <p><b>Status:</b>           <input checked="" type="checkbox"/> Keep           <input type="checkbox"/> Modify           <input type="checkbox"/> Remove</p> <p>This program, when implemented, is effective at encouraging the development of affordable senior projects and will be kept in the 6th Cycle Housing Element to include additional assistance to ensure continued effectiveness.</p>
<p><b>Program H-9: Child Care Program</b></p> <p>In cooperation with private developers, the City will evaluate on a case by case basis the feasibility of pairing a child care center in conjunction with affordable, multifamily housing developments or nearby to major residential subdivisions.</p> <p><i>Time Frame: Ongoing</i></p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. The City promotes the provision of child care in conjunction with residential development, but has not had any applications for residential projects, such as multifamily development or residential subdivisions, or non-residential projects that could include a child care component.</p> <p><b>Status:</b>           <input type="checkbox"/> Keep           <input checked="" type="checkbox"/> Modify           <input type="checkbox"/> Remove</p> <p>This program is considered effective, despite not having been implemented and will be modified in the 6<sup>th</sup> Cycle Housing Element to require the accommodation of child care centers in conjunction with affordable developments.</p>

<p><b>Program H-10: Assisting “At-Risk” Units</b></p> <p>The City currently contains no deed-restricted units and therefore there are no “at-risk” units at this time. Should the City have any affordable units in the future, the City will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for future preservation of assisted housing developments. The City will work with not-for-profit housing providers to apply for affordable housing subsidies that may be available for this use, if necessary in the future.</p> <p><i>Responsible Agencies: City Planner Time Frame: As needed</i></p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. It is noted that there are deed-restricted units in the City. The City continues to monitor housing stock even though there are no at-risk units currently in the City.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program is considered effective and will be modified in the 6th Cycle Housing Element to address current requirements of State law for the assistance of at-risk units.</p>
<p><b>City of Jackson</b></p>	
<p><b>Program H-1: Resources Constraints and Priority Allocation</b></p> <p>The Planning Commission and City Council will continue to monitor the need for growth control and consider re-instating the Resources Constraints and Priority Allocation ordinance to encourage in-fill housing development prior to annexing properties within the Sphere of Influence. The allocation ordinance requires the Planning Commission and City Council to consider infill projects prior to projects in the Sphere of Influence and also promotes higher density development, to ensure housing developments offer amenities which promote conservation of the City’s natural resources and the reduction of energy use and therefore more affordable, which is closer to retail and service centers.</p> <p><i>Time Frame: Ongoing, continue to monitor the Ordinance annually</i></p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. Through 2019, the Planning Commission and City Council have annually reviewed the need to implement the City’s Resource Constraints and Priority Allocation Ordinance to manage growth. In 2020, the City Council suspended the City’s Resource Constraints and Priority Allocation Ordinance which reviewed constraints.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input type="checkbox"/> Modify            <input checked="" type="checkbox"/> Remove</p> <p>This program will be removed from the Housing Element as the Resource Constraints and Priority Allocation ordinance is no longer active.</p>
<p><b>Program H-2: Planning Development</b></p> <p>The City’s Development Code includes provisions for planned developments, which serve to maximize the use of the land. The City will continue to use this zoning tool where applicable and appropriate, and implemented as a continuous program by the City Planning Commission and Council.</p> <p><i>Time Frame: Ongoing</i></p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City’s Development Code includes provisions to promote planned developments.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program will be modified to address planned developments in the context of providing a variety of housing types and affordability levels.</p>
<p><b>Program H-3: Development Agreements</b></p> <p>The City will continue to utilize development agreements as they formally document work to be accomplished, timing and/or sequencing, and require</p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City continues to utilize development agreements to ensure fair-share funding of off-site improvements.</p> <p><b>Status:</b>            <input checked="" type="checkbox"/> Keep            <input type="checkbox"/> Modify            <input type="checkbox"/> Remove</p>

<p>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.</p> <p><i>Time Frame: Ongoing</i></p>	<p>This program is effective at minimizing additional construction costs from being passed onto the housing consumer and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p><b>Program H-4: Building Code</b></p> <p>The City will continue to annually review the City’s building codes for current compliance and adopt the necessary revisions so as to further local development objectives. The City will annually ensure that local building codes are consistent with state mandated or recommended green building standards.</p> <p><i>Time Frame: Annual evaluation of the adequacy of the City’s building codes</i> <i>Funding Source: General Fund</i></p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City continues to review and update the City’s building code to ensure that local building codes are consistent with the state mandated or recommended green building standards.</p> <p><b>Status:</b>            <input checked="" type="checkbox"/> Keep            <input type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program is effective at maintaining the City’s building code and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p><b>Program H-5: Potable Water</b></p> <p>The City is committed to ensuring that there is enough potable water to support its fair share of the City’s housing needs (including the Sphere of Influence). The City will continue to work collaboratively with the region’s potable water provider, the Amador Water Agency, to identify both short- and long-term viability and cost effective solutions to maintaining potable water availability in the City. Additionally, the City will continue to review water resources through implementation of the City’s Resource Constraints and Priority Allocation Ordinance that is intended to ensure that there is adequate water supply for new housing development in the City of Jackson with preference given to affordable housing projects.</p> <p><i>Time Frame: Annual review of the City’s resources</i></p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. Through 2019, as part of the Resource Constraints and Priority Allocation Ordinance process potable water supply was reviewed annually. In 2020, the City Council suspended the City’s Resource Constraints and Priority Allocation Ordinance which reviewed constraints. The City has not notified public and/or private sewer and water providers per Section 65589.7 of the Government Code to provide service for new affordable housing projects, without conditions or a reduction in the amount requested.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program was effective when implemented and will be modified in the 6th Cycle Housing Element to ensure continued review and confirmation of wastewater treatment capacity.</p>
<p><b>Program H-6: Wastewater Treatment Capacity</b></p> <p>The City is committed to ensuring that there is enough wastewater treatment capacity to support its housing needs. Annual implementation of the City’s Resource Constraints and Priority Allocation Ordinance is intended to ensure that there is adequate wastewater treatment for new housing development in the City of Jackson with preference given to affordable housing projects.</p> <p><i>Time Frame: Annually</i></p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. Through 2019, as part of the Resource Constraints and Priority Allocation Ordinance process wastewater treatment capacity was reviewed annually. In 2020, the City Council suspended the City’s Resource Constraints and Priority Allocation Ordinance which reviews constraints.</p> <p><b>Status:</b>            <input checked="" type="checkbox"/> Keep            <input type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program was effective when implemented and will be modified in the 6th Cycle Housing Element to ensure continued review and confirmation of wastewater treatment capacity.</p>

