

**CITY OF IONE  
CITY OF JACKSON  
CITY OF SUTTER CREEK  
HOUSING ELEMENT UPDATE**

---

*Prepared for:*

CITY OF IONE  
1 EAST MAIN STREET  
P.O. BOX 398  
IONE, CA 95640

CITY OF JACKSON  
33 BROADWAY  
JACKSON, CA 95642

CITY OF SUTTER CREEK  
18 MAIN STREET  
SUTTER CREEK, CA 95685

*Prepared by:*



2729 PROSPECT PARK DRIVE, SUITE 220  
RANCHO CORDOVA, CA 95670

**MARCH 2015**



**CITY OF IONE  
CITY OF JACKSON  
CITY OF SUTTER CREEK**

**HOUSING ELEMENT  
2014-2019**

*Prepared by:*



2729 Prospect Park Drive, Suite 220  
Rancho Cordova, CA 95670

**March 2015**





**TABLE OF CONTENTS**

Introduction ..... 1

    Framework for the Joint Amador County Housing Element..... 1

    Data Sources ..... 1

    Housing Element Overview ..... 2

Executive Summary ..... 6

    Document Organization ..... 6

    Joint Policy document ..... 6

    Appendix A: Housing Needs Assessment..... 6

    Appendix B: Constraints ..... 7

    Appendix C: Resources ..... 10

    Appendix D: Review of Previous Housing Elements ..... 11

    Appendix E: SB 244 Analysis ..... 12

Goals, Policies and Programs..... 12

    Joint Goals, Policies and Programs ..... 12

    Individual Programs..... 20

    Quantified Objectives ..... 36

**Appendices**

- Appendix A: Housing Needs Assessment
- Appendix B: Constraints
- Appendix C: Resources
- Appendix D: Review of Previous Housing Elements
- Appendix E: SB 244 Analysis

**Table**

Table HE-1a Summary of Quantified Objectives – City of Ione..... 36

Table HE-1b Summary of Quantified Objectives – City of Jackson..... 37

Table HE-1c Summary of Quantified Objectives – City of Sutter Creek ..... 37





## INTRODUCTION

### FRAMEWORK FOR THE JOINT AMADOR COUNTY HOUSING ELEMENT

In California, it is typical for each city or county to prepare and maintain its own general plan and housing element. However, Amador County and four of the five cities in the county have chosen to collectively prepare a joint countywide housing element. While unusual, this collaborative approach to the housing element has a number of advantages, including the following:

- Over the past several decades, the trend in dealing with complex public policy issues has been toward a regional approach to problem-solving.
- Housing markets are regional in nature and do not stop at jurisdictional boundaries.
- Coordinated regional strategies offer the potential to be more effective in addressing housing needs than when each jurisdiction operates individually.
- In difficult economic times such as these, economies of scale accruing from shared resources can result in significant cost savings to jurisdictions that jointly prepare housing elements.

## DATA SOURCES

In preparing the Housing Element, various sources of information were consulted. The California Department of Housing and Community Development (HCD) developed a data packet for jurisdictions in Amador County that contains much of the information required for the Housing Needs Assessment of this Housing Element and is the primary source of data for this document. Where additional information is required, the US Census, which is completed every ten years, is the preferred data source, as it provides the most reliable and in-depth data for demographic characteristics of a locality. This report uses the 2010 US Census for current information and the 2000 US Census to track changes since the year 2000. The California Department of Finance (DOF) is another source of valuable data that is more current than the Census. However, the DOF does not provide the depth of information that can be found in the 2010 US Census. Whenever possible, the Amador County data packet, DOF data, and other local sources were used in the Housing Needs Assessment in order to provide the most current profile of the community.

The 2010 US Census did not collect information in several categories that are required for the Housing Needs Assessment. Where this is the case, historical DOF data is used. Where DOF data is not available, information from the 2000 US Census is retained. In cases where this is not feasible or useful, this assessment references US Census Bureau American Community Survey (ACS) data. The ACS provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. Where the US Census provides complete counts of various demographic indicators, the ACS provides estimates based on statistically significant samples. Due to the small size of the sample taken in Amador County, the estimates reported by the ACS have large margins of error. Where ACS data is used, the numbers should not be interpreted as absolute fact, but rather as a tool to illustrate general proportion or scale. Although Amador City is not a participating



jurisdiction in this joint Housing Element update, information for Amador City is included in many tables in the Housing Needs Assessment section in order to show complete totals for the whole county.

### HOUSING ELEMENT OVERVIEW

Accommodating the County's fair share of the housing needs of the State of California is an important goal. To accomplish this goal, a comprehensive assessment of housing needs provides the basis for developing responsive policies and programs. This section presents and analyzes demographic, economic, and housing characteristics and their impact upon housing needs in the cities of Ione, Jackson, Plymouth, and Sutter Creek and in unincorporated Amador County.

Recognizing the importance of providing adequate housing, the state has mandated a Housing Element within every General Plan since 1969. This Housing Element was created in compliance with state General Plan law pertaining to Housing Elements and was certified by HCD on XXXXXXXX. **[to be completed after Housing Element certification]**

#### **Purpose**

The State of California has declared that "the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." In addition, government and the private sector should make an effort to provide diverse housing opportunities and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental and fiscal factors and community goals within the general plan.

Further, state Housing Element law requires "[a]n assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs." The law requires the element to include the following:

- An analysis of population and employment trends.
- An analysis and documentation of households characteristics.
- An inventory of land suitable for residential development.
- The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.
- An analysis of potential or actual governmental and non-governmental constraints on the improvement, maintenance, and development of housing.
- An analysis of any special housing needs.
- An analysis of opportunities for energy conservation with respect to residential development.

## POLICY DOCUMENT



- An analysis of publicly assisted housing developments that may convert to non-assisted housing developments within the next 10 years.
- An analysis of the County's fair share of the regional housing needs.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set policies and schedules promoting the preservation, improvement, and development of diverse housing types available at a range of costs in Amador County.

### **Relationship to Other Elements**

State law requires that “the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies.” Each element of the General Plans of the four cities and Amador County, including the goals, policies, and implementation measures (actions) for environmental management, community development, public safety, circulation, and land use, have been reviewed for their internal consistency with this Housing Element. In addition, the Zoning Code of each of the four cities and the county has been reviewed for compatibility with this Housing Element's goals, policies, and implementation measures to identify places where the Zoning Codes will need to be updated for consistency.

Due to the passage of Assembly Bill (AB) 162 relating to flood protection in 2007, the jurisdictions may be required to amend the Community Safety and Seismic Safety Element and the Open Space, Conservation and Recreation Element of their General Plans. If amendments are needed, the Housing Element will be amended to be consistent with these elements. As required by law, the jurisdictions will continue to review any amendments to other elements of the General Plan, or to the Housing Element, to ensure that internal consistency is maintained. If any disadvantaged unincorporated communities are identified in the cities' spheres of influence (SOI) or in the unincorporated county (outside cities' SOIs) due to analysis required to comply with Senate Bill (SB) 244, the jurisdiction or jurisdictions will amend their Land Use Elements per SB 244 requirements.

### **Public Participation**

The County and the Cities of Ione, Jackson, Plymouth, and Sutter Creek held a housing stakeholder meeting on February 27, 2014, at 3 p.m. in the Amador County Administration Center-Board Chambers. A flyer inviting over 65 service providers in the region was sent out. There were approximately 25 participants at the meeting, which started with a brief presentation made by the consultant. The presentation included a summary of Housing Element state law requirements, identification of new laws affecting this Housing Element update, a summary of demographic information from the 2010 Census, and a timeline for the next step in the process for adoption of the 5th round Housing Element update.



## POLICY DOCUMENT

**Agencies, advocacy groups, and residents in attendance included the following:**

- A representative from Ability Mortgage
- A representative from Coldwell Banker
- A representative from Cavaliere Properties
- A representative from Mother Lode Tea Party
- A representative from Area 12 Agency on Aging
- A representative from Amador-Tuolumne Community Action Agency
- Residents from Pine Grove, Pioneer, and Jackson
- A representative from the California Senior Legislature representing older Californians in Alpine, Amador, Calaveras, Mariposa, and Tuolumne counties
- A representative Board of Supervisors, District 3

**Following the presentation a roundtable discussion was held about needs throughout the county.**

During the group discussion, participants were asked to provide feedback on housing issues and the programs on which they would to see more emphasis placed during this Housing Element update.

The group identified the following needs/programs:

- The majority of age 60+ individuals desire to age in place; incorporate aging in place options.
- Additional senior housing: Increase low-income multi-unit housing, single-family dwellings that have been modified for accessibility and in close proximity to needed services (medical offices, hospital, pharmacy, grocery store).
- Expand on veterans housing that is accessible and in close proximity to needed services (medical office, hospital, pharmacy, grocery store).
- Add home modification or residential repair programs to ensure that seniors who have home repairs are able to access programs which provide funding for the specific service.
- Add a program that gives incentives to developers who desire to build smoke-free, tobacco-free multi-unit housing.
- Better access to loans and grants for affordable housing.

## POLICY DOCUMENT



- Provide more information regarding the grants that are available to residents throughout the county.
- What housing programs/loans are available to second- and third-time buyers?
- USDA funding: What types of programs are available with this funding?
- The high cost of building fees throughout the county is contributing to the lack of housing being built.
- There are currently no construction loans or loans available in the county for purchasing land.
- More incentives are needed to build housing throughout the county.

**Amador-Tuolumne Community Action Agency and Area 12 Agency on Aging provided information on their current funding sources programs and needs.**

- There is a need for more transitional housing for large families.
- There is a need for more supportive housing programs.
- Currently operating a first-time homebuyer program.
- Current funding sources:
  - ESG grants
  - CDBG grants
  - Neighborhood Stabilization Programs

**[REMAINDER OF PUBLIC PARTICIPATION SUMMARY TO BE INCLUDED WHEN COMPLETED]**



## **EXECUTIVE SUMMARY**

Below is an outline of the document and all its components.

## **DOCUMENT ORGANIZATION**

- Joint Policy Document
  - o Introduction
  - o Executive Summary
  - o Goals Policies and Programs (Joint)
  - o Individual Programs
- Appendix A: Housing Needs Assessment
- Appendix B: Constraints
- Appendix C: Resources
- Appendix D: Review of Previous Housing Elements
- Appendix E: SB 244

## **JOINT POLICY DOCUMENT**

This section includes the introduction and basis for the joint Housing Element approach, executive summary, Goals, Policies and Programs countywide and then individual programs for each of the jurisdictions.

## **APPENDIX A: HOUSING NEEDS ASSESSMENT**

The Housing Needs Assessment analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs that will meet the needs of current and future residents.

Key findings include the following:

- The county's population is expected to increase by 29 percent over its 2010 population of 35,009 to a little over 45,100 by 2060. With this rate of anticipated population growth, the demand for new housing to accommodate these new residents will increase.



- More than half of the very-low and extremely-low-income households in each jurisdiction, in most cases in both owners and renters, were reported to be overpaying for housing. With the exceptions of Amador City and Jackson, over three-quarters of renters were overpaying. Ione had the highest percentage of renters overpaying (83%), while Amador City had the highest percentage of owners overpaying (79%). Overall, 57% of households in Amador County were overpaying in 2011.
- Although population growth strongly affects total demand for new housing, housing needs are also influenced by age characteristics. Typically, different age groups have distinct lifestyles, family characteristics, incomes, and housing preferences. As people move through each stage of life, their housing needs and preferences change. Age characteristics are therefore important in planning for the changing housing needs of residents. The median age for Amador County in 2012 was 48.4 years, significantly older than the California average (33.2). The most populous age cohort across most of the jurisdictions was 50 to 59 year olds.
- The large majority of seniors own rather than rent their home in Amador County. This is true across all jurisdictions, although seniors are much more likely to rent in Plymouth (26%) and Sutter Creek (25%) than in the rest of the county.
- A high proportion of female-headed and single-parent households have incomes below the poverty line. Jackson has the highest percent of female-headed households in the county living under the poverty line, 12% of all households, while the other cities range from 0 to 5% of female-headed households living under the poverty line.
- Commuting patterns reflect that there is an imbalance between where people live and work in Amador County. Roughly a fifth (19%) of residents in Amador County drive between 25 and 60 minutes to work each day and another 15% drive more than an hour to work. Those in Amador City (26%) and Plymouth (22%) are most likely to commute the longest, while Jackson residents are most likely to have the shortest commute, with over 90% traveling less than 25 minutes. The median commute time for residents countywide is 28.5 minutes.

Refer to Appendix A for the complete Housing Needs Assessment.

## APPENDIX B: CONSTRAINTS

Various interrelated factors may constrain the ability of the private and public sectors to make available adequate housing and meet the housing needs for each economic segment of the community. These factors can be divided into two categories: (1) non-governmental and (2) governmental. Non-governmental constraints consist of land availability, the environment, vacancy rates, land cost, construction costs, and availability of financing. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing.



## POLICY DOCUMENT

In general, non-governmental constraints can be looked at in an integrated fashion across the cities of Ione, Jackson, Plymouth, Sutter Creek, and the unincorporated area of Amador County while governmental constraints are specific to each jurisdiction.

Key findings include the following:

### **Non-governmental constraints**

- Portions of Amador County have flood risks because of the county's high average annual rainfall, the number of watercourses that traverse the County, and the location of development adjacent to flood-prone areas. Flooding events occur countywide, and have caused significant damage in the western portion of the county near population centers, especially in the incorporated areas surrounding the Cities of Jackson, Ione, and Sutter Creek.
- Substantial water exists beyond the projected 2020 demand and therefore there is no supply constraint to housing development. However, there are specific issues with water treatment that affect each jurisdiction's ability to provide water and could potentially constrain residential development.

### **Governmental constraints**

- California law states that local governments must provide incentives to developers of specified housing developments, and a density bonus can be used to accomplish this requirement. In return for these requirements, the developer must reserve these units for this purpose for a certain number of years (OPR, 2003). Requirements for density bonuses are not included in the zoning ordinances of Amador County and Sutter Creek. While density bonuses are mentioned in Section 17.32 of the City of Jackson's Development Code, an ordinance to allow density bonuses per state law has not been included in the code. This can be a constraint in the development of affordable housing. In addition, since density bonus ordinances are required under state law, modifying the zoning ordinance to include density bonus regulations is included in the Housing Element's implementation programs for these three jurisdictions.
- Senate Bill (SB) 2 requires that transitional and supportive housing types be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Both transitional and supportive housing types must be explicitly permitted in the municipal code. In addition, SB 2 requires that jurisdictions allow emergency shelters without discretionary review in at least one zone. The jurisdictions in the joint Housing Element have complied with this portion of SB 2. Amador County and Sutter Creek will need to amend their Zoning Code to allow transitional and supportive housing by right in zones that allow residential uses in the same way other residential uses are allowed.
- State law (Sections 17021.5 and 17021.6 of the Health and Safety Code, Employee Housing Act) require that employee housing for farmworkers and other employees be allowed ministerially in zones allowing single-family residential structures (Section 17021.5). Section 17021.6 requires that farmworker housing consisting of 36 beds or 12 units or spaces designed for use by a single family or household be allowed ministerially in zones that allow agricultural uses. No conditional



use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. Programs will be included for the City of Ione, Jackson, and Sutter Creek to amend their Zoning Codes to comply with the Employee Housing Act.

- To ensure fair and efficient process for persons with disabilities to make necessary accessibility adjustments to their homes, Amador County and the City of Jackson will amend their codes to create a reasonable accommodation procedure. The City of Sutter Creek will amend their reasonable accommodation procedure to fully comply with SB 520 (see County Program H-13, Jackson Program H-11, and Sutter Creek Program H-7). Additionally the definition of “family” in the City of Ione, City of Jackson and Amador County’s Development Code has been updated to state “One or more persons living together in a dwelling unit with common access to and common use of all living, kitchen, and eating areas within the dwelling unit.”
- Extremely low-income households have special housing needs because they are unlikely to find market-rate housing that is affordable. Many of the extremely low-income households will fall within a special needs category (disabled, seniors, large families or female-headed households) and require supportive housing services. Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Housing elements must identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs). Amador County has included Program H-12 which states that the County will update its Zoning Code to allow for single-room occupancy units. Program H-2.2 states that the County and four cities 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. The cities of Jackson, Ione, and Sutter Creek currently allow SROs.
- Manufactured and factory-built housing can be integral parts of the solution for addressing housing needs. Pursuant to Government Code Section 65852.3, the siting and permit process for manufactured housing should be regulated in the same manner as a conventional or stick-built structure. Specifically, Government Code Section 65852.3(a) requires that with the exception of architectural requirements, a local government, shall only subject manufactured homes (mobile homes) to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject, including, but not limited to, building setback standards, side and rear yard requirements, standards for enclosures, access, and vehicle parking, aesthetic requirements, and minimum square footage requirements. The City of Plymouth and Sutter Creek have included programs to review their Zoning Codes to comply with Government Code Section 65852.3.

Refer to *Appendix B: Constraints* for a complete analysis of governmental and non-governmental constraints.



### APPENDIX C: RESOURCES

*Appendix C: Resources* provides an overview of the Regional Housing Needs Allocation (RHNA), land inventory, and energy conservation measures in each of the five jurisdictions. The Regional Housing Needs Allocation (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 5-year period from January 2014 through June 2019. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The intent of the RHNA is to ensure that local jurisdictions address their fair share of the housing needs for the entire region. A major goal of the RHNA is to assure that every community provides an opportunity for a mix of affordable housing to each economic segment of its population. The RHNA jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs of a particular community.

State law (Government Code Section 65583[a][7]) requires housing elements to contain an analysis of opportunities for residential energy conservation. The energy conservation section of a housing element must inventory and analyze the opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems and design for residential development. Housing element policies and programs should address the environmental significance and operational benefits of employing energy conservation in the building and retrofitting of housing.

Opportunities for residential energy conservation exist at all levels: individual dwelling units, residential projects, neighborhoods, communities, and regions. Conservation can be achieved through a variety of approaches, including reducing the use of energy-consuming appliances and features in a home, physical modification of existing structures or land uses, and reducing the reliance on automobiles by encouraging more mixed-use and infill development and providing pedestrian access to commercial and recreational facilities.

Key findings include the following:

- Each jurisdiction has sufficient land zoned for residential development to accommodate their RHNAs for the 5th Housing Element cycle.
- The County and Cities actively promote energy conservation programs offered through local service and utility providers including the CARE program, REACH, and The Family Electric Rate Assistance (FERA). The CARE program provides a 20 percent monthly discount on gas and electric rates to households with qualified incomes, certain nonprofit organizations, homeless shelters, hospices, and other qualified nonprofit group living facilities. The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income households, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience hardships and are unable to pay for their necessary energy needs. FERA is a program that provides a rate reduction for large households of three or more people with low to middle income.



Refer to *Appendix C: Resources* for a complete analysis of the RHNA, land inventory, and energy conservation.

## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENTS

In an effort to ensure the policies and implementation programs included in the Housing Element are relevant to addressing the current housing needs in Amador County, an evaluation of achievements under the previous Housing Elements was undertaken in *Appendix D: Review of Previous Housing Elements*. This evaluation provided the basis for recommended modifications and the establishment of new objectives in the Housing Element.

Key achievements from the previous planning period include:

- Amador County reduced development-related fees during Fiscal Year 2008-2009. So far no affordable housing projects have taken advantage of the fee reduction.
- Amador County has amended the Zoning Code to allow small family day care homes as a permitted use in all residential zones and large family day care homes as a conditional use in all residential zones, to amend the definition of “family” to comply with state law, and to allow emergency and transitional housing as a permitted use in the C-1 zone.
- The City of Ione’s density bonus program (codified in Zoning Code Section 17.46) was updated to be consistent with State density bonus law as part of the 2009 comprehensive Zoning Code update.
- As part of the General Plan update, the City of Ione rezoned land to allow higher density residential development. 8.4 acres were rezoned to the High Density Multiple-family or Light Commercial.
- In February 2014, the City of Jackson amended Section 17.32 of the Development code to require portions of new development to provide for housing opportunities for extremely low income households.
- The City of Jackson is currently working with Amador-Tuolumne Community Action Agency (A-TCAA) on a transitional housing project located on Clinton Road. The City will continue to meet regularly and support A-TCAA in their efforts to provide transitional, supportive and female headed household housing.
- The City of Plymouth adopted a comprehensive update to its Zoning Code on March 27, 2014. The update achieves consistency with the General Plan and implements a number of the programs listed in the Housing Element. Amendments incorporated a range of densities and uses within the City’s residential zoning districts and incorporated several affordable housing-related concepts, including density bonus provisions and use listings required by state law.
- In 2010, the City of Sutter Creek amended the Zoning Ordinance to provide minimum densities for the R-3 and R-4 zoning districts.



A separate review of the previous Housing Element was completed for each jurisdiction and can be found in *Appendix D: Review of Previous Housing Elements*.

### APPENDIX E: SB 244 ANALYSIS

Senate Bill (SB) 244 (Wolk) was approved by Governor Brown in October 2011 and requires cities and counties to address the infrastructure needs of disadvantaged unincorporated communities (DUC) in city and county general plans, Local Agency Formation Commission (LAFCo) Municipal Service Reviews (MSR), and annexation decisions.

Government Code Section 65302.10(a) requires that before the due date for adoption of the next housing element after January 1, 2012, the general plan land use element must be updated to identify and describe each DUC (fringe community, legacy community, and/or island community) that exists within unincorporated areas of the county or in spheres of influence (SOI) of each city; analyze for each identified community the water, wastewater, stormwater drainage, and structural fire protection needs; and identify financial funding alternatives for the extension of services to any identified communities.

### GOALS, POLICIES AND PROGRAMS

#### JOINT GOALS, POLICIES AND PROGRAMS

This section describes Amador County and the cities of Ione, Jackson, Plymouth, and Sutter Creek's future housing plan, including housing goals, policies, and implementation programs to achieve those goals. The section begins with joint goals, policies, and programs, followed by individual programs for each of the jurisdictions.

The goals of the Housing Element provide a framework for compliance with California Government Code Section 65583, which requires the Housing Element contain a "statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing."

#### **GOAL H-1: Provide adequate sites to encourage provision of affordable housing.**

Policy H-1.1: Ensure sufficient sites are appropriately zoned to accommodate each jurisdiction's share of regional housing needs.

Program H-1.1: 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 Ione, 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.

# POLICY DOCUMENT



Responsible Agencies: Planning Department of each jurisdiction

Time Frame: Annually

Funding Source(s): General Fund

Policy H-1.2: Make use of state and federal programs to support housing provision, including funding programs. Work with nonprofit and for-profit developers to make use of those programs for which the developer must be the applicant.

Program H-1.2: The County and the cities of Ione, 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 individually by submitting grant applications depending on the availability of funding. Local, state, and federal programs include:

- BEGIN (federal)
- CalHome Program (federal)
- Community Development Block Grant (federal)
- Multifamily Housing Program (federal)
- Section 8 (federal)
- State Homeownership Program (state)
- Residential Energy Conservation (state)
- Community Reinvestment Act (federal)
- Mortgage Credit Certificate
- Non-Profit Housing Development Corporation

Responsible Agencies: Planning Department of each jurisdiction, Grants Coordinators

Time Frame: Annually, and as NOFAs are released

Funding Source(s): General Fund, Program Administration Funds (Housing Authority)



## POLICY DOCUMENT

Policy H-1.3: Promote the development of second units.

Program H-1.3: The County and the cities of Ione, 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.

Responsible Agencies: Planning Department of each jurisdiction

Time Frame: Review and update annually

Funding Source: General Fund

Policy H-1.4: Assist in the development of housing affordable to extremely low-, very low- and low-income households through financial and/or technical assistance.

Program H-1.4: The County and the cities of Ione, Jackson, Plymouth and Sutter Creek shall consider applying jointly or individually to use CDBG funding for the First-time Homebuyer Program.

Responsible Agencies: Planning Department of each jurisdiction

Time Frame: Apply annually

Funding Source: General Fund

Policy H-1.5: The County and the cities of Ione, Jackson, Plymouth and Sutter Creek will consider establishing countywide or individual Affordable Housing Trust Fund(s).

Program H-1.5: The County and the cities of Ione, 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.

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).

# POLICY DOCUMENT



Responsible Agencies: City Manager, City Planner, County Planning, Planning Commission, Board of Supervisors and City Council.

Time Frame: Consider developing a trust fund by June 2016.

Funding Source: General Fund

## **Goal H-2: Provide support for affordable and special-needs housing in Amador County.**

Policy H-2.1: Provide for a variety of housing types to meet the housing needs of special population groups.

Program H-2.1: The County and the cities of Ione, 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.

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 in an effort to reduce the traffic and air quality impacts that result from long commutes.

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.

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.

Responsible Agencies: City Council, Board of Supervisors, City/County Administrators, Planning, Engineering, and Finance Departments

Time Frame: Annually

Funding Source(s): State and Federal Grants



## POLICY DOCUMENT

Program H-2.2: 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 Ione, 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.

Responsible Agencies: Planning Departments

Time Frame: December 2015

Funding Source(s): General Fund

Program H-2.3: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall consider working together or individually with the A-TCAA to find suitable sites for transitional, supportive, and female heads of households housing. The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall consider working together to host an annual meeting with A-TCAA to insure that opportunities for transitional and special needs housing are implemented to the greatest extent possible.

Responsibility: Building Inspector, County Planning, City Planners, County Administrators and City Managers

Time Frame: Ongoing with annual meetings

Funding Source: General Fund

**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.**

Policy H-3.1: Pursue a combination of public and private actions to rehabilitate and maintain the existing stock of housing.

Program H-3.1: The County and the cities of Ione, 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.

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.

Responsible Agencies: Building Departments, Planning Departments

Time Frame: June 2016

Funding Source: CDBG, HOME, USDA Rural Housing Services funds

Policy H-3.2: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall promote energy and water conservation designs and features in residential developments.

Program H-3.2: The County and the cities of Ione, 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 AC-TCA and ACES, Inc. (formerly Amador County Environmental Services) to promote energy conservation.

Some measures the County and the cities could undertake jointly or individually to assist in the implementation of the A-TCAA 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.

Responsible Agencies: Planning, Building, and Engineering Departments

Time Frame: Ongoing

Funding Source(s): None required

Policy H-3.3: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek should consider working together with local utility companies to implement energy awareness programs.

Program H-3.3: The County and cities of Ione, Jackson, Plymouth, and Sutter Creek shall continue to support PG&E's weatherization program as an important means of lowering housing costs and preserving housing affordability.

Program H-3.4: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will consider partnering with Pacific Gas & Electric (PG&E)



## POLICY DOCUMENT

to promote energy saving programs by notifying home builders of the design tools offered by PG&E and by posting a link on each jurisdiction’s 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).

Responsible Agencies: Planning, Building, and Engineering Departments

Time Frame: Ongoing

Funding Source(s): None required

**Goal 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.**

Policy 4-1 The jurisdictions shall promote housing opportunities for persons regardless of age, race, religion, sex, marital status, national origin, color, disability, or economic level.

Program H-4.1: The County and the cities of Ione, 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).

Responsible Agencies: Planning Departments

Time Frame: 2014

Funding Source: General Fund

Program H-4.2: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall refer housing discrimination complaints to the A-TCAA and the fair housing authority for Amador County.

Responsible Agencies: Planning Departments

Time Frame: 2014-2019

Funding Source: General Fund



**Goal 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.**

Policy H-5.1: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall enforce its land use policies that allow residential growth for a variety of housing types.

Program H-5.1: The County and the cities of Ione, 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.

Responsible Agencies: City/County Administrators, Planning, Public Works, Engineering, and Finance Departments, City Councils and Board of Supervisors

Time Frame: Annually, 2015

Funding Source(s): General Fund

Policy H-5.2: The agencies shall continue efforts to fast-track residential applications in order to promote the construction of housing.

Program H-5.2: 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 Ione, Jackson, Plymouth and Sutter Creek will minimize processing time for residential development permits, especially affordable residential projects and those that conform to respective jurisdiction's development requirements.



## POLICY DOCUMENT

The County and the cities of Ione, 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

Responsible Agencies: City Manager, City Planners and County Planning

Time Frame: Annually

Funding Source: General Fund

Policy H-5.3: Reestablish a countywide housing task force to implement this housing element.

Program 5.3: Pursue formation of a County Housing Task Force to consolidate countywide housing needs.

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.

Responsible Agencies: City Administrator, Cities and County Planning departments, Public Works, Engineering, and Finance Departments, Planning Commission, City Council and Board of Supervisors

Time Frame: Establish in 2015 and meet biannually or a necessary.

Funding Source(s): General Fund

## INDIVIDUAL PROGRAMS

### Ione Individual Programs

Program H-1: Building Code Review.

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.



Responsible Agencies: City Manager, Building Inspector, City Planner, and City Council

Time Frame: Annual evaluation of the adequacy of the City's building codes

Funding Source: General Fund

Program H-2: Wastewater Capacity.

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.

Responsible Agencies: City Council, City Manager, Wastewater Operator, City Engineer, City Planner

Time Frame: Ongoing through 2019

Funding Source: Wastewater Fund

Program H-3: Ione Program Potable Water Capacity.

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 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.

Responsible Agencies: City Council, City Manager, City Engineer, City Planner

Time Frame: On-going

Funding Source: General Fund



## POLICY DOCUMENT

### Program H-4: Ione Beautification (Code Enforcement) Program.

The City currently handles violations of its Municipal Code on a demand-driven basis. Staff responds to housing code complaints initiated by Ione 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.

Responsible Agencies: City Manager, City Building Inspector, Police Chief, City Planner

Time Frame: Ongoing as complaints are received; debris hauling and cleanup program biannually.

Funding Source: General Fund

### Program H-5: Infill Development Program

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.

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.

Responsible Agencies: City Planner, City Manager, Planning Commission, City Council

Time Frame: June 2015

Funding Source: City General Fund

### Program H-6: Affordable Housing Program

To encourage the development and availability of housing affordable to a broad range of households with varying income levels throughout Ione, 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 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.



## POLICY DOCUMENT

- 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.

Responsible Agencies: City Manager, City Planner, Planning Commission, and City Council.

Time Frame: Implement as residential projects are processed through the Planning Department. Nexus study to be completed by June 2016.

Funding Source: General Fund



Program H-7: Large Family Housing Program.

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.

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

Responsible Agencies: City Manager, City Planner, Planning Commission and City Council

Time Frame: Ongoing

Funding Source: General Fund

Program H-8: Senior Housing Program.

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.

Responsible Agencies: City Manager, City Planner, Planning Commission, City Council

Time Frame: Ongoing

Funding Source: General Fund

Program H-9: Child Care Program.

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.

Responsible Agencies: City Manager, City Planner, Planning Commission, City Council

Time Frame: Ongoing

Funding Source: General Fund



## POLICY DOCUMENT

### Program H-10: Assisting “At-Risk: Units

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.

Responsible Agencies: City Planner

Time Frame: As needed

Funding Source(s): State and Federal Grants

## Jackson Individual Programs

### Program H-1: Resources Constraints and Priority Allocation.

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.

Responsible Agencies: City Planner, Planning Commission, and City Council

Time Frame: Ongoing, continue to monitor the Ordinance annually.

Funding Source: General Fund

### Program H-2: Planning Development.

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.



Responsible Agencies: City Planner, Planning Commission, and City Council

Time Frame: Ongoing

Funding Source: General Fund

## Program H-3: Development Agreements.

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

Responsible Agencies: City Planner, City Engineer, and City Council

Time Frame: Ongoing

Funding Source: Application Fees

## Program H-4: Building Code.

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.

Responsible Agencies: Building Inspector, City Planner, and City Council

Time Frame: Annual evaluation of the adequacy of the City’s building codes

Funding Source: General Fund

## Program H-5: Potable Water.

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



## POLICY DOCUMENT

water supply for new housing development in the City of Jackson with preference given to affordable housing projects.

Responsible Agencies: City Engineer, City Planner, City Manager, Planning Commission, and City Council

Time Frame: Annual review of the City's resources

Funding Source: General Fund

Program H-6: Wastewater Treatment Capacity.

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.

Responsible Agencies: City Engineer, City Planner, City Manager, Planning Commission, and City Council

Time Frame: Annual review of the City's resources

Funding Source: General Fund

Program H-7: Child Care Centers.

The City will continue to implement the Resource Constraints and Priority Allocation Ordinance to include child care centers in or around new development.

Responsible Agencies: City Planner, Planning Commission, and City Council

Time Frame: Annually

Funding Source: General Fund

Program H-8: Inclusionary Affordable Housing.

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.

Responsible Agencies: City Planner, Planning Commission, and City Council

Time Frame: Ongoing

Funding Source: General Fund



## Program H-9: Development Fees.

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.

Responsible Agencies: City Manager and City Council

Time Frame: Annually

Funding Source: General Fund

## Program H-10: Multi-family Development.

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 fees, technical assistance to acquire funding, and modification of development requirements consistent with the Planned Development Overlay program.

Responsible Agencies: City Planner, City Engineer, Planning Commission, and City Council

Time Frame: On-Going

Funding Source: General Fund

## Program H-11: Reasonable Accommodations.

“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:

- 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



## POLICY DOCUMENT

other authorization for siting, funding, development or use of housing.

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

Responsible Agencies: City Planner working with the Building Department

Time Frame: June 2015

Funding Source: General Fund

### Program H-12: Large Family Housing.

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.

Responsible Agencies: City Planner and City Manager

Time Frame: Ongoing

Funding Source: General Fund

### Program H-13: Density Bonus

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.

Responsible Agencies: City Planner and City Council

Time Frame: June 2015

Funding Source: General Fund



## Program H-14: Conservation of At-Risk Units

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:

- 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.
- 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.
- 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 (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.

Responsible Agencies: City Planner

Time Frame: Ongoing communication with the Housing Authority of the County of Stanislaus and local nonprofits

Funding Source: General Fund; CDBG; HOME

## Program H-15: Removal of Parking Constraints

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.

Responsible Agencies: City Planner

Time Frame: Amend the zoning code by December 2017.

Funding Source: General Fund



**Sutter Creek Individual Programs**

Program H-1: Water and Sewer Hook-Ups

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

Responsible Agencies: Community Development Department

Time Frame: Annually

Funding Source: General Fund

Program H-2: Application Processing Procedures.

The City shall review the application processing procedures annually to determine their effectiveness and recommend necessary amendments to the Planning Commission.

Responsible Agencies: Community Development Department, Planning Commission

Time Frame: Annually

Funding Source: General Fund

Program H-3: 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.

Responsible Agencies: Community Development Department, City Council

Time Frame: Annually

Funding Source: General Fund

Program H-4: Planned Development

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.

Responsible Agencies: Community Development Department

Time Frame: Ongoing

Funding Source: Developer and General Fund

Program H-5: Density Bonus

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.

Responsible Agencies: Community Development Department

Time Frame: June 2015

Funding Source: General Fund

Program H-6: Fee Waiver or Deferral.

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.

Responsible Agencies: Community Development Department, City Council, Planning Commission

Time Frame: Annually and with each development application.

Funding Source: Developer and General Fund

Program H-7: Reasonable Accommodations

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.



## POLICY DOCUMENT

Responsible Agencies: Community Development Department, City Council

Time Frame: June 2015

Funding Source: General Fund

Program H-8: Transitional and Supportive Housing

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.

Responsible Agencies: Community Development Department, City Council, Planning Commission

Time Frame: January 2015

Funding Source: General Fund

Program H-9: Historically Significant Structures.

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.

Responsible Agencies: Community Development Department

Time Frame: Ongoing

Funding Source: State and Federal funds

Program H-10: Allow Residential Care Facilities per state law.

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.

Responsible Agencies: Community Development Department, City Council, Planning Commission

Time Frame: January 2015

Funding Source: General Fund



## Program H-11: Assisting “At-Risk: Units

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.

Responsible Agencies: City Planner

Time Frame: As needed

Funding Source(s): State and Federal Grants



QUANTIFIED OBJECTIVES

**TABLE HE-1A  
SUMMARY OF QUANTIFIED OBJECTIVES – CITY OF IONE**

| Task  | Income Level  |          |          |          |                | Total     |
|---|---------------|----------|----------|----------|----------------|-----------|
|   | Extremely Low | Very Low | Low      | Moderate | Above Moderate |           |
| New Construction                            |               |          |          |          |                |           |
| Fair Share Allocation <sup>1</sup>          | 1             | 2        | 3        | 3        | 7              | 16        |
| <i>Residential Permits Issued 1/14-8/14</i> | <i>0</i>      | <i>0</i> | <i>0</i> | <i>0</i> | <i>1</i>       | <i>1</i>  |
| New Construction Objectives                 | 1             | 2        | 3        | 3        | 6              | 15        |
| Rehabilitation                              | 0             | 1        | 1        | 0        | 0              | 2         |
| Preservation <sup>2</sup>                   | 0             | 0        | 0        | 0        | 0              | 0         |
| <b>Total</b>                                | <b>1</b>      | <b>3</b> | <b>4</b> | <b>3</b> | <b>6</b>       | <b>17</b> |

Notes:

*1 The RHNA planning period for the Housing Element is January 1, 2014, through June 30, 2019. These numbers are the RHNA allocation for Ione.*

*2 Corresponds to units at risk of converting to market rate and Ione doesn't have any assisted units at risk of converting to market rate.*



**TABLE HE-1B  
SUMMARY OF QUANTIFIED OBJECTIVES – CITY OF JACKSON**

| Task                                 | Income Level  |           |          |          |                |            |
|--------------------------------------|---------------|-----------|----------|----------|----------------|------------|
|                                      | Extremely Low | Very Low  | Low      | Moderate | Above Moderate | Total      |
| New Construction                     |               |           |          |          |                |            |
| Fair Share Allocation <sup>1</sup>   | 2             | 2         | 3        | 4        | 8              | 19         |
| Residential Permits Issued 1/14-8/14 | 0             | 0         | 0        | 0        | 0              | 0          |
| New Construction Objectives          | 2             | 2         | 3        | 4        | 8              | 19         |
| Rehabilitation                       | 1             | 1         | 1        | 0        | 0              | 3          |
| Preservation <sup>2</sup>            | 0             | 82        | 0        | 0        | 0              | 82         |
| <b>Total</b>                         | <b>3</b>      | <b>85</b> | <b>4</b> | <b>4</b> | <b>8</b>       | <b>104</b> |

Notes:

1 The RHNA planning period for the Housing Element is January 1, 2014, through June 30, 2019. These numbers are the RHNA allocation for Jackson.

2 Corresponds to the 82 units at risk of converting to market rate.

**TABLE HE-1C  
SUMMARY OF QUANTIFIED OBJECTIVES – CITY OF SUTTER CREEK**

| Task   | Income Level  |           |           |           |                |            |
|--|---------------|-----------|-----------|-----------|----------------|------------|
|  | Extremely Low | Very Low  | Low       | Moderate  | Above Moderate | Total      |
| New Construction                             |               |           |           |           |                |            |
| Sutter Creek 2007-2014 Fair Share Allocation | 21            | 21        | 30        | 36        | 81             | 189        |
| Fair Share Allocation <sup>1</sup>           | 1             | 1         | 2         | 2         | 4              | 10         |
| Residential Permits Issued 1/14-8/14         | 0             | 0         | 0         | 0         | 11             | 11         |
| New Construction Objectives                  | 1             | 1         | 2         | 2         | 0              | 6          |
| Rehabilitation                               | 0             | 1         | 1         | 0         | 0              | 2          |
| Preservation <sup>2</sup>                    | 0             | 0         | 0         | 0         | 0              | 0          |
| <b>Total</b>                                 | <b>22</b>     | <b>23</b> | <b>33</b> | <b>38</b> | <b>81</b>      | <b>197</b> |

Notes:

1 The RHNA planning period for the Housing Element is January 1, 2014, through June 30, 2019. These numbers are the RHNA allocation for Sutter Creek.

2 Corresponds to units at risk of converting to market rate and Sutter Creek doesn't have any assisted units at risk of converting to market rate.



## **POLICY DOCUMENT**

This page intentionally left blank

# APPENDIX A: HOUSING NEEDS ASSESSMENT



## HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs that will meet the needs of current and future residents.

## POPULATION CHARACTERISTICS

According to the Census and shown in **Table HE-2** below, the population of Amador County in 2010 was 35,009, with a population of 20,503 (59 percent) in unincorporated areas, and 14,506 (41 percent) in incorporated areas. In 2013, the population was 37,123. Amador County's population has increased substantially over the past 50 years from just 9,151 in 1950 to 35,100 in 2000. The rate of growth increased during the 1980s and 1990s but slowed significantly thereafter. Population numbers fluctuated differently across jurisdictions between 2000 and 2013. The unincorporated county population, for instance, increased by nine percent, while Ione's population only grew less than one percent. Countywide, population grew by six percent.

