

**Response to HCD Findings on Draft Countywide 6<sup>th</sup> Cycle Housing Element**

Finding	How the Comment Was Addressed	P. #
<b>AMADOR COUNTY</b>		
<p>1. <i>Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)</i></p> <p><i>Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)</i></p> <p><i>Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)</i></p> <p><u>Housing Needs and Special Needs Assessment</u>: The element includes a quantification of housing needs, including special needs for the region. While this quantification is generally adequate, the element should analyze the quantification to better understand housing needs and formulate appropriate policies and programs for the County. For example, this analysis should address trends, characteristics, magnitude of needs, resources and potential strategies and should at least be conducted for population growth, employment, tenure, overpayment, overcrowding, housing unit types, and special needs households. Based on the outcomes of a complete analysis, the element should add or modify programs to assist in the conservation, improvement, and development of housing affordable to lower-income and special needs households.</p>	<p>The Amador County Annex has been updated to provide additional information regarding population growth, employment, tenure, overpayment, overcrowding, housing unit types, and special needs households trends and services and to describe the housing needs associated with the trends and characteristics of the unincorporated County.</p>	<p>Amador County Annex pp. 1, 4, 5, 6</p>
<p>2. <i>Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element... (Gov. Code, § 65583, subd. (c).)</i></p> <p><u>Program 1 (Countywide Housing Working Group (CHWG))</u>: While the element now adds annual evaluation and alternative actions, the element must provide a timeframe (e.g., six months) for when alternative actions will be completed.</p> <p>3. <i>The Housing Element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)</i></p> <p><u>Program 20 (Partnerships with Affordable Housing Developers)</u>: The Program should expand upon actions, such as adding</p>	<p><i>Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element... (Gov. Code, § 65583, subd. (c).)</i></p> <p>Program 1 is revised to identify a timeframe (6 months) for alternative actions to be identified and to require the alternative actions to be implemented on a semi-annual basis (e.g., actions that each jurisdiction will implement at least two times each year) for the remainder of the planning period.</p>	<p>Housing Plan p. 4</p>
	<p>Program 20 has been revised to expand the entities the County will meet and coordinate with and to identify an objective of at least two funding applications</p>	<p>Housing Plan p. 33</p>

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<p>additional proactive actions (e.g., applying for funding at least twice in the planning period) to support the development of housing for farmworkers. The Program must also add actions to address existing conditions for farmworkers. For example, the Program could clarify targeting in other rehabilitation programs along with increased metrics for farmworkers.</p>	<p>for farmworker housing projects.</p>	
<p>4. <i>Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics...</i>(Gov. Code, § 65583, subd. (c)(5).)</p> <p>Goals, Priorities, Actions, and Milestones: The element includes many meaningful actions to affirmatively further fair housing (AFFH), however, actions should include metrics or numeric targets in terms of housing or community development outcomes (e.g., housing units, number of units assisted, number of people assisted).</p>	<p>Program 13 is revised to specify metrics/numeric targets for each jurisdiction for items 11 (Fair Housing Services), 4 (ADUs, JADUs, and SB 9 units), 16 (Rental Assistance/Housing Choice Vouchers), 9A (Provide Housing Opportunities for All Members of the Community), 9B (Provide Housing Opportunities for Households with Special Needs), 13 (Public Investment in Neighborhoods), 12 (Education and Outreach), and 14 (Resources for Renters and Owners).</p>	<p>Housing Plan pp. 17-22</p>