<p><b>Program H-7: Child Care Centers</b></p> <p>The City will continue to implement the Resource Constraints and Priority Allocation Ordinance to include child care centers in or around new development.</p> <p><i>Time Frame: Annually</i></p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. Through 2019, as part of the Resource Constraints and Priority Allocation Ordinance process child care resources are reviewed annually. In 2020, the ordinance was suspended due to lack of available resources.</p> <p><b>Status:</b>           <input checked="" type="checkbox"/> Keep           <input type="checkbox"/> Modify           <input type="checkbox"/> Remove</p> <p>This program was effective when implemented and will be modified in the 6th Cycle Housing Element to promote provision of child care facilities in conjunction with new residential development, particularly affordable units.</p>
<p><b>Program H-8: Inclusionary Affordable Housing</b></p> <p>The City will continue to implement the Section 17.32 (Affordable Housing) of the Development Code. This ordinance requires subdivisions of ten or more parcels to provide ten percent inclusionary affordable housing.</p> <p><i>Time Frame: Ongoing</i></p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. While the City is amenable to the concept and implementation of inclusionary affordable housing, there have been no projects submitted since adoption of this Housing Element where this ordinance would apply.</p> <p><b>Status:</b>           <input type="checkbox"/> Keep           <input type="checkbox"/> Modify           <input checked="" type="checkbox"/> Remove</p> <p>No changes to Section 17.32 have been proposed. Section 17.32 will continue to apply to projects. This program will be removed from the Housing Element as it is not necessary to provide programs to implement existing provisions of the Development Code. .</p>
<p><b>Program H-9: Development Fees</b></p> <p>The City will annually review its fees for development permits in order that they represent a fair charge for review and processing of applications. Review of charges implemented by the City Manager on an “as needed” basis.</p> <p><i>Time Frame: Annually</i></p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City most recently updated development service charges in September 2021.</p> <p><b>Status:</b>           <input checked="" type="checkbox"/> Keep           <input type="checkbox"/> Modify           <input type="checkbox"/> Remove</p> <p>This program to continually update development fees is effective and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p><b>Program H-10: Multi-family Development.</b></p> <p>To assist the development of housing for lower income households on larger sites, the City will facilitate land divisions, lot line adjustments, and specific plans resulting in parcel sizes that facilitate multifamily developments affordable to lower income households. The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development. In addition, the City will offer incentives for the development of affordable housing including; permit streamlining, ministerial review of lot line adjustments, deferral of subdivision</p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. While the City is amenable to the implementation of multi-family development, there have been no multi-family projects submitted since adoption of this 5th Cycle Housing Element.</p> <p><b>Status:</b>           <input checked="" type="checkbox"/> Keep           <input type="checkbox"/> Modify           <input type="checkbox"/> Remove</p> <p>This program to assist the development of housing for lower income households on larger sites is considered effective, despite not having been executed and will be kept in the 6th Cycle Housing Element.</p>

<p>fees, technical assistance to acquire funding, and modification of development requirements consistent with the Planned Development Overlay program.</p> <p><i>Time Frame: On-Going</i></p>	
<p><b>Program H-11: Reasonable Accommodations</b></p> <p>“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. The City will amend the zoning code to address reasonable housing accommodation for persons with disabilities, including, but not limited to, the following:</p> <ul style="list-style-type: none"> <li>● 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.</li> <li>● 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.</li> <li>● Review procedures for requests for reasonable accommodation, including provisions for issuing a written decision within 30 days of the date of the application.</li> <li>● Criteria to be used in considering requests for reasonable accommodation.</li> <li>● 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.</li> </ul> <p><i>Time Frame: June 2015</i></p>	<p><b>Accomplishments:</b> Implemented. The City’s Development Code was updated February 2014 to address reasonable housing accommodations for persons with disabilities.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input type="checkbox"/> Modify            <input checked="" type="checkbox"/> Remove</p> <p>This program has been implemented and is therefore no longer needed.</p>