**TABLE HE-2**  
**POPULATION**

| Location              | Population |        |        | Percent Change 2000-2013 |
|-----------------------|------------|--------|--------|--------------------------|
|                       | 2000       | 2010   | 2013   |                          |
| Amador County         | 35,100     | 35,009 | 37,123 | 6%                       |
| Amador City           | 201        | 196    | 182    | -9%                      |
| Ione                  | 7,214      | 7,129  | 7,259  | 1%                       |
| Jackson               | 4,467      | 3,898  | 4,600  | 3%                       |
| Plymouth              | 957        | 980    | 991    | 4%                       |
| Sutter Creek          | 2,342      | 2,303  | 2,478  | 6%                       |
| Unincorporated County | 19,919     | 20,503 | 21,640 | 9%                       |

*Source: 2000-2010 DOF (E-8)*

**Population by Age.** Although population growth strongly affects total demand for new housing, housing needs are also influenced by age characteristics. Typically, different age groups have distinct lifestyles, family characteristics, incomes, and housing preferences. As people move through each stage of life, their housing needs and preferences also change. Age characteristics are therefore important in planning for the changing housing needs of residents. The median age for Amador County as a whole in 2012 was 48.4 years, significantly older than the California average (33.2). The most populous age cohort across most of the jurisdictions was 50 to 59 year olds.

Housing needs often differ by age group. For instance, most young adults (under 34) are single or starting families. Housing needs for younger adults are addressed through apartments or first-time



## APPENDIX A: HOUSING NEEDS ASSESSMENT

homeownership opportunities. Middle-aged residents (34-64) may already be homeowners, are usually in the prime earning power of their careers, and thus tend to seek larger homes. Seniors often own a home but, due to limited income or disabilities, may need assistance to remain in their homes.

**Table HE-3** shows the ages of householders in the county and cities. As shown, Amador City has a much higher number of younger householders than the rest of the county, with 44 percent under age 25. Each of the remaining communities has a fairly large number of householders in the 45-54 year range. Senior householders (age 65+) represent at least 20 percent of households across all jurisdictions but are most common in Sutter Creek (29%) and the unincorporated county (21%) of householders.

**TABLE HE-3**  
**AGE CHARACTERISTICS OF HOUSEHOLDERS**

| Jurisdiction   | Number of Households | Percent of Householders by Age Group |      |       |       |       |       |       |       |       |              |
|----------------|----------------------|--------------------------------------|------|-------|-------|-------|-------|-------|-------|-------|--------------|
|                |                      | Under 5                              | 5-14 | 15-24 | 25-34 | 35-44 | 45-54 | 54-64 | 65-74 | 75-84 | 85 and above |
| Amador County  | 14,283               | 4%                                   | 9%   | 11%   | 9%    | 12%   | 17%   | 18%   | 12%   | 6%    | 3%           |
| Amador City    | 73                   | 13%                                  | 15%  | 16%   | 13%   | 6%    | 15%   | 16%   | 3%    | 3%    | 2%           |
| Ione           | 1,365                | 4%                                   | 8%   | 13%   | 13%   | 21%   | 20%   | 13%   | 5%    | 2%    | 1%           |
| Jackson        | 1,942                | 6%                                   | 10%  | 13%   | 14%   | 12%   | 11%   | 15%   | 7%    | 6%    | 6%           |
| Plymouth       | 428                  | 8%                                   | 16%  | 9%    | 14%   | 11%   | 19%   | 9%    | 5%    | 6%    | 3%           |
| Sutter Creek   | 1,192                | 3%                                   | 9%   | 9%    | 6%    | 10%   | 12%   | 22%   | 21%   | 6%    | 2%           |
| Unincorporated | 9,283                | 0%                                   | 9%   | 10%   | 8%    | 11%   | 18%   | 20%   | 13%   | 7%    | 2%           |

*Source: 2008-2012 ACS (DP05)*

The generally modest rate of population growth throughout the county is also reflected in DOF population projections for 2020–2060. According to DOF estimates, the county’s population is expected to increase by 14.6 percent over its 2020 population to a little over 45,100. With this rate of anticipated population growth, the demand for new housing to accommodate these new residents will increase. **Table HE-4** shows projected population growth for Amador County between the years 2020 and 2060. DOF projections do not provide splits for the incorporated and unincorporated portions of the county.

# APPENDIX A: HOUSING NEEDS ASSESSMENT



**TABLE HE-4  
PROJECTED POPULATION GROWTH, AMADOR COUNTY**

| Projected Population Growth, Amador County | Projected Population | Percent Change |
|--|----------------------|----------------|
| 2020                                       | 39,352               | -              |
| 2030                                       | 42,036               | 7%             |
| 2040                                       | 44,200               | 5%             |
| 2050                                       | 44,829               | 1%             |
| 2060                                       | 45,116               | 1%             |

*Source: 2013 DOF (P-1)*

## Income and Employment Characteristics

**Income.** Along with housing prices and rents, household income is the most important factor affecting housing opportunities in Amador County. Housing choices such as tenure, housing type, and location are dependent on household income. Tenure refers to whether a household owns or rents its housing unit. On the other hand, household size and type often affect the proportion of income that can be spent on housing. The median income countywide according to the 2008–2012 ACS is \$53,462 as shown in **Table HE-5**. Ione had significantly higher median incomes than the rest of the jurisdictions in the county. Jackson has the lowest median income at \$44,386, which was 83% of the county’s as a whole. Income information is only available Countywide not broken out by the unincorporated area.

**TABLE HE-5  
MEDIAN HOUSEHOLD INCOME**

| Jurisdiction  | Median Household Income | % of County |
|---------------|-------------------------|-------------|
| Amador County | \$53,462                | 100%        |
| Amador City   | \$46,094                | 86%         |
| Ione          | \$63,033                | 118%        |
| Jackson       | \$44,386                | 83%         |
| Plymouth      | \$45,625                | 85%         |
| Sutter Creek  | \$46,859                | 88%         |

*2008-2012 ACS (S01903)*



## APPENDIX A: HOUSING NEEDS ASSESSMENT

Although median household income is a common benchmark for comparison, the distribution of household income also provides a useful measure of housing needs in a community. In housing analysis, households are typically grouped into categories, expressed relative to the area median income (AMI) and adjusted for family size. Using State of California income thresholds, the income groups analyzed were as follows:

- Extremely low income: Up to 30% of AMI
- Very low income: 31–50% of AMI
- Low income: 51–80% of AMI
- Moderate income: 81–120% of AMI
- Upper income: Above 120% of AMI

**Table HE-6** estimates the number of households within each income category for the county as a whole, as reported in the HUD Comprehensive Housing Affordability Strategy (CHAS) database. Data is based on the 2010 Census. Countywide, 19 percent of households were in the extremely low- and very low-income categories, and 37 percent were 80 percent or below of the AMI.

**TABLE HE-6**  
**HOUSEHOLD INCOME DISTRIBUTION**

| Income Distribution Overview               | Number of Households | Percent of Households |
|--|----------------------|-----------------------|
| Extremely Low (<30% of Area Median Income) | 1,235                | 8%                    |
| Very Low (31-50% of AMI)                   | 1,680                | 11%                   |
| Low (51-80% AMI)                           | 2,615                | 18%                   |
| Moderate (81-120% AMI)                     | 1,680                | 11%                   |
| Upper (>120% AMI)                          | 7,505                | 51%                   |
| <b>Total</b>                               | <b>14,715</b>        | <b>100%</b>           |

*Source: 2006-2010 CHAS*

In 2006, state law was amended (AB 2634) to add the extremely low-income category to the required analysis of household characteristics and housing growth needs. Due to their limited incomes, these households have the greatest difficulty finding suitable housing at an affordable price. Further discussion of housing costs and affordability, as well as housing growth needs by income category, is provided later in this chapter. In 2011, the number of extremely low-income households in Ione is 85 (6% of the city population), in Jackson is 200 (10% of the city population), and in Sutter Creek is 105 (9% of the city population) (CHAS, 2011).

## APPENDIX A: HOUSING NEEDS ASSESSMENT



**Employment.** Future housing needs depend, in part, on employment trends, as well as wages. Changes in the types of jobs available, along with the associated pay levels in Amador County and the surrounding region, will affect the type and cost of housing available to future residents.

As shown in **Table HE-7**, countywide employment grew by 5,280 jobs between 1990 and 2009 to 16,140 persons employed in the labor force. Unemployment rates were more than double that of 2000 in 2009, as Amador County, like much of the rest of the US, experienced the impacts of the economic recession that began in 2008. Employment levels and the unemployment rate have begun to recover, and in 2014 were 14,260 and 9.8 percent, respectively.

**TABLE HE-7**  
**LABOR FORCE CHARACTERISTICS, 1990–2014**

| Year | Labor Force | Employment | Unemployment | Unemployment Rate |
|------|-------------|------------|--------------|-------------------|
| 1990 | 11,460      | 10,860     | 600          | 5.2               |
| 2000 | 15,300      | 14,500     | 800          | 5.2               |
| 2009 | 18,430      | 16,140     | 2,280        | 12.4              |
| 2014 | 15,800      | 14,260     | 1,550        | 9.8               |

*Source: 1990, 2000, 2009, and 2014, EDD*

The 2007–2011 ACS data provides employment by industry data. It reported that in 2011, Amador County had a resident civilian labor force of 13,260. The labor force includes those people ages of 16 and over who are able to work. **Table HE-8** shows employment by major industries in each of the jurisdictions. As shown, educational service and health care services along with recreation-related industries and retail trade have some of the highest employment numbers across jurisdictions. Public administration is also a significant industry of employment in the county as a whole.



## APPENDIX A: HOUSING NEEDS ASSESSMENT

**TABLE HE-8  
EMPLOYMENT BY INDUSTRY, 2011**

| Employment by Industry                   | Amador County |     | Amador City |     | Ione  |     | Jackson |     | Plymouth |     | Sutter Creek |     | Unincorporated |     |
|--|---------------|-----|-------------|-----|-------|-----|---------|-----|----------|-----|--------------|-----|----------------|-----|
|  | #             | %   | #           | %   | #     | %   | #       | %   | #        | %   | #            | %   | #              | %   |
| Civilian employed population             | 13,260        | -   | 59          | -   | 1,579 | -   | 1,860   | -   | 435      | -   | 1,058        | -   | 8,269          | -   |
| Agriculture and related                  | 362           | 3%  | 0           | 0%  | 13    | 1%  | 40      | 2%  | 14       | 3%  | 6            | 1%  | 289            | 4%  |
| Construction                             | 906           | 7%  | 5           | 9%  | 242   | 15% | 48      | 3%  | 25       | 6%  | 117          | 11% | 469            | 6%  |
| Manufacturing                            | 755           | 6%  | 0           | 0%  | 18    | 1%  | 150     | 8%  | 12       | 3%  | 32           | 3%  | 543            | 7%  |
| Wholesale trade                          | 240           | 2%  | 0           | 0%  | 0     | 0%  | 19      | 1%  | 19       | 4%  | 8            | 1%  | 194            | 2%  |
| Retail trade                             | 1,640         | 12% | 2           | 3%  | 109   | 7%  | 266     | 14% | 79       | 18% | 171          | 16% | 1013           | 12% |
| Transportation and warehousing           | 808           | 6%  | 6           | 10% | 96    | 6%  | 70      | 4%  | 19       | 4%  | 20           | 2%  | 597            | 7%  |
| Information                              | 156           | 1%  | 0           | 0%  | 10    | 1%  | 8       | 1%  | 0        | 0%  | 9            | 1%  | 129            | 2%  |
| Finance and real estate                  | 363           | 3%  | 8           | 14% | 27    | 2%  | 46      | 3%  | 13       | 3%  | 66           | 6%  | 203            | 3%  |
| Professional, scientific, and management | 1,308         | 10% | 0           | 0%  | 90    | 6%  | 139     | 8%  | 36       | 8%  | 114          | 11% | 929            | 11% |
| Educational services and health care     | 2,601         | 20% | 30          | 51% | 310   | 20% | 257     | 14% | 63       | 15% | 282          | 27% | 1659           | 20% |
| Recreation services                      | 1,840         | 14% | 0           | 0%  | 209   | 13% | 431     | 23% | 81       | 19% | 96           | 9%  | 1023           | 12% |
| Other services,                          | 540           | 4%  | 1           | 2%  | 48    | 3%  | 156     | 8%  | 29       | 7%  | 61           | 6%  | 245            | 3%  |
| Public administration                    | 1,741         | 13% | 7           | 12% | 407   | 26% | 230     | 12% | 45       | 10% | 76           | 7%  | 976            | 12% |

Source: 2007-2011 ACS (DP-03)

**Major Employers.** Major sources of employment in Amador County are a mix of public agencies, including the county sheriff and schools, hospitals, major grocery and other large warehouse retailers, and utilities. **Table HE-9** shows the largest employers in the county according to the California Employment Development Department (EDD) in 2014. All of these employers have on record 10 or more employees on-site.

# APPENDIX A: HOUSING NEEDS ASSESSMENT



**TABLE HE-9  
MAJOR EMPLOYERS**

| Employer Name                           | Location         | Industry                                     |
|---|------------------|--|
| Amador County Sheriff and Coroner       | Jackson          | Sheriff/Government Offices-County            |
| Camanche Recreation Co                  | lone             | Recreation Centers                           |
| Jackson Junior High School              | Jackson          | Schools                                      |
| Jackson Rancheria Casino and Restaurant | Jackson          | Casino, Full Service Restaurant              |
| Kit Carson Nursing & Rehab              | Jackson          | Hospitals                                    |
| Lowe's Home Improvement                 | Jackson          | Home Centers                                 |
| Mule Creek State Prison                 | lone             | State Govt-Correctional Institutions         |
| Pacific Gas & Electric Co               | Jackson, Pioneer | Electric Companies                           |
| Raley's                                 | Jackson          | Grocers-Retail                               |
| Safeway                                 | Jackson          | Grocers-Retail                               |
| Save Mart                               | Jackson          | Grocers-Retail                               |
| Sierra Pine Ltd                         | Sutter Creek     | Lumber-Manufacturers                         |
| Sutter Amador Hospital and Lab          | Jackson          | Hospitals, Medical Laboratories              |
| Volcano Telephone                       | Pine Grove       | Radio/Internet/TV<br>Broadcasting/Comm Equip |
| Walmart                                 | Jackson          | Department Stores                            |

Source: EDD, 2014

EDD estimates future job growth in fast-growing occupations. Estimates for Amador County are aggregated with those for Calaveras, Mariposa, and Tuolumne Counties into the “Mother Lode Region,” as shown in **Table HE-10**. These occupations indicate areas of the economy that are positioned for faster growth in Amador County and surrounding areas. A more rapid growth rate is projected in the health care industry, for instance. This trend may be related to the growing population of senior citizens in the Mother Lode Region.



## APPENDIX A: HOUSING NEEDS ASSESSMENT

**TABLE HE-10**  
**FAST-GROWING INDUSTRIES, MOTHER LODE REGION<sup>1</sup> 2010–2020**

| Occupational Title   | Annual Average Employment |                         | 2010–2020 Change |
|--|---------------------------|-------------------------|------------------|
|  | 2010 Estimated Employment | 2020 Projected Employed |                  |
| Cost Estimators  | 110                       | 160                     | 46%              |
| Home Health Aides  | 240                       | 330                     | 38%              |
| Carpenters   | 440                       | 590                     | 34%              |
| Medical Secretaries  | 340                       | 430                     | 27%              |
| Hairdressers, Hairstylists, and Cosmetologists                 | 90                        | 110                     | 22%              |
| Insurance Sales Agents   | 90                        | 110                     | 22%              |
| Emergency Medical Technicians and Paramedics                   | 150                       | 180                     | 20%              |
| Postal Service Mail Carriers                                   | 100                       | 120                     | 20%              |
| Operating Engineers and Other Construction Equipment Operators | 160                       | 190                     | 19%              |
| Dental Assistants  | 180                       | 210                     | 17%              |

*Source: California Employment Development Department, October 2013*

<sup>1</sup> Estimates for Amador County are aggregated with those for Calaveras, Mariposa, and Tuolumne Counties into the “Mother Lode Region” by the EDD for analysis.

**Jobs-Housing Balance.** Commuting patterns in Amador County have an important implication for housing needs. Larger employers in the county (e.g., County government, PG&E, Jackson Rancheria, large retailers) generate a number of jobs. However, the workforce employed at these institutions may live in other communities for a variety of reasons, including preferences, the availability of suitable housing, or other reasons.

**Table HE-11** summarizes commuting patterns of residents in Amador County. Data for the unincorporated county is not separately calculated and so is not shown below. The majority of individuals do not live and work in the jurisdictions but commute to other places for work. Countywide, only 27 percent of residents lived and worked in the same community, and 59 percent of workers in the county live elsewhere and commute in for work. The live-work ratio varies across the cities. In Amador City, there is no overlap between those who work and live within the city. In Ione, 10 percent of the employed population lives in the city. Countywide, 74 percent of residents drive more than 10 miles to reach their place of work, and 43 percent drive more than 25 miles.

# APPENDIX A: HOUSING NEEDS ASSESSMENT



**TABLE HE-11  
JOBS-HOUSING BALANCE**

| Jurisdiction  | Live in Jurisdiction Only | Work in Jurisdiction Only | Live and Work in Jurisdiction | Total Employed in Jurisdiction |
|---------------|---------------------------|---------------------------|-------------------------------|--------------------------------|
| Amador County | 11,785                    | 6,045                     | 4,296                         | 10,431                         |
| Amador City   | 88                        | 23                        | 0                             | 23                             |
| Ione          | 1,998                     | 1,810                     | 161                           | 1,971                          |
| Jackson       | 1,917                     | 3,030                     | 336                           | 3,366                          |
| Plymouth      | 491                       | 150                       | 2                             | 152                            |
| Sutter Creek  | 1,161                     | 1,006                     | 31                            | 1,037                          |

Source: US Census 2013 (LODES)

**Commuting Patterns.** Commuting patterns reflect that there is an imbalance between where people live and work in Amador County. As shown in **Table HE-12** roughly a quarter (26%) of residents in Amador County drive for between 25 and 60 minutes to work each day and another 15 percent drive for more than an hour to work. Those in Amador City (26%) and Plymouth (22%) are most likely to commute the longest, while Jackson residents are most likely to have the shortest commute, with around 90 percent traveling less than 25 minutes. The median commute time for residents countywide is 28.5 minutes. Commute time information is only available Countywide not for the unincorporated area of the County only.

**TABLE HE-12  
COMMUTE TIME**

| Jurisdiction  | Minutes      |          |          |          |              |
|---------------|--------------|----------|----------|----------|--------------|
|               | Less than 10 | 10 to 24 | 25 to 44 | 45 to 59 | More than 60 |
| Amador County | 20%          | 38%      | 19%      | 7%       | 15%          |
| Amador City   | 18%          | 46%      | 0%       | 10%      | 26%          |
| Ione          | 25%          | 36%      | 18%      | 10%      | 11%          |
| Jackson       | 53%          | 37%      | 3%       | 4%       | 3%           |
| Plymouth      | 21%          | 27%      | 24%      | 6%       | 22%          |
| Sutter Creek  | 21%          | 58%      | 8%       | 4%       | 9%           |

Source: ACS 2008–2012 (S0802)



## APPENDIX A: HOUSING NEEDS ASSESSMENT

**Housing Overpayment.** Generally, overpayment compares the total housing cost for a household to the ability of that household to pay for housing. Specifically, overpayment is defined as monthly housing costs in excess of 30 percent of a household's income. Housing cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses. As shown in **Table HE-13**, a significant portion of lower-income households in each community overpaid for housing according to ACS 2007–2011 data.

**TABLE HE-13**  
**HOUSING OVERPAYMENT BY TENURE**

| Household                        | Extremely Low | Very Low | Low   | Moderate | Above Moderate | Total  | Lower income* |
|----------------------------------|---------------|----------|-------|----------|----------------|--------|---------------|
| <b>Amador County</b>             |               |          |       |          |                |        |               |
| Ownership Households             | 1,348         | 1,539    | 1,902 | 1,607    | 4,820          | 11,216 | 4,789         |
| Overpaying owner households      | 909           | 827      | 691   | 588      | 1,333          | 4,348  | 2,427         |
| Percentage of overpaying owners  | 67%           | 54%      | 36%   | 37%      | 28%            | 39%    | 51%           |
| Renter Households                | 698           | 471      | 663   | 433      | 503            | 2,798  | 1,832         |
| Overpaying renter households     | 554           | 444      | 362   | 104      | 28             | 1,492  | 1,360         |
| Percentage of overpaying renters | 79%           | 94%      | 55%   | 24%      | 6%             | 72%    | 74%           |
| <b>Amador City</b>               |               |          |       |          |                |        |               |
| Ownership Households             | 14            | 1        | 3     | 7        | 17             | 42     | 18            |
| Overpaying owner households      | 11            | 1        | -     | 7        | 1              | 20     | 12            |
| Percentage of overpaying owners  | 79%           | 100%     | 0%    | 97%      | 6%             | 48%    | 79%           |
| Renter Households                | 3             | -        | 10    | 5        | 14             | 32     | 13            |
| Overpaying renter households     | -             | -        | 9     | -        | -              | 9      | 9             |
| Percentage of overpaying renters | 0%            | 0%       | 87%   | 0%       | 0%             | 28%    | 0%            |
| <b>lone</b>                      |               |          |       |          |                |        |               |
| Ownership Households             | 77            | 82       | 106   | 174      | 619            | 1,058  | 265           |
| Overpaying owner households      | 40            | 66       | 27    | 66       | 142            | 341    | 133           |
| Percentage of overpaying owners  | 51%           | 81%      | 25%   | 38%      | 23%            | 32%    | 50%           |
| Renter Households                | 50            | -        | 96    | 79       | 44             | 269    | 146           |
| Overpaying renter households     | 50            | -        | 72    | 42       | -              | 164    | 122           |

# APPENDIX A: HOUSING NEEDS ASSESSMENT



| Household                           | Extremely Low | Very Low | Low   | Moderate | Above Moderate | Total | Lower income* |
|-------------------------------------|---------------|----------|-------|----------|----------------|-------|---------------|
| Percentage of overpaying renters    | 100%          | 0%       | 75%   | 53%      | 0%             | 61%   | 83%           |
| <b>Jackson</b>                      |               |          |       |          |                |       |               |
| Ownership Households                | 131           | 112      | 179   | 164      | 383            | 969   | 422           |
| Overpaying owner households         | 116           | 18       | 13    | 60       | 81             | 288   | 147           |
| Percentage of overpaying owners     | 89%           | 16%      | 7%    | 36%      | 21%            | 30%   | 35%           |
| Renter Households                   | 254           | -        | 223   | 125      | 153            | 755   | 477           |
| Overpaying renter households        | 130           | 125      | 50    | 13       | -              | 318   | 305           |
| Percentage of overpaying renters    | 51%           | 0%       | 22%   | 10%      | 0%             | 42%   | 64%           |
| <b>Plymouth</b>                     |               |          |       |          |                |       |               |
| Ownership Households                | 61            | 63       | 39    | 33       | 99             | 295   | 163           |
| Overpaying owner households         | 32            | 12       | 8     | 23       | 6              | 81    | 52            |
| Percentage of overpaying owners     | 52%           | 20%      | 21%   | 70%      | 6%             | 27%   | 32%           |
| Renter Households                   | 20            | 60       | 35    | 10       | 8              | 133   | 115           |
| Overpaying renter households        | 20            | 52       | 18    | -        | -              | 90    | 90            |
| Percentage of overpaying renters    | 98%           | 87%      | 52%   | 0%       | 0%             | 68%   | 78%           |
| <b>Sutter Creek</b>                 |               |          |       |          |                |       |               |
| Ownership Households                | 116           | 118      | 127   | 48       | 244            | 653   | 361           |
| Overpaying owner households         | 106           | 52       | 80    | 44       | 78             | 360   | 238           |
| Percentage of overpaying owners     | 91%           | 44%      | 63%   | 91%      | 32%            | 55%   | 66%           |
| Renter Households                   | 96            | 109      | 124   | 127      | 77             | 533   | 329           |
| Overpaying renter households        | 79            | 109      | 83    | 8        | -              | 279   | 271           |
| Percentage of overpaying renters    | 82%           | 100%     | 67%   | 6%       | 0%             | 52%   | 82%           |
| <b>Unincorporated Amador County</b> |               |          |       |          |                |       |               |
| Ownership Households                | 948           | 1,164    | 1,449 | 1,180    | 3,459          | 8,200 | 3,561         |
| Overpaying owner households         | 605           | 677      | 563   | 388      | 1,025          | 3,258 | 1,845         |
| Percentage of overpaying owners     | 64%           | 58%      | 39%   | 33%      | 30%            | 40%   | 52%           |
| Renter Households                   | 698           | 471      | 663   | 433      | 503            | 2,798 | 1,832         |
| Overpaying renter households        | 554           | 444      | 362   | 104      | 28             | 1,492 | 1,360         |
| Percentage of overpaying renters    | 79%           | 94%      | 55%   | 24%      | 6%             | 72%   | 74%           |

Source: 2007-2011 ACS B25106

\*Lower Income is the total of the Extremely Low, Very Low and Low-Income categories and is all households with incomes of 80 percent or lower of median income.



## APPENDIX A: HOUSING NEEDS ASSESSMENT

However, the overpayment rate varied by tenure and income level. More than half of all very low- and extremely low-income households in all jurisdictions, in most cases both owners and renters, were reported to be overpaying. With the exceptions of Amador City and Jackson, over three-quarters of renters were overpaying in all jurisdictions. Ione had the highest percentage of renters overpaying (83%), while Amador City had the highest percentage of owners overpaying (79%). Sutter Creek had the most households overpaying overall; 74% of lower income households were overpaying and 54% of all households were overpaying. Overall, 57% of households in Amador County were overpaying in 2011.

### HOUSEHOLD CHARACTERISTICS

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Families often prefer single-family homes or condominiums to accommodate children, while single persons generally occupy smaller apartments or condominiums. Single-person households may include seniors living alone or young adults.

According to the Census, shown in **Table HE-14**, there were 12,759 households in Amador County in 2000 which grew slightly to 14,569 households in 2010, a 14.2 percent increase. Jackson and Ione saw increases in households of more than 15 percent. The other incorporated cities addressed in this joint Housing Element saw more moderate growth rates under 10 percent in that decade.

**Household Tenure.** Tenure is also represented in **Table HE-14**. As shown, most households (75%) are owner-occupied, although renter households are more common in the cities than unincorporated Amador County, especially in Jackson and Sutter Creek where 46 percent of units are renter-occupied.

**TABLE HE-14 HOUSEHOLD TRENDS – 2000-2010**

| Existing Households | 2000 |                       |       | 2010   |                       |        | 10-year change |                       |       |        |
|---------------------|------|-----------------------|-------|--------|-----------------------|--------|----------------|-----------------------|-------|--------|
|                     | Year | # Existing Households | Owner | Renter | # Existing Households | Owner  | Renter         | # Existing Households | Owner | Renter |
| Amador County       |      | 12,759                | 9,629 | 3,130  | 14,569                | 10,883 | 3,686          | 14.2%                 | 13.0% | 17.8%  |
| Amador City         |      | 85                    | 56    | 29     | 85                    | 54     | 31             | 0.0%                  | -3.6% | 6.9%   |
| Ione                |      | 1,081                 | 662   | 419    | 1,466                 | 1,026  | 440            | 35.6%                 | 55.0% | 5.0%   |
| Jackson             |      | 1,746                 | 983   | 763    | 2,065                 | 1,122  | 943            | 18.3%                 | 14.1% | 23.6%  |
| Plymouth            |      | 392                   | 253   | 139    | 403                   | 259    | 144            | 2.8%                  | 2.4%  | 3.6%   |
| Sutter Creek        |      | 1,025                 | 603   | 422    | 1,168                 | 626    | 542            | 14.0%                 | 3.8%  | 28.4%  |
| Unincorporated      |      | 8,430                 | 7,072 | 1,358  | 9,382                 | 7,796  | 1,586          | 11.3%                 | 10.2% | 16.8%  |

*Source: US Census 2000 (DP05); US Census 2010 (DP-1)*

## APPENDIX A: HOUSING NEEDS ASSESSMENT



In addition to the population living in households, 4,430 people lived in group quarters in the county in 2010, the majority of which lived at Mule Creek State Prison, Preston Youth Correctional Facility, and the Pine Grove Youth Conservation Camp. With the exception of the prison population, the county's population is overwhelmingly housed in households.

**Household Size.** According to the 2007–2011 ACS, the average household size for Amador County as a whole was 2.3 persons per household for owner-occupied units and 2.4 persons per household for renter-occupied units. **Table HE-15** displays the percentage of each household size within each jurisdiction. Countywide, the proportion of single-person households was approximately 19 percent in owner-occupied units and six percent in rented units. However, the percentage of single-person households varied by location. The cities of Jackson (34%) and Sutter Creek (33%) had the highest percentage of single-person households, while Ione (20%) had the lowest.

**TABLE HE-15 HOUSEHOLD SIZE – 2011**

|                             | Amador County |     | Amador City |     | Ione  |     | Jackson |     | Plymouth |     | Sutter Creek |     | Unincorporated |     |
|-----------------------------|---------------|-----|-------------|-----|-------|-----|---------|-----|----------|-----|--------------|-----|----------------|-----|
|                             | #             | %   | #           | %   | #     | %   | #       | %   | #        | %   | #            | %   | #              | %   |
| <b>Total:</b>               | 14,283        | -   | 73          | -   | 1,365 | -   | 1,942   | -   | 428      | -   | 1,192        | -   | 9,283          | -   |
| <b>Owner occupied</b>       | 11,213        | 79% | 41          | 56% | 1,079 | 79% | 969     | 50% | 295      | 69% | 653          | 55% | 8,176          | 88% |
| <b>1-person household</b>   | 2,661         | 19% | 14          | 19% | 169   | 12% | 317     | 16% | 51       | 12% | 195          | 16% | 1,915          | 21% |
| <b>2-4-person household</b> | 7,886         | 55% | 27          | 37% | 778   | 57% | 606     | 31% | 209      | 49% | 445          | 37% | 5,821          | 63% |
| <b>5+ person household</b>  | 666           | 5%  | 0           | 0%  | 132   | 10% | 46      | 2%  | 35       | 8%  | 13           | 1%  | 440            | 5%  |
| <b>Renter occupied</b>      | 3,070         | 21% | 32          | 44% | 286   | 21% | 973     | 50% | 133      | 31% | 539          | 45% | 1,107          | 12% |
| <b>1-person household</b>   | 876           | 6%  | 3           | 4%  | 104   | 8%  | 342     | 18% | 48       | 11% | 201          | 17% | 178            | 2%  |
| <b>2-4-person household</b> | 1888          | 13% | 18          | 25% | 161   | 12% | 553     | 28% | 65       | 15% | 301          | 25% | 790            | 9%  |
| <b>5+ person household</b>  | 306           | <1% | 11          | 15% | 21    | <1% | 78      | <1% | 20       | 5%  | 37           | <1% | 139            | <1% |

Source: US Census 2007-2011 ACS Table B17010

**Overcrowded Households.** Overcrowding is defined as a situation where there is more than one person per room in an occupied housing unit. Overcrowding can result from a low supply of affordable and adequate housing. Households that are unable to afford larger housing units may be forced to rent or purchase housing that is too small to meet their needs.

The 2007–2011 ACS reported overcrowding is fairly rare throughout the county, accounting for less than one percent of all households. Overcrowding is slightly more common in Jackson and Plymouth, accounting for two percent and three percent of total households respectively. Of the 104 overcrowded households countywide, 49 are severely overcrowded, representing 35 percent of all



## APPENDIX A: HOUSING NEEDS ASSESSMENT

overcrowded units. As **Table HE-16** shows, the level of overcrowding by tenure is higher in owner households, representing 83 percent of the overcrowded households in 2011. Overcrowding is not an issue in Amador County.

**TABLE HE-16  
OVERCROWDED HOUSEHOLDS**

|   | Amador County | Amador City | Ione  | Jackson | Plymouth | Sutter Creek | Unincorporated |
|---|---------------|-------------|-------|---------|----------|--------------|----------------|
| <b>Total Households</b>                                 | 14,283        | 73          | 1,365 | 1,942   | 428      | 1,192        | 9283           |
| <b>Overcrowded Households (1.01 or more/rm)</b>         |               |             |       |         |          |              |                |
| <b>Owner Occupied</b>                                   | 116           | 0           | 17    | 29      | 13       | 0            | 57             |
| <b>Renter occupied</b>                                  | 24            | 0           | 0     | 10      | 0        | 6            | 8              |
| <b>Total</b>  | 140           | 0           | 17    | 39      | 13       | 6            | 65             |
| <b>Severely Overcrowded Households (1.5 or more/rm)</b> |               |             |       |         |          |              |                |
| <b>Owner Occupied</b>                                   | 39            | 0           | 0     | 29      | 0        | 0            | 10             |
| <b>Renter occupied</b>                                  | 10            | 0           | 0     | 10      | 0        | 0            | 0              |
| <b>Total</b>  | 49            | 0           | 0     | 39      | 0        | 0            | 10             |

*Source: ACS 2007-2011 (B25014)*

### HOUSING STOCK CHARACTERISTICS

This section describes the housing characteristics and conditions that affect housing needs in Amador County. Important housing stock characteristics include housing type, tenure, vacancy rates, age, condition, cost and affordability.

#### Housing Type

The DOF provides annual estimates of the number of housing units by type for each jurisdiction based on reported building and demolition permits. The DOF estimated that Amador County had a total of 18,174 housing units in 2013, representing a growth of 142 new units (less than one percent growth) countywide since 2010 and five percent growth since 2000, as shown in **Table HE-17**. As is typical in small towns and rural areas, the majority of housing stock in all jurisdictions comprises single-family detached houses. However, the dominance of such detached units varied a great deal, from under 60 percent of units in Plymouth and Sutter Creek to nearly 90 percent in Ione and the unincorporated areas (see **Table HE-18**).

# APPENDIX A: HOUSING NEEDS ASSESSMENT



**TABLE HE-17**  
**HOUSING STOCK, AMADOR COUNTY 1990-2013**

| Location             | 1990   | 2000   | 2010   | 2013   | % Change 1990-2000 | % Change 2000-2013 |
|----------------------|--------|--------|--------|--------|--------------------|--------------------|
| Amador County        | 12,814 | 15,113 | 18,032 | 18,174 | 18%                | 20%                |
| Amador City          | 87     | 94     | 108    | 108    | 8%                 | 15%                |
| Ione                 | 910    | 1,168  | 1,635  | 1,744  | 28%                | 49%                |
| Jackson              | 1,618  | 1,816  | 2,309  | 2,312  | 12%                | 27%                |
| Plymouth             | 359    | 372    | 493    | 492    | 4%                 | 32%                |
| Sutter Creek         | 952    | 1,084  | 1,367  | 1,373  | 14%                | 27%                |
| Unincorporated Areas | 8,888  | 10,579 | 12,120 | 12,145 | 19%                | 15%                |

Source: DOF 2009, 2013

Multi-family units, including smaller complexes (2-4 units) and larger complexes (5+), were more popular in Jackson and Sutter Creek, but accounted for less than six percent of units in all other jurisdictions, as shown in **Table HE-18**. Notably, more than a quarter of units in Plymouth are mobile homes.

**TABLE HE-18**  
**HOUSING UNITS BY TYPE**

| County / City  | Single Detached |     | Single Attached |     | Two to Four |     | Five Plus |     | Mobile Homes |     | Total  |      |
|----------------|-----------------|-----|-----------------|-----|-------------|-----|-----------|-----|--------------|-----|--------|------|
|                | Count           | %   | Count           | %   | Count       | %   | Count     | %   | Count        | %   |        |      |
| Amador City    | 90              | 83% | 12              | 11% | 6           | 6%  | 0         | 0%  | 0            | 0%  | 108    | 100% |
| Ione           | 1,556           | 89% | 31              | 2%  | 0           | 0%  | 104       | 6%  | 53           | 3%  | 1,744  | 100% |
| Jackson        | 1,430           | 62% | 134             | 6%  | 288         | 12% | 252       | 11% | 208          | 9%  | 2,312  | 100% |
| Plymouth       | 275             | 56% | 30              | 6%  | 23          | 5%  | 25        | 5%  | 139          | 28% | 492    | 100% |
| Sutter Creek   | 802             | 58% | 82              | 6%  | 136         | 10% | 243       | 18% | 110          | 8%  | 1,373  | 100% |
| Unincorporated | 10,742          | 88% | 270             | 2%  | 159         | 1%  | 66        | 1%  | 908          | 7%  | 12,145 | 100% |
| Amador County  | 14,895          | 82% | 559             | 3%  | 612         | 3%  | 690       | 4%  | 1,418        | 8%  | 18,174 | 100% |

Source: 2011-2013 DOF, (E-5)

## Age of Housing Stock

Housing element law requires an estimate of substandard housing in the community. Housing over 30 years old is more likely to be in need of repair and rehabilitation. According to 2012 ACS data, the majority of housing (53%) in Amador County was built over 30 years ago, before 1980. The largest percentage of the county's housing stock, 43 percent, was built between 1970 and 1989 (see



## APPENDIX A: HOUSING NEEDS ASSESSMENT

Table HE-19). Amador City has the oldest overall housing stock, with over 70 percent of units built before 1980 while Ione has the newest, with only 36 percent built before 1980.

**TABLE HE-19  
AGE OF HOUSING STOCK**

|                          |   | 2010<br>or<br>later | 2000<br>-<br>2009 | 1990-<br>1999 | 1980-<br>1989 | 1970<br>-<br>1979 | 1960<br>-<br>1969 | 1950<br>-<br>1959 | 1940-<br>1949 | 1939<br>or<br>earlier | Total<br>housing<br>units* |
|--------------------------|---|---------------------|-------------------|---------------|---------------|-------------------|-------------------|-------------------|---------------|-----------------------|----------------------------|
| Amador<br>County         | # | 42                  | 2,410             | 2,566         | 3,581         | 4,151             | 1,615             | 657               | 895           | 2,100                 | 18,017                     |
|                          | % | 0%                  | 13%               | 14%           | 20%           | 23%               | 9%                | 4%                | 5%            | 12%                   | 100%                       |
| Amador City              | # | 0                   | 3                 | 8             | 20            | 3                 | 0                 | 7                 | 8             | 56                    | 105                        |
|                          | % | 0%                  | 3%                | 8%            | 19%           | 3%                | 0%                | 7%                | 8%            | 53%                   | 100%                       |
| Ione                     | # | 14                  | 414               | 286           | 211           | 68                | 122               | 27                | 121           | 172                   | 1,435                      |
|                          | % | 1%                  | 29%               | 20%           | 15%           | 5%                | 9%                | 2%                | 8%            | 12%                   | 100%                       |
| Jackson                  | # | 0                   | 336               | 288           | 442           | 330               | 151               | 157               | 184           | 477                   | 2,365                      |
|                          | % | 0%                  | 14%               | 12%           | 19%           | 14%               | 6%                | 7%                | 8%            | 20%                   | 100%                       |
| Plymouth                 | # | 0                   | 83                | 23            | 168           | 126               | 23                | 57                | 16            | 77                    | 573                        |
|                          | % | 0%                  | 15%               | 4%            | 29%           | 22%               | 4%                | 10%               | 3%            | 13%                   | 100%                       |
| Sutter Creek             | # | 0                   | 151               | 173           | 219           | 142               | 133               | 48                | 53            | 431                   | 1,350                      |
|                          | % | 0%                  | 11%               | 13%           | 16%           | 11%               | 10%               | 4%                | 4%            | 32%                   | 100%                       |
| Unincorporated<br>County | # | 28                  | 1,423             | 1,788         | 2,521         | 3,482             | 1,186             | 361               | 513           | 887                   | 12,189                     |
|                          | % | 0%                  | 12%               | 15%           | 21%           | 29%               | 10%               | 3%                | 4%            | 7%                    | 100%                       |

Source: 2008-2012 ACS (DP04)

\*Due to the small size of the sample taken in Amador County, the estimates reported by the ACS have large margins of error. Where ACS data is used, the numbers should not be interpreted as absolute fact, but rather as a tool to illustrate general proportion or scale. Therefore numbers for the same type of data may vary when based on the ACS versus another data source.

### Condition of the Housing Stock

#### Amador County

Since many of the homes in Amador County are older, it is likely that many may be in need of repair. To assess the overall condition of housing, County staff conducted a windshield housing condition survey of 905 housing units in 2008. The survey included a range of areas, including older and new subdivisions and mobile home parks. A rating system based on exterior housing conditions using the HCD criteria, was used to determine whether housing units would require repair or replacement. The system rates the conditions of foundations, roofs, siding, windows, and electrical systems. The status of the items evaluated suggests the condition of the overall structure; however,

## APPENDIX A: HOUSING NEEDS ASSESSMENT



the specific needs of any particular unit are not known until a complete housing inspection is conducted.

Those units in the “minor rehabilitation” category appeared structurally sound but showed signs of deferred maintenance or upkeep. The house may need a roof replacement or new windows and a paint job. Units with the designation of “moderate rehabilitation” involved repair or replacement of more than one rated system. This category varies widely and may include, for example, a unit that needs replacement of the roof, electrical system, and windows.