<p><b>Program H-12: Large Family Housing</b></p> <p>The City will provide incentives, such as modifications to development standards, and regulatory incentives for the development of housing units with four or more bedrooms.</p> <p><i>Time Frame: Ongoing</i></p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. While the City is amenable to the implementation of large family housing, the City has not been able to provide large family incentives due to limitations on staff resources.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep        <input checked="" type="checkbox"/> Modify        <input type="checkbox"/> Remove</p> <p>This program continues to be appropriate and will be combined with other programs to support special needs housing in the 6th Cycle Housing Element.</p>
<p><b>Program H-13: Density Bonus</b></p> <p>The City shall adopt a density bonus ordinance pursuant to State Government Code Section 65915, which requires local governments to grant a density bonus of at least 35 percent.</p> <p><i>Time Frame: June 2015</i></p>	<p><b>Accomplishments:</b> While the City's Inclusionary Housing Ordinance provides for consistency with Government Code Section 65915 for density bonuses, the Development Code does not establish provisions for any residential development (regardless of the City's inclusionary requirement) to request a density bonus.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep        <input checked="" type="checkbox"/> Modify        <input type="checkbox"/> Remove</p> <p>This program will be kept in the 6<sup>th</sup> Cycle Housing Element with an updated timeframe to ensure the Development Code revisions are adopted early in the 6<sup>th</sup> Cycle.</p>
<p><b>Program H-14: Conservation of At-Risk Units</b></p> <p>The City shall reduce the potential conversion of the 82 assisted affordable housing units at risk during the current planning period to market rate through the following actions:</p> <p>Require a one-year notice to residents, the City, the Stanislaus County Housing Authority, and any local non-profit housing developers, of all proposed conversions of assisted affordable (extremely low, very low, low, and/or moderate income) housing units. Following revision of the zoning code, provide the owner of each assisted affordable housing complex in the City with the noticing requirements.</p> <p>Continue to maintain communication with the Stanislaus County Housing Authority and local nonprofit housing organizations to monitor the potential conversion of assisted housing units to market-rate housing.</p> <p>If conversion of units is likely, work with the Stanislaus County Housing Authority and other organizations as appropriate to seek funding to subsidize the at-risk units in a way that mirrors the HUD Housing Choice Voucher</p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. The City has been in contact with property owners of affordable housing units. There has been no indication that the owners are going to convert to market rate units. City staff will continue to monitor the status of these facilities.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep        <input checked="" type="checkbox"/> Modify        <input type="checkbox"/> Remove</p> <p>This program will be kept in the 6<sup>th</sup> Cycle Housing Element and will be updated to reflect current requirements, including notification provisions, of State law.</p>

<p>(Section 8) program. Funding sources may include state or local funding sources. Refer tenants of at-risk units to the Housing Authority for education regarding tenant rights and conversion procedures and information regarding Section 8 rent subsidies and any other affordable housing opportunities in the City.</p> <p><i>Time Frame: Ongoing communication with the Housing Authority of the County of Stanislaus and local nonprofits</i></p>	
<p><b>Program H-15: Removal of Parking Constraints</b></p> <p>The City shall amend the zoning code to change the parking requirement for duplexes and multi-family dwellings to allow a carport instead of a fully enclosed garage where currently required in the zoning code.</p> <p><i>Time Frame: Amend the zoning code by December 2017</i></p>	<p><b>Accomplishments:</b> While the City is amenable to the removal of parking constraints, the City’s current Zoning Code was revised in November 2021 and does not include provisions for multi-family dwelling carports in lieu of enclosed garages. This program will be modified to state that the program will be implemented with the next Zoning Code update.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program to amend parking requirements has not been implemented due to lack of staff resources and will be modified to require implementation in the next Zoning Code update in the 6th Cycle Housing Element.</p>
<p><b>City of Sutter Creek</b></p>	
<p><b>Program H-1: Water and Sewer Hook-Ups</b></p> <p>The City shall review and advise the Amador Water Agency on water and sewer hook-up fees for residential second unit dwellings to ensure the rates provide an incentive to the development of residential second unit dwellings</p> <p><i>Time Frame: Annually</i></p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. The City has been coordinating with AWA (<a href="http://www.amadorwater.org">http://www.amadorwater.org</a>) regarding water capacity fees. The City has recommended, but does not have the authority to amend AWA’s water capacity fees or water rates. Water capacity fees, updated in June 2021 and wastewater capacity fees updated in July 2022, do not currently provide an incentive for development of second unit dwellings. On July 1, 2022, AWA submitted a memorandum to the City regarding ADU connections, indicating ADUs would be treated in the same manner as any new service connection, although ADUs within an existing SFU are exempt from needing a separate connection and payment of service capacity fees. AWA has identified it is available to coordinate with Sutter Creek, and other jurisdictions, to ensure continued compliance with State law related to ADU and associated fees.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program will be modified to include specific timeframes to coordinate with AWA and internal staff to develop modified water and sewer rates for residential second unit dwellings,</p>