“Substantial rehabilitation” involves the replacement of several major systems in the home, such as complete or partial foundation work, repair or replacement of exterior siding or reconstruction of the roof system. “Dilapidated” units are those that would require all of the rated systems to be replaced or significantly repaired to bring the structure into compliance with the current Uniform Building Code, which would make rehabilitation ineffective from a cost perspective.

**Table HE-20** below shows the results of the housing conditions survey. Nearly 90 percent of the units surveyed were considered to be in sound condition. Overall, 111 units surveyed were rated to be in need of some rehabilitation, which represents about 12 percent of the units surveyed. Since it is not feasible to survey the entire housing stock, an estimate of the total number of homes in need of repair is needed. Overall, in the areas targeted in the survey, nearly 90 percent of all housing units were in sound condition, so it is assumed that a similar percentage of housing units in the remainder of the county would be considered in sound condition.

**TABLE HE-20  
2008 HOUSING CONDITION SURVEY RESULTS**

| Degree of Deterioration | Number of Housing Units | % of Total Surveyed |
|-------------------------|-------------------------|---------------------|
| Sound                   | 794                     | 87.7%               |
| Minor                   | 59                      | 6.5%                |
| Moderate                | 42                      | 4.6%                |
| Substantial             | 8                       | 0.9%                |
| Dilapidated             | 2                       | 0.2%                |
| <b>Total</b>            | <b>905</b>              | <b>100%</b>         |

### Units in Need of Repair and Replacement

The County estimates that 23 units in the unincorporated area were in need of replacement in 2008, and that approximately 642 units were in need of repair or rehabilitation.

The estimate of 23 units in need of replacement was based on 0.2 percent of the county’s housing stock which was found to be dilapidated in the housing condition survey. The estimate of 642 units in need of repair or rehabilitation was based on the 5.5 percent of the units surveyed which showed



## APPENDIX A: HOUSING NEEDS ASSESSMENT

moderate or substantial deterioration. The County estimates that as of 2014 conditions of the housing stock remain comparable to those in 2008.

### Ione

As a part of the 2005 Housing Element update process, the condition of the City of Ione’s housing stock was ascertained through a Housing Condition Survey. The survey of 1,106 residential housing units in Ione was performed by Mercy Housing California in the summer and fall of 2003. Mobile homes were included and apartment buildings were counted as a single unit. The survey rated all housing units within the city limits based on the methodology developed from the HCD program survey format.

As classified by HCD, a housing unit is deemed in need of rehabilitation if it is classified as minor, moderate, or substantial. Housing units classified as dilapidated are not considered as eligible for rehabilitation because it is assumed that the cost of rehabilitation exceeds the cost to replace the existing structure.

Each structure was rated according to criteria established by HCD, which establishes five structure categories: foundation, roofing, siding, windows, and doors. Within each category, the housing unit is rated from “no repairs needed” to “replacement needed.” Points are added together for each unit and a designation made as follows:

|                                   |  |
|-----------------------------------|--|
| <b>Sound</b>                      | 9 points or less: New or well maintained. Structurally intact and undamaged – straight roof lines – no signs of deferred maintenance.  |
| <b>Minor repair</b>               | 10 to 15 points: Shows signs of deferred maintenance – only one component needs replacement.   |
| <b>Moderate rehabilitation</b>    | 16 to 39 points: Repairs needed for one or more major component and other repairs – i.e., roof replacement, painting, and window repairs.  |
| <b>Substantial rehabilitation</b> | 40 to 55 points: Replacement needed for several major systems and possibly other repairs – i.e., complete foundation work and roof replacement, along with painting and windows. |
| <b>Dilapidated</b>                | 56 or more points: Structurally unsound – not fit for human habitation – major rehabilitation needed –demolition suggested.  |

*Source: City of Ione Housing Condition Survey, November 2003, Mercy Housing California*

In general, the purpose of the study is to determine the eligibility of areas in need of community development activities. The results of the Housing Condition Survey may be used as a basis for an application to the state Community Development Block Grant (CDBG) program, Home Investment Partnerships Program (HOME) program, Redevelopment Agency Low and Moderate Income Housing Fund (LMIHF), or other programs that support the City’s Housing Rehabilitation Program.

## APPENDIX A: HOUSING NEEDS ASSESSMENT



The survey evaluated a total of 1,106 housing units (1,030 single-family, 21 duplexes, 46 mobile homes, and 9 multifamily (considered one unit)). Of these units, 14 percent (152 units) needed minor repairs, 11 percent (121 units) needed moderate repairs, one percent (15 units) needed substantial rehabilitation, and 0.4 percent (4 units) were dilapidated and required replacement. Approximately 27 percent of Ione's housing stock is considered substandard and in need of rehabilitation or demolition (see **Table HE-21** below).

**TABLE HE-21**  
**IONE HOUSING CONDITIONS**

| Condition    | Surveyed Units |               |
|--------------|----------------|---------------|
|              | Number         | Percentage    |
| Sound        | 814            | 74%           |
| Minor        | 152            | 14%           |
| Moderate     | 121            | 11%           |
| Substantial  | 15             | 1%            |
| Dilapidated  | 4              | 0.4%          |
| <b>Total</b> | <b>1,106</b>   | <b>100.0%</b> |

*Source: City of Ione Housing Condition Survey, November 2003, Mery Housing California*

After conversations with City staff in 2008, it is estimated that approximately 20 percent of the housing stock was in need of rehabilitation in 2008.

### Jackson

The following are definitions of housing condition types as listed in CDBG's Grant Manual:

**SOUND** - A unit that appears new or well maintained and structurally intact. The foundation should appear structurally undamaged and there should be straight roof lines. Siding, windows and doors should be in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category.

**MINOR** - A unit that shows signs of deferred maintenance or which needs only one major component such as a roof.

**MODERATE** - A unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting and window repairs.

**SUBSTANTIAL** - A unit that requires replacement of several major systems and possibly other repairs (e.g., complete foundation work, roof structure replacement and re-roofing, as well as painting and window replacement).



## APPENDIX A: HOUSING NEEDS ASSESSMENT

**DILAPIDATED** - A unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is non-existent, not fit for human habitation in its current condition, may be considered for demolition or, at minimum, major rehabilitation will be required.

**TABLE HE-22  
HOUSING CONDITION SURVEY RESULTS CITY OF JACKSON**

| Sound | Minor | Moderate | Substantial | Dilapidated | Total |
|-------|-------|----------|-------------|-------------|-------|
| 1,067 | 133   | 123      | 33          | 5           | 1,361 |
| 78.4% | 9.8%  | 9.0%     | 2.4%        | 0.4%        | 100%  |

*Source: Mercy Housing California Housing Condition Survey of Jackson. November 2003*

Because nearly 90% of Housing types were either Sound or needed Minor repair, a breakdown by Housing type was not done.

The 2003 Housing Condition prepared by Mercy Housing California was updated in 2011 by a visual survey of the City by the Senior Building Inspector and the City Planner. The revised information is displayed in Table HE-23.

**TABLE HE-23  
UPDATED HOUSING CONDITION SURVEY RESULTS CITY OF JACKSON**

| Sound | Minor | Moderate | Substantial | Dilapidated | Total |
|-------|-------|----------|-------------|-------------|-------|
| 1678  | 107   | 91       | 11          | 10          | 1901  |
| 88.3% | 5.6%  | 4.8%     | 0.6%        | 0.5%        | 100%  |

The updated survey demonstrates that the overall housing condition has improved for the City of Jackson; however there are more dilapidated units in need of abatement. The 2011 results are still representative of the City's housing stock in 2014.

### Plymouth

There are four housing units in Plymouth in need of major rehabilitation. They are all currently unoccupied.

### Sutter Creek

There are currently no houses in the City of Sutter Creek that have noticed code violations. The number of houses in need of minor to major rehabilitation is 6% and the percent of houses in need of replacement is .004%.

## APPENDIX A: HOUSING NEEDS ASSESSMENT



In June 2014, a building permit was issued for a complete interior remodel of an older, creek side home that was in need of repair. The issuance of building permits is common in Sutter Creek with commercial and residential properties.

### HOUSING AFFORDABILITY

State and federal law establishes five income categories for purposes of housing programs based on the area (i.e., County) median income (AMI): extremely low (30% or less of AMI), very low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses.

According to HCD and the US Department of Housing and Urban Development (HUD), housing is considered “affordable” if the monthly housing cost is no more than 30 percent of a household’s gross income. **Table HE-24** shows current (2014) affordable rent levels and estimated affordable purchase and rental prices for jurisdictions in Amador County by income category for a family of four.

Based on state-adopted standards, the maximum affordable monthly rent for extremely low-income households in Amador County is \$543, while the maximum affordable rent for very low-income households is \$904.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. However, home affordability was calculated assuming that a household of four can purchase a home with a 30-year fixed-interest mortgage and a 10% down payment, a 30% expense-to-income ratio, and 5.25 percent interest rate. With these assumptions, a four-person household in the extremely low-income category could, at maximum, afford a sales price of \$104,255 for a home, while a very low-income household could afford a home costing \$161,235. **Table HE-24** shows affordable prices for all income levels.



## APPENDIX A: HOUSING NEEDS ASSESSMENT

**TABLE HE-24  
HOUSING AFFORDABILITY**

| Income Group         | HCD Income Limits  |                                  | Monthly Housing Costs  |                                      | Maximum Affordable Price |                             |
|----------------------|--------------------|----------------------------------|------------------------|--------------------------------------|--------------------------|-----------------------------|
|                      | Max. Annual Income | Affordable Total Monthly Payment | Utilities <sup>1</sup> | Taxes and Insurance (for homeowners) | Ownership <sup>2</sup>   | Monthly Rental <sup>3</sup> |
| <b>Extremely Low</b> | \$21,700           | \$543                            | \$150                  | \$61                                 | \$104,255                | \$393                       |
| <b>Very Low</b>      | \$36,150           | \$904                            | \$150                  | \$116                                | \$161,235                | \$754                       |
| <b>Low</b>           | \$57,850           | \$1,446                          | \$150                  | \$218                                | \$182,045                | \$1,296                     |
| <b>Moderate</b>      | \$86,750           | \$2,169                          | \$150                  | \$397                                | \$191,388                | \$2,019                     |

*Notes:*

*Assumes a four-person household.*

*1. Monthly utility costs are assumed as \$75/person and \$25 for each additional person.*

*2. Total affordable mortgage based a 10 percent down payment, an annual 5.25 percent interest rate, 30 year mortgage, and monthly payment equal to 30 percent of income (after utilities, taxes, and insurance).*

*3. Monthly affordable rent based on 30 percent of income less estimated utilities costs.*

*Source: 2014 HCD income limits; <http://www.realtor.com/home-finance/financial-calculators/>*

**Rental Prices.** According to current data available on online rental listing websites including realtor.com, padmapper.com, and trulia.com, the current (2014) actual listings across jurisdictions ranged from \$495 to \$1,635 for a one-bedroom unit. Few (7) rentals were listed as of March 2014. The median rental price in Amador County according to realtor.com over the last year is \$887. Based on this price, an extremely low-income household could not afford the average unit, but very low-, low-, and moderate-income households could.

**Home Sales Prices.** The residential real estate market in Amador County jurisdictions has experienced fairly steady home sales in the last two years. Sales prices have also proved fairly stable, as shown in **Table HE-25**. The California Association of Realtors (CAR) publishes median monthly homes sales prices for each county in the state. According to the association, the 2014 median home sales price in Amador County in February 2014 was \$206,250, eight percent lower than February 2013, but that the March 2014 average sales price was \$214,280, seven percent higher than the previous year.

Another source, DataQuick News, breaks down sales between resale homes and new homes, which reveals that the median sales price for new homes dropped by as much as 18.4 percent over the last year since March 2013, but that resale prices have increased by 26.2 percent. The fact that CAR data combines new and resale transactions could be one reason for the monthly variations and lack of clear trends in median home sales price in the CAR data.

With current sales prices, only above moderate-income households could afford to purchase an existing market rate home in Amador County.

## APPENDIX A: HOUSING NEEDS ASSESSMENT



For a fuller picture, **Table HE-26** also displays median sales prices of listed homes by jurisdiction recorded by Trulia.com. Since it is only one listing source, this table only displays a segment of the market. However, this table indicates that, among listings of homes over the last year, market-rate homes in certain zip codes in unincorporated Amador County could be affordable to extremely low-income households. Market-rate homes would also be affordable to low-income group households in the cities of Plymouth and Ione.

**TABLE HE-25**  
**MEDIAN HOME SALES PRICE**

| Median Sales Price | 2013      | 2014      | Change |
|--------------------|-----------|-----------|--------|
| February           | \$225,000 | \$206,250 | -8%    |
| March              | \$200,000 | \$214,280 | 7%     |

Source: California Association of Realtors 2014,  
(Home Sales and Price Report, <http://www.car.org/>)

**TABLE HE-26**  
**LISTED MEDIAN SALES PRICES BY COUNTY**

| Jurisdiction   | Median Sales Price<br>(March 2013–March 2014) | Number of Listings |
|----------------|---|--------------------|
| Amador City    | \$250,000                                     | 11                 |
| Ione           | \$179,500                                     | 5                  |
| Jackson        | \$200,000                                     | 1                  |
| Plymouth       | \$179,500                                     | 7                  |
| Sutter Creek   | \$235,500                                     | 3                  |
| Unincorporated | \$146,000                                     | 43                 |
| Countywide     | \$179,500                                     | 66                 |

Source: Trulia.com, February 2014

**Housing Vacancy.** Vacancy trends in housing are analyzed using a “vacancy rate” which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the supply, then the vacancy rate is probably low and the price of housing will most likely increase. A vacancy rate of five percent suggests that there is a balance between the demand and supply of housing. Generally, when the vacancy rate drops below five percent, the demand for housing exceeds the supply of housing. Subsequently, prospective buyers and renters may experience an increase in housing costs.

According to the DOF, in 2010 the total vacancy rate for Amador County was 19.2 percent, which includes all types of housing in the county. However, more than half of these vacant units were seasonal or recreation in nature. The county is tourism-oriented and thus is expected to have a high



## APPENDIX A: HOUSING NEEDS ASSESSMENT

number of seasonal units. Vacancy rates for the county, including only homeowner and rental units, are 3% and 9% respectively. Thus, the County's vacancy rate excluding seasonal use unit is considered appropriate for stable housing prices. **Table HE-27** shows the vacancy rates for each jurisdiction by type of housing in Amador County.

**TABLE HE-27**  
**HOUSING STOCK BY TYPE OF VACANCY**

| Geography      | Vacant units | For rent | Rented, not occupied | For sale only | Sold, not occupied | Seasonal/recreational | All other vacant | Vacancy rate |
|----------------|--------------|----------|----------------------|---------------|--------------------|-----------------------|------------------|--------------|
| Amador County  | 3,463        | 373      | 24                   | 355           | 51                 | 2,052                 | 608              | 19.2%        |
| Amador City    | 23           | 3        | 0                    | 4             | 0                  | 11                    | 5                | 21.3%        |
| lone           | 169          | 49       | 4                    | 45            | 9                  | 22                    | 40               | 10.3%        |
| Jackson        | 244          | 58       | 2                    | 58            | 2                  | 39                    | 85               | 10.6%        |
| Plymouth       | 90           | 20       | 2                    | 11            | 2                  | 30                    | 25               | 18.3%        |
| Sutter Creek   | 199          | 93       | 1                    | 17            | 1                  | 45                    | 42               | 14.6%        |
| Unincorporated | 2,738        | 150      | 15                   | 220           | 37                 | 1,905                 | 411              | 22.6%        |

*Source: 2010 U.S. Census; (DP-1); DOF 2010*

### SPECIAL HOUSING NEEDS

Certain groups have greater difficulty finding decent, affordable housing due to special circumstances. Special circumstances may be related to one's income, family characteristics, and disability status, among others. In Amador County, persons and households with special needs include seniors, families with children (large households and female-headed households with children) agricultural employees, persons with disabilities including developmental disabilities, and the homeless. This section analyzes these special needs groups and identifies resources and programs designed to address these needs.

**Senior Population and Households.** Senior citizens are considered those individuals 65 or older in age. Seniors generally have special housing needs primarily resulting from physical disabilities and limitations, income, and health care costs. Additionally, senior households also have other needs to preserve their independence including supportive services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues, and networks of care to provide a wide variety of services and daily assistance. In 2012, 21 percent of residents were senior citizens and roughly a third of households were headed by senior citizens, as shown in **Table HE-28**.

# APPENDIX A: HOUSING NEEDS ASSESSMENT



**TABLE HE-28**  
**SENIOR HOUSING CHARACTERISTICS, 2012**

| Location              | Senior Citizens | Senior Households | Percent of Seniors with Disability |
|-----------------------|-----------------|-------------------|------------------------------------|
| Amador County         | 21%             | 33%               | 30%                                |
| Amador City           | 7%              | 12%               | 45%                                |
| Ione                  | 7%              | 22%               | 32%                                |
| Jackson               | 19%             | 27%               | 50%                                |
| Plymouth              | 14%             | 32%               | 44%                                |
| Sutter Creek          | 29%             | 36%               | 20%                                |
| Unincorporated County | 22%             | 35%               | 24%                                |

*Source: 2008-2012 ACS (B25007, S0101)*

As shown in **Table HE-29**, the large majority of seniors own rather than rent their home in Amador County. This is true across all jurisdictions, although seniors are much more likely to rent in Plymouth (26%) and Sutter Creek (25%) than in the rest of the county.

**TABLE HE-29**  
**SENIOR HOUSEHOLDS BY TENURE**

| Location              | Own    |         | Rent   |         | Total  |         |
|-----------------------|--------|---------|--------|---------|--------|---------|
|                       | Number | Percent | Number | Percent | Number | Percent |
| Amador County         | 4,191  | 89%     | 509    | 11%     | 4,700  | 100%    |
| Amador City           | 9      | 100%    | 0      | 0%      | 9      | 100%    |
| Ione                  | 280    | 92%     | 26     | 8%      | 306    | 100%    |
| Jackson               | 437    | 82%     | 97     | 18%     | 534    | 100%    |
| Plymouth              | 102    | 74%     | 36     | 26%     | 138    | 100%    |
| Sutter Creek          | 321    | 75%     | 107    | 25%     | 428    | 100%    |
| Unincorporated County | 3,042  | 93%     | 243    | 7%      | 3,285  | 100%    |

*Source: 2007-2011 ACS (B25007)*

**Disabled Persons.** According to the California Government Code, a “disability” includes, but is not limited to, any physical or mental disability as defined in Section 12926. A “mental disability” involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A “physical disability” involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems including



## APPENDIX A: HOUSING NEEDS ASSESSMENT

neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin, and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person's mobility, or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. The disabled person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (e.g., lowered countertops, grab bars, adjustable shower heads), and special sensory devices including smoke alarms and flashing lights.

Since there are no DOF, 2010 US Census, or reliable ACS data, 2000 US Census information is used for this analysis.

According to the 2000 Census, an estimated 33 percent of Amador County residents (11,504 persons) had one or more disabilities. Of the county's population aged 65 and older, approximately 39 percent had a disability (see **Table HE-30**). The distribution of residents with disabilities is similar between the incorporated and unincorporated areas of the county. According to HUD CHAS data, nearly 34 percent of all households which include a person with a disability, experience some kind of housing problem, including inadequate facilities, overcrowding, or paying more than 30 percent of their monthly income for housing.

# APPENDIX A: HOUSING NEEDS ASSESSMENT



**TABLE HE-30  
PERSONS WITH DISABILITIES BY AGE AND EMPLOYMENT STATUS**

| Location            |   | Disabled Population |                                  |   | Employment Characteristics                    |   |
|---------------------|---|---------------------|----------------------------------|---|---|---|
|                     |   | Total Disabilities  | Total Disabilities for Ages 5-64 | Total Disabilities for Ages 65 and Over | Age 16-64, Employed Persons with a Disability | Age 16-64, Not Employed Persons with a Disability |
| Amador City         | # | 74                  | 52                               | 22                                      | 24  | 12  |
|                     | % | -                   | 70%                              | 30%                                     | -   | -   |
| Ione                | # | 1060                | 744                              | 316                                     | 236   | 154   |
|                     | % | -                   | 70%                              | 30%                                     | -   | -   |
| Jackson             | # | 2124                | 1197                             | 927                                     | 432   | 306   |
|                     | % | -                   | 56%                              | 44%                                     | -   | -   |
| Plymouth            | # | 363                 | 258                              | 105                                     | 136   | 47  |
|                     | % | -                   | 71%                              | 29%                                     | -   | -   |
| Sutter Creek        | # | 687                 | 383                              | 304                                     | 134   | 86  |
|                     | % | -                   | 56%                              | 44%                                     | -   | -   |
| Unincorporated      | # | 7,196               | 43,39                            | 2,857                                   | 1,392   | 1,028   |
|                     | % | -                   | 60%                              | 40%                                     | -   | -   |
| Amador County Total | # | 11,504              | 6,973                            | 4,531                                   | 2,354   | 1,633   |
|                     | % | -                   | 61%                              | 39%                                     | -   | -   |

Source: US Census 2000

## PERSONS WITH DEVELOPMENTAL DISABILITIES

SB 812 requires cities and counties to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which can include mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally



## APPENDIX A: HOUSING NEEDS ASSESSMENT

disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Valley Mountain Regional Center is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. **Table HE-31** provides information about Amador County's population of developmentally disabled persons displayed by zip code.

**TABLE HE-31  
DEVELOPMENTAL DISABILITY LIVING SITUATION BY ZIP CODE**

| Jurisdiction                 | Zip Code                          | Community Care | Home Parent/Guardian | ICF      | Independent Living | Other    | SNF      | Total      |
|------------------------------|-----------------------------------|----------------|----------------------|----------|--------------------|----------|----------|------------|
| Amador City                  | 95601                             | 0              | 1                    | 0        | 0                  | 0        | 0        | 1          |
| Ione                         | 95640                             | 6              | 31                   | 0        | 20                 | 0        | 0        | 57         |
| Jackson                      | 95642                             | 2              | 30                   | 0        | 19                 | 0        | 2        | 53         |
| Plymouth                     | 95669                             | 6              | 6                    | 0        | 1                  | 0        | 0        | 13         |
| Sutter Creek                 | 95685                             | 1              | 20                   | 0        | 10                 | 0        | 0        | 31         |
| Unincorporated Amador County | 95629, 95665, 95666, 95675, 95685 | 5              | 38                   | 0        | 3                  | 0        | 0        | 46         |
| <b>Amador County Total</b>   | -                                 | <b>20</b>      | <b>126</b>           | <b>0</b> | <b>53</b>          | <b>0</b> | <b>2</b> | <b>200</b> |

Source: DDS 2014

There are seven residential care facilities located in Amador County that provide assistance to persons with disabilities. The facilities have a combined capacity of 209 and are located in Ione, Jackson, and Sutter Creek (see **Table HE-32**).

## APPENDIX A: HOUSING NEEDS ASSESSMENT



**TABLE HE-32 SERVICES FOR THE DISABLED**

| Location                           | Name                                      | Type                             | Capacity |
|------------------------------------|---|----------------------------------|----------|
| 1400 Marlette St.,<br>#66 Lone     | Beone Home Of Compassion                  | Senior Residential Care          | 4        |
| 155 Placer Drive,<br>Jackson       | Amador Residential Care Facility          | Assisted Living Residential Care | 49       |
| 185 Placer Drive,<br>Jackson       | Jackson Gardens                           | Senior Residential Care          | 30       |
| 223 New York Ranch<br>, Jackson    | Oak Manor Senior Retirement Home          | Assisted Living Residential Care | 70       |
| 15 Bryson Drive,<br>Sutter Creek   | Gold Quartz Inn Retirement Home           | Assisted Living Residential Care | 47       |
| 280 Ursula, Sutter<br>Creek        | Harrold Hospitality                       | Senior Residential Care          | 6        |
| 210 Patricia Lane,<br>Sutter Creek | Patricia Gardens Assisted Living Co., Llc | Assisted Living Residential Care | 3        |
| 18483 Davis Street,<br>Plymouth    | Schwabe Residential Home                  | Assisted Living Residential Care | 4        |

Source: <http://www.seniorcareauthority.com>, accessed March 2014; and City of Plymouth 2014.

**Female-Headed Households.** Female-headed households, especially those households with children under the age of 18 at home, generally have a higher ratio between their income and their living expenses (that is, living expenses take up a larger share of income than is generally the case in two-parent households). Single-parent households, whether headed by a male or female, generally have this challenge. Single-parent male-headed households were not reported on in the HCD Amador County data packet and typically make up a smaller percentage of households than female-headed single-parent households. Additional research indicates that there are 222 single-parent households in the County that are headed by a male with no female present and having related children under the age of 18 present in the home (ACS 2007-2011 B17010). Finding affordable, decent, and safe housing is often more difficult for single-parent households. Additionally, single-parent households have special needs involving access to day care or child care, health care, and other supportive services.

According to 2011 ACS data, 15 percent (1,362 households) of all households in Amador County are female-headed households. Approximately half of those households have children under the age of 18. Nearly a third of households in Jackson were female-headed, the highest percentage of the jurisdictions in the County. **Table HE-33** shows breakdowns of female-headed households for all jurisdictions.



## APPENDIX A: HOUSING NEEDS ASSESSMENT

A high proportion of female-headed and single-parent households have incomes below the poverty line. About three percent of female-headed households are also living below the poverty level in the county. Jackson has the highest percent of female-headed households in the county, 12 percent of all households, while the other cities and the unincorporated county have five percent of households under the poverty line.

**TABLE HE-33**  
**FEMALE-HEADED HOUSEHOLDS**

| Location       | With Children             | Without Children | Total                     |        | Under Poverty Level       |
|----------------|---------------------------|------------------|---------------------------|--------|---------------------------|
|                | Percent of all Households |                  | Percent of all Households | Number | Percent of all Households |
| Amador County  | 8%                        | 8%               | 15%                       | 1,362  | 3%                        |
| Amador City    | 0%                        | 0%               | 0%                        | 0      | 0%                        |
| Ione           | 15%                       | 5%               | 20%                       | 200    | 4%                        |
| Jackson        | 20%                       | 9%               | 29%                       | 313    | 12%                       |
| Plymouth       | 5%                        | 13%              | 18%                       | 51     | 5%                        |
| Sutter Creek   | 13%                       | 2%               | 15%                       | 108    | 4%                        |
| Unincorporated | 4%                        | 7%               | 11%                       | 690    | 3%                        |

*Source: 2007-2011 ACS B17010)*

**Large Family Households.** Large family households are defined as households of five or more persons. Large family households are considered a special needs group because there is a limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. To not be considered overcrowded, a five-person household would require three or four bedrooms, a six-person household would require four bedrooms, and a seven-person household would require four to six bedrooms. Rental units, usually in multi-family apartment style units, especially are rarely built with enough rooms to accommodate large families. Since renting is often the most affordable option for low income families, this can become an issue for larger low-income families.

Data from the 2007–2011 ACS indicates that 972 households in Amador County have five or more persons (six percent) (see **Table HE-15** above). There were 666 large owner households, compared with 306 renter households.

Large households make up a very small number (less than six percent) of households in most of the county), but this varies significantly by jurisdiction. In Ione and Plymouth large households make up more than 10 percent of all households.

## APPENDIX A: HOUSING NEEDS ASSESSMENT



**Agricultural Workers.** Agricultural workers earn their primary income through permanent or seasonal agricultural labor. The 2007 Agricultural Census indicates that there were 616 farmworkers in Amador County, as shown in **Table HE-34**.

Farmworker labor need is frequently seasonal in nature. Therefore, housing needs vary drastically based on the time of year. As shown in **Table HE-35**, 60 farms are operational most of the year in Amador County, but another 87 only operate less than 150 days out of the year.

The county has approved permits for farm labor quarters in unincorporated areas of the county. However, considering the number of laborers employed in this occupation, it is believed that additional specialized housing is needed for this group in the incorporated and unincorporated areas of Amador County.

As of 2012, the County Planning Commission was considering approval of amendments to Title 19, a change in zoning that would allow agricultural employers to house up to four farm-workers and their families in specified zone districts.

**TABLE HE-34**  
**HIRED FARM LABOR, FARMWORKERS**

| Farms | Workers | \$1,000 payroll |
|-------|---------|-----------------|
| 120   | 616     | 3,854           |

Source: 2007 USDA Agricultural Census <http://www.usda.gov/fundinglapse.htm>

**TABLE HE-35**  
**SEASONAL FARMWORKERS BY DAYS WORKED**

| <i>150 Days or More</i>              |     |
|--------------------------------------|-----|
| Farms                                | 60  |
| Workers                              | N/A |
| <i>Farms with 10 or More Workers</i> |     |
| Farms                                | 3   |
| Workers                              | 47  |
| <i>Fewer than 150 Days</i>           |     |
| Farms                                | 87  |
| Workers                              | N/A |

Source: 2007 USDA Agricultural Census <http://www.usda.gov/fundinglapse.htm>



## APPENDIX A: HOUSING NEEDS ASSESSMENT

**Homeless Persons.** Homeless individuals and families have some of the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness and due to community opposition to the siting of facilities that serve homeless clients. California law requires that housing elements estimate the need for emergency shelter for homeless people. Point-in-time homelessness surveys were conducted in 2011, 2012 and 2013 for the Central Sierra Continuum of Care of which Amador County is a participating member. The surveys resulted in a combined homeless count for Tuolumne, Calaveras, and Amador Counties. The survey found that there were 649 homeless individuals in 2013, an increase from 204 homeless individuals counted in 2012, and 181 homeless individuals counted in 2011, as shown in **Table HE-36**. The 2013 count split the data by county. In Amador County in 2013 there were a total of 159 homeless individuals counted in 2013. Of these, 26 percent (41 individuals) were found in unsheltered locations, and 35 percent (55 individuals) were considered to be chronically homeless.

**TABLE HE-36  
HOMELESS NEEDS: TUOLUMNE, CALAVERAS, AND AMADOR COUNTIES**

|   | Individual    |               |      | Persons in Families |               |               |
|---|---------------|---------------|------|---------------------|---------------|---------------|
|   | 2011          | 2012          | 2013 | 2011                | 2012          | 2013          |
| <b>Total Homeless</b>                             | 181           | 204           | 649  | 217                 | 175           | 415           |
| <b>Total Sheltered</b>                            | 28            | 43            | 409  | 109                 | 67            | 218           |
| <b>Total Unsheltered</b>                          | 161           | 161           | 240  | 108                 | 108           | 197           |
| <b>Total Homeless – Amador County</b>             | Not available | Not available | 159  | Not available       | Not available | 108           |
| <b>Total Sheltered – Amador County</b>            | Not available | Not available | 114  | Not available       | Not available | 71            |
| <b>Total Unsheltered – Amador County</b>          | Not available | Not available | 45   | Not available       | Not available | 37            |
| <b>Total Chronically Homeless</b>                 | 85            | 78            | 201  | Not available       | Not available | Not available |
| <b>Total Chronically Homeless – Amador County</b> | Not available | Not available | 55   | Not available       | Not available | Not available |

*Note: Numbers are provided for the Central Sierra Continuum of Care for which Amador is a participating member. Numbers represent homeless needs for the total Continuum of Care area.*

*Source: Continuum of Care, August 2012 and January 2013 Point in Time Homelessness Counts.*

Based on city police department and planning staff knowledge there are no known permanent residents of Sutter Creek who are homeless and very few transient homeless persons.

Currently the facilities in the combined Continuum of Care region that provide programs or shelters to provide support for the homeless provide 205 beds (see **Table HE-37**). Senior Citizens Services-

## APPENDIX A: HOUSING NEEDS ASSESSMENT



Community Action is a homeless shelter located in Jackson. The following also provide services for the homeless population in Amador County:

- Ione Family Learning Center
- The Resource Connection
- Amador County Alcohol and Drug Services
- Amador County Administrators Office
- Senior Citizens Services - Community Action: Amador County Homeless Shelter

**TABLE HE-37**  
**HOMELESS FACILITIES IN TUOLUMNE, CALAVERAS, AND AMADOR COUNTIES**

| Facility Type                | Population Served | Permanent/Seasonal | Current Bed # |
|------------------------------|-------------------|--------------------|---------------|
| Emergency Shelter            | 102               | Year round         | 102           |
| Transitional Housing         | 84                | Permanent          | 84            |
| Rapid Re-housing             | 6                 | Permanent          | 6             |
| Permanent Supportive Housing | 13                | Permanent          | 13            |

*Source: Continuum of Care or HUD; [www.hudhre.info](http://www.hudhre.info); [https://www.onecpd.info/reports/CoC\\_HIC\\_State\\_CA\\_2012.pdf](https://www.onecpd.info/reports/CoC_HIC_State_CA_2012.pdf)*

### 3.0 HOUSING RESOURCES AND INCENTIVES

**Affordable Housing Projects in Amador County.** The County has several designated affordable apartment complexes (see **Table HE-38**) receiving funding through the USDA Rural Development Program, HUD Section 8 or Low Income Housing Tax Credit (LIHTC).



## APPENDIX A: HOUSING NEEDS ASSESSMENT

**TABLE HE-38**  
**ASSISTED MULTI-FAMILY UNITS**

| Name                           | Location                            | Expiration Date | Low Income Units | Total Units | Type         | Funding Agency/Program                      |
|--------------------------------|-------------------------------------|-----------------|------------------|-------------|--------------|---|
| Jose's Place Apartments        | 154 N. Arroyo Seco, Lone            | 3/17/2040       | 44               | 44          | Seniors      | LIHTC, USDA rural development rental assist |
| Jackson Cornerstone Apartments | 1029 N. Main Street, Jackson        | 2/25/2034       | 62               | 64          | non-targeted | LIHTC, USDA rural development rental assist |
| Kennedy Meadows Apartments     | 701 New York Ranch Road, Jackson    | 8/17/2020       | 55               | 56          | Large Family | LIHTC                                       |
| Jackson Hills Apartments       | 300 New York Ranch Road, Jackson    | 7/31/2031       | 85               | 86          | non-targeted | HUD Section 8, LIHTC                        |
| The Meadows                    | 401 Clinton Road, Jackson           | 6/30/2016       | 27               | 30          | Seniors      | HUD Preservation                            |
| Meadows II Apartments          | 900 Broadway, Jackson               | 9/14/2024       | 32               | 34          | non-targeted | USDA rural development rental assist        |
| Sutter Hill Place              | 451 Sutter Hills Road, Sutter Creek | 6/1/2036        | 43               | 44          | non-targeted | LIHTC, USDA rural development rental assist |

Source: CHPC <http://www.chpc.net/preservation/MappingWidget.html>, compiled by PMC, April 2014

**At-Risk Housing.** The Housing Element law in the California Government Code (Section 65583) requires all jurisdictions to include a study of all low-income housing units which may at some future time be lost to the affordable inventory by the expiration of affordability restrictions. There are three general cases that create the opportunity for the conversion of affordable units:

- 1) Prepayment of HUD mortgages Section 221(d)(3), Section 202, and Section 236.
- 2) Opt-outs and expirations of project-based Section 8 contracts.
- 3) Other cases.

A prepayment of HUD mortgages Section 221(d)(3) involves a privately held project with HUD providing either below-market interest rate loans or market-rate loans with subsidy to the tenants. In a Section 236 complex, HUD provides assistance to the owner to reduce the costs for tenants by paying most of the interest on a market-rate mortgage. Additional rental subsidy may be provided to the tenant. In a Section 202, HUD provides a direct loan to nonprofit organizations for project development and rent subsidy for low-income tenants. All Section 202 handicapped units (Section 202 H.C.) are designed for physically handicapped, mentally disabled, and chronically mentally ill residents.

## APPENDIX A: HOUSING NEEDS ASSESSMENT



In a Section 8 contract for new construction or substantial rehabilitation, HUD provides a subsidy to the owner for the difference between the tenant's ability to pay and the contract rent. The likelihood for opt-outs increases as the market rents exceed the contract rents.

Other cases that create the opportunity for the conversion of affordable housing includes the expiration of low-income use periods of various financing sources, such as LIHTC, bond financing, density bonuses, California Housing Finance Agency (CHFA) and CDBG and HOME funds, and redevelopment funds.

There are two affordable housing complexes in Amador County at risk of losing affordability restrictions during the 10 years starting from the beginning of the 5<sup>th</sup> cycle Housing Element planning period: the Kennedy Meadows Apartments and The Meadows, with a total of 82 affordable units. Both are located in Jackson. Below is a cost analysis of preserving the "at-risk" units.

### **Preservation and Replacement Options**

#### Overview

To maintain the existing affordable housing stock, the City of Jackson can either preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include (1) transfer of project to nonprofit ownership; (2) provision of rental assistance to tenants using non-federal funding sources; and (3) purchase of affordability covenants. In terms of replacement, the most direct option is the development of new assisted multi-family housing units. These options are described below.

#### Transfer of Ownership

Transferring ownership of an at-risk project to a nonprofit housing provider is generally one of the least costly ways to ensure that at-risk units remain affordable for the long term. By transferring property ownership to a nonprofit organization, low-income restrictions can be secured indefinitely and the project would become potentially eligible for a greater range of governmental assistance. Both the at-risk complexes could potentially be acquired by nonprofit agencies to maintain the affordability of units.

The current market value of the project was estimated using information from multi-family sales listings in Amador County as of April 2014. The average cost to purchase a multi-family development was \$86,250 per unit. There are 82 units at risk of converting to market rate between the two complexes within 10 years. Therefore, if all of these were purchased, the estimated cost of acquiring these would be \$7,072,500.

#### Rental Assistance

Rental subsidies using non-federal (state, local, or other) funding sources can be used to maintain affordability of the 82 at-risk affordable units. These rent subsidies can be structured to mirror the federal Section 8 program. Under Section 8, HUD pays the difference between what tenants can pay



## APPENDIX A: HOUSING NEEDS ASSESSMENT

(defined as 30 percent of household income) and what HUD estimates as the fair market rent on the unit. In Amador County, the 2014 fair market rent is determined to be \$775 for a one-bedroom unit, \$1,048 for a two-bedroom unit, and \$1,391 for a three-bedroom unit (The Meadows offers one-, two-, and three-bedroom units while the Kennedy Meadows offers two- and three-bedroom units).

The feasibility of this alternative is highly dependent on the availability of other funding sources necessary to make rent subsidies available and the willingness of property owners to accept rental vouchers if they can be provided. As indicated in **Table HE-39**, the total cost of subsidizing the rents for all 82 at-risk units is estimated at \$35,016 per month or \$420,192 annually.

**TABLE HE-39**  
**ESTIMATED RENTAL SUBSIDIES REQUIRED**

| Unit Size    | Total Units | Fair Market Rent <sup>1</sup> | Household Size | Very Low Income (50% AMI) <sup>2</sup> | Affordable Cost – Utilities <sup>3</sup> | Monthly per Unit Subsidy | Total Monthly Subsidy |
|--------------|-------------|-------------------------------|----------------|--|--|--------------------------|-----------------------|
| 1 br         | 7           | \$775                         | 1              | \$25,350                               | \$559                                    | \$216                    | \$1,512               |
| 2 br         | 67          | \$1,048                       | 2              | \$28,950                               | \$624                                    | \$424                    | \$28,408              |
| 3 br         | 8           | \$1,391                       | 4              | \$36,150                               | \$754                                    | \$637                    | \$5,096               |
| <b>Total</b> | <b>82</b>   |                               |                |  |  |                          | <b>\$35,016</b>       |

1. Fair market rent is determined by HUD for different jurisdictions/ areas across the United States on an annual basis.

2. 2014 Household Income limits based on 2014 Income Limits from HCD. In Amador County, the median family income in 2014 was calculated to be \$72,300 for a family of four.

3. Affordable cost = 30% of household monthly income minus estimated utility allowance of \$100 for a one-bedroom unit, \$150 for a two-bedroom unit, and \$200 for a three-bedroom unit.

Source: Data compiled by PMC(2014)

### Purchase of Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives or ongoing subsidies in the form of rents or reduced mortgage interest rates to the owner, the City of Jackson can ensure that some or all of the units remain affordable.

### Construction of Replacement Units

The construction of new affordable housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends on a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, and type of construction. Assuming an average construction cost of \$132,200 per unit, it

## APPENDIX A: HOUSING NEEDS ASSESSMENT



would cost over \$10.8 million to construct 82 new assisted units.<sup>1</sup> Including land costs, the total costs to develop replacement units will be significantly higher.

### Cost Comparisons

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. The cost of acquiring The Meadows and Kennedy Meadows Apartments projects and transferring ownership to another nonprofit organization is high (\$2.6 million). In comparison, the annual costs of providing rental subsidies required to preserve the 56 assisted units are relatively low (\$205,176). However, long-term affordability of the units cannot be ensured in this manner. The option of constructing 82 replacement units is very high (\$10.8 million, including land costs) and constrained by a variety of factors, including land costs and potential community opposition. The best option to preserve the at-risk units appears to be the purchase of affordability covenants.