	<p>and also to ensure continued effectiveness and compliance with State law in the 6th Cycle Housing Element.</p>
<p><b>Program H-2: Application Processing Procedures</b></p> <p>The City shall review the application processing procedures annually to determine their effectiveness and recommend necessary amendments to the Planning Commission.</p> <p><i>Time Frame: Annually</i></p>	<p><b>Accomplishments:</b> Implemented and ongoing. City staff reviews application-processing procedures annually. In 2012, checklists were developed to assist applicants in meeting the City's requirements. The Planning Commission reviewed and agreed to the use of the recommended checklist. Checklists were updated in 2019 and 2020 to streamline and improve electronic forms and provide clarity.</p> <p><b>Status:</b>           <input checked="" type="checkbox"/> Keep       <input type="checkbox"/> Modify       <input type="checkbox"/> Remove</p> <p>This program effectively reviews and updates application processing procedures and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p><b>Program H-3: Development Fees</b></p> <p>The City shall continue to annually review the City's development fees so that they represent a fair charge for review and processing of permit applications.</p> <p><i>Time Frame: Annually</i></p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City's Engineering and Planning Fee Schedule was last modified in 2017.</p> <p><b>Status:</b>           <input checked="" type="checkbox"/> Keep       <input type="checkbox"/> Modify       <input type="checkbox"/> Remove</p> <p>This program to continually assess and update development fees is effective and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p><b>Program H-4: Planned Development</b></p> <p>The City shall 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. The City shall encourage clustering of units on small lots to reduce the cost of lots, housing construction, improvements, site preparation, and infrastructure. The City shall require that developers providing affordable housing units or lots in planned developments show how the lots or units will be made affordable to low- and very low-income households, and maintained as such, prior to approval of a development plan or tentative map for the project.</p> <p><i>Time Frame: Ongoing</i></p>	<p><b>Accomplishments:</b> Implemented and ongoing. This program is implemented on a case-by-case basis for major subdivisions. Affordable housing benefits provided by the Gold Rush Ranch Specific Plan are highlighted in Chapter 3 of the Specific Plan and include an affordable housing trust fund, 70 units restricted to affordable prices, a minimum of 64 ADUs, and mixed-use development near the County Transit Center.</p> <p><b>Status:</b>           <input checked="" type="checkbox"/> Keep       <input type="checkbox"/> Modify       <input type="checkbox"/> Remove</p> <p>This program to encourage developers to construct affordable housing is effective and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p><b>Program H-5: Density Bonus</b></p>	<p><b>Accomplishments:</b> Implemented and ongoing. A density bonus is implemented on a case-by-case basis for major subdivisions. The most recent example of implementation of this</p>

<p>The City shall adopt a density bonus ordinance pursuant to State Government Code Section 65915, which requires local governments to grant a density bonus of at least 35 percent.</p> <p><i>Time Frame: June 2015</i></p>	<p>program is approval of the GRRSP. The City, however, has not yet formally codified a density bonus ordinance, but is in the process of completing this through the zoning code update.</p> <p><b>Status:</b>           <input checked="" type="checkbox"/> Keep           <input type="checkbox"/> Modify           <input type="checkbox"/> Remove</p> <p>This program will be modified in the 6th Cycle Housing Element to codify a density bonus to ensure continued effectiveness.</p>
<p><b>Program H-6: Fee Waiver or Deferral</b></p> <p>The City shall review its fees imposed on development and identify those fees that could be waived or reduced for low- and moderate- income housing developments on a case-by-case basis. The City shall review its subdivision, zoning, and building codes for unnecessary and costly requirements, which could be waived for low-income housing. The City shall ensure that proposed modifications will not create safety hazards, increase liability, or develop inconsistencies with the General Plan, City regulations or State law. The City shall amend its codes as necessary.</p> <p><i>Time Frame: Annually and with each development application</i></p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. This program is implemented on a case-by-case basis for major subdivisions. The fees for the Gold Rush Ranch Specific Plan were waived in recognition of benefits to the City committed to by the Development Agreement, including new low- and moderate-income housing. An ordinance has not been adopted to reduce fees in recognition of the changing economy, changing regulations, and the desire to negotiate maximum benefits to the City during project review. The City Building Code provides opportunities for waiving requirements for low-income housing. The City has reviewed its subdivision, zoning, and building codes and has continued to find the requirements are necessary.</p> <p><b>Status:</b>           <input type="checkbox"/> Keep           <input checked="" type="checkbox"/> Modify           <input type="checkbox"/> Remove</p> <p>This program for the City to waive and/or defer fees for reduced or low- and moderate-income housing developments is effective when implemented and will be modified in the 6th Cycle Housing Element to capture additional strategies to ensure continued effectiveness.</p>
<p><b>Program H-7: Reasonable Accommodations</b></p> <p>The City shall review and amend its Municipal Code 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. The City shall create a public information brochure on reasonable accommodation for disabled persons and provide that information on the City's website.</p> <p><i>Time Frame: June 2015</i></p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. The City has implemented this program through adoption of City Code Section 18.58 "Accommodation of Persons with Disabilities." No further amendment to the City Code was made in regard to SB 520. Updates to the Code are in progress for 2022. A brochure on reasonable accommodation for disabled persons has not yet been created or provided on the City's website.</p> <p><b>Status:</b>           <input type="checkbox"/> Keep           <input checked="" type="checkbox"/> Modify           <input type="checkbox"/> Remove</p> <p>This program for the City to incorporate reasonable accommodations is effective and will be modified in the 6th Cycle Housing Element to complete outstanding elements.</p>
<p><b>Program H-8: Transitional and Supportive Housing</b></p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City's Zoning Ordinance was updated to allow transitional housing in 2008. Ordinance 330 was created to allow transitional housing</p>