### **Resources for Preserving Assisted Rental Housing**

#### Organizations and Resources

The preservation of affordable rental housing at risk of conversion to market-rate housing can be assisted by nonprofit organizations with the capacity and interest in acquiring, managing, and permanently preserving such housing. HCD maintains a list of such interested nonprofit organizations. Several have expressed an interest in preserving affordable rental housing in Amador County. These organizations are shown in **Table HE-40** below. Following the table is a list of resources and mechanisms for affordable housing that Amador County jurisdictions may want to pursue or implement.

**TABLE HE-40  
NONPROFIT ORGANIZATIONS INTERESTED IN ACQUIRING AT-RISK HOUSING**

|  |                                 |                 |
|--|---------------------------------|-----------------|
| Christian Church Homes of Northern California, Inc.    | 303 Hegenberger Road, Suite 201 | Oakland         |
| Community Housing Improvement Program, Inc.            | 1001 Willow Street              | Chico           |
| Mercy Housing Corporation                              | 3120 Freeboard Drive, Suite 202 | West Sacramento |
| Regional Housing Authority of Sutter & Nevada Counties | 448 Garden Highway              | Yuba City       |

---

<sup>1</sup> Average construction cost based on costs described in Appendix B: Constraints



## APPENDIX A: HOUSING NEEDS ASSESSMENT

- **Resources and Incentives for Affordable Housing.** Efforts by the County to assist in the development, rehabilitation, and preservation of affordable housing would utilize organizational and financial types of resources. The following programs include local, state, and federal housing programs that are valuable resources in assisting in the development of affordable housing, preserving at-risk housing, and for housing rehabilitation.
- **Density Bonus Ordinances:** Jurisdictions in Amador County provide for density bonuses consistent with state law (most have density bonuses codified in an ordinance). While the exact qualifications of the bonus vary, housing density bonuses are offered for lower- and very low-income and senior households in accordance with Government Code Sections 65915 and 65917. Jurisdictions are required to grant a density bonus of at least 25 percent above the base zoning density and one additional concession or incentive. The provisions of the density bonus apply to all new residential developments in the county.
- **HOME Program:** The Home Investment Partnerships Program (HOME) was created under the Cranston Gonzalez National Affordable Housing Act enacted in November 1990. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes Home Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposits.

The HOME Investment Partnership Act is another HUD program that is designed to improve and increase the supply of affordable housing. Local jurisdictions are eligible for at least \$500,000 under the formula. Local jurisdictions can also apply to the state for a portion of the state's formula allocation. Each of the five jurisdictions applies for state allocation funds through to HCD and the grants are awarded on a competitive basis. HOME funds may be used for housing rehabilitation, new construction, and acquisition and rehabilitation for both single-family and multifamily projects.

- **Public Housing Authority (PHA):** Amador County does not have a local PHA; the nearest PHA is in neighboring El Dorado County. Therefore, the Stanislaus County Housing Authority administers the Section 8 program through the Housing Assistance Program for Amador County and six surrounding counties.
- **Community Development Block Grant (CDBG):** HUD awards CDBG funds annually to entitlement jurisdictions and states for general housing and community development activities, including housing construction, housing rehabilitation, public services, and economic development activities. HUD also offers various other programs that can be utilized by the cities and nonprofit and for-profit agencies for the preservation of low-income housing units such as Section 202 and Section 108 loan guarantees.
- **Community Reinvestment Act (CRA):** The CRA, enacted by Congress in 1977, is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, consistent with safe and sound banking operations. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be

## APPENDIX A: HOUSING NEEDS ASSESSMENT



evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.

The CRA has come to play an increasingly important role in improving access to credit in communities, both rural and urban. Under the impetus of the CRA, many banks and thrifts opened new branches, provided expanded services, and made substantial commitments to increase lending to all segments of society. By evaluating a financial institution's lending practices, any practices that are considered discriminating because of race, sex, or income can be removed and thus improve access to loans for all persons in Amador County.

- **Low Income Housing Tax Credit Program (LIHTC):** In 1986, Congress created the federal low-income housing tax credit to encourage private investment in the acquisition, rehabilitation, and construction of low-income rental housing.

Because high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California legislature created a state low-income housing tax credit program to supplement the federal credit.

The state credit is essentially identical to the federal credit. State credits are only available to projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas and 10 percent for nonprofit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46 percent of AMI. The assisted units must be reserved for the target population for 55 years.

The federal tax credit provides a subsidy over 10 years toward the cost of producing a unit. Developers sell these tax benefits to investors for their present market value to provide upfront capital to build the units.

Credits can be used to fund the hard and soft costs (excluding land costs) of the acquisition, rehabilitation, or new construction of rental housing. Projects not receiving other federal subsidy receive a federal credit of nine percent per year for 10 years and a state credit of 30 percent over four years (high cost areas and qualified census tracts get increased federal credits). Projects with a federal subsidy receive a four percent federal credit each year for 10 years and a 13 percent state credit over four years.

- **California Housing Finance Agency (CHFA):** CHFA offers permanent financing for acquisition and rehabilitation to for-profit, nonprofit, and public agency developers seeking to preserve at-risk housing units. In addition, CHFA offers low interest predevelopment loans to nonprofit sponsors through its acquisition/rehabilitation program.
- **Federal Home Loan Bank System:** The federal Home Loan Bank System facilitates Affordable Housing Programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low-income households must occupy at least 20 percent of the units for the useful life of the housing or the mortgage term.



## APPENDIX A: HOUSING NEEDS ASSESSMENT

- **California Department of Housing and Community Development:** HCD conducts the Urban Predevelopment Loan Program, which provides funds to pay the initial costs of preserving existing affordable housing developments for their existing tenants. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.

HCD also conducts the acquisition and rehabilitation component of the Multifamily Housing Program to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low interest construction and permanent loans. Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations.

## APPENDIX B: CONSTRAINTS



### CONSTRAINTS

Various interrelated factors can constrain the ability of the private and public sectors to provide adequate housing and meet the housing needs for all economic segments of the community. These factors can be divided into two categories: (1) non-governmental and (2) governmental. Non-governmental constraints consist of land availability, the environment, vacancy rates, land cost, construction costs, and availability of financing. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing.

In general, non-governmental constraints are consistent across the cities of Ione, Jackson, Plymouth, Sutter Creek, and the unincorporated area of Amador County. Therefore, unless otherwise stated, the non-governmental constraints section applies to all the jurisdictions covered by this analysis.

Governmental constraints are specific to each jurisdiction and therefore are completed in their entirety for each participating jurisdiction.

### JOINT NON-GOVERNMENTAL CONSTRAINTS

#### LAND COSTS

The cost of raw, developable land creates a direct impact on the cost for a new home and is considered a possible constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain approvals for the largest number of lots allowable on a parcel of land. Residential land costs in Amador County as of April 2014 are shown in **Table HE-41**. Residentially zoned land ranged from just under \$4,000 per acre to over \$100,000 per acre, depending on lot location and improvements needed for development. Some parcels include utility services and roads while others would need to develop this type of infrastructure in order to support residential development. The average price of land was just over \$25,000 per acre.

**TABLE HE-41**  
**AMADOR COUNTY VACANT LAND COSTS**

| Parcel Size (Acres) <sup>1</sup> | Price       | Price per Acre |
|----------------------------------|-------------|----------------|
| 277                              | \$3,000,000 | \$10,830       |
| 69                               | \$330,000   | \$4,783        |
| 63                               | \$1,400,000 | \$22,222       |
| 40                               | \$150,000   | \$3,750        |
| 30.36                            | \$3,313,000 | \$109,124      |
| 14.65                            | \$200,000   | \$13,652       |
| 11.05                            | \$55,000    | \$4,977        |
| 10.6                             | \$125,000   | \$11,792       |
| 3.65                             | \$185,000   | \$50,685       |

*Source: www.loopnet.com, April 2014*

*Note: <sup>1</sup>Each row in this table represents a single parcel*



## APPENDIX B: CONSTRAINTS

### CONSTRUCTION AND LABOR COSTS

Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. An Internet source of construction cost data ([www.building-cost.net](http://www.building-cost.net)), provided by the Craftsman Book Company, estimates the cost of a single-story four-cornered home in Amador County to be approximately \$136 per square foot. This cost estimate is based on a 1,600-square-foot house of good quality construction including a two-car garage and central heating and air conditioning. The total construction costs excluding land costs are estimated at approximately \$211,258. Based on analysis in the Stanislaus County Housing Element and a typical multi-family 900-square-foot apartment based on analysis provided by Amador County, a typical cost of construction for multi-family is \$133 per square foot resulting in a construction cost of \$119,700. Per HCD direction, the Stanislaus County analysis and data was the most recent and closest in geographic proximity that could be found.

If labor or material costs increased substantially, the cost of construction in Amador County could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing, but are not a constraint at this time.

### AVAILABILITY OF FINANCING

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Amador County. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse is true when interest rates increase. Over the past decade, there was dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate-income households that live on tight budgets. In addition, the availability of variable rate mortgages has declined in the last few years due to greater regulation of housing lending markets. Variable rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. **Table HE-42** illustrates interest rates as of April 2014. The table presents both the interest rate and annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money which is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

## APPENDIX B: CONSTRAINTS



**TABLE HE-42**  
**CONFORMING LOAN INTEREST RATES**

| Term                   | Interest | APR    |
|------------------------|----------|--------|
| 30-year fixed          | 4.375%   | 4.460% |
| 15-year fixed          | 3.625%   | 3.772% |
| 5-year adjustable rate | 3.250%   | 3.001% |

Source: [www.wellsfargo.com](http://www.wellsfargo.com), April 2014

Notes: Conforming loan is for no more than \$417,000. A jumbo loan is greater than \$417,000.

## ENVIRONMENTAL CONSTRAINTS

### Hazards

#### Flooding

According to the Amador County 2013 Hazard Mitigation Plan, portions of Amador County have always been at risk to flooding because of its high annual percentage of rainfall, the number of watercourses that traverse the county, and the location of development adjacent to flood-prone areas. Flooding events generally occur countywide, and have caused significant damage in the western portion of the county near population centers, especially in the incorporated areas surrounding the cities of Jackson, Ione, and Sutter Creek. Flooding has occurred, both within the 100-year floodplain and in other localized areas. Many waterways converge in this area of the county increasing the flood risk. In Plymouth and the surrounding area, flooding is associated with Big Indian Creek and Little Indian Creek. **Figure 1** displays the most flood-prone areas of Amador County.

The 2013 Hazard Mitigation Plan identifies how flooding hazards are documented in Amador County through a number of efforts, including:

- Federal Emergency Management Agency (FEMA) Flood Plain Mapping: FEMA established standards for floodplain mapping studies as part of the National Flood Insurance Program (NFIP). The NFIP makes flood insurance available to property owners in participating communities adopting FEMA-approved local floodplain studies, maps, and regulations. Floodplain studies that may be approved by FEMA include federally funded studies; studies developed by state, city, and regional public agencies; and technical studies generated by private interests as part of property annexation and land development efforts. Such studies may include entire stream reaches or limited stream sections depending on the nature and scope of a study. These studies lead to Flood Insurance Rate Maps for floodplain management, which delineates 100- and 500-year floodplains, floodways, and the locations of selected cross sections used in the hydraulic analysis and local floodplain regulations.



## APPENDIX B: CONSTRAINTS

Department of Water Resources (DWR) Best Available Maps: The Best Available Maps were developed pursuant to Senate Bill (SB) 5 which requires DWR to develop preliminary maps for the 100- and 200-year floodplains located within the Sacramento-San Joaquin Valley watershed. These maps were developed by DWR to better reflect the most accurate information about the flooding potential in a community and were designed to provide a better understanding of the true risk of flooding to public safety and property. The new maps, compiled using information from state, local and federal agencies, have no regulatory status for floodplain development and are for information only. They do not replace existing FEMA regulatory floodplain maps

The flood maps from these efforts are used to determine parcel by parcel development potential in Appendix C Land Inventory. For more information on flood hazards in Amador County and its incorporated cities, see the Amador County 2013 Hazard Mitigation Plan.

### Faults

The Amador County 2013 Hazard Mitigation Plan notes that Amador County is located in less seismically active areas compared to other more seismically active areas in California. Amador County itself is traversed by the Foothills fault system, a complex series of northwest-trending faults that are related to the Sierra Nevada uplift, and whose activity is little understood, running from about Oroville in the north to east of Fresno in the south. This system contains the closest and most potentially significant faults in the area, and includes the potentially active or active Bear Mountains fault, Melones fault, and Cleveland Hills fault, among others. The California Division of Mines and Geology Open File Report 84-52 (1994) reports that special seismic zoning is not recommended for the fault system as the individual faults of the system are either poorly defined at the surface or lack evidence of Holocene (recent) faulting.

The 2013 Hazard Mitigation Plan also notes that western Amador County may experience ground shaking from distant major to great earthquakes on faults to the west and east. For example, to the west, both the San Andreas fault (source of the 8.0 estimated Richter magnitude San Francisco earthquake that caused damage in Sacramento in 1906) and the closer Hayward fault have the potential for experiencing major to great events (i.e., >6.7). In 2004 the US Geological Survey estimated that there is a 62 percent probability of at least one 6.7 or greater magnitude earthquake occurring that could cause widespread damage in the greater San Francisco Bay area before 2032.

Local and state building codes provide minimum standards for buildings to mitigate seismically induced damage. Specific parcels are analyzed for seismic-related constraints in Appendix C Land Inventory. For more Amador County seismic hazard information, see the Amador County 2013 Hazard Mitigation Plan.

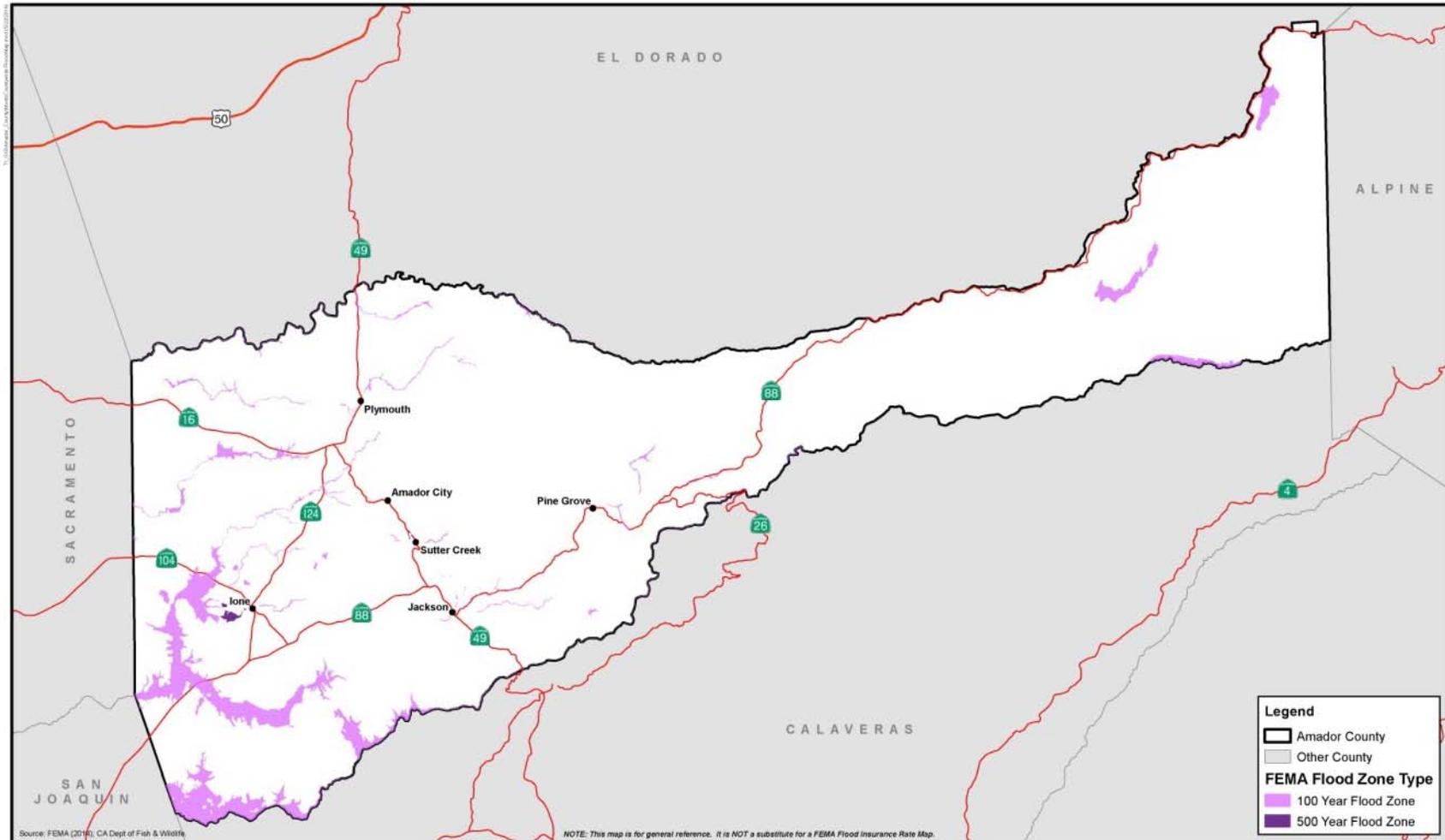
### **Adequate Infrastructure**

This section provides general and jurisdiction-specific assessments of domestic water and wastewater capacity. To comply with SB 1087, the participating jurisdictions will immediately forward this adopted Housing Element to their respective water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

# APPENDIX B: CONSTRAINTS



**FIGURE 1 FEMA FLOOD ZONES**



Amador County  
FEMA Flood Zones  
PMC



## APPENDIX B: CONSTRAINTS

### Domestic Water Service

Nearly all of the domestic water in Amador County is supplied by the Amador Water Agency (AWA). The AWA has the legal jurisdiction to serve water throughout Amador County and provides retail water connections (water sold directly to local consumers) and wholesale water connections (water sold to a third party which distributes purchased water to its own local customers). In 2011, the AWA prepared the 2010 Urban Water Management Plan (UWMP); the assessment in this section is taken from the UWMP. The primary source of water is the Mokelumne River watershed which supplies the AWA's main water systems: the Amador Water System (AWS) and the Central Amador Water Project (CAWP). Lake Camanche Village and La Mel Heights are served primarily through groundwater. There are a total of 7,465 water service connections in the AWA's service area, not including wholesale entity customers. The AWA has four general service areas: the Amador Water System, the Central Amador Water Project System, La Mel Heights, and Lake Camanche Village.

The AWS was formerly owned and operated by Pacific Gas and Electric (PG&E) and currently serves the areas of Jackson, Martell, Sutter Creek, Sutter Hill, Ione, Amador City, Plymouth and Drytown. The AWA has two water treatment plants at Sutter Hill and Ione, but also serves raw (untreated) water from the Amador Canal to customers between Lake Tabeaud and Sutter Hill, and Sutter Hill and Ione.

The CAWP system provides wholesale water to the communities of First Mace Meadows Water Association, Pine Grove Community Services District (CSD), and Rabb Park CSD. The CAWP system is also used to provide retail water to Mace Meadows Unit #1 (CSA #2), Sunset Heights, Jackson Pines, C.Y.A. Pine Grove Camp, Pine Acres, Ranch House, Pioneer, Ridgeway Pines, Silver Lake Pines, Sierra Highlands, Buckhorn, Red Corral, River View, Pine Park East, Gayla Manor, and Toma Lane.

The Lake Camanche Village is a major subdivision consisting of several units (subdivisions) in southwestern Amador County. The AWA supplies both water and wastewater services to this area, with water supplies coming from groundwater rather than the Mokelumne River (as with the other two service areas).

The UWMP forecasts year 2020 water supply and demand (2020 is the closest year to the end of this Housing Element's planning period in the UWMP), which is presented in **Table HE-43**. The water estimates provided below are presented in the UWMP for normal, single-dry, and multiple dry years. The UWMP shows that at the county level, substantial water exists beyond the demand and therefore there is no supply constraint to housing development. However, there are specific issues with water treatment that affect each jurisdiction's ability to provide water and could potentially constrain residential development. These issues are identified below.

## APPENDIX B: CONSTRAINTS



**TABLE HE-43**  
**AMADOR WATER AGENCY WATER SUPPLY AND DEMAND**

|                     | 2020 Water Totals (Acre Feet per Year) |
|---------------------|--|
| Supply Totals (AFY) | 17,469                                 |
| Demand Totals (AFY) | 10,498                                 |
| Difference (AFY)    | 6,971                                  |

*Source: Amador Water Agency Urban Water Management Plan 2011*

### Amador County

The AWA provides treated water directly to customers within its service area, and provides wholesale treated water to the City of Jackson through the AWS. The sites inventoried in this Housing Element lie within the service areas of both AWS and the City of Jackson, but AWS is the wholesale supplier for the City of Jackson, and regardless of the retail provider of water to the sites, AWS would be the ultimate water source.

Although adequate amounts of raw water are available, the availability of new water service connections in both the AWA service area and the City of Jackson is restricted by limited capacity at the Tanner Water Treatment Plant (WTP) in Sutter Creek. According to AWA staff (2014), the current capacity of the Tanner Treatment Plant is 6.0 million gallons per day (MGD); the current usage is approximately 5.6 MGD with “will serve” commitments already issued for the remaining capacity. Based on the “will serve” commitments that the AWA has already made, all of the existing capacity of the Tanner Treatment Plant has been allocated. AWA staff noted that Community Facilities Districts (CFDs) will need to be created to fund plant expansions.

### City of Ione

The domestic water system for the City of Ione is owned and operated by the AWA and serves the city and surrounding area from a 2.5 MGD treatment plant. The State of California has reserved 1.33 MGD of treatment plant capacity for its facilities (Mule Creek Prison, Preston School of Industry, and CALFIRE); the remaining 1.2 MGD is for residential, industrial, public, and commercial use. This facility is nearing capacity, although recent improvements to the facility and completion of a new water storage tank have provided near-term capacity improvements.

The AWA is in the process of developing a plan for increasing the availability of domestic water to the Ione area. A multitude of options are being investigated, including a new regional treatment facility at Tanner (which would replace the Ione WTP), improvements to the local treatment facility, or some combination of the two. The AWA is in the beginning stages of an analysis to determine the interim improvements that can be constructed at the Ione WTP and the associated costs per equivalent development unit (by specific interim improvement). The AWA is also considering creation of a community facilities district to pay for construction of the new Tanner WTP.



## APPENDIX B: CONSTRAINTS

The City will continue to work collaboratively with the AWA to identify both short- and long-term viable and cost-effective solutions to maintaining potable water availability in the City (Action H-2.2.3).

### City of Jackson

The AWA provides treated water directly to customers within its service area, and provides wholesale treated water to the City of Jackson through the AWS. As mentioned above, limited treatment capacity at the Tanner WTP has the potential to constrain development and the AWA is taking steps to increase capacity and lift those constraints.

### City of Plymouth

The City's primary water supply is the Plymouth Pipeline from AWA in Sutter Creek. This facility was placed into service in the spring of 2010. The pipeline's capacity is 1.331 MGD, slightly more than double the City's current demand. The City's wells and treatment plant are being maintained as a backup source for emergencies and possible peak demands. Significant improvements to the treatment facility, as well as an amendment to the City's 2010 Water System Permit, would be required to make the facility and wells a regular water source. The 2010 permit also removed a state-imposed moratorium on new water connections that was in place for many years.

The City's agreement with the AWA requires that properties requiring new connections (or increases in meter size) first go through the "will serve" process with the AWA. The process includes payment of capital facility fees and is dependent on the AWA having treatment capacity at the Tanner WTP in Sutter Creek. This facility is currently at or near capacity but the City does not see this as a constraint for the 2014–2019 planning period because the regional housing needs allocation (RHNA) of 16 units has already been taken into account when determining capacity issues.

The City also has a potential water source from the Arroyo Ditch, which originates from the middle fork of the Cosumnes River and runs approximately 18 miles southwest to Plymouth. The Arroyo Ditch can deliver water from the river to the City's water treatment facility. Efforts by the City to maintain and repair the Arroyo Ditch are being made; however, continual upkeep of the ditch is problematic. Dense underbrush, private property access, and lack of resources provide obstacles to adequate maintenance and repair. Piping of the entire ditch to solve this problem is cost-prohibitive. Thus the ditch has not been considered a reliable water supply for the City, although it could provide supplemental water for potable use (if treated at an improved facility) or for irrigation use.

### City of Sutter Creek

The AWA provides potable and raw water to the City of Sutter Creek via the Tanner WTP; housing sites in the city have adequate access to water services. New development is required to construct all internal water distribution system improvements associated with their projects.

## APPENDIX B: CONSTRAINTS



### Wastewater Service

The AWA currently owns, operates, and maintains 10 geographically separate wastewater treatment plants (WWTP) throughout Amador County. Eight of the 10 systems are community leachfield systems, while the other two systems treat wastewater to a secondary level that is then applied to land for disposal. In addition to the wastewater systems owned, operated, and maintained by the AWA, there are numerous other wastewater purveyors within the AWA service area. **Table HE-44** displays the wastewater systems relevant to the jurisdictions in this combined Housing Element. Jurisdiction-specific analysis of wastewater system availability is provided below.

**TABLE HE-44**  
**WASTEWATER SYSTEMS (NOT OPERATED BY AWA)**

| Wastewater System Name | Collection Type       | Treatment Type | Disposal Method  |
|------------------------|-----------------------|----------------|------------------|
| City of Amador City    | Conventional, gravity | Primary        | N/A              |
| City of Ione           | Conventional, gravity | Tertiary       | Reclaimed        |
| City of Jackson        | Conventional, gravity | Secondary      | NPDES            |
| City of Plymouth       | Conventional, gravity | Secondary      | Spray            |
| City of Sutter Creek   | Conventional, gravity | Secondary      | Trickling Filter |

*Source: Amador Water Agency Urban Water Management Plan 2011*

### Amador County

Residential parcels in the unincorporated county lie within the service area of both the City of Jackson and the AWA. The City of Jackson collects wastewater for treatment at the Jackson Wastewater Treatment Plant (WWTP). As of 2014 the Jackson WWTP NPDES permits a daily maximum of 0.71 MG. As of 2014, it's estimated that the Jackson WWTP has approximately 250,000 gallons per day of remaining capacity, adequate to serve an additional 833 connections.

The AWA collects wastewater from the Martell area for treatment at the Sutter Creek WWTP. The Sutter Creek WWTP is currently operating at capacity due to elevated pollutant loads; no additional treatment capacity at the Sutter Creek WWTP is currently available.

Based on preliminary discussions with the AWA, there are several potential paths to providing wastewater service for this area. One option would be for the AWA to seek a contract with the City of Jackson (which has existing, available capacity and a conveyance system that is adjacent to the parcels) for wastewater service for the sites. Another option is expansion of the existing Sutter Creek WWTP. Although the AWA worked with the City of Sutter Creek to obtain additional wastewater treatment capacity through expansion of the Sutter Creek WWTP, no permits have been issued for an increase in wastewater capacity. The AWA is currently evaluating a regional wastewater treatment plant concept and may become the primary agency for wastewater treatment for the region. The AWA has prepared a draft regional wastewater study (AWA 2004) that suggests the long-term regional wastewater treatment solution is the construction of a regional treatment facility in the



## APPENDIX B: CONSTRAINTS

Martell area. The feasibility and timing of the regional treatment facility is presently uncertain, but initial expectations are that the plant will be operational in 5-10 years.

In the other parts of the county, areas served by wells and septic systems are suitable for moderate and above moderate units, so availability of public water and sewer service was not evaluated for these sites.

### *Areas without Infrastructure*

Parcels in TC, RM, and RSC land use designations would need to be connected to water and wastewater infrastructure in order to be considered appropriate for high (or higher) density residential development. For parcels in areas without existing infrastructure, appropriate infrastructure would need to be put in place to serve new development. The extension of infrastructure can be very expensive, particularly in isolated areas located far from existing infrastructure. Furthermore, many areas of the county, including upcountry areas such as Pine Grove and Buckhorn, are subject to limited capacity for both water and sewer expansion. Expenses related to extension of infrastructure, and difficulties in obtaining infrastructure at all, represent an additional constraint to providing affordable housing.

Parcels in RR and AT land use designations (suitable for moderate and above moderate units) could rely on private wells and septic systems. As described in the governmental constraints section of this element, land and permit costs in Amador County would permit construction of housing affordable to moderate-income households on parcels of one acre or more in these areas.

Availability of water and sewer service represents a constraint on the development of housing affordable to all income levels in the county. The Central Amador Water Project area (which includes upcountry areas such as Pine Grove, Pioneer, and Buckhorn) is nearing the maximum water use permitted under existing water rights, and many of the small, local sewer systems in the county do not permit or greatly restrict new connections based on lack of capacity. Because of these water and sewer limitations, construction of housing at densities which would permit affordable units is difficult in large portions of the county. The land inventory for lower-income households includes those parcels to which water and wastewater service can most likely be provided during the current planning period (2014-2019). Program H-1.2 defines the actions that the County will take to work with AWA to provide water and wastewater service to land inventory parcels. Through implementation of Programs H-1.3 and H-1.4, the County will maintain lists of parcels with available water and or sewer service, and work with utilities (including AWA and ARSA) to improve and expand infrastructure capacity in Amador County.

### *City of Ione*

The City provides for stormwater and wastewater collection as well as the treatment system for the wastewater. A secondary treatment plant processes the wastewater for users in the city. The existing WWTP has a capacity of 0.41 MGD. As of 2006, the plant was operating at 0.388 MGD and is currently operating very near capacity. The City also has a tertiary treatment plant that was brought on line in the early 1990s and is designed to process up to 0.8 MGD of secondary effluent received

## APPENDIX B: CONSTRAINTS



from another agency. According to Ione staff, while there is a processing limit to the current wastewater treatment facility, the biggest constraint to operations is treated effluent disposal. The City is currently completing a series of improvements that provide for land application of treated effluent on adjoining land. The City is working through the Central Valley Regional Water Quality Control Board to complete these improvements. When completed, these improvements will provide adequate capacity to address the issue. The City is also considering updating its 2009 Wastewater Master Plan and intends to reach .55 MGD processing and disposal capacity by 2020.

### City of Jackson

The City owns and operates the wastewater collection and treatment facilities for services within the city. The Jackson WWTP is a tertiary system located on the western boundary of the city. Currently, the WWTP has a remaining discharge capacity of approximately 1,112 dwelling units. The 2013 National Pollution Discharge Elimination System (NPDES) permit provides how much treated wastewater can be discharged into Jackson Creek (maximum of 0.71 million gallons per day during the dry months) and also spells out the significant improvements that will be required to continue discharging into Jackson Creek. Though the cost is less than treating the effluent and discharging to land, it will still generate some significant improvements costs to meet the water quality requirements.

### City of Plymouth

In 2009, the City was awarded a grant (\$2.85 million) from the State of California using American Reinvestment and Recovery (ARRA) funds. This grant was for improvements to the sewage collection system to reduce infiltration and inflow and for improvements to the treatment facility. In 2010 the City completed a sewer upgrade using the grant funds. The project included bursting and relining a significant amount of the collection system in the core area of the city. Additionally improvements were made to the sewer treatment facilities including new aeration motors, new pumps and headworks facilities.

Plymouth operates its wastewater system under the terms of the California Regional Water Quality Control Board (RWQCB Order (#R5-2011-0092) issued to the City in 2011. A previous cease and desist order was rescinded in February 2012.

The new order includes a specified WWTP capacity of 185,000 gallons per day (average daily dry weather flow). In 2013 the City completed a Wastewater Collection System Master Plan (KASL Consulting Engineers, Inc.) which included an analysis of wastewater flows. The plan included the following conclusions:

- There are 668 sewer “equivalents” (EDUs) served by the City’s existing sewer collection system.
- With an existing Average Dry Weather Flow (ADWF) of 120,000 gallons per day (gpd), and Average Wet Weather Flow (AWWF) of 210,000 gpd and a Peak Wet Weather Flow (PWWF) of 550,000 gpd, current flow rates per EDU are:



## APPENDIX B: CONSTRAINTS

- 200 gpd / EDU ADWF
- 325 gpd / EDU AWWF
- 850 gpd / EDU PWWF
- The existing PWWF can be adequately conveyed to the City WWTP without unacceptable surcharge of the existing wastewater collection system. Sewer EDUs estimated for 10-year, 20-year and General Plan buildout conditions are:
  - 1,560 Sewer EDUs; 10-year Horizon
  - 2,697 Sewer EDUs; 20-year Horizon
  - 4,056 Sewer EDUs; General Plan Buildout

The City has also completed an analysis of costs to expand the wastewater treatment facility to accommodate additional growth (KASL 2014). Any new development in the city is required to connect to the City sewer system and will be required to pay impact fees to cover its fair share cost of improvements. Using the updated costs, the City is in the process of updating its fees.

### City of Sutter Creek

The City of Sutter Creek owns and operates a sewage treatment plant. Sutter Creek treats wastewater from Amador City, Sutter Creek, and County Service Area 4 (in the Martell area). The plant is permitted to process approximately 480,000 gpd. In 2013 the plant was operating at about 300,000 gpd. Available wastewater treatment capacity is 180,000 gpd. This capacity is adequate to serve pending tentative maps and infill developments for 166 units, but cannot accept additional projects without capacity expansion. Sewage is treated to a secondary level by means of a trickling filter. In addition, a pending project (Gold Rush Ranch and Golf Resort Project) will be increasing the sewer capacity with construction of a new facility (thereby benefiting neighboring parcels) which would temporarily eliminate the sewer capacity problems in the area. The Gold Rush Ranch and Golf Resort development agreement requires modifying the treatment plant from secondary to tertiary treatment. As of May 2014, the Gold Rush Ranch tentative map has not been processed as a final map (pending litigation settlement) and no construction has occurred. The project has not yet funded capacity increases in the sewer system.

The AWA is currently evaluating a regional wastewater treatment plant concept and may become the primary agency for wastewater treatment for the region, including Sutter Creek. The AWA has prepared a draft regional wastewater study (AWA 2004) that suggests the long-term regional wastewater treatment solution is the construction of a regional treatment facility in the Martell area (southwest portion of the city of Sutter Creek). The feasibility and timing of the regional treatment facility is presently uncertain, but initial expectations are that the plant will be operational in 5-10 years.

## APPENDIX B: CONSTRAINTS



New residential developments proposed for annexation into the city are required to provide for sewer facilities including lift stations and pipes to meet their demands and/or pay an impact fee based on their demand and use of existing system facilities. New developments are required to construct all internal sewer distribution system improvements associated with their projects. New development will be required to fund eventual wastewater treatment facilities expansion since the WWTP will ultimately have to be expanded.

### 2.0 GOVERNMENTAL CONSTRAINTS

#### CITY OF IONE

##### Ione General Plan

The Ione General Plan establishes policies that guide new development including residential development. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the City. **Table HE-45** identifies the residential land use designations established by the 2009 General Plan

**TABLE HE-45  
CITY OF IONE GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS**

| Designation                            | Description   |
|--|---|
| <b>Rural Residential (RR)</b>          | The Rural Residential category is designed as a transition category between agricultural activities and residential uses. The Rural Residential designation is intended to be located along the edge of the city, where urban development meets the rural portions of the region.   |
| <b>Low Density Residential (RL)</b>    | The Low Density Residential category represents the traditional single-family neighborhood. Development within these areas is limited to detached single-family homes and accessory residential uses that have low intensity characteristics, including second residential units and home occupations. Additionally, schools, day care centers, places of religious assembly, and nursing homes may be permitted. |
| <b>Medium Density Residential (RM)</b> | The Medium Density Residential category is characterized by small lot single-family detached or attached (e.g., town homes, duplex and triplex units) homes, and small apartment complexes. Uses that are ancillary to multi-family residential uses include schools, day care centers, places of religious assembly, and nursing homes.  |
| <b>High Density Residential (RH)</b>   | High Density Residential is the most urban residential category available. The predominant style of development is larger multi-family housing complexes, including apartments and condominiums.  |



## APPENDIX B: CONSTRAINTS

| Designation                                   | Description  |
|---|--|
| <p><b>Special Planning Area (SPA)</b></p>     | <p>The Special Planning Area designation represents potential areas of new growth within Ione. These areas require a more specific level of policy direction to direct future growth, protect the unique characteristics of each area, and guide future development. A Special Planning Area includes a mixture of residential uses (at varying densities), commercial activities, parks, and other uses as described in text and/or graphics within the General Plan. The exact land plan for the SPA(s) is to be created and refined through the adoption of a Specific Plan or Planned Development Master Plan. Development must be approved by the Planning Commission and the City Council.</p>   |
| <p><b>Central Business District (CBD)</b></p> | <p>The Central Business District is characterized by a vertically and/or horizontally integrated mix of retail, office, professional, and service uses that serve daily shopping needs. Retail uses generally dominate the ground floor; apartments and condominiums are allowed uses on the second floor.</p>   |
| <p><b>Downtown Transition (DT)</b></p>        | <p>The Downtown Transition land use designation is intended as a transitional land use category from existing residential uses to more intensive commercial uses. The designation respects the existing residential nature of the area but recognizes that market demands and land owner desires will drive conversion of the property to commercial office and/or retail. As such, existing residential uses are allowed to continue in perpetuity, existing homes may be remodeled, expanded, and/or replaced, and new homes on vacant lots may be built. Further, properties may be developed or redeveloped into commercial uses either through the conversion of residential structures to commercial operation or wholesale redevelopment of parcels with new commercial structures. The mixing of commercial and residential uses, either vertically or horizontally, on the same parcel is also permissible.</p> |

*Source: City of Ione 2009 General Plan*

**Table HE-46** provides a summary of allowed residential density for relevant General Plan Land Use categories.

## APPENDIX B: CONSTRAINTS



**TABLE HE-46**  
**CITY OF IONE ALLOWABLE RESIDENTIAL DENSITY BY LAND USE CATEGORY**

| Land Use Category          | Minimum Residential Density (du/ac) | Maximum Residential Density (du/ac) |
|----------------------------|-------------------------------------|-------------------------------------|
| Rural Residential          | 0.1                                 | 2.0                                 |
| Low Density Residential    | 2.1                                 | 7.0                                 |
| Medium Density Residential | 7.1                                 | 15                                  |
| High Density Residential   | 15.1                                | 25.0 <sup>1</sup>                   |
| Special Planning Area      | -- <sup>2</sup>                     | -- <sup>2</sup>                     |
| Central Business District  | 7.1                                 | 25.0 <sup>1</sup>                   |
| Downtown Transition        | 3.1                                 | 25.0 <sup>1</sup>                   |

Source: City of Ione 2009 General Plan

<sup>1</sup> Density bonus consistent with state law may be allowed to exceed the 25 unit per acre maximum.

<sup>2</sup> Density to be determined during the specific plan planning process.

### Ione Zoning

The City of Ione Zoning Code includes six residential zones and the Planned Development Zone to provide flexibility in terms of land uses and density, shown in **Table HE-47**. In addition, multi-family residential development is also allowed by right in many commercial zones in the city. Residential, commercial, and planned development zoning are intended to regulate the development of housing by identifying areas of the city appropriate for residential uses and a variety of housing densities.