<p>The City shall review the General Plan Land Use Element and Zoning Ordinance to assure compliance with SB 2 requirements to allow transitional and supportive housing in zones that allow for residential housing.</p> <p><i>Time Frame: January 2015</i></p>	<p>in the R4 zone and additional Zoning Code updates are being made to allow transitional and supportive housing in the R-3 zone.</p> <p><b>Status:</b>            <input checked="" type="checkbox"/> Keep            <input type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program to support transitional and supportive housing is effective and will be kept in the 6th Cycle Housing Element to ensure the modifications that are underway are consistent with State law.</p>
<p><b>Program H-9: Historically Significant Structures</b></p> <p>The City 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> <p><i>Time Frame: Ongoing</i></p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. The City Planning Department coordinates the rehabilitation and adaptive reuse of historically significant structures as appropriate. No historically significant residential structures have been processed since the last update of the Housing Element. The Sutter Creek Community Benefit Foundation is currently working on making improvements to the Old Sutter Creek Grammar School.</p> <p><b>Status:</b>            <input checked="" type="checkbox"/> Keep            <input type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program to support historically significant structures is effective and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness and compliance with new and updated regulations.</p>
<p><b>Program H-10: Allow Residential Care Facilities per State Law</b></p> <p>The Zoning Ordinance shall be amended to allow residential care facilities by right in residential zones for small facilities (six persons or fewer) and with a conditional use permit for large facilities (seven persons or more) consistent with State Law.</p> <p><i>Time Frame: January 2015</i></p>	<p><b>Accomplishments:</b> Partially Implemented and ongoing. Group dwellings are permitted within the R-4 and C-2 zones, as well as transitional housing, farm worker housing, and single room occupancy dwellings. No amendment to the Zoning Ordinance occurred, but the the Zoning Ordinance is in the process of being updated (2022 ) to allow residential care homes in the following zones: RR, RL, R-1, R-2, and R-3 zones.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program to support residential care facilities has been partially effective since group dwellings are permitted within certain zones and will be modified in the 6th Cycle Housing Element to designate a deadline for the City to amend the Zoning Ordinance to be consistent with State Law.</p>
<p><b>Program H-11: Assisting “At-Risk: Units</b></p> <p>The City currently contains no deed-restricted units and therefore there are no “at-risk” units at this time. Should the City have any affordable units in the future, the City will contact all state and federal agencies that might provide</p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. The City currently contains no deed-restricted units and therefore there are no “at-risk” units at this time. Should the City have any affordable units in the future, the City will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for future preservation of assisted housing developments. The City will work with not-for-profit</p>

<p>affordable housing funds to determine whether any funding is available for future preservation of assisted housing developments. The City will work with not-for-profit housing providers to apply for affordable housing subsidies that may be available for this use, if necessary in the future.</p> <p><i>Time Frame: As needed</i></p>	<p>housing providers to apply for affordable housing subsidies that may be available for this use, if necessary in the future.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input type="checkbox"/> Modify            <input checked="" type="checkbox"/> Remove</p> <p>This program to address at-risk units will be removed from the Housing Plan as the City does not have any deed-restricted or at-risk units at this time. The need for a similar program will be reviewed in subsequent Housing Element Updates if there are assisted or at-risk units at that time.</p>
<p><b>City of Plymouth</b></p>	
<p><b>Program H-1:    Zoning Code Review and Update</b></p> <p>To ensure that the Zoning Code works in conjunction with General Plan policies to achieve housing and other City objectives, the City will review and modify its Zoning Code on an ongoing basis. Revisions will be made, as appropriate, to promote flexibility in densities and uses, along with incentives for affordable housing production.</p> <p><i>Time Frame: Annually</i></p>	<p><b>Accomplishments:</b> Implemented and ongoing. The Zoning Code was last updated in January 2022.</p> <p><b>Status:</b>            <input checked="" type="checkbox"/> Keep            <input type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program to update the Zoning Code is effective and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p><b>Program H-2:    Subdivision Ordinance Review and Update</b></p> <p>The City will undertake a review and update of the subdivision ordinance. Along with updated subdivision standards, the review will consider regulatory concessions that can help reduce the costs of affordable housing development while balancing basic environmental, health, and safety needs. While reducing allowable lot sizes can contribute substantially to a reduction in total housing costs (i.e., lower per-unit land and infrastructure improvement costs due to higher densities), the vast majority of single-family residential lots are already at a minimum size to allow single-family residential units. The subdivision ordinance should be reviewed and revised, if necessary, with regard to multi-family unit conversion from rentals to for-purchase housing (i.e., condominiums).</p> <p><i>Time Frame: June 2015</i></p>	<p><b>Accomplishments:</b> Implemented and ongoing. The Subdivision Ordinance was last updated in March 2021.</p> <p><b>Status:</b>            <input checked="" type="checkbox"/> Keep            <input type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program review and update the subdivision ordinance will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p><b>Program H-3:    Fee Structure</b></p>	<p><b>Accomplishments:</b> Implemented and ongoing. The Fee Structure was last updated in March 2021.</p>