**TABLE HE-47**  
**CITY OF IONE ZONES WHERE RESIDENTIAL USES ARE ALLOWED**

| District               | Description  |
|------------------------|--|
| A<br>Agricultural Zone | This district is intended to preserve land for agricultural use and operations and to discourage the premature conversion of agricultural land to urban uses. The district allows for a range of agricultural and compatible uses on large tracks of land, such as raising and grazing of livestock, poultry, or other animals; growing and harvesting of trees, fruits, vegetables, flowers, grains, or other crops; storage, packing or processing of agricultural products produced on the property, without changing the nature of the products; sale on the property of products produced thereon, provided that such uses are carried on by residential use thereof, and are not a nuisance to the contiguous properties; and one-family dwellings and one guesthouse, with the renting of not more than one room. |



## APPENDIX B: CONSTRAINTS

| District |  | Description   |
|----------|--|---|
| R-1a     | One-Family Dwelling Zone                   | This district should be applied to areas that are primarily residential, consisting of one-family dwellings. This district also provides for public and quasi-public uses, such as schools, churches, and nurseries.  |
| R-1b     | One-Family Dwelling Zone                   | This district should be applied to areas that are semi-rural but primarily residential in nature, and supportive of small-scale animal keeping. Residential dwelling types consist of single-family dwellings. This district also provides for public and quasi-public uses, such as schools, churches, and nurseries.  |
| R-1c     | One-Family Dwelling Zone                   | This district should be applied to areas that are primarily semi-rural in nature, consisting of single-family dwellings. This district also provides for public and quasi-public uses, such as schools, churches, and nurseries.  |
| R-2      | Limited Multiple-Family Dwelling Zone      | This district should be applied to areas intended for the development of higher density single-family homes (attached or detached) and medium density homes, such as condominiums, duplexes, triplexes, and fourplexes. This district also provides for public and quasi-public uses, such as schools, churches, and nurseries.   |
| R-3      | Multiple-Family Dwelling Zone              | This district should be applied to areas intended for the development of higher density single-family homes (attached or detached) and medium density homes, such as condominiums, duplexes, triplexes, and fourplexes, in addition to multiple-family housing, such as apartment complexes. This district also provides for public and quasi-public uses, such as schools, churches, and nurseries.  |
| R-4      | High Density Multiple-Family Dwelling Zone | This district should be applied to areas intended for the development of higher density single-family and medium to higher density homes, such as condominiums, duplexes, triplexes, and fourplexes, in addition to multiple-family housing, such as apartment complexes. This district also provides for public and quasi-public uses, such as schools, churches, and nurseries.                     |
| MP       | Mobile Home Park Zone                      | Provides for the development of mobile home parks and/or the placement of mobile homes on individual lots within an approved subdivision of lots to accommodate mobile homes as the primary dwelling unit. The MP Zone also allows for the development of associated support uses, such as community centers, parks, and common areas as part of both mobile home parks and mobile home subdivisions. |
| PD       | Planned Development Zone                   | The purpose of the PD district is to provide procedures for the consideration and regulation of areas suitable for proposed comprehensive development with detailed development plans and of those areas that require special planning to provide for   |

## APPENDIX B: CONSTRAINTS



| District |   | Description   |
|----------|---|---|
|          |   | appropriate planned development in harmony with their natural features and other environmental consideration. (Ord. 216 §2 (part), 1980: Ord. 51 §15D (A), 1958). The contents, requirements, and adoption and amendment procedures for Planned Developments are listed in Section 17.10.070 (Planned Developments).  |
| C-T      | Commercial-Transition Zone                | This district is applied to areas intended as a transitional land use category from existing residential uses to more intensive commercial uses. The designation respects the existing residential nature of the area but recognizes that market demands and land owner desires will drive conversion of the property to commercial office and/or retail. As such, existing residential uses are allowed to continue in perpetuity; existing homes may be remodeled, expanded, and/or replaced; and new homes on vacant lots may be built. Further, properties may be developed or redeveloped into commercial uses either through the conversion of residential structures to commercial operation or wholesale redevelopment of parcels with new commercial structures. The mixing of commercial and residential uses, either vertically or horizontally, on the same parcel is also permissible. |
| C-1      | Light Commercial Zone                     | This district is applied to areas that consist primarily of light commercial uses and office development. It additionally provides for public uses, clubs, institutions, and other similar uses. Two-, three-, and four-family developments and multiple-family housing is provided for. One-family and two-family residential development is also conditionally allowed.   |
| C-2      | Central Business Zone                     | This district is applied to the Central Business District area as defined in the General Plan. It consists primarily of a mix of pedestrian-friendly commercial and office development, public uses, clubs, institutions, and other similar uses. It also provides for multi-family residential uses.   |
| M-1      | Limited Manufacturing and Industrial Zone | This district is intended for low to medium-intensity industrial uses that involve the manufacturing, fabrication, assembly, or processing of primarily finished materials, which occur entirely within an enclosed building. Although most residential uses are prohibited in M-1, some caretaker housing and emergency shelters are permitted.  |
| M-2      | Heavy Industrial and Mining Zone          | This district is intended to accommodate a broad range of manufacturing and industrial uses that may occur inside or outside of a building or structure. Although most residential uses are prohibited in M-2, some caretaker housing and emergency shelters are permitted.   |

*City of Ione Zoning Code, April 2011*



## APPENDIX B: CONSTRAINTS

### Development Standards for Zones Allowing Residential Uses

Ione's Zoning Code is the City's primary guide for residential development. The code establishes standards and zoning that control the type, location, and density of residential development in Ione. The zoning regulations serve to protect and promote the health, safety, and general welfare of the community residents and also implement the goals and policies of the General Plan.

Part of these development controls include specific development standards. **Table HE-48** lists the development standards that are applied to residential development in the city. Setbacks for front, rear, and side yards are established in the City's Zoning Code and are listed in the table, as are height restrictions. The maximum height in all residential zones except the R-4 zone is 35 feet or two and a half stories; R-4 allows for up to 45 feet or three stories. Development standards for residential units in commercial zones must comply with the provisions applicable to the type of building proposed (i.e., one-family dwelling at R-1 standards; two-, three-, or four-family dwellings at R-2 and R-3 standards; all higher densities at R-4 standards).

# APPENDIX B: CONSTRAINTS



**TABLE HE-48  
CITY OF IONE DEVELOPMENT STANDARDS FOR ZONES WHERE RESIDENTIAL DEVELOPMENT IS ALLOWED**

| Development Standard                                  | A   | R-1a                  | R-1b               | R-1c                   | R-2                | R-3  | R-4               | MP               | C-T                | C-1              | C-2   | M-1              | M-2              |      |                  |      |     |
|---|---|-----------------------|--------------------|------------------------|--------------------|--|-------------------|------------------|--------------------|------------------|-------|------------------|------------------|------|------------------|------|-----|
| <b>Setbacks (minimum)</b>                             |   |                       |                    |                        |                    |  |                   |                  |                    |                  |       |                  |                  |      |                  |      |     |
| Front   | 25 ft   |                       | 30 ft              |                        | 20 ft              |  |                   | 15 ft            | 10 ft              | 0 ft             | 25 ft |                  |                  |      |                  |      |     |
| Side  | 5 ft <sup>1,2</sup>   |                       | 15 ft <sup>2</sup> |                        | 8 ft <sup>2</sup>  |  | 5 ft <sup>2</sup> |                  | 10 ft <sup>2</sup> |                  | 10 ft | 5 ft             | 0 ft             | 0 ft |                  |      |     |
| Side – Street<br>Side of Corner<br>Lots               | 12 ft   |                       |                    |                        |                    |  | 8 ft              |                  | n/a                | n/a              | n/a   | n/a              | n/a              | n/a  |                  |      |     |
| Side – Second<br>Story Portions of<br>Main Structures | 13 ft <sup>4</sup>  |                       |                    |                        | 13 ft <sup>3</sup> |  | -- <sup>4</sup>   |                  | 15 ft              |                  | n/a   | n/a              | n/a              | n/a  |                  |      |     |
| Rear  | 25 ft or 25% of the depth<br>of the lot, whichever is<br>less |                       |                    | 30 ft                  |                    | 20 ft or 20% of<br>the depth of<br>the lot, which-<br>ever is less |                   | 15 ft            |                    | 20 ft            |       | 10 ft            | 15 ft            | 0 ft | 0 ft             | 0 ft |     |
| Minimum Lot<br>Size                                   | 10<br>acres   | 4,000 sf <sup>5</sup> |                    | 20,000 sf <sup>5</sup> |                    | No<br>minimum  |                   | No<br>minimum    |                    | No<br>minimum    |       | 5 acres          | No minimum       |      |                  |      |     |
| Minimum<br>Density                                    | n/a   | 2.1 du/<br>acre       |                    | 0.1 du/<br>acre        |                    | 3.1 du/<br>acre  |                   | 7.1 du/<br>acre  |                    | 15.1 du/<br>acre |       | 7.1 du/<br>acre  | 3.1 du/<br>acre  | n/a  | 7.1 du/<br>acre  | n/a  | n/a |
| Maximum<br>Density                                    | 1 du/<br>parcel   | 7.0 du/<br>acre       |                    | 2.0 du/<br>acre        |                    | 15.0 du/<br>acre   |                   | 15.0 du/<br>acre |                    | 25.0 du/<br>acre |       | 15.0 du/<br>acre | 25.0 du/<br>acre | n/a  | 25.0 du/<br>acre | n/a  | n/a |



## APPENDIX B: CONSTRAINTS

| Development Standard                    | A                 | R-1a | R-1b | R-1c | R-2   | R-3             | R-4 | MP  | C-T             | C-1             | C-2 | M-1             | M-2 |
|---|-------------------|------|------|------|-------|-----------------|-----|-----|-----------------|-----------------|-----|-----------------|-----|
| <b>Distance Between Buildings</b>       |                   |      |      |      |       |                 |     |     |                 |                 |     |                 |     |
| Between Buildings for Dwelling Purposes | 6 ft              |      |      |      | 10 ft |                 |     | n/a |                 | 0 ft            |     |                 |     |
| Between Accessory Buildings             | 6 ft              |      |      |      |       |                 |     | n/a |                 | 0 ft            |     |                 |     |
| Height (maximum)                        | 35 ft/2.5 stories |      |      |      |       | 45 ft/3 stories |     | n/a | 45 ft/3 stories | 50 ft/4 stories |     | 75 ft/6 stories |     |

*Notes:*

1. *The combined side yard setbacks shall be not less than 12 feet.*
2. *Within required side yards, at least one side shall provide 4 feet of unobstructed surface so as to allow unobstructed access from front yard to rear yard.*
3. *Where an R-2 District shares a property line with an R-1 District, second-story portions of main structures shall be located no less than 20 feet from such shared property lines. (Ord. 368 §1(part) 2000; Ord. 252(part), 1984; Ord. 51 §6.04, 1958).*
4. *For development projects involving more than six dwelling units and that exceed either 20 feet in height or are two stories or greater shall be set back from side and rear property lines no less than 50 feet. (Ord. 368 §1(part), 2000).*
5. *In the R-1 zones, where a lot has an area of 12,000 square feet or more and with adequate provisions for ingress and egress, a Conditional Use Permit may be granted for the construction of additional one-family dwellings and allowable accessory buildings. However, the minimum site area shall be 6,000 square feet of lot area per each one-family dwelling.*

## APPENDIX B: CONSTRAINTS



The City’s parking requirements for residential projects vary by the housing type. **Table HE-49** provides the parking requirements for residential developments. Single-family residential units are required to have two garage spaces and two additional spaces per unit. Multiple family residential units require one parking space per dwelling unit and either one-half or one additional off-street space. Senior units also require one parking space per dwelling unit and an additional off-street parking space if the unit is three or more bedrooms. The Zoning Code allows the required off-street parking spaces to be provided in a garage, under a carport, on an open dust-free surface, or any combination of these.

**TABLE HE-49  
CITY OF IONE RESIDENTIAL OFF-STREET PARKING STANDARDS**

| Land Use Type                                    | Required Parking Requirements    |
|--|----------------------------------|
| Boarding and Rooming Houses                      | 1 space / living or seating unit |
| Dwelling, Single-Family and Two-Family           | 2 garage spaces / dwelling unit  |
| Dwelling, Multiple-Family                        |                                  |
| Studio, one and two bedroom units                | 2 spaces / dwelling unit         |
| Three or more bedroom units                      | 2 spaces / dwelling unit         |
| Senior units, studio, one, and two bedroom units | 1 space/ dwelling unit           |
| Senior units, three or more bedroom units        | 2 spaces / dwelling unit         |
| Mobile Home Park                                 | 2 parking spaces/home site       |

*Source: City of Ione Zoning Code, 2011*

### Planned Development (PD) District

In addition to the residential zoning districts mentioned above, the City of Ione Zoning Code also includes the Planned Development (PD) District. The intent of a Planned Development District is to provide procedures for the consideration and regulation of areas suitable for proposed comprehensive development with detailed development plans and of those areas that require special planning to provide for appropriate planned development in harmony with their natural features and other environmental consideration. Ideal areas of the city for the establishment of new PD zoning districts include medium and large residential subdivisions and areas identified in the Land Use Element as Policy Areas.

Because of their comprehensive nature and intent, planned developments provide a process for establishing unique and “stand-alone” development standards separate from those found in more “conventional,” citywide zoning districts. In effect, the PD is the zoning for the property, just like with specific plans.



## APPENDIX B: CONSTRAINTS

All new planned developments require the establishment of a master plan that includes the following:

- A list of permitted, conditionally permitted, and prohibited uses.
- Performance and development requirements related to yards, lot area, intensity of development on each lot, parking, landscaping, and signs.
- Other design standards appropriate for the specific site and development.
- Legal description of property covered by the master plan.
- Reasons for establishment of a Planned Development Master Plan on the particular property.

Additional contents may be required as determined by the City including, but not limited to, regulations relating to nonconforming lots, uses, structures, and signs; time, phasing, and sequence of development projects; infrastructure planning; and circulation planning.

### How Residential Uses are Allowed

The Housing Element must identify adequate sites that are available to encourage the development of various housing types for all economic segments of the population through appropriate zoning and development standards. Some of the housing types include single-family residential housing, multiple-family residential housing, residential accessory dwelling units, mobile homes, duplexes, transitional housing, supportive housing, second units, single room occupancy units, and emergency shelters. **Table HE-50** shows the housing types that will be permitted by zoning district.

# APPENDIX B: CONSTRAINTS



**TABLE HE-50  
CITY OF IONE HOUSING TYPES PERMITTED BY ZONING DISTRICT**

| Land Use/<br>Zoning District                 | A | R-1a<br>R-1b<br>R-1c | R-2 | R-3 | R-4 | MP | C-T | C-1 | C-2 | M-1 | M-2 |
|--|---|----------------------|-----|-----|-----|----|-----|-----|-----|-----|-----|
| Adult Day Care Home                          | N | P                    | P   | P   | P   | N  | P   | P   | N   | N   | N   |
| Caretaker Housing                            | P | P                    | P   | P   | P   | P  | P   | P   | P   | P   | P   |
| Dwelling, Multi-family                       | N | N                    | P   | P   | P   | N  | P   | N   | P1  | N   | N   |
| Dwelling, Second Unit                        | P | P                    | P   | P   | P   | P  | P   | N   | N   | N   | N   |
| Dwelling, Single-Family                      | P | P                    | P2  | P2  | N   | N  | P   | N   | N   | N   | N   |
| Dwelling, Two-Family                         | N | N                    | P   | P   | P   | N  | P   | N   | P1  | N   | N   |
| Dwelling, Three- and<br>Four-Family          | N | N                    | P   | P   | P   | N  | P   | N   | P1  | N   | N   |
| Emergency Shelter                            | N | N                    | N   | N   | C   | N  | N   | N   | N   | P   | P   |
| Employee Housing                             | P | N                    | N   | N   | N   | N  | N   | N   | N   | N   | N   |
| Family Day Care Home,<br>Large               | C | C                    | C   | C   | C   | C  | C   | N   | N   | N   | N   |
| Family Day Care Home,<br>Small               | P | P                    | P   | P   | P   | P  | P   | P   | P   | N   | N   |
| Group Residential                            | N | N                    | C   | C   | P   | N  | P   | N   | N   | N   | N   |
| Guest House                                  | P | P                    | P   | N   | N   | N  | N   | N   | N   | N   | N   |
| Home Occupations                             | P | P                    | P   | P   | P   | P  | P   | N   | P   | N   | N   |
| Live-Work Facility                           | N | N                    | C   | C   | C   | N  | P   | C   | P1  | N   | N   |
| Manufactured Home                            | P | P                    | P   | P   | P   | P  | N   | N   | N   | N   | N   |
| Mobile Home                                  | N | N                    | N   | N   | N   | P  | N   | N   | N   | N   | N   |
| Mobile Home Park                             | N | N                    | N   | N   | N   | P  | N   | N   | N   | N   | N   |
| Residential Care Home                        | P | P                    | P   | P   | P   | P  | P   | N   | P   | N   | N   |
| Single Room<br>Occupancy (SRO)<br>Facilities | N | N                    | N   | C   | C   | N  | C   | N   | P   | N   | N   |
| Supportive Housing                           | P | P                    | P   | P   | P   | P  | P   | N   | P   | N   | N   |
| Transitional Housing                         | P | P                    | P   | P   | P   | P  | P   | N   | P   | N   | N   |

Source: City of Ione Zoning Code, 2010\

P= permitted by right

A=administrative use permit

C = conditional use permit

N = not permitted

Notes:

<sup>1</sup>Only allowed as mixed-use development as residential in conjunction with and above ground-floor retail, service, or office use.

<sup>2</sup>Single-family dwellings are permitted provided the lot size does not exceed 4,000 square feet.



## APPENDIX B: CONSTRAINTS

### **Ione Provisions for a Variety of Housing Types**

#### Dwelling, Second Unit

Second units are considered an attached or detached dwelling unit which provides complete independent living facilities for one or more persons, with permanent provisions for living, sleeping, eating, cooking, and sanitation sited on the same parcel as the primary dwelling unit. This definition includes granny flats. Secondary living units are permitted in all residential districts and in one commercial district (C-T).

#### Mobile and Manufactured Homes

Mobile homes and manufactured housing offer an affordable housing option to many low- and moderate-income households. Approximately 2 percent of the City's housing stock consists of mobile homes. The City permits mobile homes only in the Mobile Home (MP) district but permits manufactured housing in all residential districts.

#### Farmworker Housing

Farmworker or employee housing is defined by the City as “property used temporarily or seasonally for the residential use of five or more unrelated persons or families employed to perform agricultural or industrial labor. The accommodations may consist of any living quarters, dwelling, boardinghouse, tent, bunkhouse, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodations maintained in one or more buildings, or one or more sites, and the premises upon which they are situated, including area set aside for parking of mobile homes or camping of five or more employees by the employer. Concurrently, employee housing may also involve permanent residency if the housing accommodation is a mobile home, manufactured home, travel trailer, or recreational vehicle.” State law (Sections 17021.5 and 17021.6 of the Health and Safety Code) requires the City to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone and also to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted. The City's Zoning Code allows employee housing in the Agricultural (A) district. Program H-10 is proposed to comply with these employee housing act requirements.

#### Residential Care Home

A residential care home is a home that provides 24-hour non-medical care for six or fewer persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes group homes, rest homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the State of California. Convalescent homes, nursing homes, and similar facilities providing medical care are included under the definition of “Medical

## APPENDIX B: CONSTRAINTS



Services, Extended Care.” The City currently allows residential care homes in all residential districts and in two commercial districts (C-1, C-2).

### Emergency Shelters

California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.”

In effect since January 1, 2008, Senate Bill (SB) 2 (Cedillo, 2007) requires the City to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., with commercial uses compatible with residential or light industrial zones in transition), regardless of its demonstrated need. The goal of SB 2 was to ensure that local governments are sharing the responsibility of providing opportunities for the development of emergency shelters. To that end, the legislation also requires that the City demonstrate site capacity in the zone identified to be appropriate for the development of emergency shelters. Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter. Those standards may include:

- The maximum number of beds or persons permitted to be served nightly by the facility.
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- The size and location of exterior and interior on-site waiting and client intake areas.
- The provision of on-site management.
- The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

The City continues to allow shelters in Limited Manufacturing and Industrial (M-1) and Heavy Industrial and Mining (M-2) districts by right. There are currently approximately 56 acres available on two parcels in the M-2 district and approximately 52 acres on two parcels available in the M-1 district, allowing adequate capacity for this use. In addition, the City allows shelters with a Conditional Use Permit in the R-3 zone.



## APPENDIX B: CONSTRAINTS

### Transitional and Supportive Housing

Transitional housing is defined in Section 65582(h) of the Health and Safety Code as buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Supportive housing is defined by Section 56682(f) of the Health and Safety Code as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Target population is defined in Health and Safety Code Section 56682(g) as persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

SB 2 requires that transitional and supportive housing types be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Both transitional and supportive housing types must be explicitly permitted in the municipal code. Both transitional and supportive housing are explicitly defined in the City's Zoning Code and both are allowed by right in all zones that allow residential uses without requiring any additional review.

### Extremely Low-Income Households

AB 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Elements must also identify zoning to encourage and facilitate supportive housing and SRO units.

Extremely low-income households typically comprise persons with special housing needs including but not limited to persons experiencing homelessness or near-homelessness, persons with substance abuse problems, and farmworkers. SROs are permitted in the R-3 and R-4 zone with a Conditional Use Permit. In addition, to encourage and facilitate the development of housing affordable to extremely low-income households, the City will prioritize funding and offer financial incentives and regulatory concessions (Program H-2.2).

### **Ione Housing for Persons with Disabilities**

Compliance with provisions of the federal ADA is assessed and enforced by the Building Inspector in Ione. ADA access is enforced through building permit entitlement and is required for all commercial development, new construction of multi-family apartments with three or more units in any one building, and new construction of congregate housing or shelters. Special ADA access retrofitting is not required for remodeling or renovation of buildings, but only for new construction.

## APPENDIX B: CONSTRAINTS



In a previous planning period the City adopted a Transition Plan and has been installing/replacing ADA-compliant curb ramps and making other improvements to public facilities. The City does not have any specific land use or development standards related to the spacing or concentration of persons with disabilities, or any special parking requirements, but rather evaluates the need for reasonable accommodations for persons with disabilities on a case-by-case basis. In May 2009 the City established a reasonable accommodation procedure (Section 17.10.060 of the City's Zoning Code) to ensure a fair and efficient process for persons with disabilities to make necessary accessibility adjustments to their homes.

The purpose of allowing reasonable accommodation(s) is to provide a process for individuals with disabilities to make requests for reasonable accommodation(s) for relief from the various land use, zoning, or rules, policies, practices, and/or procedures of the City. It is the policy of the City, pursuant to the federal Fair Housing Act (as amended), to provide people with disabilities reasonable accommodation(s) in rules, policies, and procedures that may be necessary to ensure equal access to housing.

The City Planner shall have the authority to consider and take action on requests for reasonable accommodation(s). When a request for reasonable accommodation(s) is filed with City Planning, it will be referred to the City Planner for review and consideration as a ministerial action unless determined otherwise by the City Planner. A request for reasonable accommodation(s) shall be considered "ministerial" in nature when it is related to a physical improvement that cannot be constructed to conform to the City's setbacks or design standards. Typical improvements considered to be ministerial in nature would include ramps, walls, handrails, or other physical improvements necessary to accommodate a person's disability. The City Planner shall issue a written determination of his or her action within 30 days of the date of receipt of a completed application and may do one of the following:

- Grant or deny the accommodation request.
- Grant the accommodation request subject to specified nondiscriminatory condition(s).
- Forward the request to the Planning Commission for consideration as a Conditional Use Permit and subject to the findings stated in Section 17.10.060.F (Required Findings for Reasonable Accommodation(s)).

In the event the City Planner determines that the request for reasonable accommodation(s) is non-ministerial in nature, such request shall be forwarded to the Planning Commission in accordance with Section 17.10.080 Conditional Use Permit) and shall be subject to the findings stated in Section 17.10.060.F (Required Findings for Reasonable Accommodation(s)).

All written determinations of actions of the City Planner shall give notice of the right to appeal and the right to request reasonable accommodation(s) on the appeals process (e.g., requesting that City staff attempt to schedule an appeal hearing as soon as legally and practically possible), if necessary. The notice of action shall be sent to the applicant by mail.



## APPENDIX B: CONSTRAINTS

If necessary to reach a determination or action on the request for reasonable accommodation(s), the City Planner may request further information from the applicant consistent with City Planning specifying in detail what information is required. In the event a request for further information is made, the 30-day period to issue a written determination shall be stayed until the applicant fully and sufficiently responds to the request.

Appeal of the City Planner or Planning Commission action on the request for reasonable accommodation(s) shall be made in accordance with the procedures specified in Section 17.08.060 (Appeals). (Ord. 423, §2, 2009)

### **Ione Density Bonus**

The City's Zoning Code provides for a density bonus consistent with state law. The City of Ione offers a housing density bonus (Chapter 17.46 of the City's Municipal Code) for lower- and very low-income and senior households in accordance with Government Code Sections 65915 and 65917. Cities are required to grant a density bonus of at least 35 percent above the base zoning density and one additional concession or incentive. The provisions of the density bonus apply to all new residential developments in the city.

### **Ione Building Codes and Code Enforcement**

The purpose of the building-related codes is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures with the City. The City of Ione currently administers codes and code enforcement under the 2013 edition of the California Building Code and ADA requirements. The City adopted this new code in 2014. The City has made several minor local amendments, most notably to exempt tool sheds and playhouses. These local amendments do not place additional constraints on the development of housing. Very little proactive code enforcement occurs in the city, mainly due to lack of funding and staff. Most building and zoning enforcement activities of the City are in response to complaints of City residents or items found during other inspection activities.

### **Ione On/Off-site Improvements**

All development in the city must comply with the City's adopted improvement standards. Improvements to property include the installation of on-site water, sewer, drainage, street lighting, highways, curbs/gutters/sidewalks/streets, and other associated improvements. The City's standards for these improvements, whether eventually dedicated to the City or otherwise, are listed in the City's Improvement Standards, adopted by Resolution 1430 on February 4, 2004, and updated in 2007 by Resolution 1600. These standards cover the design and construction of streets, storm drainage, and sanitary sewers, and standard details for infrastructure such as manholes, inlet boxes, trenches, stop signs, and curbs. These improvement standards establish minimum standards to be applied to improvements including those dedicated to the public to be City-maintained and -operated, private development projects, and improvements in existing rights-of-way and easements. The standards also work to protect the public, ensuring the adequate design of public facilities. Plans

## APPENDIX B: CONSTRAINTS



including waterline improvements must also be reviewed and approved by the AWA prior to approval by the City.

Ione has on- and off-site improvement requirements for new residential development based on the location and size of the development. Off-site improvements are required where necessary to allow for the proposed density of the development. Typical off-site improvements include street construction consisting of sidewalks, curbs, gutters, underground electric, telephone, cable and gas, sewer and water line extensions, and traffic and safety items (streetlights, striping, signs, guardrails, and barricades).

### **Ione Fees**

Two aspects of local government have been criticized as placing burdens on the private sector's ability to build affordable housing. These are (1) the fees or other exactions required of developers to obtain project approval, and (2) the time delays caused by the review and approval process. Critics contend that lengthy review periods increase financial and carrying costs and that fees and exactions increase expenses. These costs are in part passed onto the prospective homebuyer in the form of higher purchase prices or rents.

A variety of development impact fees are often assessed on new residential projects that include City-controlled fees (such as development application fees and building permit fees) and utility service connection fees (e.g., sewer and water connection fees). The various planning review and processing fees, development impact fees and utility service connection fees collectively can add significant costs to housing. The City of Ione has adopted fees for all developments including single-family and multi-family developments.

**Table HE-51** identifies the typical fees that would be collected for the development of single-family and multi-family projects. Assuming a 1,600-square-foot single-family unit, the typical fees would be \$25,782, and for a multi-family unit, the typical fees would be \$23,549.



## APPENDIX B: CONSTRAINTS

**TABLE HE-51  
CITY OF IONE IMPACT FEE SCHEDULE**

| Impact Fee   | Rate   |   |
|--|--|---|
|  | Residential                                    | Commercial                                  |
| Regional Traffic Impact Fee (adopted 10-1-07 by Amador County Transportation Commission) | \$3,059.00/unit                                | \$419/1,000 sq. ft.                         |
| Local Traffic Impact Fee   | \$3,074/unit                                   | \$612/1,000 sq. ft.                         |
| Fire Service   | \$1,302.00/new unit<br>\$0.25/sf for additions | \$12,760/acre of building (\$0.29/ sq. ft.) |
| Police Service   | \$1,263.00/unit                                | \$12,377/acre of building (\$0.28/ sq. ft.) |
| Park & Recreation  | \$3,284.00/unit                                | \$32,183/acre of building (\$0.74/ sq. ft.) |
| City Administration Fee  | \$1,056.00/unit                                | \$10,349/acre of building (\$0.24/ sq. ft.) |
| General Plan Service (adopted 8-21-05)   | \$0.22/ sq. ft.                                | \$0.22/ sq. ft.                             |
| <b>School Fees<br/>(Amador County Unified School District)</b>                           |  |   |
| Residential  | \$3.36/ sq. ft.                                |   |
| <b>Sewer Connection Fee</b>  |  |   |
| Residential  | \$7,640/equivalent unit                        |   |
| Mobile Home  | \$7,200/space                                  |   |

*Source City of Ione, February 2009*

The City's impact fees are comparable to other jurisdictions in the region. The City's fees for a typical 1,600-square-foot single-family dwelling are approximately \$25,782. According to Buildingcost.net, a housing construction cost resource that calculates the total estimated cost of building a new home (land costs not included), single-family home construction costs in 2014 were estimated at approximately \$132 per square foot for average quality construction, or \$211,200 for an average 1,600-square-foot home. The estimated total development cost, which includes construction and land costs, of a 1,600-square-foot home with four walls, an attached garage, central heating and air, and average building materials was \$217,508.

The City's fees for a typical 900-square-foot multi-family dwelling are approximately \$23,549. Costs for a recent multi-family project were not available in any of the County jurisdictions. In order to estimate multi-family costs, another area Housing Element analysis was used. Based on the Stanislaus County Housing Element, typical multi-family construction costs are \$133 per square foot, or \$119,700 for a 900-square-foot unit. The estimated total development cost of a 900-square-foot apartment, including construction and land, was \$132,200.

## APPENDIX B: CONSTRAINTS



As illustrated in **Table HE-52** this typical fee total is approximately 12 percent of the average new house development cost and 18 percent of the average new multi-family unit development cost. While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, these requirements are deemed necessary to maintain the quality of life desired by city residents.

**TABLE HE-52  
CITY OF IONE TOTAL FEES FOR TYPICAL SINGLE- AND MULTI-FAMILY UNITS**

| Housing Type                    | Total Fees | Estimated Development Cost per Unit (land and construction costs) | Estimated Proportion of Fees to Development Costs per Unit |
|---------------------------------|------------|---|--|
| Single-Family Unit <sup>1</sup> | \$25,782   | \$217,508   | 12%  |
| Multi-Family Unit <sup>2</sup>  | \$23,549   | \$132,200   | 18%  |

Source: [www.building-cost.net](http://www.building-cost.net) 2014, City of Ione 2014

Notes:

1. Typical single-family unit estimated at 1,600 square feet.
2. Typical multi-family unit of 900 square feet.

In addition to impact fees, each discretionary approval or entitlement has different submittal requirements and deposits associated with it, as identified in **Table HE-53** below. All deposits identified for discretionary approvals are deposits that are paid when the application for the entitlement is submitted; in addition, the City will bill the applicant costs that are calculated on a time-and-materials basis for review and processing of the application.



## APPENDIX B: CONSTRAINTS

**TABLE HE-53**  
**CITY OF IONE DISCRETIONARY APPROVAL/ENTITLEMENT DEPOSITS AND COSTS**

| Discretionary Approval/Entitlement Deposits |   |
|---|---|
| Variance                                    | \$300 <sup>1</sup>                              |
| Conditional Use Permit                      | \$250 <sup>1</sup>                              |
| Site Plan Review                            | \$100 <sup>1</sup>                              |
| Planned Development (Establishment)         | \$350 <sup>1</sup>                              |
| Rezone                                      | \$350 <sup>1</sup>                              |
| General Plan Amendment                      | \$600 <sup>1</sup>                              |
| Boundary Line Adjustment                    | \$250 <sup>1</sup>                              |
| Tentative Map (for Parcel or Final Map)     | \$300 plus \$4.00/lot <sup>1</sup>              |
| Extension of a Tentative Map                | \$250 <sup>1</sup>                              |
| Additional Deposits                         |   |
| Environmental Review Deposit                | \$250 <sup>1, 2</sup>                           |
| Appeals                                     | \$150 <sup>1</sup>                              |
| Direct Costs                                |   |
| City Planner                                | \$95/hour                                       |
| Associate Planner                           | \$75/hour                                       |
| Principal Engineer                          | \$90/hour                                       |
| Associate Engineer                          | \$90/hour                                       |
| City Attorney                               | \$95/hour                                       |
| City Clerk                                  | \$15/hour                                       |
| Consultant fees for preparation of an EIR   | As identified in the consultant's scope of work |

Source: City of Ione, February 2009

Note:

<sup>1</sup>These charges are considered deposits. In addition to these deposits, the City will charge the applicant on a time-and-materials basis to complete the review and processing of the application, as specified above in Direct Costs.

<sup>2</sup>Environmental review deposit is automatically required for all tentative maps, rezones, and General Plan amendments. It may also be required for other projects at the discretion of the City Planner if environmental review beyond an exemption is anticipated.

### Ione Development Review and Permit Processing

#### Site Plan Review

The City of Ione requires all new multi-family and nonresidential development, as well as additions to such projects where 500 or more gross square feet is being added to existing structures, go through a Site Plan Review process. The intent of Site Plan Review is to provide a process for

## APPENDIX B: CONSTRAINTS



promoting the orderly and harmonious growth of the city; to encourage development in keeping with the desired character of the city; and to ensure physical and functional compatibility between uses. The Site Plan Review permit provides a process for consideration of development proposals to ensure that the design and layout of commercial, retail, industrial, or institutional uses or multi-family residential development will constitute suitable development and will not result in a detriment to the City of Ione or the environment. The applicant is required to submit to the City a site plan, detailed elevation drawings, landscape plans, drawings of the site, and other plans that may reasonably be required to ensure compliance with development. These are reviewed by City staff, who will either accept the application as complete or return it to the application with a request for additional information within 30 days. The Planning Commission reviews the application and is responsible for making a decision on the project (approval or denial) based on a set of findings and considerations. Specifically, the Commission is considering the following:

- Considerations relating to site layout, the orientation and location of buildings, signs, other structures, open spaces, landscaping, and other development features in relation to the physical characteristics, zoning, and land use of the site and surrounding properties.
- Considerations relating to traffic, safety, and traffic congestion, including the effect of the development plan on traffic conditions on abutting streets; the layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; the adequacy of off-street parking facilities to prevent traffic congestion; and the circulation patterns within the boundaries of the development.
- Considerations necessary to ensure that the proposed development is consistent with the General Plan and all applicable Specific Plans or Planned Development Master Plans, including but not limited to the density of residential units.
- Considerations relating to the availability of City services, including but not limited to water, sewer, drainage, police and fire; and whether such services are adequate based upon City standards. (Ione Municipal Code, Section 17.10.090.F)

During the review process, the Planning Commission may require conditions in order to mitigate environmental effects, ensure orderly growth of the city, ensure provision and maintenance of adequate public services and facilities, and carry out the goals and policies of the General Plan and City codes.

### Permit Processing and Development Review

While permit processing and development review are necessary to ensure that development proceeds in an orderly manner, permit processing fees, the costs of studies, and implementation of conditions, as well as time consumed, can impact the cost of housing development.



## APPENDIX B: CONSTRAINTS

In general, development of a single-family home on an appropriately zoned lot requires a building permit. The application for the permit must be filed with the Building/Engineering and then the application is sent to City Planning to ensure that the development conforms to the required standards for that district. The Building/Engineering then issues the permit to the developer. This process takes approximately 5 to 10 days for a single-family unit. A multi-family development requires a Site Plan Review which takes approximately two to four months and building permit review which takes an additional 5 to 25 days. The entire process for a multi-family development takes about three to six months. The City does not see this as a constant to the development of housing. For subdivision maps, it is usually a four- to six-month process, which includes Planning Commission and possibly City Council review and approval. Improvement plan review takes about three to four weeks and final maps usually take 60 to 90 days. Building permit issuance usually takes two weeks, depending on the size of the development.

For a residential subdivision, City Planning is responsible for handling the application. The development application is checked for completeness, which takes less than 30 days. If necessary, other agencies, such as the California Department of Transportation or the Central Valley Regional Water Quality Control Board, are contacted in order to allow them the chance to review and evaluate the proposed development. Environmental review of the project is then conducted. In most cases, an initial study and negative declaration or mitigated negative declaration is prepared. The public review period is generally from 20 to 30 days. The project is then brought before the Planning Commission by City Planning staff. If a rezone or General Plan map amendment is required, the project is then usually brought before the City Council for approval three to four weeks later. Typically, the whole process from submittal of the development application to approval (or denial) of the project takes about six to eight months. However, if an environmental impact report is required, this may substantially add to the cost and extend the time frame for permit processing.

Various development review and approval activities, such as General Plan amendments, rezones, and specific plans, may be subject to CEQA and require the preparation of an environmental document (i.e., environmental impact report, negative declaration) before a project can be approved. The requirement to prepare an environmental document can substantially lengthen the development review process, sometimes taking up to one year to obtain project approval. State environmental law mandates much of the time required in the environmental review process.

The costs associated with development project review will vary between projects. Ione utilizes an efficient and comprehensive approach toward development review and permitting that allows for quick response to developer applications. The City utilizes many practices to expedite application processing, reduce costs, and clarify the process to developers and homeowners. Increased development costs resulting from delays in the City's development review and permitting process are not considered a constraint on housing development.

## APPENDIX B: CONSTRAINTS



Table HE-54 identifies the approximate time necessary for review of residential development

**TABLE HE-54  
CITY OF IONE DEVELOPMENT REVIEW TIMES**

| Development Permit/Review Process | Time Frame   |
|-----------------------------------|--|
| Plan Review                       | 5 days   |
| Zone Change and GP Amendment      | 4 to 8 months  |
| Environmental Review              | 45 to 60 days  |
| Architectural Design Review       | 20-30 days (Administrative Review); 2 to 4 months (Comprehensive Review) |
| Typical single-family development | 6 to 8 months  |
| Typical multi-family development  | 6 to 8 months  |

Sources: City of Ione, February 2009

### Subdivision Standards

Subdivision standards are used in the city to encourage developers to use new concepts and innovations in the arrangement of building sites within the subdivision. Deviations from traditional land division approaches are encouraged in order to facilitate the development of land in a manner that will be appropriate for contemporary living patterns and technological progress.

Whenever land is subdivided for the purpose of leasing, selling, or financing, the regulations of the California Subdivision Map Act (and Title 16 of the City's Municipal Code) are applicable. To subdivide a parcel into two, three, or four parcels, the applicant seeks approval of a Tentative Map for Parcel Map. Subdividing a parcel into five or more parcels requires approval of a Tentative Map for Final Map. The subdivision process is used by the City to ensure that subdivisions will meet community goals through the provision of adequate infrastructure, including roads, drainage, schools, and parks.

When completing a Parcel Map or Final Map, an applicant first submits a Tentative Map to the City Planner. Approval of a Tentative Map for Final Map or Parcel Map is the responsibility of the Planning Commission. After approval of a Tentative Map, the Final Map or Parcel Map must be approved if it is substantially the same as the approved Tentative Map. The City is able to establish conditions of approval, and through this, obtain exactions for public facilities, land, or fees. However, all exactions must be directly related to the project (e.g., there must be a reasonable nexus between the condition and the project).

### **Ione Design Review**

The City has established a design review process for new development and certain types of redevelopment/remodeling within the Downtown core. This core is defined by a special Historic Overlay District and is referred to as the Historic (H) Overlay District. The City is not relying on any sites within the Historic Overlay District to accommodate its fair share allocation. The design review



## APPENDIX B: CONSTRAINTS

process requires that for the following types of activities on property within the Historic (H) Overlay District, an Architectural Design Review permit be issued:

- Installation of new features on existing structures/facades.
- Additions to existing structures.
- Placement, alteration, or relocation of signs.
- New development.
- Changes to exterior architectural style.

Exemptions to the permit requirement include repair and maintenance to the site or structure with like materials, interior alterations, public utility work, and construction, alteration, and maintenance of buildings used exclusively and solely for residential uses. In other words, the permit requirement applies to commercial and mixed-use development and is not applicable to single-family or multi-family residential that is not integrated with a nonresidential use.

The permit process is divided into two tiers, depending upon the complexity of the project. Major projects (referred to as Comprehensive Architectural Design Review), such as new construction and wholesale redevelopment of a property, or the wholesale change in the architectural style of a building, require Planning Commission review and approval. Such a project could be processed in two to four months, depending on location, compatibility with CEQA, and application completeness/Permit Streamlining Act requirements.

The second tier is referred to as Administrative Architectural Design Review. This process is aimed at the installation of new features on existing buildings consistent with the existing architectural style of the building, as well as the placement, alteration, or relocation of signs. Under this process, the approval authority is the City Planner, rather than the Planning Commission. No public hearing is required for administrative review. Rather, a notice of the filing of the application is posted in the project site for a minimum of 10 days and the notice is mailed to all property owners within 300 feet of the subject property. Such notice indicates that interested persons must request in writing that a hearing be held for the project within 10 business days of the notice being posted; otherwise City Planning will make a decision on the project without a hearing. If a hearing is requested, it is held before the Planning Commission after public notice of that meeting has been completed consistent with state law.

Generally, administrative review can be completed in 20–30 days, unless it is elevated to Planning Commission, in which case it becomes similar to comprehensive review.

## APPENDIX B: CONSTRAINTS



The Architectural Design Review permit requirement is supplemented by a series of design guidelines and standards that are codified in the City's Zoning Code (Section 17.28.020, Historic Overlay (H) District). These provisions provide the information architects, designers, and property owners need to understand and achieve the City's expectations for high quality development in the Downtown.

### **Ione Inclusionary Housing Program**

The City of Ione has an Affordable Housing Program that includes inclusionary requirements. It is contained in the General Plan. The Affordable Housing Program provides opportunities for developing housing units affordable to lower-income persons in the community and does not act as a constraint to the overall development of housing. The goal of this program is to develop a mix of housing types targeted to a variety of income groups. This program provides flexibility and provides incentives for developers building in the City of Ione.