<p>The City will conduct an annual review and revision of City financing mechanisms and fee structure to ensure that (1) adequate funding is available for infrastructure and services needed to support growth, and (2) fees and revenues are adequate without causing an undue burden. If any constraints are identified, the City will establish mitigating actions including concessions or incentives such as deferring or reducing housing impact fees for developments that include affordable units.</p> <p><i>Time Frame: Annually, as projects are submitted by developers and landowners</i></p>	<p><b>Status:</b>      <input checked="" type="checkbox"/> Keep      <input type="checkbox"/> Modify      <input type="checkbox"/> Remove</p> <p>This program to conduct an annual review and review of City financing mechanisms and fee structure will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p><b>Program H-4:      Design Review</b></p> <p>The City will consider adopting design guidelines for development of duplexes and small-scale multi-family units in addition to other flexible housing designs. The guidelines will consider building orientation, ceiling height, street layout, lot design, landscaping, and street tree configuration in subdivision review for the purposes of solar access and energy/water conservation.</p> <p>The design review process, as a component of project review, will be carried out either as ministerial or discretionary review, according to project type. The process will encourage innovative housing types and design, and allow mobile homes and factory-built housing with permanent foundations that also meet all design review requirements to be placed on residentially zoned parcels, pursuant to zoning and design review requirements.</p> <p>Finally, design reviews will be used to ensure that historic structures are retained. The Planning Commission will create a historic district so that the design review process can be applied to the identified structures and to allow for the application of the State's Historic Building Code.</p> <p>To ensure the design review guidelines do not pose a constraint on the development of affordable housing the city will, during the drafting of the guidelines reach out to non profit and other developers as well as annually review and revise the process.</p> <p><i>Time Frame: Consider adopting design guidelines by June 2015. Annually review as part of the City's APR.</i></p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. While the City is amenable to the adoption of design guidelines, this program to adopt design guidelines was not implemented due to lack of staff resources.</p> <p><b>Status:</b>      <input type="checkbox"/> Keep      <input checked="" type="checkbox"/> Modify      <input type="checkbox"/> Remove</p> <p>This program is considered effective, despite not having been implemented and will be modified in the 6th Cycle Housing Element to specify a timeline for design guidelines adoption by the City Council.</p>

<p><b>Program H-5: Building Code</b></p> <p>The City will continue to adopt current updates and enforce the Uniform Building Code to ensure that all new and rehabilitated housing constructed in Plymouth complies with applicable health and safety requirements, including energy conservation and handicapped accessibility.</p> <p>The update would incorporate the provisions of the State Historical Building Code, a statute within the Health and Safety Code. The California Historical Building Code consists of regulations adopted pursuant to building standards law—Part 8 of Title 24 of California’s Code of Regulations, and Chapter 34, Division II of the California Building Code. Such standards and regulations will facilitate the restoration or change of occupancy so as to preserve the buildings original or restored elements and historical features, to encourage energy conservation and a cost-effective approach to preservation, and to provide for reasonable safety from fire or other hazards for occupants and users of these buildings and to provide reasonable availability and usability by the persons with disabilities.</p> <p><i>Time Frame: Ongoing</i></p>	<p><b>Accomplishments:</b> Implemented and ongoing. The Building Code was most recently adopted in 2019.</p> <p><b>Status:</b>           <input checked="" type="checkbox"/> Keep           <input type="checkbox"/> Modify           <input type="checkbox"/> Remove</p> <p>This program to adopt current updates and enforce the Uniform Building Code will be kept in the 6th Cycle Housing Element to ensure continued compliance and effectiveness.</p>
<p><b>Program H-6: Assisting “At-Risk” Units</b></p> <p>The City currently contains no deed-restricted units and therefore there are no “at-risk” units at this time. Should the City have any affordable units in the future, the City will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for future preservation of assisted housing developments. The City will work with not-for- profit housing providers to apply for affordable housing subsidies that may be available for this use, if necessary in the future.</p> <p><i>Time Frame: As needed</i></p>	<p><b>Accomplishments:</b> There are no “at-risk” units in the City at this time. Should the City have any affordable units in the future, the City will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for future preservation of assisted housing developments. The City will work with not-for- profit housing providers to apply for affordable housing subsidies that may be available for this use, if necessary in the future.</p> <p><b>Status:</b>           <input checked="" type="checkbox"/> Keep           <input type="checkbox"/> Modify           <input type="checkbox"/> Remove</p> <p>This program to support deed-restricted units will be modified in the 6th Cycle Housing Element to include a policy to require that the City coordinates with agencies and developers as needed.</p>
<p><b>Program H-7: Parking Requirements</b></p> <p>The City will amend the Zoning Code to require 1.5 parking spaces for studio apartments and 1 bedroom units in multi-family housing developments.</p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. While the City is amenable to the amendment of parking requirements, the City’s current Zoning Code does not include revised provisions for studio apartments and multi-housing developments. This program</p>



<p><i>Time Frame: January 2015</i></p>	<p>will be modified to ensure that the program will be implemented with the next Zoning Code update.</p> <p><b>Status:</b>            <input checked="" type="checkbox"/> Keep            <input type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program to amend parking requirements has not been implemented due to lack of staff resources and will be modified to require implementation in the next Zoning Code update in the 6th Cycle Housing Element.</p>
<p><b>Program H-8: Single-Room Occupancy Units</b></p> <p>Allow for single-room occupancy units with a Conditional Use Permit in the Commercial (C) zone.</p> <p><i>Time Frame: January 2015</i></p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. While the City is amenable to the accommodation of single-room occupancy units, the City does not have a mechanism to allow for single-room occupancy units with a Conditional Use Permit. This program will be modified to state that the program will be implemented with the next Zoning Code update.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program to allow for single-room occupancy units with a Conditional Use Permit has not been implemented due to lack of staff resources and will be modified to require implementation in the next Zoning Code update in the 6th Cycle Housing Element.</p>
<p><b>Program H-9:     Rezone to Meet the RHNA</b></p> <p>The City had a shortfall of land available to extremely low-, very low-, and low-income households during the 4th cycle. The City needs enough land to accommodate 26 units. To address this shortfall, the City is planning to rezone and redesignate a 12.2 acre parcel (APN 010-178-011-000) Village Residential (VR) with a Planned Development (PD) overlay by June 30, 2015. A new General Plan designation will be created and applied to this parcel that will allow up to 21 dwelling units per acre. The Village Residential zoning district allows 16 units per acre. The process will include finalizing the inclusion of the description of the PD overlay zoning district in the Zoning Ordinance. This will include allowing up to 21 dwelling units per acre where the PD Overlay is applied. Through the PD overlay residential uses without discretionary review will be allowed on enough of the parcel to accommodate 26 dwelling units at 16 units per acre or 1.63 acres. A minimum residential density of 16 units per acre will be placed on at least this portion of the parcel per Government Code Sections 65583(c)(1) (A), and 65583(c)(1) (B), Chapter 724. This portion of the site would also be required to develop with at least 50</p>	<p><b>Accomplishments:</b> Implemented and ongoing. The City updated its General Plan and Development Code. While the City did not apply the PD overlay to achieve the 21 units per acre as envisioned by Program H-9, the General Plan Update and rezone did establish the Village Residential and Village Commercial zones. The Village Residential zone allows a maximum of 16 units per acre and the Village Commercial zone does not have a maximum density. The maximum floor area ratio allowed in the Village Commercial zone is 0.7, which would accommodate up to 54 units per acre assuming an average unit size of 1,500 s.f., resulting in sites that met the default density requirements (at least 15 units/acre) to accommodate the City's lower income units from the 4th and 5th Cycle RHNA. However, the rezoning effort did not provide for ministerial (by right) review for developments in which at least 20 percent of the units are affordable to lower income households per Government Code Section 65583.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input type="checkbox"/> Modify            <input checked="" type="checkbox"/> Remove</p> <p>While sites were rezoned to accommodate the 5<sup>th</sup> Cycle RHNA, the Housing Plan includes a program to ensure that units on rezoned sites to accommodate the need are allowed with ministerial review pursuant to Government Code Section 65583.</p>

<p>percent of the total project floor area as residential uses when development is proposed. The remainder of the site could allow a mix of uses including residential. In addition, any subdivision of this portion of the parcel would result in parcels that could accommodate at least 16 units on each parcel. Approximately 5 acres of the 12.2 acre site are easily developable and can accommodate up to 32 units, at a minimum. The minimum of 1.63 acres described above will be a subarea of the 5 easily developable acres. There are no conditions that exist on the easily developable portion of the site that would preclude development. Once the rezoning and redesignation occurs, the six extra units from this site when the 26 units from the 4th cycle are subtracted can also count towards the 5th cycle lower income RHNA. The site will be available for development within the planning period where water and sewer can be provided and not have any physical or environmental constraints on the site.</p> <p><i>Time Frame: June 30, 2015</i></p>	
<p><b>Program H-10: Monitor Constraints on Multi-family Housing.</b> Currently, the City allows for the development of multifamily homes in the Village Commercial (VC) zoning district with a Conditional Use Permit. Throughout the planning period the City will evaluate whether requiring a Conditional Use permit in the VC zone is an impediment to developing multifamily housing in that zone. If it is determined that this is an impediment, the City will amend the Zoning Ordinance to remove the Conditional Use Permit requirement for multifamily in the VC zone.</p> <p><i>Time Frame: Evaluate annually</i></p>	<p><b>Accomplishments:</b> Partially implemented and ongoing. While the City is amenable to monitoring constraints on multi-family housing, the City has not monitored constraints on multi-family housing due to lack of staff resources. The County has not notified public and/or private sewer and water providers per Section 65589.7 of the Government Code to provide service for new affordable housing projects, without conditions or a reduction in the amount requested.</p> <p><b>Status:</b>            <input type="checkbox"/> Keep            <input checked="" type="checkbox"/> Modify            <input type="checkbox"/> Remove</p> <p>This program is considered effective, despite not having been implemented and will be modified in the 6<sup>th</sup> Cycle Housing Element to ensure compliance with State law.</p>

## VII. OTHER REQUIREMENTS

### A. ENERGY CONSERVATION OPPORTUNITIES

Government Code Section 65583(a)(7) requires that a housing element contain an analysis of opportunities for energy conservation with respect to residential development. The purpose of this analysis is to ensure the locality has considered how energy conservation can be achieved in residential development and how energy conservation requirements may contribute to reducing overall development costs and, therefore, increasing the supply and affordability of units.

Amador County, City of Lone, City of Jackson, City of Plymouth, and City of Sutter Creek do not operate, nor is it responsible for producing or operating, any electrical or other power sources to provide energy supplies to residential customers. However, the Building Division of the Department of Community Services is charged with the responsibility of enforcing State Energy Efficiency Standards for Residential and Non-Residential Buildings (Government Code Title 24, Part 6) in addition to all applicable sections of the California Building Standards Code.

The California Green Building Standards Code, Title 24, Part 11 of the California Code of Regulations (CALGreen) is California's first green building code and the most recent version (2019) has been adopted by Amador County. The purpose of CALGreen is to improve public health, safety, and general welfare through enhanced design and construction of buildings using concepts that reduce negative impacts and promote those principles which have a positive environmental impact and encourage sustainable construction practices. CALGreen addresses: planning and design, energy efficiency, water efficiency and conservation, and environmental quality. It is the responsibility of builders and homeowners to comply with Title 24 standards, and for the County to enforce those standards through plan check and code compliance inspections. CALGreen includes mandatory measures for new residential development that address electric vehicle charging equipment and spaces, indoor and outdoor water efficiency requirements, energy measures adopted by the California Energy Commission, material conservation and efficiency standards that address construction waste, durability of construction materials, and recycling, and environmental quality.