The City requires that residential projects of 10 or more units include 5 percent of the units in the project as affordable to very low-, low-, and moderate-income households. Developers of fewer than 10 housing units are exempt from this requirement.

Developers of 10 or more housing units shall provide the following:

- In a rental housing project, 2 percent of the units shall be affordable to very low-income households, 2 percent shall be affordable to low-income households, and 1 percent shall be affordable to moderate-income households.
- In a for-sale project, 2 percent shall be affordable to low-income households, and 3 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 ensure 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.



## APPENDIX B: CONSTRAINTS

- 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 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 to these provisions include:

- 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 that was completed during the previous planning period. 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 (Program H-6).
- 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.

Possible incentives may include 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.
- Density bonuses.

## APPENDIX B: CONSTRAINTS



### CITY OF JACKSON

#### Jackson General Plan

The Land Use Element of the General Plan directly affects the location, type, and timing of housing that may be developed in the city. The Land Use Element establishes six residential use classifications, with the density ranges shown in **Table HE-55**.

It is important to note that the Land Use Element also allows for residential development to occur in the commercial designations as well. The density allowed in the commercial designations is based on the type of residential development. For example, if a site designated Professional Office (PO) were to be improved with a duplex unit, the Residential Duplex (RD) density would be required.

The Land Use Element of the General Plan also established the Planned Development (pd) Overlay which is a “combined” land use designation meaning that it will always be combined with one of the City’s other primary general plan designations. The pd designation is intended to encourage planned developments with a mixture of land uses including different densities of residential units, professional office uses, and public and recreational uses. When combined with a residential use, the overall density of a development may be increased.

**TABLE HE-55**  
**CITY OF JACKSON GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS**

| General Plan Designation        | Type of Use  | Density                       |
|---------------------------------|--|-------------------------------|
| Residential Suburban (RS)       | Single-family dwelling                                 | 1 dwelling unit/acre          |
| Residential Low-Density (RL)    | Single-family dwelling                                 | 1 dwelling unit/.5 acre       |
| Residential Single-Family (RSF) | Single-family dwelling                                 | 1 dwelling unit/8,000 sq. ft. |
| Residential Duplex (RD)         | Single-family or duplex dwelling                       | 1 dwelling unit/4,000 sq. ft. |
| Residential Medium Density (RM) | Single-family, duplex, triplex, or fourplex            | 1 dwelling unit/3,000 sq. ft. |
| Residential High Density (RH)   | Single-family, duplex, triplex, fourplex, multi-family | 1 dwelling unit/2,000 sq. ft. |
| Professional Office (PO)        | Single-family or multi-family dwelling                 | -- <sup>1</sup>               |
| Limited Commercial (LC)         | -- <sup>1</sup>  | -- <sup>1</sup>               |
| Historical Commercial (HC)      | -- <sup>1</sup>  | -- <sup>1</sup>               |
| Commercial (C)                  | -- <sup>1</sup>  | -- <sup>1</sup>               |
| Industrial (I)                  | -- <sup>1</sup>  | -- <sup>1</sup>               |

Source: City of Jackson Land Use Element 2008

Notes:

1. The City’s Land Use Element does not specify residential uses as allowed in this Land Use Designation. However, the Development Code specifies that residential uses are allowed in these Land Use Designations. For more information, see the section below.



## APPENDIX B: CONSTRAINTS

### **Jackson Zoning**

In 2009, the City adopted a new Title 17 of the Municipal Code replacing the existing zoning and subdivision ordinances with the Development Code. The zoning designations outlined in the Development Code are coincident with the Land Use Element Land Use Designations. Thus, the City has one map depicting the General Plan and zoning designations.

### Development Standards for Zones Allowing Residential Uses

The Development Code prescribes minimum standards for residential lot sizes, yards, and lot coverage. These standards, shown in **Table HE-56**, contribute to the protections of public health, safety, and welfare, and the maintenance of the City's quality of life and have not been an obstacle to the development of affordable units.

# APPENDIX B: CONSTRAINTS



**TABLE HE-56  
CITY OF JACKSON DEVELOPMENT STANDARDS FOR ZONES WHERE RESIDENTIAL DEVELOPMENT IS ALLOWED**

| Zoning District               | RS        | RL           | RSF                         | RD                      | RM                 | RH                 | PO  | HC   | LC   | C  | I  |  |
|-------------------------------|-----------|--------------|-----------------------------|-------------------------|--------------------|--------------------|---|--|--|--|--|--|
| <b>Minimum Lot Size</b>       | 1 acre    | .5 acre      | 8,000 sq. ft.               | 8,000 sq. ft.           | 8,000 sq. ft.      | 4,000 sq. ft.      | 8,000 sq. ft.   | None   | 8,000 sq. ft.  | 8,000 sq. ft.  | 8,000 sq. ft.  |  |
| <b>Density</b>                | 1 du/acre | 1 du/.5 acre | 1 du/8,000 sq. ft. (4)      | 1 du/4,000 sq. ft.      | 1 du/3,000 sq. ft. | 1 du/2,000 sq. ft. | 1 unit = 1 du/8,000 sq. ft.<br>2 units = 1 du/4,000 sq. ft.<br>3-4 units = 1 du/3,000 sq. ft.<br>5+ units = 1 du/2,000 sq. ft.  | 1 unit = 1 du/8,000 sq. ft.<br>2 units = 1 du/4,000 sq. ft.<br>3-4 units = 1 du/3,000 sq. ft.<br>5+ units = 1 du/2,000 sq. ft. | 1 unit = 1 du/8,000 sq. ft.<br>2 units = 1 du/4,000 sq. ft.<br>3-4 units = 1 du/3,000 sq. ft.<br>5+ units = 1 du/2,000 sq. ft. | 1 unit = 1 du/8,000 sq. ft.<br>2 units = 1 du/4,000 sq. ft.<br>3-4 units = 1 du/3,000 sq. ft.<br>5+ units = 1 du/2,000 sq. ft. | 1 unit = 1 du/8,000 sq. ft.<br>2 units = 1 du/4,000 sq. ft.<br>3-4 units = 1 du/3,000 sq. ft.<br>5+ units = 1 du/2,000 sq. ft. |  |
| <b>Setbacks Required</b>      |           |              |                             |                         |                    |                    | Minimum setbacks required unless otherwise shown on the Zoning Map, Subdivision Map, or Planned Development. See 17.30.120 (Setback Requirements and Exceptions) in the Development Code for setback measurement, allowed projections into setbacks, and exceptions to required setbacks. |  |  |  |  |  |
| <b>Front</b>                  | 25        | 25           | 10 or 15 <sup>(1) (2)</sup> | 10 or 15 <sup>(1)</sup> | 15                 | 10                 | 10  | 0  | 10   | 10   | 10   |  |
| <b>Side</b>                   | 5         | 5            | 5                           | 5                       | 5                  | 5                  | 5   | 0  | 5  | 0  | 0  |  |
| <b>Street Side Corner Lot</b> | 15        | 15           | 15                          | 15                      | 15                 | 10                 | 5   | 0  | 5  | 5  | 5  |  |
| <b>Rear</b>                   | 10        | 10           | 10                          | 10                      | 10                 | 10                 | 10  | 10   | 10   | 10   | 10   |  |



## APPENDIX B: CONSTRAINTS

| Zoning District    | RS                     | RL                     | RSF                    | RD                     | RM                     | RH                   | PO                  | HC                  | LC                  | C                                   | I                   |
|--------------------|------------------------|------------------------|------------------------|------------------------|------------------------|----------------------|---------------------|---------------------|---------------------|-------------------------------------|---------------------|
| Between Structures | -                      | -                      | -                      | 6 <sup>(2)</sup>       | 10 <sup>(3)</sup>      | <sup>(3)</sup>       | -                   | -                   | -                   | -                                   | -                   |
| Height Limit       | 2.5 stories and 35 ft. | 4 stories and 50 ft. | 2 stories or 35 ft. | 4 stories or 70 ft. | 2 stories or 35 ft. | Wall height not greater than 30 ft. | 4 stories or 70 ft. |

Source: City of Jackson Development Code, 2009

Notes:

1. RSF and RD front yard setbacks shall be a minimum of 10 feet for single-story structures and 15 feet for two-story structures. Driveway lengths must be a minimum of 25 feet.
2. RSF front yard setback shall be as established as above except where lots comprising 40 percent or more of the frontage on one side of the street between intersecting streets are developed with buildings having an average front yard with a variation of not more than 10 feet. No building hereafter erected or structurally altered shall project beyond the average front yard line so established. In determining such front yard depth, buildings located more than 25 feet from the front property line or buildings facing a side street on a corner lot shall not be counted.
3. Ten-foot setback between dwelling structures and 6-foot setback between dwellings and accessory buildings.
4. Per Section 17.07.020(C) (Purposes of Residential Zoning District) the RSF minimum lot size may be reduced to 6,000 square feet.

## APPENDIX B: CONSTRAINTS



Table HE-57 provides a summary of residential parking standards required by the Development Code. Program H-15 is proposed to relax garage requirements for duplex and multifamily dwellings.

**TABLE HE-57**  
**CITY OF JACKSON RESIDENTIAL PARKING REQUIREMENTS**

| Residential Uses   | Vehicle Spaces Required   |
|--|---|
| Group Quarters (including boarding houses, rooming houses, dormitories, and organizational houses) | 1 space per each bed, plus 1 space per each 8 beds for guest parking, 1 space per each employee on largest shift.   |
| Duplex housing units   | 2 spaces per each unit with 1 space per unit in a fully enclosed garage.  |
| Mobile homes (in MH parks)   | 2 spaces per each mobile home (tandem parking allowed in an attached carport), plus 1 guest parking space for each 4 units.   |
| Multi-family dwelling, condominiums and other attached dwellings                                   | Studio and 1 bedroom units – 1.5 spaces per each unit with 1 space per unit in a fully enclosed garage. Spaces not required to be in garage for affordable housing units. |
|  | 2 bedrooms or more – 2 spaces per each unit, with 1 space per unit in a fully enclosed garage. Spaces not required to be in garage for affordable housing units.          |
| Multi-family dwelling, condominiums and other attached dwellings                                   | Guest parking – 25% of total required spaces.   |
| Mixed-use developments   | Determined by Conditional Use Permit.   |
| Secondary residential units  | 2 spaces in addition to that required for the single-family dwelling.   |
| Senior housing projects  | 1 space per each unit with 0.5 spaces per unit covered, plus 1 guest parking space per each 10 units.   |
| Senior congregate care facilities  | 0.5 space per each residential unit, plus 1 space per each 4 units for guests and employees.  |
| Single-family dwelling   | 2 spaces with 1 space per unit in a fully enclosed garage.  |

*Source: City of Jackson Development Code 2009*



## APPENDIX B: CONSTRAINTS

### How Residential Uses are Allowed

The Housing Element must identify adequate sites that are available to encourage the development of various housing types for all economic segments of the population through appropriate zoning and development standards. Some of the housing types include single-family residential housing, multiple-family residential housing, residential accessory dwelling units, mobile homes, duplexes, transitional housing, supportive housing, second units, single room occupancy units, and emergency shelters. **Table HE-58** shows the housing types that will be permitted by Zoning District.

**TABLE HE-58**  
**CITY OF JACKSON HOUSING TYPES PERMITTED BY ZONING DISTRICT**

| Land Use/Zoning District               | RS | RL | RSF | RD | RM | RH | PO | HC | LC | C | I |
|--|----|----|-----|----|----|----|----|----|----|---|---|
| Adult Day Care Home                    | P  | P  | P   | P  | P  | P  | P  | P  | P  | C | C |
| Caretaker Housing                      | P  | P  | P   | P  | P  | P  | P  | P  | P  | C | C |
| Dwelling, Multi-family                 | N  | N  | N   | N  | N  | P  | P  | P  | P  | C | C |
| Dwelling, Single-Family                | P  | P  | P   | P  | P  | P  | P  | P  | P  | C | C |
| Dwelling, Two-Family                   | N  | N  | N   | P  | P  | P  | P  | P  | P  | C | C |
| Dwelling, Three- and Four-Family       | N  | N  | N   | N  | P  | P  | P  | P  | P  | C | C |
| Emergency Shelter                      | N  | N  | N   | N  | N  | P  | P  | P  | P  | C | C |
| Employee/Farmworker Housing            | N  | N  | N   | N  | N  | N  | N  | N  | N  | N | N |
| Family Day Care Home, Large            | P  | P  | P   | P  | P  | P  | P  | P  | P  | C | C |
| Family Day Care Home, Small            | P  | P  | P   | P  | P  | P  | P  | P  | P  | C | C |
| Group Residential, 6 persons or less   | P  | P  | P   | P  | P  | P  | P  | P  | P  | C | C |
| Group Residential, 7 persons or more   | C  | C  | C   | C  | C  | C  | C  | C  | C  | C | C |
| Guest House                            | P  | N  | N   | N  | N  | N  | N  | N  | N  | C | C |
| Home Occupations                       | P  | P  | P   | P  | P  | P  | P  | P  | P  | P | P |
| Manufactured Home                      | P  | P  | P   | P  | P  | P  | P  | P  | P  | C | C |
| Mobile Home                            | P  | P  | P   | P  | P  | P  | P  | P  | P  | C | C |
| Mobile Home Park                       | C  | C  | C   | C  | C  | C  | C  | C  | C  | C | C |
| Residential Care Home                  | P  | P  | P   | P  | P  | P  | P  | P  | P  | C | C |
| Second Unit                            | P  | P  | N   | N  | N  | N  | N  | N  | N  | C | C |
| Single Room Occupancy (SRO) Facilities | N  | N  | N   | N  | N  | P  | P  | P  | P  | C | C |
| Supportive Housing                     | P  | P  | P   | P  | P  | P  | P  | P  | P  | C | C |
| Transitional Housing                   | P  | P  | P   | P  | P  | P  | P  | P  | P  | C | C |

Source: City of Jackson Zoning Code, 2009

P= permitted by right

A=administrative use permit

C= conditional use permit

N= not permitted

## APPENDIX B: CONSTRAINTS



### **Jackson Provisions for a Variety of Housing Types**

#### Second Units

A second unit is an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel that the single-family dwelling is situated.

AB 1866, also known as the “second unit law,” amended California Government Code to facilitate the development of second units. This amendment required localities to allow second units ministerially without discretionary review or hearings. To be considered a ministerial review, the process used to approve second units must “apply predictable, objective, fixed, quantifiable and clear standards.” Applications for second units should not be subject to onerous conditions of approval or public hearing process or public comment.

Program H-1.3 is proposed to revise the Development Code to allow second units per state law.

#### Mobile and Manufactured Homes

Manufactured and factory-built housing can be integral parts of the solution for addressing housing needs. Pursuant to Government Code Section 65852.3, the siting and permit process for manufactured housing should be regulated in the same manner as a conventional or stick-built structure. Specifically, Government Code Section 65852.3(a) requires that with the exception of architectural requirements, a local government, including charter cities, shall only subject manufactured homes (mobile homes) to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject, including but not limited to building setback standards, side and rear yard requirements, standards for enclosures, access, and vehicle parking, aesthetic requirements, and minimum square footage requirements. The City allows mobile homes in all residential zones with comply with citywide architectural regulations.

#### Farmworker Housing

Farmworker or employee housing is property used temporarily or seasonally for the residential use unrelated persons or families employed to perform agricultural or industrial labor. The accommodations may consist of any living quarters, dwelling, boardinghouse, tent, bunkhouse, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodations maintained in one or more buildings, or one or more sites, and the premises upon which they are situated, including area set aside for parking of mobile homes or camping of five or more employees by the employer. State law (Sections 17021.5 and 17021.6 of the Health and Safety Code, Employee Housing Act) requires that employee housing for farmworkers and other employees be allowed ministerially in zones allowing single-family residential structures (Section 17021.5). Section 17021.6 requires that farmworker housing consisting of 36 beds or 12 units or spaces designed for use by a single family or household be allowed ministerially. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. Program H-10 is proposed to comply with the Employee Housing Act.



## APPENDIX B: CONSTRAINTS

### Emergency Shelters

California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.”

The City allows emergency shelters without discretionary review in the RH, HC, PO and LC zones. These zones have sufficient capacity to accommodate an emergency shelter with five parcels zoned PO with a total area of 76.6 acres, three parcels zoned HC with a total area of .5 acres, 14 parcels zoned LC with a total area of 83.1 acres and seven parcels zoned RH with a total area of 11.8 acres.

Development Code 17.58.130 provides operating standards for emergency shelters:

1. The cumulative total number of beds allowed within each emergency shelter shall be no more than 12.
2. An emergency shelter may not be located within 300 feet of another emergency shelter.
3. There shall be provided one parking space per employee and one parking space for every four beds (or fraction thereof).
4. Services shall be limited to overnight accommodation and meals for residents and employees only. Admittance shall be between the hours of 7:00 am and 10:00 pm.
5. Each shelter shall be operated by a responsible agency or organization that has experience in managing and/or providing social services.
6. An on-site manager shall be present during operating hours.
7. A written management plan addressing at a minimum staff training, security, neighborhood communication, client intake, loitering control, referral services, outdoor storage, refuse control, and facility maintenance shall be submitted to and approved by the Planning Department prior to operation.

SB 2 notes that emergency shelter parking requirements shall not be more restrictive than the underlying zoning requirements. Parking requirements in the City of Jackson are based on the land use type and not specifically on the underlying zone. The most comparable land use type (based on expected traffic and occupancy patterns) to emergency shelters in the city is “Group Quarters.” As shown in **Table HE-59**, emergency shelters require the same amount of parking per employee, but less parking per bed. Therefore, the City’s emergency shelter requirements are consistent with SB 2.

## APPENDIX B: CONSTRAINTS



**TABLE HE-59**  
**EMERGENCY SHELTER PARKING REQUIREMENTS**

| Land Use Type  | Vehicle Spaces Required   |
|--|---|
| Emergency Shelter  | There shall be provided one parking space per employee and one parking space for every four beds (or fraction thereof)      |
| Group Quarters (including boarding houses, rooming houses, dormitories, and organizational houses) | One space per each bed, plus one space per each eight beds for guest parking, one space per each employee on largest shift. |

*Source: City of Jackson Development Code, 2009*

### Transitional and Supportive Housing

State law requires that local land use regulations accommodate a range of housing types, as well as facilities for people in need of emergency shelter and transitional housing. There are a number of sites in the City of Jackson that would be suitable for more affordable and higher density housing which are in close proximity to jobs, commerce, public services, transportation, and public facilities. The City's Development Code permits group homes (including residential care facilities) in the Limited Commercial (LC), Historic Commercial (HC), Professional Office (PO), Residential High Density (RHD), and Residential Medium Density (RMD) zones by right. This includes sites for emergency shelters, transitional and supportive housing, and SRO units. This means that a variety of housing types can be provided without requiring a discretionary permit.

Transitional and supportive housing are allowed in all zones that allow residential development in the same way other residential uses are allowed.

### Extremely Low-Income Households

Extremely low-income households have special housing needs because they are unlikely to find market-rate housing that is affordable at any price. Also, many of the extremely low-income households will fall within a special needs category (disabled, seniors, large families or female-headed households) and require supportive housing services. AB 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Programs are included in this Housing Element to address the needs of extremely low-income households. The City allows SRO units which are appropriate for extremely low-income households in the RH, PO, HC and LC zones.

### **Jackson Housing for Persons with Disabilities**

Compliance with provisions of the federal ADA is assessed and enforced by the Building Official in the City of Jackson. ADA access is enforced through building permit entitlement and is required for all commercial development, new construction of multi-family apartments with three or more units in any one building, and new construction of congregate housing or shelters. Special ADA access retrofitting is not required for remodeling or renovation of buildings, but only for new construction.



## APPENDIX B: CONSTRAINTS

To ensure fair and efficient process for persons with disabilities to make necessary accessibility adjustments to their homes, the City will amend the Development Code to create a reasonable accommodation procedure (see Program H-11). Additionally the definition of “family” in the Development Code has been updated to state “one or more persons living together in a dwelling unit with common access to and common use of all living, kitchen, and eating areas within the dwelling unit.”

### Siting and Concentration Requirements

The City has analyzed its land use, zoning, and building code provisions and processes to determine what accommodations and constraints exist to housing production for persons with disabilities. Individuals in this special needs group may reside in residential units in any zoning district that allows residential, commercial, or institutional uses. Some individuals may choose to reside in a residential facility or a group home designed for occupancy by or with supportive services for persons with disabilities. The Development Code does not differentiate between related and unrelated persons in the occupancy of residential units. The Development Code allows group homes of six or fewer persons by right in all zoning districts that permit single-family residences. As with standard multi-family housing, the City’s Development Code allows by-right licensed residential group homes for less than six persons (categorized as a quasi-public use) in RHD zone district. There is no restriction as to minimum distances between residential care facilities.

### Permit Approval Process

Group residential facilities accommodating more than six persons are required to go through the Conditional Use Permit process. The requirement for a conditional use permit for large group residential homes would be the same process as any other single or multi-family Conditional Use Permit (see previous discussion on Conditional Use Permit) and is therefore not a constraint. The Conditional Use Permit process is necessary as the City would still need to be able to make appropriate findings. A Conditional Use Permit requires a noticed public hearing of the Planning Commission and is subject to conditions that the Planning Commission may find necessary to ensure compatibility with surrounding land uses. The time frame for a Conditional Use Permit is approximately one to three months.

### Special Accommodations for Persons with Disabilities

The City recognizes that access to a residence can require special accommodations for persons with physical disabilities that limit their mobility, particularly when the access features are retrofitted to existing units. To provide exceptions in zoning and land use for housing for persons with disabilities, the Housing Element includes Program H-11.

### Americans with Disabilities Act Requirements

In December 2013, the City adopted the 2013 California Building Code. Chapter 11 of the California Building Code provides accessibility requirements. This chapter incorporates provisions from the ADA and specifies that a number of the residential units in new multi-family construction of three and more apartments or four and more condominiums must be accessible or adaptable.

## APPENDIX B: CONSTRAINTS



### Development Standards and Building Codes

The City enforces the development standards and building codes, which are minimum standards for health and safety and therefore should not be relaxed. Planning staff work with members of the public to find ways to address their special needs within the provisions of these codes. Specifically, staff's review (and recommendations) of projects that are proposed to meet special housing needs (e.g., seniors, large families, persons with disabilities) also consider zoning and permit procedures, as well as the appropriateness of applicable site development standards. If needed and determined not to be detrimental to the public health and safety, permit procedures and standards may be relaxed (e.g., parking requirements) to facilitate development. Staff typically consults with the property owner and developer to identify issues during the initial stages of the application process.

### **Jackson Growth Management**

With the proliferation of development applications that the City was receiving in the late 1990s and early 2000s, the Planning Commission and City Council determined that a growth management policy would be a helpful tool in ensuring that the timing and amount of new development allowed is consistent with the available resources and the provisions of the City's General Plan.

In 2005 the City Council, upon recommendation of the Planning Commission, adopted the Resource Constraints and Priority Allocation Ordinance (Ordinance No. 646). This ordinance set forth a process by which residential subdivisions (five or more units) must receive a Housing Equivalent Unit allocation to apply for a Tentative Subdivision Map.

The ordinance requires the Planning Commission and City Council to annually review the resources and infrastructure of the city, including water availability, sewer capacity, road and intersection levels of service, school capacity, child care availability, fire and police services, etc. and establish the number of housing units that should be available without over-burdening those resources. Additionally, the Planning Commission and City Council are to establish criteria for awarding the allocations which usually consist of the following:

- Economic benefit.
- Improvements including: road improvements, recreational amenities, sewer treatment plant upgrades or new facilities, and school facility upgrades or new facilities.
- Provisions for affordable housing (above what is required by the Affordable Housing Ordinance), and workforce housing.
- Projects which provide infill where there is existing development.
- Protection of open space and oak woodlands.
- Contribute to the restoration and revitalization of downtown Jackson.



## APPENDIX B: CONSTRAINTS

Once the Housing Equivalent Unit number for the year is established, developers interested in submitting a Tentative Subdivision Map submit a Notice of Intent to Develop. This notice, which essentially is a preliminary development plan, briefly describes the proposed project including the number and type of housing units and the benefits of the project to the community. All Notices of Intent to Develop are then reviewed by the Planning Commission and City Council for potential allocation. Those developments that offer the most amenities, including affordable housing, are awarded an allocation. Only those projects which have received an allocation may apply for a Tentative Subdivision Map. The application then is processed according to local and state laws, including conformance with CEQA. Since 2012 (adoption of previous Housing Element), the Housing Equivalent Unit allocation and Notice of Intent to Develop requirements have been suspended due to a lack of development applications. No constraints associated with growth management have occurred since the adoption of the previous Housing Element. Applications received for subdivisions are still required to comply with the design criteria in the Resource Constraints and Priority Allocation Ordinance and processed per CEQA and the Subdivision Map Act.

### **Jackson Density Bonus**

The City does not currently have an adopted density bonus. Per Program H-13, the City will develop and implement a density bonus program consistent with state law.

### **Jackson Building Codes and Code Enforcement**

In December 2013, the City adopted the 2013 California Building Code. The California Building Standards Commission via the Governor of California adopted the 2013 California Building Code. These new codes include the California Green Building Codes. No local amendments to these codes have been adopted.

The purpose of adopting the California Building Code is for regulating and governing the conditions and maintenance of all property, buildings and structures, by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures in the City of Jackson.

The California Building Standards Commission adjusts and adopts a new code every three years. The City of Jackson will continue to adopt the most current codes.

The Building Code is implemented by a full-time Building Official who attempts to apply these codes as flexibly as possible under state law. The presence of an active code enforcement effort serves to maintain the conditions of the city's housing stock and does not constrain the production or improvement of housing in the city.

## APPENDIX B: CONSTRAINTS



### Jackson On/Off-site Improvements

The City of Jackson requires developers to provide on- and off-site improvements in association with residential development, (e.g., streets, curbs, gutters, sidewalks, street trees, drainage, water, sewer, power, and communication utilities). These requirements are comparable to provisions in neighboring cities.

All standards for public improvements are delineated in the Municipal Code. These standards may be modified if warranted by individual circumstances, and therefore are not a constraint on development. The following is a summary of improvement standards for a typical residential development.

- Parking:
  - Single-Family Residential – Two spaces per unit with one space in a fully enclosed garage
  - Multi-family – Studio and one-bedroom units must have 1.5 spaces per each unit; two bedrooms or more must have two spaces per each unit. One space per unit in a fully enclosed garage. Spaces not required to be in a garage for affordable housing units.
- Streets:
  - Each parcel within a proposed subdivision shall be provided access by being located on an existing city street or a new city street.
  - Alleys may be proposed as part of residential subdivisions.
  - Street widths (right-of-way) may be 42 feet to 60 feet wide depending upon street classification.
  - All residential properties shall have a minimum driveway width of 16 feet.

Other site improvements for residential construction may be found in the Development Code and the City of Jackson Improvement Standards. The City may consider and approve proposed access and street design solutions that differ from the provisions of the Development Code where deemed necessary or cost-prohibitive.

### Jackson Fees

The size of a housing project, type of development, lot size, and the necessity of planning entitlements all have an effect on the total amount of development fees charged by the City and the extent of required on- and off-site improvements.



## APPENDIX B: CONSTRAINTS

The City charges residential development a variety of facility fees in order to pay for the increased system capacities and services required by that development. Typical fees for single-family residential total \$31,895 per dwelling unit while fees for multi-family (Residential High Density) are \$29,160 per dwelling unit. The City has recently updated the Local and Regional Transportation Impact Fees and the Park Fees; however, the remaining fees – essential services, water, and sewer fees – are in need of an update. Keeping these fees current ensure that the existing City of Jackson taxpayers are not overburdened with increased capital improvement costs.

Fees are also charged for services provided by the Planning, Building, Public Works/Wastewater, Water, and Engineering Departments during the review, entitlement, and construction phases of a residential project. The fees are based on staff time and materials costs. The fee schedule was last updated in 2014. To ensure that the General Fund is not impacted by the review of private development projects, this study should be performed and its recommendations implemented. **Table HE-60** provides a complete list of facility and review fees.

## APPENDIX B: CONSTRAINTS



**TABLE HE-60**  
**CITY OF JACKSON FACILITY AND REVIEW FEES**

| Fee Type                                     | Residential Single Family<br>Per Dwelling Unit | Residential Multi-Family<br>Per Dwelling Unit |
|--|--|---|
| <b>Facility Fees</b>                         |  |   |
| Wastewater                                   | \$2,200  | \$1,700–\$2,100                               |
| Water  | \$2,060  | \$1,760–\$1,960                               |
| Essential Services                           | \$2,300  | \$2,450–\$2,600                               |
| Park In-Lieu <sup>1</sup>                    | \$8,670  | \$8,670                                       |
| Local Circulation                            | \$1,318  | \$938   |
| Regional Circulation                         | \$3,040  | \$2,158                                       |
| Amador Water Agency<br>Participation Fee     | \$7,555  | \$7,555–\$18,890                              |
| Amador County Unified<br>School District Fee | \$3.36/square foot                             | \$3.36/square foot                            |
| <b>Review Fees</b>                           |  |   |
| Tentative Map                                | \$500 plus \$10/lot                            | \$500 plus \$10/lot                           |
| Final Parcel Map                             | \$500 plus \$20/lot                            | \$500 plus \$20/lot                           |
| Final Subdivision Map                        | \$500 plus \$10/lot                            | \$500 plus \$10/lot                           |
| Site Development Plan                        | \$50   | \$75  |
| Site Field Inspection                        | \$50/final                                     | \$50/final                                    |
| Improvement Plans                            | 2% of Construction Cost                        | 2% of Construction Cost                       |
| Improvement Inspection                       | 1%–4% of Construction Cost                     | 1%–4% of Construction Cost                    |
| Negative Declaration                         | \$300 plus Direct Costs                        | \$300 plus Direct Costs                       |
| Mitigated Negative<br>Declaration Deposit    | \$300 plus Direct Costs                        | \$300 plus Direct Costs                       |
| Environmental Impact Report<br>Deposit       | \$500 plus Direct Costs                        | \$500 plus Direct Costs                       |
| Rezoning                                     | \$250 plus Direct Costs                        | \$250 plus Direct Costs                       |
| Use Permit                                   | \$250 plus Direct Costs                        | \$250 plus Direct Costs                       |
| Variance/Exception                           | \$250 plus Direct Costs                        | \$250 plus Direct Costs                       |
| General Plan Amendment                       | \$500 plus Direct Costs                        | \$500 plus Direct Costs                       |

Source: City of Jackson 2014

Note:

1, Park in-lieu fees are based on 50% for neighborhood and 50% for community park-land and facilities (no provision for regional or county-wide parks). When neighborhood facilities are constructed they are maintained by the development at no cost to the public and are of design, function, and quality as to be a full neighborhood park, dedicated or made fully available to public use, in-lieu fees may be reduced by the percentage such facilities provide toward meeting full neighborhood public park and use requirements, to a maximum of 50% of the total in-lieu fee requirement.

When development constructs private neighborhood park facilities primarily for use by residents/owners of the development, and such facilities consist of passive and active park facilities equivalent to at least 50% of public neighborhood park facility requirements, in-lieu fees may be reduced by up to 25%.



## APPENDIX B: CONSTRAINTS

The City's facility fees are comparable to other jurisdictions in the region. The City's fees for a typical 1,600-square-foot single-family dwelling are approximately \$31,895. According to Buildingcost.net, a housing construction cost resource that calculates the total estimated cost of building a new home (land costs not included), single-family home construction costs in 2014 were estimated at approximately \$132 per square foot for average quality construction, or \$211,200 for an average 1,600-square-foot home. The estimated total development cost, which includes construction and land costs, of a 1,600-square-foot home with four walls, an attached garage, central heating and air, and average building materials was \$217,508.

The City's fees for a typical 900-square-foot multi-family dwelling are approximately \$29,160. Costs for a recent multi-family project were not available in any of the County jurisdictions. In order to estimate multi-family costs, another area Housing Element analysis was used. Based on the Stanislaus County Housing Element, typical multi-family construction costs are \$133 per square foot, or \$119,700 for a 900 square foot unit. The estimated total development cost of a 900 square foot apartment, including construction and land, was \$132,200.

The City's facility fees are similar to other jurisdictions in the region. As illustrated in **Table HE-61**, this typical fee total is approximately 15 percent of the average new house development cost and 22 percent of the average new multi-family unit construction cost. While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, these requirements are deemed necessary to maintain the quality of life desired by city residents.

**TABLE HE-61**  
**CITY OF JACKSON TOTAL FEES FOR TYPICAL SINGLE- AND MULTI-FAMILY UNITS**

| Housing Type                    | Total Fees | Estimated Development Cost per Unit (land and construction costs) | Estimated Proportion of Fees to Development Costs per Unit |
|---------------------------------|------------|---|--|
| Single-Family Unit <sup>1</sup> | \$31,895   | \$217,508   | 15%  |
| Multi-Family Unit <sup>2</sup>  | \$29,160   | \$132,200   | 22%  |

*Source: City of Jackson, 2014 and Building-cost.net, 2014.*

*Notes:*

1. Typical single-family unit estimated at 1,600 square feet.
2. Typical multi-family unit of 900 square feet.

### Jackson Development Review and Permit Processing

The length of time it takes the City to review and approve a housing development application can add to housing costs. If the developer is buying the land outright, there are monthly interest costs, and if the developer is working under an option to purchase, there are option costs to hold the land.

In recent years, varying amounts of time were taken to consider and approve housing construction proposals. Generally, projects that require environmental impact reports and/or are subject to public controversy have longer review periods. Project redesigns or additional studies may be required by environmental review. Each change in the project design can have associated architect and engineering fees, which grow with each revision. Projects that receive a negative declaration of

## APPENDIX B: CONSTRAINTS



environmental impact are typically approved within six months; projects with environmental impact reports have required several years.

Processing delays for residential projects can result from incomplete submittals by project applicants, inadequate responses to staff requests for additional information and exhibits, and failure to design projects to City standards.

Ministerial projects: Applications for single- and multi-family residential projects which do not require any planning entitlements are submitted directly to the Building Department for permit processing. Typically, the review for a single-family residence is reviewed “in-house” and takes approximately two weeks. Plans for multi-family residences are usually referred to the City’s plan review consultant and typically take four weeks for plan check and issuance of a permit.

**Table HE-62** provides schedule for residential processing times in the City of Jackson.



## APPENDIX B: CONSTRAINTS

**TABLE HE-62  
CITY OF JACKSON DEVELOPMENT REVIEW TIMES**

| Application Type                                      | Review Body  | Typical Processing Time |
|---|--|-------------------------|
| Tentative Parcel Map                                  | Planning Commission                                  | 2 Months                |
| Final Parcel Map                                      | City Council   | 2 Months                |
| Tentative Subdivision Map                             | Planning Commission                                  | 4-12 Months             |
| Final Subdivision Map including Development Agreement | City Council   | 2-4 Months              |
| Annexation  | City Council with Planning Commission Recommendation | 4-6 Months              |
| Boundary Line Adjustment                              | City Council   | 4-6 Weeks               |
| Site Plan Review                                      | Staff  | 2-4 Weeks               |
| Conditional Use Permit                                | Planning Commission                                  | 1-4 Months              |
| Variance/Exception                                    | Planning Commission                                  | 1-2 Months              |
| Building Permit                                       | Staff  | 2-4 Weeks               |
| Negative Declaration                                  | Planning Commission and/or City Council              | 2-4 Months              |
| Environmental Impact Report                           | Planning Commission and/or City Council              | 6-12 Months             |
| Rezone/GP Amendment                                   | City Council with Planning Commission Recommendation | 2-6 Months              |

*Source: City of Jackson 2012*

### Jackson Design Review

The City of Jackson has codified procedures for the comprehensive review of development to implement the requirements of the Historic Commercial (HC) Zoning District and the goals and policies of the General Plan. All projects that require a land use or building permit or will affect the exterior appearance of any building or property within the HC Zoning District are subject to Historic Design Review. In addition, public projects such as sidewalk installation, traffic circle installation, and other streetscape and pedestrian bicycle improvement projects within the HC district are subject to Historic Design Review. No building permit will be issued for any project until the project has been evaluated through the Historic Design Review process, and a Certificate of Appropriateness has been granted, and the appropriate land use permit has been issued.

Historic Design Review for projects that require the approval of a discretionary permit (e.g., Conditional Use Permit, variance, etc.) occurs concurrently with the review of the discretionary permit application, and the final determination is made by the highest level of review authority acting on the project application. The City Planner prepares a report for the review authority outlining the findings and any conditions relating to the Historic Design Review prior to the review

## APPENDIX B: CONSTRAINTS



authority's consideration of the project. The report containing findings and any conditions shall also be forwarded to the applicant prior to consideration by the review authority.

The Historic Design Review application shall be forwarded to the Design Review Committee for review. The Design Review Committee shall review the application in accordance with the requirements of this chapter and the Historic Design Guidelines and forward a recommendation of approval, conditional approval, or denial to the City Planner. The City Planner may exempt applications from review by the Design Review Committee if the application is minor in nature or a quorum of the Design Review Committee cannot be called within a reasonable period of time for the City Planner to review the land use permit within the time limits imposed by this Development Code.

In conducting a Historic Design Review for a particular project, the City Planner considers the location, design, site plan configuration and the overall effect of the proposed project upon surrounding properties in general. Historic Design Review is conducted by comparing the proposed project to applicable General Plan policies, adopted development standards, Historic Design Guidelines, and other applicable ordinances of the City. In reviewing projects subject to Historic Design Review, the City Planner refers to Chapter 17.20.080 (Historic Corridor (HC) Overlay) in order to provide guidance to applicants seeking to comply with the requirements of Historic Design Review.

### **Jackson Inclusionary Ordinance**

The Development Code contains an affordable housing ordinance which provides opportunities for housing units affordable to lower-income persons in the community and does not act as a constraint to the overall development of housing. The goal of the ordinance is to develop a mix of housing types targeted to a variety of income groups. This ordinance provides flexibility along with incentives for developers building in the City of Jackson. The City acknowledges that the published appellate case of *Palmer/Sixth Street Properties, L.P. v. City of Los Angeles* (2nd Dist. 2009) 175 Cal.App.4th 1396 holds that the Costa-Hawkins Act (Civil Code §1954.50 et seq.) precludes local governments from requiring a developer to set affordable rent levels for private rental housing unless the developer has agreed to such rental restrictions in exchange for financial assistance or other consideration from the local government. This affordable housing ordinance shall be fully operative at such time that the Palmer case is overturned, disapproved, or depublished by a court of competent jurisdiction, or the state legislature amends state law to authorize local governments to require the development and restriction of affordable rental units in the manner set forth in this section and chapter. Except as expressly limited by the Palmer case, the affordable housing ordinance remains in full force and effect.

The ordinance requires that residential projects of 10 or more units include 10 percent of the units in the project as affordable extremely low-, very low-, or low-income households as defined by the Regional Housing Needs Assessment tables. At least one quarter of the inclusionary units (or 2.5 percent of the total development) must be restricted to occupancy by extremely low-income households. One-quarter of the inclusionary units (or 2.5 percent of the total development) must be restricted to occupancy by very low-income households. An additional one-half of the inclusionary



## APPENDIX B: CONSTRAINTS

units (or 5 percent of the total development) must be restricted to occupancy by low-income households. Developments of fewer than 10 housing units are exempt from this requirement. Inclusionary units must conform to the following standards:

- Inclusionary units must be comparable in infrastructure (including sewer, water, and other utilities), construction quality and exterior design to the market-rate residential units.
- All inclusionary units must be constructed and occupied concurrently with or prior to the construction and occupancy of market-rate units or development.
- Inclusionary units produced under this section must be legally restricted to occupancy by households of the income levels for which the units were designated for a minimum of 55 years for rental units and 45 years for owner-occupied units.

A developer may propose an alternative means of compliance according to the following provisions:

- Inclusionary units may be constructed off-site if the inclusionary units will be located in an area where, based on the availability of affordable housing, the City Manager finds that the need for such units is greater than the need in the area of the proposed development.
- The City Manager may accept any combination of on-site construction and off-site construction.

The City may provide one or more of the following incentives to a developer who elects to provide the inclusionary units on-site:

- Modification in development or zoning that will allow for increased density, including but not limited to a reduction in setback, square footage, and parking requirements.
- Approval of mixed use zoning.
- A 50% reduction of fees required by City Schedule of Charges for Special Services and Local Facilities Participation Charges for the portion of the development devoted to inclusionary units.
- Financial assistance in the form of loans or grants to the extent budgeted by the City Council.

The affordable housing ordinance does not address meeting the needs of extremely low-income households which are defined as households with income less than 30 percent of area median income.

## APPENDIX B: CONSTRAINTS



### CITY OF SUTTER CREEK

#### Sutter Creek General Plan

The General Plan Land Use Element contains 12 land use designations. **Table HE-63** summarizes the permitted residential uses in each of these designations, along with the compatible Zoning Ordinance classification, maximum lot coverage, maximum building density, assumed population density, and height limitations as described in the General Plan Land Use Element (Tables LU-2 and LU-5). As shown in the table, the lowest residential density in Sutter Creek is 1 unit/acre and the highest is 29 units/acre.

**TABLE HE-63  
CITY OF SUTTER CREEK GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS**

| Designation                                     | Description   |
|---|---|
| <b>Residential Estates (RE)</b>                 | The RE designation is applied to lands for residential use, but with large lot sizes in order to promote and maintain the rural character of the area. The RE designation is also applied to areas characterized by terrain that is less suitable for higher residential densities.   |
| <b>Residential Low-Density (RL)</b>             | The RL designation is applied to lands for residential use where higher densities than allowed by the RE designation can be supported while maintaining desired rural character.  |
| <b>Residential Single-Family (RSF)</b>          | The RSF designation is generally applied to lands with a full range of services available and is best suitable for subdivision development. The RSF-designated lands are generally those regarded for standard lot size single-family construction.   |
| <b>Residential Medium Density (RM)</b>          | The RM designation is generally applicable to lands where smaller lot sizes consistently appear (as in the mobile home park), or where duplex, triplex, or fourplex housing development is suitable.  |
| <b>Residential High Density (RH)</b>            | The RH designation is generally applied to lands where multi-family housing development is preferred. Land use constraints due to soils, terrain, access, services, aesthetics, open space, or other environmental features as identified with project application processing should enter into decisions regarding density.  |
| <b>Residential and Professional Office (RP)</b> | The RP designation is intended for areas where residences and professional offices or very limited, low-intensity commercial activities may be combined within one building. This land use may be applied in or near the historic downtown area where this combination of uses is somewhat historic or it may be applied to new areas of the city where very limited commercial activity and private entrepreneurs can be encouraged in buildings that also serve as a residence. |
| <b>Commercial (C)</b>                           | The C designation is applied to those areas of the city where retail, commercial, and professional business services are preferred. Residential uses of RH densities may also be compatible provided that the multiple family housing design standards of the Land Use Element and other policies, standards, and codes can be met. Application of the C designation is to ensure the economic vitality of the city.  |



## APPENDIX B: CONSTRAINTS

| Designation                      | Description   |
|----------------------------------|---|
| <b>Downtown Commercial (DTC)</b> | The DTC designation is applied to a specified area of historic downtown Sutter Creek wherein the range of commercial uses that are allowed and the way in which these uses are conducted are strictly controlled by the City's Zoning Ordinance, to protect the district's attractive and historic quality. This designation allows a smaller lot size and a greater building intensity than the City's regular commercial district, which is consistent with the history of the downtown area. Single-family (studio) apartments and multi-family apartments are allowed to be conducted as secondary, accessory uses customarily associated with the downtown commercial district, provided parking and other concerns are adequately addressed.  |
| <b>Industrial (I)</b>            | The I designation is applied to those lands most suitable for manufacturing or light industrial activities. The I designation is to promote a varied and stable local economy. Commercial uses would generally be compatible. Where the I designation is combined with a Planned Development (PD) designation, light industry is considered most appropriate and Residential High density uses could be conditionally allowed.  |
| <b>Public Services (PS)</b>      | The PS designation is applied to those lands with a public or quasi-public use. Maximum population density shall be 1,000 persons per gross acre for facilities or events involving the periodic assemblage of large numbers of people. Where such assemblies are not permitted, maximum population density shall not exceed 16 to 29 units per acre or equivalent (34.24-62.06 persons per acre).  |
| <b>Recreation (R)</b>            | The R designation is applied to lands where recreational facilities are to be located and protected from conflicting uses. Minimum parcel size shall be 7,000 square feet; maximum lot coverage shall be 50 percent; and maximum population density shall be 1,000 persons per gross acre for facilities or events involving the periodic assemblage of large numbers of people. Such facilities and events may be controlled by a conditional use permit. Where such facilities or events are not permitted, maximum population density shall not exceed 16 to 29 units per acre or equivalent (34.24-62.06 persons per acre).   |
| <b>Mining (M)</b>                | The M designation identifies areas where potentially valuable mineral reserves may exist and where carefully controlled mining for these resources is allowed. The City is required to ensure protection of such mineral reserves by state law. Use or development of such areas within the city shall be allowed only after approval by the City of a Conditional Use Permit and/or a mineral resource protection plan that is prepared or reviewed by a California registered qualified geologist. Land uses allowed in M areas shall be limited to mineral extraction, processing, prospecting, exploration, and other directly related uses. The City shall control such activities in the city by use permit and applicable provisions of the State Surface Mine and Reclamation Act and CEQA. |

Source: City of Sutter Creek General Plan Land Use Element 2012

## APPENDIX B: CONSTRAINTS



Table HE-64 provides a summary of allowed residential density for relevant General Plan Land Use categories.

**TABLE HE-64**  
**CITY OF SUTTER CREEK ALLOWABLE RESIDENTIAL DENSITY BY LAND USE CATEGORY**

| Land Use Category                        | Minimum Residential Density (du/ac) | Maximum Residential Density (du/ac) |
|--|-------------------------------------|-------------------------------------|
| Residential Estates (RE)                 | --                                  | 1                                   |
| Residential Low-Density (RL)             | --                                  | 2                                   |
| Residential Single-Family (RSF)          | --                                  | 6.22                                |
| Residential Medium Density (RM)          | --                                  | 15                                  |
| Residential High Density (RH)            | 16                                  | 29                                  |
| Residential and Professional Office (RP) | --                                  | 8                                   |
| Commercial (C)                           | 16                                  | 29                                  |
| Downtown Commercial (DTC)                | 16                                  | 29                                  |
| Industrial (I)                           | 16                                  | 29                                  |
| Public Services (PS)                     | 16                                  | 29                                  |
| Recreation (R)                           | --                                  | 16                                  |
| Mining (M)                               | --                                  | 1                                   |

*Source: City of Sutter Creek, General Plan Land Use Element 2012*

<sup>1</sup> Density bonus consistent with state law may be allowed to exceed the 25 unit per acre maximum.

<sup>2</sup> Density to be determined during the specific plan planning process.

### Sutter Creek Zoning

#### Development Standards for Zones Allowing Residential Uses

Table HE-65 shows the minimum lot area, maximum lot coverage, setbacks, and height limits for all zones allowing residential uses in Sutter Creek. Residential uses in the city do not require design review (architectural review) unless there is an overlay zoning.



## APPENDIX B: CONSTRAINTS

**TABLE HE-65**

**CITY OF SUTTER CREEK DEVELOPMENT STANDARDS FOR ZONES WHERE RESIDENTIAL DEVELOPMENT IS ALLOWED**

|                                | A        | RE     | RL    | R-1   | R-2   | R-3   | R-4   | C-2 | DTC | MU  | I-1   |
|--------------------------------|----------|--------|-------|---|---|-------|-------|-----|-----|-----|-------|
| Minimum lot area (square feet) | 40 acres | 40,000 | 2,000 | 7,000, although non-conforming lots between 5,000–7,000 sq. ft. are allowed one dwelling unit, and lots less than 5,000 sq. ft. are allowed one dwelling unit with a Conditional Use Permit | 3,000, unless zero lot-line, in which there must be a minimum 6 feet between all structures | 3,000 | 1,000 | --  | --  | --  | 7,000 |
| Maximum lot coverage           | 3%       | 15%    | 30%   | 50%   | 75%   | 75%   | 75%   | 85% | 95% | 85% | 90%   |
| Maximum height                 | 35       | 35     | 35    | 35  | 35  | 35    | 40    | 40  | 40  | 55  | 40    |
| <b>Setbacks</b>                |          |        |       |   |   |       |       |     |     |     |       |
| Front                          | 35       | 35     | 30    | 25  | 20  | 15    | 10    | 5   | 10  | 10  | 25    |
| Side                           | 20       | 15     | 10    | 5   | 5   | 5     | 5     | 5   | 15  | 5   | 10    |
| Side (corner lots)             | 35       | --     | 15    | 12  | 10  | 10    | 10    | 5   | --  | 5   | --    |
| Rear                           | 45       | 25     | 25    | 15  | 10  | 10    | 10    | 10  | 10  | 10  | 25    |

Source: City of Sutter Creek Zoning Ordinance 2010

## APPENDIX B: CONSTRAINTS



### Open Space and Park Requirements

Open space requirements can decrease the affordability of housing by decreasing the amount of land available on a proposed site for constructing units. The Land Use Element requires that open space be included within certain new developments as identified in the General Plan in Tables LU-2 and LU-9. There are requirements for 15 percent usable open space for areas designated Planned Development (PD) through the PD overlay and 25 percent usable open space for multi-family residential areas.

The Open Space and Conservation Element identifies usable open space as including required parklands, common areas, landscaped areas, pedestrian paths, plazas and similar public or private areas, but not areas devoted to vehicle parking and streets. These open space requirements are considered the minimum necessary to balance allowable densities with the City's goal to maintain its character and the state requirement that the City make definite plans to preserve open space (Government Code Section 66560 and PRC Section 5076).

The Land Use Element also applies the Visually Sensitive Area and the Creekside Greenway overlay land use designations to parcels that may be developed in the future. Since the element specifies that allowable densities must not be reduced in implementing these overlay designations, it should have no negative effect on housing. Since the designation encourages “clustering” housing units in planned unit developments outside the identified Visually Sensitive Areas of Creekside Greenways, they may, in fact, help provide more condensed and, therefore, economical housing developments.

### Dedication of Parkland Fee

In addition to open space requirements, the City has a requirement for the minimum amount of land that shall be dedicated for parkland, which is determined using the following formula:

$$U \times P \times S = \text{Minimum acreage dedication}$$

Where “U” equals the number of dwelling units in the subdivision as allowed by the zoning district(s) of the subdivision area, “P” equals the population per dwelling unit by dwelling unit type (based on the latest US Census data), and “S” equals the parkland standard of five acres per 1,000 people.

### Amount of Fee in Lieu of Land Dedication

When a fee is to be paid in lieu of land dedication, the amount of such fee shall be based upon the fair market value of the amount of land that would otherwise be required for dedication. The fee is determined by the following formula, where “P” equals the average number of persons in the dwelling type (based on the latest US Census data); “S” equals the parkland standard of 5 acres per 1,000 persons; and “V” equals the fair market value of one buildable acre of the subdivided land by dwelling type:

$$P \times S \times V = \text{Park fee per acre by dwelling type}$$



## APPENDIX B: CONSTRAINTS

The City defines a buildable acre as the typical acre within the subdivision, and located in other than an area on which building is excluded because of flooding, rights-of-way, easements, or other building restrictions. All fees listed above are base fees and the total fee is the actual administrative cost to the City. The City Council annually establishes an hourly rate of cost for City staff.

### Parking

Since the need for more required parking spaces directly affects land utilization, parking requirements are one of the development standards that impact the cost of new housing. Parking requirements for the city are located in Title 11 of the Sutter Creek Municipal Code. Sutter Creek's off-street parking standards for residential uses are as follows:

- Single-family dwellings: two spaces per dwelling unit.
- Two-family dwellings and townhouse units: two spaces per dwelling unit.
- Multiple-family dwellings: one and a half spaces for each dwelling unit plus one guest space for each five dwelling units.
- Senior housing: One space for each dwelling unit.
- Second unit dwellings: One space for each bedroom.
- Transient occupancy buildings: One space for each guest room plus one space for each five guest rooms.
- Congregate care facilities: One space for each two beds.

Parking standards for multi-family housing can increase development costs; however, the City's standard of one and a half parking spaces for each multiple-family dwelling is actually less restrictive than many similar communities.

### How Residential Uses are Allowed

**Table HE-66** shows permitted residential uses in each of the 12 zoning districts that allow residential uses in Sutter Creek's Zoning Ordinance, and whether the uses are permitted by right ("P"), with a Conditional Use Permit ("C"), or not permitted at all ("N"). In addition to the zones shown in the table below, there are three overlay zones that also allow residential uses in specific areas: Historic Residential Combining (HR), Manufactured Housing Combining (MH), and Planned Development.

# APPENDIX B: CONSTRAINTS



**TABLE HE-66  
CITY OF SUTTER CREEK HOUSING TYPES PERMITTED BY ZONE**

| Housing Type   | A | RE | RL | R-1 | R-2 | R-3<br>1 | R-4<br>1 | C-1<br>1,2 | C-2<br>1,2,3 | DTC<br>1,2,4 | MU | I-1<br>1, 2, 5 | I-2<br>1,2 |
|--|---|----|----|-----|-----|----------|----------|------------|--------------|--------------|----|----------------|------------|
| Dwelling, One Family <sup>1</sup>  | P | P  | P  | P   | P   | N        | N        | C          | C            | C            | N  | C              | C          |
| Second Unit Dwelling   | P | P  | P  | P   | P   | N        | N        | C          | C            | C            | N  | C              | C          |
| Dwelling, Half-plex (Zero lot line unit)   | N | N  | N  | N   | P   | N        | N        | C          | C            | C            | N  | C              | C          |
| Dwelling, Duplex   | N | N  | N  | N   | P   | N        | N        | C          | C            | C            | N  | C              | C          |
| Dwelling Triplex, Fourplex, Condominium, and Bungalow Court <sup>6</sup>                         | N | N  | N  | N   | N   | P        | P        | C          | P            | C            | N  | P              | C          |
| Dwelling, Multiple Family <sup>7</sup> , Apartment House, Townhouses                             | N | N  | N  | N   | N   | N        | P        | C          | P            | C            | N  | P              | C          |
| Group Dwellings  | N | N  | N  | N   | N   | N        | P        | C          | P            | C            | N  | P              | C          |
| Large-scale Neighborhood Housing Projects Having a Minimum Gross Area of Five Acres <sup>8</sup> | C | C  | C  | C   | C   | C        | C        | C          | C            | C            | N  | C              | C          |
| Residential Use above a Commercial Use   | N | N  | N  | N   | N   | N        | N        | N          | N            | N            | P  | N              | N          |
| Residential Care Facility, 6 persons or less   | N | N  | N  | N   | N   | N        | N        | N          | N            | N            | N  | N              | N          |
| Residential Care Facility, More than 6 persons   | N | N  | N  | N   | N   | N        | N        | N          | N            | N            | N  | N              | N          |
| Family Day Care Home, Large  | N | N  | N  | N   | N   | N        | N        | N          | N            | N            | N  | N              | N          |
| Family Day Care Home, Small  | N | N  | N  | N   | N   | N        | N        | N          | N            | N            | N  | N              | N          |



## APPENDIX B: CONSTRAINTS

| Housing Type                           | A | RE | RL | R-1 | R-2 | R-3<br>1 | R-4<br>1 | C-1<br>1, 2 | C-2<br>1,2,3 | DTC<br>1,2,4 | MU | I-1<br>1, 2, 5 | I-2<br>1,2 |
|--|---|----|----|-----|-----|----------|----------|-------------|--------------|--------------|----|----------------|------------|
| Home Occupations                       | C | C  | C  | C   | C   | C        | C        | N           | N            | N            | N  | N              | N          |
| Live/Work Units                        | N | N  | N  | N   | N   | N        | N        | N           | N            | N            | P  | N              | N          |
| Manufactured Homes                     | P | P  | P  | P   | p   | N        | N        | N           | N            | N            | N  | N              | N          |
| Single Room Occupancy (SRO) Facilities | N | N  | N  | N   | N   | N        | P        | C           | P            | C            | N  | P              | C          |
| Supportive Housing                     | N | N  | N  | N   | N   | N        | N        | N           | N            | N            | N  | N              | N          |
| Transitional Housing                   | N | N  | N  | N   | N   | N        | P        | C           | P            | C            | N  | P              | C          |
| Emergency Shelter                      | N | N  | N  | N   | N   | N        | N        | N           | P            | N            | N  | N              | N          |
| Farmworker Housing                     | N | N  | N  | N   | N   | N        | P        | C           | P            | C            | N  | P              | C          |

Source: City of Sutter Creek Zoning Ordinance.

Notes:

<sup>1</sup> Site plan review required for all buildings in R-3, R-4, commercial, and industrial zones (see Chapter 18.050 of the Zoning Ordinance).

<sup>2</sup> Chapter 18.60 (Conditional Use Permits) of the Zoning Ordinance permits the following with a Conditional Use Permit: new or remodeled residential structure in a commercial or industrial zone, or existing structure converted to residential uses in a commercial or industrial zone.

<sup>3</sup> Allows by right "multiple-family dwellings as permitted in the R-4 zone."

<sup>4</sup> Allows by right "first and second-story residential units including studio apartments." However, this table shows "CUP" for all listed residential uses based on note 2, rather than trying to determine what types of units would be considered first- and second-story residential units.

<sup>5</sup> Allows by right "any uses permitted in the C-2 zone."

<sup>6</sup> Bungalow court is defined in Section 18.08.120 of the Zoning Ordinance as "a group of two or more detached one-family or two-family dwellings as rental units located upon a single lot, together with all open spaces as required by this title."

<sup>7</sup> A "multiple family dwelling" is defined in Section 18.08.170 of the Zoning Ordinance as "a building, or portion thereof, designed for or occupied by three or more families living independently of each other."

<sup>8</sup> Allowed by Conditional Use Permit in all zones in Section 18.60.010 of the Zoning Ordinance.

## APPENDIX B: CONSTRAINTS



### Overlay and Combining Zones

The General Plan and Zoning Ordinance include overlay designations and zones. The General Plan Land Use Element includes the Planned Development designation that is applied to parcels that are four acres or larger in size and presently undeveloped. This designation is intended to provide for planned unit developments and more flexible overall site planning. The designation is a combined land use designation, and the population density and building intensity standards of the base designation apply. Population densities and building intensities may be clustered within any planned unit development to provide and preserve open space in another area of the planned unit development. This designation allows developers to group buildings on smaller lot sizes than would otherwise be permitted or in denser building clusters or in multi-family dwellings, provided the net allowable density and intensity does not increase.

The Zoning Ordinance implements the Planned Development land use overlay through the Planned Development Combining (PD) overlay zone. This designation allows flexibility of standards and density requirements, and encourages cluster development, mixed use, apartments, and condominiums.

The Zoning Ordinance also contains the Historic Residential (HR) Combining Zone, which establishes regulations for areas of historical or cultural significance in the city. These areas require special considerations to preserve existing residential structures as a community resource. Uses permitted by right are all of the residential uses allowed in the underlying residential zones with which the HR zone is combined, and all residential legal non-conforming uses within commercial and industrial zones with which the HR zone is combined. Development restrictions are imposed in this overlay zone related to the demolition, removal, relocation, or alteration of any residential building, structure, or site in the HR combining zone without a permit. Any new residential construction within the HR combining zone must conform to recognized architectural styles and forms utilized and constructed within Sutter Creek prior to the year 1920. External additions and remodels of existing residential buildings need to be in the same style and utilize architecturally similar materials as the existing residential structure.

The Zoning Ordinance also contains the Manufactured Housing (MH) Combining Zone, which specifies the criteria for the installation of manufactured homes in the city. Manufactured homes are permitted within specified residential zones that allow a detached one-family dwelling and meet certain requirements. Manufactured homes are not permitted within areas designated as "Historic" or "Historic Corridor" on the General Plan Land Use Maps, or in areas which carry the Historic Residential (HR) Combining Zone designation.



## APPENDIX B: CONSTRAINTS

### **Sutter Creek Provisions for a Variety of Housing Types**

#### Second Unit Dwellings

The City allows second unit dwellings by right in the RE, A, RL, and R-1 zones per state law.

#### Mobile and Manufactured Homes

Program H-4 directs the City to review the MH Combining Zone in the Zoning Ordinance and amend it, if necessary, to be consistent with the requirements of state law.

#### Farmworker Housing

Farmworker housing is permitted in the R-4, C-2, and I-1 zones and as a conditional use in the C-1, DTC, and I-2 zones. Program H-10 is proposed to amend the Zoning Ordinance to comply fully with the state Employee Housing Act (Health and Safety Code Section 17021.5 and 17021.6).

#### Residential Care Facility

Residential care facilities are not defined in the Zoning Ordinance. Program H-10 proposes to amend the Zoning Ordinance to define and allow residential care facilities per state law.

#### Emergency Shelters

Emergency shelters operated by a governmental agency or nonprofit corporation having all approvals, licenses, and permits required by state and local law for such operations are allowed by right in the C-2 zone. This zone has sufficient capacity to accommodate an emergency shelter with 18 parcels zoned C-2 or C-2(PD) for a total of 74.4 acres.

#### Transitional and Supportive Housing

Transitional housing is allowed by right in the R-4, C-2, and I-1 zones. Program H-8 is proposed to allow transitional and supportive housing in all zones allowing residential uses in the same way other residential uses are allowed in those zones.

#### Extremely Low-Income Households

SRO units are permitted in the R-4, C-2 and I-1 zones.

### **Sutter Creek Housing for Persons with Disabilities**

In accordance with SB 520 (Chapter 671, Statutes of 2001), the City has analyzed the potential and actual governmental constraints on the development of housing for persons with disabilities (see SB 520 Analysis Tool in Appendix A). Sutter Creek has adopted the California Building Code, including Title 24 regulations of the code dealing with accessibility for persons with disabilities. The City has not adopted any additional universal design elements in its building code beyond Title 24 requirements.

## APPENDIX B: CONSTRAINTS



The City does not currently have any special processes for individuals with disabilities to make requests for reasonable accommodation with respect to zoning, permit processing, or building laws. Rather, as with all other planning or building applications, accommodations are made through the variance or Conditional Use Permit process. The analysis further shows that while the City meets the requirements of the Uniform Building Code/California Building Code, the ADA, and the California Community Care Facilities Act, there are currently no additional accommodations for persons with disabilities.

The absence of reasonable accommodation in the application of zoning, permit processing, and building laws can act as a constraint on the development, maintenance, and improvement of housing intended for persons with disabilities. The City can address this constraint through development of a program that further analyzes the City's existing codes and practices, and establishes procedures or measures that provide flexibility in the development and/or rehabilitation of housing for disabled persons.

### **Sutter Creek Growth Management**

Growth management is a tool that local governments use to prevent urban sprawl and preserve natural resources and agriculture. However, growth management measures in some instances can increase the cost of affordable housing by limiting the amount of new development. The City of Sutter Creek has incorporated growth projections and growth management policies into the General Plan in order to ensure the preservation of the community's rural character. However, the City does not have any growth management programs that limit the number of residential units that can be built.

The City has one policy in the General Plan that references growth management. Policy 2.1 in the Land Use Element states:

“Growth management is necessary in order to preserve Sutter Creek's existing quality of life. When project applications are being considered for acceptance under the provisions of Government Code Section 65943 and the City's permit procedures, General Plan consistency should be evaluated. If the project proposal is not consistent, the applicant should be advised that the project may be denied if a General Plan amendment is not processed and approved first or concurrently. Included in this evaluation should be a comparison of the project's proposed population density and building intensity with the growth assumptions and policies of this plan.”

As stated on page LU-12 of the Land Use Element:

“The [growth management] policies do not conflict with efforts to implement the Housing Element because the General Plan encourages clustering of higher density development in (pd) designated areas which help encourage developers to provide more affordable housing and helps to avoid segregation of housing by economic groups. The Housing Element's program also includes City participation in efforts to obtain sites and provide infrastructure using in-lieu fees from developers who do not provide affordable housing.”



## APPENDIX B: CONSTRAINTS

The assumed population growth rate in the existing General Plan for the city averages 4 percent per year, which was consistent with the 1993 California Department of Finance (DOF) projections for Amador County. The assumed rate of growth for dwelling units on existing undeveloped but buildable lots or permitted multi-family housing units is 4.5 percent per year.

Table LU-7 in the Land Use Element shows that the city had a population of 2,015 in 1994, and is projected to have a population of 3,358 in 2014. This is an average population growth of 67 persons per year for the 20-year period, or an average annual growth rate of nearly 3 percent. Table LU-7 also shows that the city contained 925 dwelling units in 1994, and was projected to contain 1,505 dwelling units in 2014. This is an average of 29 new units per year for the 20-year period, or an average annual growth rate of 2.5 percent. This is an assumed growth rate that is almost twice the yearly need of approximately 15 housing units for the 7.5-year time period in the Regional Housing Needs Allocation Plan allocation for Sutter Creek.

### **Sutter Creek Density Bonus**

A density bonus is the allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned. Under Government Code Section 65915, a housing development that provides a certain percent of its units for lower-income or moderate-income households or for seniors is entitled to a density bonus and other concessions (OPR 2003). California law states that local governments must provide incentives to developers of specified housing developments, and a density bonus can be used to accomplish this requirement. In return for these requirements, the developer must reserve these units for this purpose for a certain number of years (OPR 2003).

Requirements for density bonuses are not included in Sutter Creek's Zoning Ordinance. This has not been a constraint in the development of affordable housing and provision of density bonuses thus far. However, since density bonuses are permitted under State of California law, modifying Sutter Creek's Zoning Ordinance to include density bonus regulations is included as one of the Housing Element's implementation programs per HCD requirements.

### **Sutter Creek Building Codes and Code Enforcement**

Through building codes and other land use requirements, local governments influence the style, quality, size, and costs of residential development. Building codes and their enforcement can increase the cost of housing and impact the feasibility of rehabilitating older properties that must be upgraded to current code standards. In this manner, building codes and their enforcement act as a constraint on the amount of housing and its affordability.

While the City must, by state law, adopt and implement the requirements of various uniform construction codes, Sutter Creek attempts to apply these codes as flexibly as possible under state law. The City currently enforces the 1997 Uniform Building Code and the 2007 California Codes (the City Council will be adopting the 2013 California Building Code in July 2014), and no local amendments to these codes have been adopted. Sutter Creek conducts nuisance abatement and other code enforcement activities on a complaint basis. The City has not had a code enforcement

## APPENDIX B: CONSTRAINTS



officer for several years. With the adoption of the 2014–2015 budget, the City will be hiring for the position of community services specialist. This position will carry the same duties as a code enforcement officer. The codes enforced by the City of Sutter Creek are similar to the codes enforced by most other cities in the region, and are necessary to promote the minimum standards of safety and accessibility to housing. Thus, the codes are not considered to be an undue constraint on affordable housing development.

### **Sutter Creek On/Off-site Improvements**

Previous subsections in this document discussed the extension of infrastructure, such as roads, sewers, water, and drainage to accommodate new development. Since Sutter Creek lacks financial resources with which to help developers provide infrastructure to new developments, it is the developers' responsibility to connect to and augment existing systems.

Potentially problematic infrastructure areas include the need to expand the existing wastewater treatment plant or tie into a regional plant to accommodate expanded residential development. Other on-site improvements, such as curbs, gutters, and sidewalks, reflect typical urban standards and are not particularly onerous for new development. These regulations are less stringent than many communities across California, and as such do not represent an undue constraint on the development of affordable housing.

Sutter Creek's General Plan contains a policy (Policy 2.5, Land Use Element) that states the City will only annex lands which are fiscally sound additions to the City, and which can be adequately served by municipal facilities (or an acceptable alternative). Prior to the annexation of lands to the City, the applicant needs to submit a plan demonstrating the feasibility of providing services and facilities to the area proposed for annexation, that intended development will not have a negative economic impact on the city or its citizens, and that the project will conform to the goals, policies, and standards of the General Plan.

The City's Improvement Standards were adopted as part of the Sutter Creek Municipal Code in 1997. The following is a summary of the improvement standards found in this document.

#### Streets

The City's current street standards are located in Title 13 of the Sutter Creek Municipal Code. The code states that all public streets within the city that provide primary means of access to abutting property shall have a uniform width of not less than 50 feet. All alleys within the city which provide secondary means of access to abutting property shall have a uniform width of not less than 30 feet. All lanes or ways within the city affording pedestrian travel to abutting property shall have a uniform width of not less than 10 feet.



## APPENDIX B: CONSTRAINTS

### Other

Other site improvements for residential construction include the following items found in Title 17 of the Sutter Creek Municipal Code (“Subdivisions”):

- The locations, names, widths, and approximate grades and curve radii of all ways, roads, streets, and highways in the proposed subdivision, or to be offered for dedication.
- The locations, names, and existing widths of all adjoining and contiguous ways, streets, and highways.
- The approximate widths, locations, purposes, and restrictions as to use of all existing and proposed easements.
- Approximate layout and approximate dimensions of each lot. Lots shall be numbered and total acreage of tract shall be shown.
- The dimensions and locations of any existing buildings which are to remain in place on the property.

These regulations are less stringent than many communities across California, and, as such, do not represent an undue constraint on the development of affordable housing.

### **Sutter Creek Fees**

The City of Sutter Creek adopted its current fee schedule in 1999, and updated it in 2006. **Table HE-67** presents the major planning and entitlement related fees.

## APPENDIX B: CONSTRAINTS



**TABLE HE-67**  
**CITY OF SUTTER CREEK PLANNING AND ENTITLEMENT FEES**

| Planning Review   |   |
|---|---|
| <b>Plan Check/Inspection Fees</b>                             |   |
| <i>Total Estimated Cost of Improvements:</i>                  |   |
| Less than \$10,000  | \$800   |
| \$10,000 to \$49,999  | \$1,500                                       |
| \$50,000 to \$99,999  | \$6,000                                       |
| \$100,000 to \$399,999  | \$6,000 + 1%                                  |
| \$400,000 and over  | 2.5%  |
| <b>Conditional Use Permit: \$600 Deposit plus staff costs</b> | \$600 deposit plus staff costs                |
| <b>Site Plan Permit</b>                                       | \$400 deposit plus staff costs                |
| <b>Tentative Map (four lots or less) Minimum two lots</b>     | \$400 plus \$100 per lot                      |
| <b>Tentative Map (five lots or more)</b>                      | \$500 plus \$20 per lot, plus staff costs     |
| <b>Final Map</b>  | \$800 plus \$40 per lot                       |
| <b>Architectural Review (Historic District)</b>               | \$50 each                                     |
| Annexation/Policy Changes                                     |   |
| <b>Variance</b>   | \$160 deposit plus staff costs                |
| <b>Boundary Line Adjustment/Merger</b>                        | \$240 each plus County Surveyor/Recorder fees |
| <b>Annexation</b>   | \$600 per acre                                |
| <b>General Plan Amendment</b>                                 | \$1,200 deposit plus staff costs              |
| Annexation/Policy Changes                                     |   |
| <b>Zone Change</b>  | \$800 plus staff costs                        |
| <b>Ordinance Amendment</b>                                    | \$1,200 deposit plus staff costs              |
| Other   |   |
| <b>Special Meeting of City Council or Planning Commission</b> | \$165 plus staff costs                        |
| <b>Appeals to Staff and Planning Commission</b>               | \$150 each, non-refundable                    |

*Source: City of Sutter Creek 2006*



## APPENDIX B: CONSTRAINTS

In addition, the fee schedule outlines the impact fees, as presented in **Table HE-68**.

**TABLE HE-68  
CITY OF SUTTER CREEK IMPACT FEES**

| Fire Development Fees                                 |   |
|---|---|
| Single-Family Unit                                    | \$670 + \$25 Admin Fee  |
| Apartment (per unit)                                  | \$372 + \$25 Admin Fee  |
| Duplex (Single-family dwelling)                       | \$1,340 + \$25 Admin Fee  |
| Commercial, industrial                                | \$1,860 + \$25 Admin Fee  |
| Up to 5,000 sq. ft.                                   | 25% credit given for installing automatic sprinklers  |
| Commercial, industrial above 5,000 sq. ft.            | \$0.372 per sq. ft. (see Ordinance, 256)  |
| Traffic Mitigation Fees                               |   |
| Regional Mitigation Fee (County)                      | \$3,040   |
| General Mitigation Fee for any/all building (AB 1600) | \$3,161 (+\$365 bypass fee & \$100 police fee)  |
| Police  | Single Family – \$881<br>Multi-Family – \$575   |
| Fire  | Single Family – \$1,729<br>Multi-Family – \$1,128   |
| Historical  | Single Family – \$403<br>Multi-Family – \$263   |
| City Hall   | Single Family – \$1,009<br>Multi-Family – \$658   |
| Corporation Yard                                      | Single Family – \$478<br>Multi-Family – \$312   |
| Traffic Mitigation Fees                               |   |
| Program Update Fee                                    | Single Family – \$115<br>Multi-Family – \$75  |
| Administration  | Single Family – \$138<br>Multi-Family – \$90  |
| Apartment, duplex, or any development                 | \$1,980 + \$365 bypass fee zoned R-2 through R-4 + \$100 police, any other commercial or other uses \$50 per trip end |
| Specific Subdivision Mitigation Fees                  |   |
| Sutter Crest Estates (Gopher Flat)                    | + \$1,000 per unit  |
| Sutter Crest East/Golden Hills (Gopher Flat)          | + \$1,000 per unit  |
| Sutter Glen (Gopher Flat)                             | + \$1,000 per unit  |
| Crestview Estates                                     | + \$1,762 per unit  |
| Mesa De Oro   | + \$ 360 per unit   |

## APPENDIX B: CONSTRAINTS



| In-Lieu Parking Fees   |   |
|--|---|
| Fee for not providing sufficient on-site parking for a project | \$3,000 per space                       |
| Sewer WCRF   |   |
| Single-family dwelling   | \$5,300 hookup fee                      |
| User fee (Single-family dwelling)                              | \$181.71 per quarter (effective 7/2009) |
| Vacant Lot Standby fee   | \$90.86 per quarter                     |

Source: City of Sutter Creek 2014, Amador County Transportation Commission, 2012

Table HE-69 outlines typical residential development fees.

**TABLE HE-69  
TYPICAL RESIDENTIAL DEVELOPMENT FEES**

| Fee Type                | Fee  |
|-------------------------|--|
| Sewer Hook-up Fee       | \$5,300  |
| School Fee              | \$3.36 per square foot                               |
| Building Permit         | Based on building standards per square foot          |
| Fire Safety Fee         | \$670 + \$25 Admin Fee                               |
| Police Fee              | See AB 1600 fees shown above                         |
| County Traffic Fee      | Single Family – \$6,380<br>Multi-Family – \$4,529.80 |
| Subdivision Traffic Fee | \$1,000 – \$2,000                                    |

Source: City of Sutter Creek 2014

The City's impact fees are similar to other jurisdictions in the region. The City's fees for a typical 1,600-square-foot single-family dwelling are approximately \$26,912. According to Buildingcost.net, a housing construction cost resource that calculates the total estimated cost of building a new home (land costs not included), single-family home construction costs in 2014 were estimated at approximately \$132 per square foot for average quality construction, or \$211,200 for an average 1,600-square-foot home. The estimated total development cost, which includes construction and land costs, of a 1,600-square-foot home with four walls, an attached garage, central heating and air, and average building materials was \$217,508.

The City's impact fees for a typical 900-square-foot multi-family dwelling are approximately \$14,400. Costs for a recent multi-family project were not available in any of the County jurisdictions. In order to estimate multi-family costs, another area Housing Element analysis was used. Based on the Stanislaus County Housing Element, typical multi-family construction costs are \$133 per square foot, or \$119,700 for a 900-square-foot unit. The estimated total development cost of a 900-square-foot apartment, including construction and land, was \$132,200.



## APPENDIX B: CONSTRAINTS

As illustrated in **Table HE-70**, this typical impact fee total is approximately 12 percent of the average new house development cost and 11 percent of the average new multi-family unit development cost. While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, these requirements are deemed necessary to maintain the quality of life desired by city residents.

**TABLE HE-70**  
**CITY OF SUTTER CREEK TOTAL FEES FOR TYPICAL SINGLE- AND MULTI-FAMILY UNITS**

| Housing Type                    | Total Fees | Estimated Development Cost per Unit (land and construction costs) | Estimated Proportion of Fees to Development Costs per Unit |
|---------------------------------|------------|---|--|
| Single-Family Unit <sup>1</sup> | \$26,912   | \$217,508   | 12%  |
| Multi-Family Unit <sup>2</sup>  | \$14,400   | \$132,200   | 11%  |

*Source:*

*Notes: 1. Typical single-family unit estimated at 1,600 square feet.*

*2. Typical multi-family unit of 900 square feet.*

### **Sutter Creek Development Review and Permit Processing**

Developers must negotiate several steps to secure all necessary approvals to build housing on a given parcel of land. From the standpoint of the City, this process is necessary to ensure that new development adequately complies with local regulations that are meant to ensure the health, safety, and welfare of the entire community. From the developer's standpoint, this process can complicate and lengthen the development process, increasing the difficulty and cost to develop new housing. The City's contract City Planner manages the review and approval process. **Table HE-71** shows the schedule for residential processing times in Sutter Creek.

## APPENDIX B: CONSTRAINTS



**TABLE HE-71  
CITY OF SUTTER CREEK DEVELOPMENT REVIEW TIMES**

| Application Type                           | Review Body                                       | Processing Time |
|--|---|-----------------|
| Tentative Parcel Map                       | Planning Commission                               | 3 months        |
| Final Parcel Map                           | City Council                                      | 2 months        |
| Tentative Subdivision Map                  | Planning Commission                               | 6–12 months     |
| Final Subdivision Map incl. Sub. Agreement | City Council                                      | 3–6 months      |
| Annexation                                 | City Council w/Planning Commission recommendation | 6–12 months     |
| Lot Line Adjustment                        | City Council                                      | 6 weeks         |
| Site Plan Permit                           | Staff   | 2 months        |
| Conditional Use Permit                     | Planning Commission                               | 3 months        |
| Building Permit                            | Staff   | 4–6 weeks       |
| Negative Declaration                       | Planning Commission or City Council               | 3 months        |
| Mitigated Negative Declaration             | Planning Commission or City Council               | 5 months        |
| Project EIR                                | Planning Commission or City Council               | 10 months       |

*Source: City of Sutter Creek*

The City of Sutter Creek’s Subdivision and Subdivision and Parcel Map Application outlines the planning application process and duration for the city. The first part of the process includes application submittal and review for completeness (30 days). Once the application is found to be sufficient, the second part of the process begins. This part includes review by ERC, review by affected agencies, and review/recommendation by the technical advisory committee (TAC) (50 days). The project then goes before the City Council for public hearing and adoption (95 days). This schedule is similar to other jurisdictions in California and does not pose any excessive burden on development.

### **Sutter Creek Design Review**

Design review requirements can sometimes increase the cost of housing, especially those which require additional costly features be provided in a multi-family housing development. The Land Use Element contains three tables that describe design guidelines. Table LU-8 in the Land Use Element describes design guidelines specific to multi-family residential developments; Table LU-9 in the Land Use Element describes design guidelines specific to all high density residential and commercial developments; and Table LU-10 in the Land Use Element describes design guidelines specific to the Sutter Hill commercial and industrial area. City Code 306 also applies design standards on projects.

Many of these guidelines require that certain amenities and features be included in multi-family developments, including recreation facilities, buffering from adjacent single-family developments, and laundry facilities. While these design guidelines could be analyzed as a constraint for affordable housing development, they also encourage such development since they ensure that such development would meet basic City standards and would generate less community opposition.



## APPENDIX B: CONSTRAINTS

This page intentionally left blank.

## APPENDIX C RESOURCES



### REGIONAL HOUSING NEEDS ALLOCATION

The Regional Housing Needs Allocation (RHNA) is a key tool for local governments to plan for anticipated growth. The current RHNA quantifies the anticipated need for housing within each jurisdiction for the five-year period from January 2014 through June 2019. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The intent of the RHNA is to ensure that local jurisdictions address their fair share of the housing needs for the entire region. Additionally, a major goal of the RHNA is to ensure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNA jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community. **Table HE-72** provides the RHNA target for the planning period of 2014 to 2019.

**TABLE HE-72**  
**REGIONAL HOUSING NEEDS ALLOCATIONS 2014–2019**

| Jurisdiction             | Extremely Low <sup>1</sup> | Very Low | Low | Moderate | Above Moderate | Total <sup>2</sup> |
|--------------------------|----------------------------|----------|-----|----------|----------------|--------------------|
| Amador County Total RHNA | 11                         | 10       | 17  | 19       | 43             | 100                |
|                          | 11%                        | 10%      | 17% | 19%      | 43%            | 100%               |
| Amador City              | 0                          | 1        | 1   | 0        | 0              | 2                  |
|                          | 0%                         | 1%       | 1%  | 0%       | 0%             | 2%                 |
| Ione                     | 1                          | 2        | 3   | 3        | 7              | 16                 |
|                          | 1%                         | 2%       | 3%  | 3%       | 7%             | 16%                |
| Jackson                  | 2                          | 2        | 3   | 4        | 8              | 19                 |
|                          | 2%                         | 2%       | 3%  | 4%       | 8%             | 19%                |
| Plymouth                 | 0                          | 1        | 1   | 1        | 1              | 4                  |
|                          | 0%                         | 1%       | 1%  | 1%       | 1%             | 4%                 |
| Sutter Creek             | 1                          | 1        | 2   | 2        | 4              | 10                 |
|                          | 1%                         | 1%       | 2%  | 2%       | 4%             | 10%                |
| Unincorporated county    | 5                          | 5        | 7   | 9        | 23             | 49                 |
|                          | 5%                         | 5%       | 7%  | 9%       | 23%            | 49%                |

<sup>1</sup> Approximately 50% of VL units are assumed to be extremely-low per state law.