#### **New Development**

There are many opportunities for conserving energy in new, as well as existing, homes. New buildings, by design, can easily incorporate energy efficient techniques into the construction. The building envelope, which is everything that separates the interior of the building from the outdoor environment: the doors, windows, walls, foundation, roof, and insulation, works to keep a building warm in the winter and cool in the summer.

Constructing new homes with energy-conserving features, in addition to retrofitting existing structures, will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient an existing building is and, if needed, what improvements can be made. Examples of energy conservation opportunities include installation of insulation or storm windows and doors, installation or retrofitting of more efficient appliances and mechanical or solar energy systems, and building design and orientation, which incorporates energy conservation considerations.

The County encourages energy conservation in residential projects. New subdivision and parcel reviews are considered in terms of street layout and lot design. Residential structures must meet the requirements of Title 24 (CalGreen) relating to energy conservation features of the California Building Standards Code.

#### **Retrofit**

There are a number of methods available to improve conditions of existing structures and to decrease their energy demand, all of which fall under the general label of "retrofit." Among the most common techniques for increasing building efficiency are: insulation of ceilings, heating-ventilating-air conditioning ducts and hot water heaters; weather stripping and caulking;

night setback thermostats; spark ignited pilot lights; low-flow shower heads; window treatment to provide shade; and furnace efficiency modifications. The jurisdictions within Amador County monitor such modifications on substantial rehabilitation projects pursuant to the California Building Codes.

Valley Clean Energy and PG&E, both described in subsection (e), offer a range of weatherization, energy assistance, and energy efficiency programs. Additional funding sources available to the County and property owners include HUD-sponsored grants or subsidized loans to owners and tenants in residential, commercial and agricultural buildings for the purchase and installation of conservation and solar measures. These funds are disbursed through the state and provide financial assistance to consumers for solar and energy conservation improvements.

Weatherization in existing dwellings can greatly cut down heating and cooling costs. Weatherization is generally done by performing or improving attic insulation, caulking, weather stripping and storm windows, furnace efficiency modifications, and certain mechanical measures to heating and cooling systems. The U.S. Department of Energy allocates money to States for disbursement to community-based organizations.

Other means of energy conservation in residential structures includes proper design and location of windows, window shades, orientation of the dwelling in relation to sun and wind direction, and roof overhang to let the winter sun in and block the summer sun out.

The jurisdictions encourage maintenance and rehabilitation of housing to maximize energy efficiency. The residential rehabilitation programs provide funding assistance for lower income households to rehabilitate their home and provide weatherization and energy retrofit improvements.

### **Energy Providers and Programs**

Given the relatively recent upsurge in residential electrical rates, PG&E's Low-Income Energy Management Department initiated a number of energy-saving programs for residential customers to use to help in controlling escalating electrical costs. Among the key financial assistance programs are:

CARE (California Alternate Rates for Energy) This program is designed to aid lower-income households and provides a 20% discount on monthly energy bills and ensures that these customers are not subject to surcharges.

REACH (Relief for Energy Assistance through Community Help) This program is oriented toward lower-income customers who cannot pay their PG&E bill due to a sudden, unexpected financial hardship. It is a one-time payment through the Salvation Army with the help of donations from the utility's shareholders, employees, and others.

Energy Partners is a free weatherization program involving local utility contractors who work with lower-income customers to make their homes more energy efficient.

LIHEAP (Low-Income Home Energy Assistance Program) Lower-income households may qualify for financial assistance with energy bills and weatherization projects through the Department of Health and Human Services.

Services for Medical Baseline and Life-Support Customers. Residential customers dependent on life-support equipment and/or with special heating needs due to certain medical conditions may receive approximately 500 kilowatt-hours of electricity and/or 25 therms of gas per month, in addition to regular baseline quantities.

Balanced Payment Plan. This plan is designed for customers with substantially larger heating or cooling costs during extreme-weather months. PG&E charges customers the same each month based on average energy use for 1 year.

PG&E also offers a variety of rebate programs for heating, cooling, appliances, home improvements, pools, and lighting installations for qualified projects. Pamphlets and other literature describing these programs and other programs are readily available at PG&E offices, as well as the permit counter at the Department of Resource Management.

## **B. CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS**

State law requires that the Housing Element contain a statement of “the means by which consistency will be achieved with other general plan elements and community goals” (California Government Code, Section 65583[c][6][B]). There are 2 aspects of this analysis: 1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and 2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements.

The Housing Element is primarily a housing program assistance document, the implementation of which will not directly impact policies in other General Plan elements. The Housing Element does not conflict with the goals, policies, and programs related to circulation, conservation, open space, safety, and noise of each jurisdiction’s General Plan.

Revisions were made to the Housing Element goals, policies, and programs as a result of this update. While the majority of the revisions do not represent a significant change in policy or direction from the 2015 Housing Element in the context of the General Plan, Plymouth must identify additional sites to accommodate the RHNA as discussed in Chapter IV. The rezoning program provided in the Housing Plan includes amendments to Plymouth’s General Plan where necessary to maintain internal consistency.

## **C. PRIORITY WATER AND SEWER SERVICE**

Government Code Section 65589.7(a) requires public agencies and private entities providing water or sewer services to grant a priority for provision of these services to proposed developments that include housing units affordable to lower income households. Program 19 within the Housing Plan ensures that each water and sewer service provider is notified of the County and Cities of Lone, Jackson, Plymouth, and Sutter Creek’s potential of very low- and low-income housing sites and is aware of the requirement of State law to ensure that priority for their water and sewer services is granted to development projects that include housing for lower-income households.

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