<sup>2</sup> The allocation of 100 reflects the county's projected minimum need (rounded). This column represents the minimum housing need that the county's RHNA Plan must address in total.

Source: HCD 2012



## APPENDIX C RESOURCES

A RHNA is mandated by the State of California (Government Code Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The California Department of Housing and Community Development (HCD) allocates to cities, and the unincorporated portions of counties, their “fair share” or RHNA of the regions’ projected housing needs. RHNAs are typically prepared by a representative Council of Governments (COG). Amador County is not currently represented by a COG as the result of the dissolution of the Central Sierra Planning Council in June 2011. Consequently the regional housing need determination was made directly by HCD. However, HCD shared its proposed methodology, assumptions, and draft figures with local government representatives to review and comment before the final RHNA determination was completed.

### SUTTER CREEK 2007-2014 REGIONAL HOUSING NEEDS ALLOCATION

Because the City of Sutter Creek did not adopt a Housing Element during the fourth round (2007-2014), the City must identify adequate sites to meet the current and previous RHNA allocations. Sutter Creek’s share of regional housing needs during the previous planning period totaled 189 new units. **Table HE-73** provides the detailed breakdown of units by income category for the previous planning period. Through this Housing Element, the City is required to demonstrate the availability of adequate sites to accommodate these unit numbers.

**TABLE HE-73**  
**REGIONAL HOUSING NEEDS ALLOCATIONS 2014–2019**

| Jurisdiction | Extremely Low <sup>1</sup> | Very Low | Low | Moderate | Above Moderate | Total |
|--------------|----------------------------|----------|-----|----------|----------------|-------|
| Sutter Creek | 21                         | 21       | 30  | 36       | 81             | 189   |
|              | 11%                        | 11%      | 16% | 20%      | 42%            | 100%  |

<sup>1</sup> Approximately 50% of VL units are assumed to be extremely-low per state law.  
Source: Central Sierra Planning Council, 2008

**Table HE-74** shows the County’s and cities’ progress toward achieving the fourth round RHNA through their plans.

As of October 2014, there have been three moderate-income housing units and 23 above-moderate housing units affordable to above moderate-income households approved or constructed in the four cities and unincorporated county. The County and cities currently have the vacant land capacity to accommodate all of their 2014-2019 RHNA need. See **Tables HE-75** for a complete list of available sites to meet the County and cities’ 2014–2019 RHNA and the Sutter Creek 2007-2014 RHNA.

# APPENDIX C RESOURCES



**TABLE HE-74  
REGIONAL HOUSING NEEDS ALLOCATION PROGRESS (2014–2019)**

| Jurisdiction          | New Units by Affordability Category |          |          |          |                | Total     |
|-----------------------|-------------------------------------|----------|----------|----------|----------------|-----------|
|                       | Extremely Low                       | Very Low | Low      | Moderate | Above-Moderate |           |
| Ione                  | 0                                   | 0        | 0        | 0        | 1              | 1         |
| Jackson               | 0                                   | 0        | 0        | 0        | 0              | 0         |
| Plymouth              | 0                                   | 0        | 0        | 0        | 0              | 0         |
| Sutter Creek          | 0                                   | 0        | 0        | 0        | 11             | 11        |
| Unincorporated County | 0                                   | 0        | 0        | 3        | 11             | 14        |
| <b>Total</b>          | <b>0</b>                            | <b>0</b> | <b>0</b> | <b>3</b> | <b>23</b>      | <b>26</b> |

Source: HCD 2012; Cities of Ione, Plymouth, Sutter Creek, and Jackson and Amador County, 2014

**TABLE HE-75  
REMAINING REGIONAL HOUSING NEEDS**

| Jurisdiction             | New Units by Affordability Category |          |     |          |                | Total |
|--------------------------|-------------------------------------|----------|-----|----------|----------------|-------|
|                          | Extremely Low                       | Very Low | Low | Moderate | Above-Moderate |       |
| Ione                     | 1                                   | 2        | 3   | 3        | 6              | 15    |
| Jackson                  | 2                                   | 2        | 3   | 4        | 8              | 19    |
| Plymouth                 | 1                                   | 0        | 1   | 1        | 1              | 4     |
| Sutter Creek (2007-2014) | 21                                  | 21       | 30  | 36       | 81             | 189   |
| Sutter Creek (2014-2019) | 1                                   | 1        | 2   | 2        | 0              | 6     |
| Unincorporated County    | 5                                   | 5        | 7   | 6        | 12             | 35    |

Source: HCD 2012; Cities of Ione, Plymouth, Sutter Creek, and Jackson and Amador County, 2014

## INVENTORY OF SITES

This section provides the inventory of vacant land that is available in the five jurisdictions for both multifamily and single-family residential development. Summary tables of the available land are included in each of the following sections. **Table HE-79a and HE-79b** provides the number of acres, zoning, unit potential, and availability of infrastructure for all vacant acreage not earmarked for pending projects in the unincorporated county and four cities.



## APPENDIX C RESOURCES

### IONE SITES INVENTORY ANALYSIS

This section provides the inventory of vacant land that is available in the City of Ione for both multifamily and single-family residential development. **Table HE-79a and HE-79b** provides the number of acres, zoning, unit potential, and availability of infrastructure for all vacant acreage not earmarked for a pending project in Ione.

#### **Realistic Capacity**

The Zoning Districts and General Plan land use designations are shown for each site and are used to determine the realistic unit capacity of each site. Realistic capacity was determined by multiplying the number of acres by the maximum density for the site, and then 80 percent of that result was used as the final realistic unit number. The 80 percent assumption was derived from sample developments of what could happen in Ione based upon market conditions and would be consistent with the General Plan and Zoning District designations.

- Jose's Place, a 44-unit affordable project, was built on 2.43 acres in the Planned Development (PD) zone which has a High Density General Plan Designation. This project contained 44 units showing a capacity of 18 units per acre, which is 72 percent of the maximum density for this site.
- 115 Clay Street was built on .307 acres in the Commercial Transition (CT) zone and contained four units, showing a development capacity of 13 units per acre or 87 percent of the maximum development capacity.
- 306 South Church Street was built on .537 acres in the Light Commercial (C-1) zone and contained 20 units, showing a development capacity of 161 percent. This project developed at 37 units per acre.
- 25 North Ione Street was built on .29 acres in the Central Business (C-2) zone. This project contained eight units which showed a capacity of 110 percent. This project was developed at 27 units per acre.
- 421 to 463 Foothill Blvd. was built on 1.196 acres in the Planned Development (PD) zoning district. The project had 20 units, showing a capacity of 111 percent. This project was developed at 16 units per acre.

## APPENDIX C RESOURCES



Based on an analysis of vacant land zoned for residential development in the city, the city has sufficient vacant land to accommodate its RHNA allocation (see **Table HE-76**)

**TABLE HE-76**  
**LAND INVENTORY SUMMARY – CITY OF IONE**

|                     | Potential Units by Affordability Category |          |                | Total |
|---------------------|---|----------|----------------|-------|
|                     | Lower                                     | Moderate | Above-Moderate |       |
| Remaining RHNA      | 6   | 3        | 6              | 15    |
| Summary of Sites    | 196                                       | 126      | 108            | 430   |
| Net Remaining RHNA  | 0   | 0        | 0              | 0     |
| Surplus (Shortfall) | 190                                       | 123      | 102            | 415   |

*Source: Amador County Transportation Commission, 2014*

### JACKSON SITES INVENTORY ANALYSIS

This section provides the inventory of vacant and underutilized land that is available in the City of Jackson for both multifamily and single-family residential development. **Table HE-79a and HE-79b** provides the number of acres, zoning, unit potential, and availability of infrastructure for all vacant acreage not earmarked for a pending project in Jackson.

#### Realistic Capacity

The inventoried capacity represents the “realistic capacity” because it is based on past development proposals, City staff assumptions regarding the site’s characteristics (e.g., physical or service constraints), and the densities of existing housing developments under each designation/zone. The number of affordable units by affordability category calculated for each of these sites is derived from the density and unit type assumptions shown per site (see **Table HE-79a and HE-79b** for unit type information) and, if applicable, previous development proposals for the site. All of the sites listed with “townhouse” or “apartment” unit types are assumed to be potentially affordable to very low-income households. All of the other unit types shown (duplexes, four-plexes, and bungalow courts) are assumed to be potentially affordable to low-income households.

The sites shown in **Tables HE-79a and HE-79b** all have access to infrastructure. Topography, environmental factors, or other site-specific problems that would be a constraint to development are addressed per site in **Table HE-79a and HE-79b**.

To ensure adequate sites are available throughout the planning period to meet the City’s RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City’s RHNA



## APPENDIX C RESOURCES

Based on an analysis of vacant and underutilized land zoned for residential development in the city, the city has sufficient vacant and underutilized land to accommodate their RHNA allocation (see **Table HE-77**)

**TABLE HE-77**  
**LAND INVENTORY SUMMARY – CITY OF JACKSON**

|                     | Potential Units by Affordability Category |          |                | Total |
|---------------------|---|----------|----------------|-------|
|                     | Lower                                     | Moderate | Above-Moderate |       |
| Remaining RHNA      | 7   | 4        | 8              | 19    |
| Summary of Sites    | 367                                       | 142      | 135            | 644   |
| Net Remaining RHNA  | 0   | 0        | 0              | 0     |
| Surplus (Shortfall) | 360                                       | 138      | 127            | 625   |

*Source: Amador County Transportation Commission, 2014*

### SUTTER CREEK SITES INVENTORY ANALYSIS

This section provides the inventory of vacant land that is available in the City of Sutter Creek for both multifamily and single-family residential development. **Table HE-79a and HE-79b** provides the number of acres, zoning, unit potential, and availability of infrastructure for all vacant acreage not earmarked for a pending project in Sutter Creek.

#### Realistic Capacity

The number of units by affordability category calculated for each of these sites is derived from the density and unit type (see **Table HE-79a and HE-79b** for unit type information) assumptions shown in the table and, if applicable, development proposals for the sites. All of the sites listed with “cottage style” or “starter home” unit types are assumed to be potentially affordable to moderate-income households. All of the sites listed with “townhouse” or “apartment” unit types are assumed to be potentially affordable to very low-income households. All of the other unit types shown (duplexes, four-plexes, and second-story flats) are assumed to be potentially affordable to low-income households.

The sites shown in **Table HE-78** all have access to infrastructure and are not constrained by topography, environmental factors, or other site-specific problems that would limit planned development. The table includes specific notes on the sites/projects.

Based on an analysis of vacant land zoned for residential development in the city, the city has sufficient vacant land to accommodate both its RHNA allocation for 2014-2019 and the previous allocation for 2007-2014 (see **Table HE-78**).

# APPENDIX C RESOURCES



**TABLE HE-78  
LAND INVENTORY SUMMARY – CITY OF SUTTER CREEK**

|                            | Potential Units by Affordability Category |          |                | Total |
|----------------------------|---|----------|----------------|-------|
|                            | Lower                                     | Moderate | Above-Moderate |       |
| Remaining RHNA (2007-2014) | 72  | 36       | 81             | 189   |
| Remaining RHNA (2014-2019) | 4   | 2        | 0              | 6     |
| Summary of Sites           | 182                                       | 131      | 210            | 523   |
| Net Remaining RHNA         | 0   | 0        | 0              | 0     |
| Surplus (Shortfall)        | 106                                       | 93       | 129            | 328   |

*Source: Amador County Transportation Commission 2014*

## ENERGY CONSERVATION

State law (Government Code Section 65583[a][7]) requires housing elements to contain an analysis of opportunities for residential energy conservation. The energy conservation section of a housing element must inventory and analyze the opportunities to encourage the incorporation of energy-saving features, energy-saving materials, and energy-efficient systems, and design for residential development. Housing element policies and programs should address the environmental significance and operational benefits of employing energy conservation in the building and retrofitting of housing.

According to the US Department of Energy, residential energy use accounts for about 21 percent of all energy use nationwide. Greater energy efficiency in these three residential components would greatly contribute to an overall reduction in energy use.

Opportunities for residential energy conservation exist at all levels: individual dwelling units, residential projects, neighborhoods, communities, and regions. Conservation can be achieved through a variety of approaches, including reducing the use of energy-consuming appliances and features in a home, physical modification of existing structures or land uses, and reducing the reliance on automobiles by encouraging more mixed-use and infill development, and providing pedestrian access to commercial and recreational facilities.

The County’s and cities’ goals and policies related to energy conservation are shaped by several other state, regional, and local initiatives and programs, including:

- Title 24, California’s building standards for energy efficiency that apply to all new buildings in Amador County.
- The state’s climate change strategies focused on reductions in greenhouse gas emissions, as required by Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006.



## APPENDIX C RESOURCES

- Federal and utility programs and funds promoted through each jurisdiction’s policies and administrative offices.
- The general plans of Ione, Jackson, Plymouth, Sutter Creek, and Amador County.

Additional information describing each of these programs is provided in the following sections.

### **State Energy Efficiency Requirements for New Construction**

Title 24 of the California Code of Regulations contains California’s building standards for energy efficiency. Each city and county must enforce these standards as part of its review of building plans and issuance of building permits. The standards, prepared by the California Energy Commission (CEC), were established in 1978 in response to a state legislative mandate to reduce California’s energy consumption. The standards are updated periodically to consider and incorporate new energy-efficiency technologies and methods. New 2013 Building Code standards went into effect on July 1, 2014, with higher efficiency requirements across all building types. According to the CEC estimates, Californians can expect energy savings of 25 percent for homes, and 14 percent for low-rise multifamily buildings under the new standards. Under the new standards, homeowners are expected to save approximately \$6,200 over the life of a 30-year mortgage compared to the previous code standards. The CEC estimates that California’s building efficiency standards (along with those for energy-efficient appliances) saved more than \$66 billion in electricity and natural gas costs from 1978 to 2013.

### **Greenhouse Gas Emissions Reduction**

The California legislature adopted the California Global Warming Solutions Act in 2006 (AB 32) and declared that “global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California.” In adopting the act, the legislature found that human activity is one of the leading contributors to an increase in carbon dioxide, methane, and other greenhouse gases (GHGs). The state has declared these gases are leading to an increase in average global temperatures and contributing to changes in climate throughout the world. The purpose of AB 32 is to reduce GHG emissions to 1990 levels by 2020 (25 percent reduction over current levels). Executive Order S-03-05 requires further reduction of GHGs to 80 percent below 1990 levels by 2050.

AB 32 is being implemented by the California Air Resources Board (CARB) and local air pollution control districts guided by a Scoping Plan developed by CARB in 2008, to be updated every five years. The plan was most recently updated in 2014. The Scoping Plan encourages local jurisdictions to adopt emissions reductions measures to help the state meet its emissions reductions goals. The California Air Pollution Control Officers Association (CAPCOA), which represents local air districts, has released reports describing ways to measure and reduce GHGs at the local level, and model policies that local jurisdictions can include in their general plans to reduce GHGs and contribute to achieving the important goals of AB 32. Many of the recommendations are relevant for residential energy conservation. Among the suggestions are:

## APPENDIX C RESOURCES



- Promote walkability through a highly connected street system with small blocks.
- Promote mixed-use neighborhood centers and transit-oriented development.
- Reduce the amount of water used for landscaping and encourage the use of recycled water for landscaping.
- Promote the use of fuel-efficient heating and cooling equipment and other appliances.
- Encourage green building designs in both new construction and building renovation.
- Encourage building orientations and landscaping that enhance natural lighting and sun exposure.
- Encourage the expansion of neighborhood-level products and services and public transit opportunities throughout the area to reduce automobile use.
- Promote energy-efficient design features, including appropriate site orientation, and use of light color roofing and building materials.
- Encourage the development of affordable housing throughout the community, as well as development of housing for elderly and low- and moderate-income households near public transportation services.
- Ensure that a portion of future residential development is affordable to low- and very low-income households.

### UTILITY PROGRAMS AND FUNDING

The County and cities actively promote energy conservation programs offered through local service and utility providers.

PG&E serves the electrical and gas needs in the county. PG&E offers energy assistance programs for lower-income households to help lower-income households conserve energy and control utility costs. These programs include the California Alternate Rates for Energy (CARE), the Relief for Energy Assistance through Community Help (REACH), and the Family Electric Rate Assistance (FERA) programs.

The CARE program provides a 20 percent monthly discount on gas and electric rates to households with qualified incomes, certain nonprofit organizations, homeless shelters, hospices, and other qualified nonprofit group living facilities.

The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income households, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience hardships and are unable to pay for their necessary energy needs.



## APPENDIX C RESOURCES

The FERA program provides a rate reduction for large households of three or more people with low to middle income.

In addition, the California Department of Health and Human Services funds the Home Energy Assistance Program (HEAP). HEAP provides financial assistance to eligible low-income persons to offset the costs of heating and/or cooling their housing unit.

PG&E offers a number of energy reduction tips and information available, including home weatherization, energy-saving tips, and a residential energy guide.

# APPENDIX C RESOURCES



**TABLES HE-79A LAND INVENTORY**

| Jurisdiction                    | APN             | Zone | Combining Designation | General Plan Land Use | Use Status | Acreage | Max Allowed Density | Max Unit Capacity* | Realistic Unit Capacity | Income Category | Assumed Unit Type (Jackson and Sutter Creek only) | Existing Use | Notes |
|---------------------------------|-----------------|------|-----------------------|-----------------------|------------|---------|---------------------|--------------------|-------------------------|-----------------|---|--------------|-------|
| lone                            | 004-290-002     | R-4  |                       | RH                    | Vacant     | 7       | 15.1-25.0           | 175                | 84                      | Lower           |   | Vacant       |       |
| lone                            | 004-030-009     | PD   |                       | RH                    | Vacant     | 9.3     | 15.1-25.0           | 232                | 112                     | Lower           |   | Vacant       |       |
| <b>Lower Income Subtotal</b>    |                 |      |                       |                       |            | 16.3    |                     |                    | 196                     |                 |   |              |       |
| lone                            | 011-150-021     | PD   |                       | RH                    | Vacant     | 6.78    | 15.1-25.0           | 169                | 81                      | Mod             |   | Vacant       |       |
| lone                            | 004-010-039     | R-2  |                       | RL                    | Vacant     | 0.52    | 3.1-15.0            | 7                  | 6                       | Mod             |   | Vacant       |       |
| lone                            | 004-010-038     | R-2  |                       | RL                    | Vacant     | 0.37    | 3.1-15.0            | 5                  | 4                       | Mod             |   | Vacant       |       |
| lone                            | 005-320-038-501 | PD   |                       | RM                    | Vacant     | 2.64    | 3.1-15.0            | 39                 | 25                      | Mod             |   | Vacant       |       |
| lone                            | 004-262-002     | C-1  |                       | DT                    | Vacant     | 0.91    | 3.1-15.0            | 13                 | 10                      | Mod             |   | Vacant       |       |
| lone                            | 004-262-003     | C-1  |                       | DT                    | Vacant     | 0.46    | 3.1-15.0            | 6                  |                         | Mod             |   | Vacant       |       |
| <b>Moderate Income Subtotal</b> |                 |      |                       |                       |            | 11.68   |                     |                    | 126                     |                 |   |              |       |
| lone                            | 004-070-0340    | R-1a |                       | RL                    | Vacant     | 0.43    | 2.1-7.0             | 3                  | 2                       | AM              |   | Vacant       |       |
| lone                            | 004-070-0330    | R-1a |                       | RL                    | Vacant     | 0.31    | 2.1-7.0             | 2                  | 2                       | AM              |   | Vacant       |       |
| lone                            | 004-070-032-000 | R-1a |                       | RL                    | Vacant     | 0.31    | 2.1-7.0             | 2                  | 2                       | AM              |   | Vacant       |       |
| lone                            | 004-070-0310    | R-1a |                       | RL                    | Vacant     | 0.29    | 2.1-7.0             | 2                  | 2                       | AM              |   | Vacant       |       |
| lone                            | 004-080-0050    | R-1a |                       | RL                    | Vacant     | 0.4     | 2.1-7.0             | 2                  | 2                       | AM              |   | Vacant       |       |
| lone                            | 004-070-0140    | R-1a |                       | RL                    | Vacant     | 0.16    | 2.1-7.0             | 1                  | 1                       | AM              |   | Vacant       |       |
| lone                            | 004-041-0410    | R-1a |                       | RL                    | Vacant     | 0.69    | 2.1-7.0             | 4                  | 4                       | AM              |   | Vacant       |       |
| lone                            | 004-340-0080    | R-1a |                       | RL                    | Vacant     | 0.2     | 2.1-7.0             | 1                  | 1                       | AM              |   | Vacant       |       |
| lone                            | 004-340-0120    | R-1a |                       | RL                    | Vacant     | 0.21    | 2.1-7.0             | 1                  | 1                       | AM              |   | Vacant       |       |
| lone                            | 004-340-0130    | R-1a |                       | RL                    | Vacant     | 0.33    | 2.1-7.0             | 2                  | 2                       | AM              |   | Vacant       |       |
| lone                            | 004-340-0070    | R-1a |                       | RL                    | Vacant     | 0.17    | 2.1-7.0             | 1                  | 1                       | AM              |   | Vacant       |       |
| lone                            | 004-340-0060    | R-1a |                       | RL                    | Vacant     | 0.17    | 2.1-7.0             | 1                  | 1                       | AM              |   | Vacant       |       |
| lone                            | 004-340-0160    | R-1a |                       | RL                    | Vacant     | 0.31    | 2.1-7.0             | 2                  | 2                       | AM              |   | Vacant       |       |
| lone                            | 004-340-0320    | R-1a |                       | RL                    | Vacant     | 0.21    | 2.1-7.0             | 1                  | 1                       | AM              |   | Vacant       |       |
| lone                            | 004-340-0310    | R-1a |                       | RL                    | Vacant     | 0.18    | 2.1-7.0             | 1                  | 1                       | AM              |   | Vacant       |       |
| lone                            | 004-340-0050    | R-1a |                       | RL                    | Vacant     | 0.17    | 2.1-7.0             | 1                  | 1                       | AM              |   | Vacant       |       |
| lone                            | 004-340-0300    | R-1a |                       | RL                    | Vacant     | 0.2     | 2.1-7.0             | 1                  | 1                       | AM              |   | Vacant       |       |
| lone                            | 004-340-0330    | R-1a |                       | RL                    | Vacant     | 0.18    | 2.1-7.0             | 1                  | 1                       | AM              |   | Vacant       |       |
| lone                            | 004-340-0290    | R-1a |                       | RL                    | Vacant     | 0.15    | 2.1-7.0             | 1                  | 1                       | AM              |   | Vacant       |       |
| lone                            | 004-340-0340    | R-1a |                       | RL                    | Vacant     | 0.17    | 2.1-7.0             | 1                  | 1                       | AM              |   | Vacant       |       |
| lone                            | 004-340-0180    | R-1a |                       | RL                    | Vacant     | 0.21    | 2.1-7.0             | 1                  | 1                       | AM              |   | Vacant       |       |
| lone                            | 004-340-0350    | R-1a |                       | RL                    | Vacant     | 0.17    | 2.1-7.0             | 1                  | 1                       | AM              |   | Vacant       |       |



## APPENDIX C RESOURCES

| Jurisdiction                          | APN             | Zone    | Combining Designation | General Plan Land Use | Use Status | Acreage | Max Allowed Density | Max Unit Capacity* | Realistic Unit Capacity | Income Category | Assumed Unit Type (Jackson and Sutter Creek only) | Existing Use | Notes    |
|---------------------------------------|-----------------|---------|-----------------------|-----------------------|------------|---------|---------------------|--------------------|-------------------------|-----------------|---|--------------|----------|
| lone                                  | 004-340-0200    | R-1a    |                       | RL                    | Vacant     | 0.19    | 2.1-7.0             | 1                  | 1                       | AM              |   | Vacant       |          |
| lone                                  | 004-340-0360    | R-1a    |                       | RL                    | Vacant     | 0.18    | 2.1-7.0             | 1                  | 1                       | AM              |   | Vacant       |          |
| lone                                  | 004-340-0250    | R-1a    |                       | RL                    | Vacant     | 0.21    | 2.1-7.0             | 1                  | 1                       | AM              |   | Vacant       |          |
| lone                                  | 004-340-0220    | R-1a    |                       | RL                    | Vacant     | 0.22    | 2.1-7.0             | 1                  | 1                       | AM              |   | Vacant       |          |
| lone                                  | 004-271-0060    | R-1a    |                       | RL                    | Vacant     | 0.42    | 2.1-7.0             | 2                  | 2                       | AM              |   | Vacant       |          |
| lone                                  | 004-160-0040    | R-1a    |                       | RL                    | Vacant     | 0.15    | 2.1-7.0             | 1                  | 1                       | AM              |   | Vacant       |          |
| lone                                  | 004-271-0070    | R-1a    |                       | RL                    | Vacant     | 0.75    | 2.1-7.0             | 5                  | 4                       | AM              |   | Vacant       |          |
| lone                                  | 004-158-0030    | R-1a    |                       | RL                    | Vacant     | 0.44    | 2.1-7.0             | 3                  | 2                       | AM              |   | Vacant       |          |
| lone                                  | 004-062-0010    | R-1b    |                       | RL                    | Vacant     | 0.75    | 2.1-7.0             | 5                  | 4                       | AM              |   | Vacant       |          |
| lone                                  | 004-050-0120    | R-1b    |                       | RL                    | Vacant     | 0.28    | 2.1-7.0             | 1                  | 2                       | AM              |   | Vacant       |          |
| lone                                  | 004-220-0250    | R-1b    |                       | RL                    | Vacant     | 0.68    | 2.1-7.0             | 4                  | 4                       | AM              |   | Vacant       |          |
| lone                                  | 004-220-0170    | R-1b    |                       | RL                    | Vacant     | 0.25    | 2.1-7.0             | 1                  | 1                       | AM              |   | Vacant       |          |
| lone                                  | 004-202-0110    | R-1b    |                       | RL                    | Vacant     | 0.5     | 2.1-7.0             | 3                  | 3                       | AM              |   | Vacant       |          |
| lone                                  | 004-220-0200    | R-1b    |                       | RL                    | Vacant     | 0.4     | 2.1-7.0             | 2                  | 2                       | AM              |   | Vacant       |          |
| lone                                  | 004-220-0180    | R-1b    |                       | RL                    | Vacant     | 0.51    | 2.1-7.0             | 3                  | 3                       | AM              |   | Vacant       |          |
| lone                                  | 005-334-0180    | R-1b    |                       | RL                    | Vacant     | 0.2     | 2.1-7.0             | 1                  | 1                       | AM              |   | Vacant       |          |
| lone                                  | 004-130-0460    | R-1b    |                       | RL                    | Vacant     | 0.21    | 2.1-7.0             | 1                  | 1                       | AM              |   | Vacant       |          |
| lone                                  | 004-130-0520    | R-1b    |                       | RL                    | Vacant     | 0.24    | 2.1-7.0             | 1                  | 1                       | AM              |   | Vacant       |          |
| lone                                  | 005-336-0130    | R-1b    |                       | RL                    | Vacant     | 0.3     | 2.1-7.0             | 2                  | 2                       | AM              |   | Vacant       |          |
| lone                                  | 005-337-0250    | R-1b    |                       | RL                    | Vacant     | 0.19    | 2.1-7.0             | 1                  | 1                       | AM              |   | Vacant       |          |
| lone                                  | 005-338-0010    | R-1b    |                       | RL                    | Vacant     | 0.19    | 2.1-7.0             | 1                  | 1                       | AM              |   | Vacant       |          |
| lone                                  | 005-337-0200    | R-1b    |                       | RL                    | Vacant     | 0.25    | 2.1-7.0             | 1                  | 1                       | AM              |   | Vacant       |          |
| lone                                  | 005-130-0020    | R-1b    |                       | RL                    | Vacant     | 1.67    | 2.1-7.0             | 11                 | 9                       | AM              |   | Vacant       |          |
| lone                                  | 004-190-0040    | R-1b    |                       | RL                    | Vacant     | 4.15    | 2.1-7.0             | 29                 | 23                      | AM              |   | Vacant       |          |
| lone                                  | 004-247-0060    | R-1b    |                       | RL                    | Vacant     | 0.12    | 2.1-7.0             | 1                  | 1                       | AM              |   | Vacant       |          |
| lone                                  | 004-106-0210    | R-1b    |                       | RL                    | Vacant     | 0.28    | 2.1-7.0             | 1                  | 2                       | AM              |   | Vacant       |          |
| lone                                  | 004-106-0150    | R-1b    |                       | RL                    | Vacant     | 0.11    | 2.1-7.0             | 1                  | 1                       | AM              |   | Vacant       |          |
| <b>Above-Moderate Income Subtotal</b> |                 |         |                       |                       |            | 19.46   |                     |                    | 108                     |                 |   |              |          |
| <b>lone Totals</b>                    |                 |         |                       |                       |            | 47.44   |                     |                    | 430                     |                 |   |              |          |
| Jackson                               | 020-390-036-000 | LC      |                       | LC                    | Vacant     | 7.5     | 21.78               | 163                | 80                      | Lower           | apartments  | Vacant       | by right |
|                                       | 020-390-035-000 |         |                       |                       |            |         |                     |                    |                         |                 |   |              |          |
| Jackson                               | 020-420-031-000 | RHD     |                       | RHD                   | Vacant     | 8       | 21.78               | 174                | 50                      | Lower           | apartments  | Vacant       | by right |
| Jackson                               | 020-420-001-000 | C       |                       | C                     | Vacant     | 6       | 21.78               | 129                | 80                      | Lower           | apartments  | Vacant       |          |
| Jackson                               | 020-090-011-000 | RSF/RHD |                       | RSF/RHD               | Vacant     | 6.57    | 5.45                | 51                 | 12                      | Lower           | four-plex   | Vacant       |          |

# APPENDIX C RESOURCES



| Jurisdiction                          | APN   | Zone          | Combining Designation | General Plan Land Use | Use Status | Acreage | Max Allowed Density | Max Unit Capacity* | Realistic Unit Capacity   | Income Category | Assumed Unit Type (Jackson and Sutter Creek only) | Existing Use  | Notes  |  |
|---------------------------------------|---|---------------|-----------------------|-----------------------|------------|---------|---------------------|--------------------|---------------------------|-----------------|---|---------------|--|--|
|                                       | 020-090-012-000                             |               |                       |                       |            | 0.76    | 21.78               |                    |                           |                 |   |               |  |  |
| Jackson                               | 020-400-048-000                             | C             |                       | C                     | Vacant     | 90      | 21.78               | 1,960              | 50                        | Lower           | senior cottages                                   | Underutilized |  |  |
| Jackson                               | 020-070-031-000                             | R/PD Overlay  |                       | R/PD Overlay          | Vacant     | 117     | 5.45                | 637                | 80                        | Lower           | mixed   | Vacant        | owned by City  |  |
| Jackson                               | 020-070-043-000                             | LC            |                       | LC                    | Vacant     | 58      | 21.78               | 1263               | 142                       | Lower and Mod   | manufactured homes                                | Vacant        | unit mix based on prelim plan  |  |
| Jackson                               | 044-180-016-000                             | RS/PD Overlay |                       | RS/PD Overlay         | Vacant     | 150     | 1                   | 150                | 8 very low; 7 low; 135 AM | Lower and AM    | SF detached homes                                 | Vacant        | 15 affordable units will be required because this is an approved subdivision   |  |
|                                       | 044-180-021-000                             |               |                       |                       |            |         |                     |                    |                           |                 |   |               |  |  |
| <b>Lower Income Subtotal</b>          |   |               |                       |                       |            | 235.83  |                     |                    | 367                       |                 |   |               |  |  |
| <b>Moderate Income Subtotal</b>       |   |               |                       |                       |            | 58      |                     |                    | 142                       |                 |   |               |  |  |
| <b>Above-Moderate Income Subtotal</b> |   |               |                       |                       |            | 150     |                     |                    | 135                       |                 |   |               |  |  |
| <b>Jackson Totals</b>                 |   |               |                       |                       |            | 443.83  |                     |                    | 644                       |                 |   |               |  |  |
|                                       |   |               |                       |                       |            |         | Note 1              | Note 2             | Note 3                    |                 |   |               |  |  |
| Sutter Creek                          | 18-190-007, -019 & 027                      | C-2           |                       | C                     | Vacant     | 3.4     | 29                  | 98                 | 40                        | very low        | apartments  |               | Constraints: slope and lot configuration. Site has been zoned commercial for 25 years with no development. Updated General Plan will propose RH land use designation with R-4 zoning |  |
| Sutter Creek                          | 18-270-010                                  | C-2(pd)       |                       | C(pd)                 | Vacant     | 20.86   | 29                  | 604                | 40                        | very low        | senior apartments                                 |               | Mixed use project combined with some neighborhood retail. At the pre-app stage. Site design in preparation. Some form of City subsidy is likely (reduced participation fees, etc.)   |  |
| Sutter Creek                          | 44-020-057                                  | R-4           |                       | RH                    | Vacant     | 2.05    | 29                  | 59                 | 40                        | very low        | apartments  |               | Same owner as Sutter Hill Apts. (adjacent) Constraints: slope.   |  |
| Sutter Creek                          | 18-040-004 (partial) & 18-031-006 (partial) | C-2(pd)       |                       | C                     | Vacant     | 2.78    | 29                  | 80                 | 32                        | low             | 20 senior 4-plex & 12 2nd story flats             |               | Site plan and architectural elevations complete. No formal application yet - just preliminary review. Mitigated Neg Dec in preparation.  |  |



## APPENDIX C RESOURCES

| Jurisdiction             | APN   | Zone           | Combining Designation | General Plan Land Use | Use Status | Acreage | Max Allowed Density | Max Unit Capacity* | Realistic Unit Capacity | Income Category         | Assumed Unit Type (Jackson and Sutter Creek only) | Existing Use | Notes  |
|--------------------------|---|----------------|-----------------------|-----------------------|------------|---------|---------------------|--------------------|-------------------------|-------------------------|---|--------------|--|
| Sutter Creek             | 18-051-002                                      | C-2            |                       | C                     | Vacant     | 0.87    | 29                  | 25                 | 6                       | low                     | 2-story townhouse                                 |              | Pre-proposal submitted.  |
| Sutter Creek             | 44-020-095 (partial)                            | R-4            |                       | RH & I                | Vacant     | 3.73    | 29                  | 108                | 24                      | low                     | duplex  |              | Revised site plan in preparation (filed application at the end of 2005; Planning Commission requested revision to take oak trees into account; same yield = 24 units). Constraints: oak trees. |
| Lower Income Subtotal    |   |                |                       |                       |            | 33.69   |                     |                    | 182                     |                         |   |              |  |
| Sutter Creek             | 18-010-021                                      | R-1            |                       | RSF                   | Vacant     | 5.02    | 6.22                | 31                 | 30                      | moderate                | cottage style                                     |              | ~4,500 sq. ft. lots with smaller units (1-1,800 sq. ft.); clustered and served off of a common access drive.   |
| Sutter Creek             | 18-112-001, -008, -009 & -010 (partial for all) | R-3 (proposed) |                       | RSF & RL(pd)          | Vacant     | 5       | 6.22                | 31                 | 25                      | moderate                | cottage style                                     |              | Constraints: slope and riparian setback (~10 acres total site size; ~5 total acres developable)  |
| Sutter Creek             | 18-210-009                                      | R-1 & C-2(pd)  |                       | C & C(pd) & RSF       | Vacant     | 7.77    | 6.22 & 29           | 166                | 60                      | moderate                | senior cottages                                   |              | Constraints: slope and mine tailings. If a project was proposed, the City would redesignate to higher density. Approx. 1/3 of site is currently RSF/R-1& C-2 (pd)                              |
| Sutter Creek             | 18-253-024                                      | R-1            |                       | RSF/R-1               | Vacant     | 0.95    | 6.22                | 5                  | 4                       | moderate                | cottage style                                     |              | Constraints: access.   |
| Sutter Creek             | 18-342-002 & -003                               | C-2 & R-4      |                       | C & RH                | Vacant     | 1.6     | 29                  | 46                 | 12                      | moderate                | cottage style                                     |              | Approved site plan permit issued. Improvement plans and building permits in preparation  |
| Moderate Income Subtotal |   |                |                       |                       |            | 20.34   |                     |                    | 131                     |                         |   |              |  |
| Sutter Creek             | 18-020-031                                      | R-1(pd)        |                       | RL(pd)                | Vacant     | 23.73   | 2                   | 47                 | 56                      | moderate/above moderate | starter homes/SF detached homes                   |              | 10 starter homes on 0.95 acres of site; 46 detached SF homes on rest of site   |
| Sutter Creek             | 18-140-001 & 18-092-008                         | R-1(pd) & R-1  |                       | RSF(pd) & RSF         | Vacant     | 46.8    | 6.22                | 291                | 107                     | above moderate          | luxury townhomes                                  |              | Powder House Estates: 54 townhouse units clustered on ~6.2 acres away from road; remainder of site does not have unit type designated  |

# APPENDIX C RESOURCES



| Jurisdiction                          | APN      | Zone | Combining Designation | General Plan Land Use | Use Status | Acreage       | Max Allowed Density | Max Unit Capacity* | Realistic Unit Capacity | Income Category | Assumed Unit Type (Jackson and Sutter Creek only) | Existing Use | Notes  |
|---------------------------------------|----------|------|-----------------------|-----------------------|------------|---------------|---------------------|--------------------|-------------------------|-----------------|---|--------------|--|
| Sutter Creek                          | multiple | R-1  |                       | RSF & RL              | Vacant     | 30            | 6.22                | 186                | 47                      | above moderate  | single-family                                     |              | Golden Hills Estates: 4 approved single-family. The remaining vacant portion of the site is estimated to be able to realistically accommodate 43 units. Approx. 14 acres of site are designated RL with remainder designated RSF |
| <b>Above-Moderate Income Subtotal</b> |          |      |                       |                       |            | 100.53        |                     |                    | 210                     |                 |   |              |  |
| <b>Sutter Creek Totals</b>            |          |      |                       |                       |            | <b>154.56</b> |                     |                    | <b>523</b>              |                 |   |              |  |

Notes: (1) Without 25% density bonus. Based on combination of general plan land use designation and zoning district.  
 (2) Maximum development potential is based on acres multiplied by maximum density (without density bonus), and then rounded down.  
 (3) See individual notes for each site for explanation.



TABLE HE-79B LAND INVENTORY

| Jurisdiction                    | APN             | Zone | Combining Designation | General Plan Land Use | Use Status | Acreage      | Infrastructure Available | Environmental Constraints | School | Park | Store | Transit |
|---------------------------------|-----------------|------|-----------------------|-----------------------|------------|--------------|--------------------------|---------------------------|--------|------|-------|---------|
| lone                            | 004-290-002     | R-4  |                       | RH                    | Vacant     | 7            | Yes                      | None                      |        |      |       |         |
| lone                            | 004-030-009     | PD   |                       | RH                    | Vacant     | 9.3          | Yes                      | None                      |        |      |       |         |
| <b>Lower Income Subtotal</b>    |                 |      |                       |                       |            | <b>16.3</b>  |                          |                           |        |      |       |         |
| lone                            | 011-150-021     | PD   |                       | RH                    | Vacant     | 6.78         | Yes                      | None                      |        |      |       |         |
| lone                            | 004-010-039     | R-2  |                       | RL                    | Vacant     | 0.52         | Yes                      | None                      |        |      |       |         |
| lone                            | 004-010-038     | R-2  |                       | RL                    | Vacant     | 0.37         | Yes                      | None                      |        |      |       |         |
| lone                            | 005-320-038-501 | PD   |                       | RM                    | Vacant     | 2.64         | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone                            | 004-262-002     | C-1  |                       | DT                    | Vacant     | 0.91         | Yes                      | Steep Slope               |        |      |       |         |
| lone                            | 004-262-003     | C-1  |                       | DT                    | Vacant     | 0.46         | Yes                      | None                      |        |      |       |         |
| <b>Moderate Income Subtotal</b> |                 |      |                       |                       |            | <b>11.68</b> |                          |                           |        |      |       |         |
| lone                            | 004-070-0340    | R-1a |                       | RL                    | Vacant     | 0.43         | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone                            | 004-070-0330    | R-1a |                       | RL                    | Vacant     | 0.31         | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone                            | 004-070-032-000 | R-1a |                       | RL                    | Vacant     | 0.31         | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone                            | 004-070-0310    | R-1a |                       | RL                    | Vacant     | 0.29         | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone                            | 004-080-0050    | R-1a |                       | RL                    | Vacant     | 0.4          | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone                            | 004-070-0140    | R-1a |                       | RL                    | Vacant     | 0.16         | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone                            | 004-041-0410    | R-1a |                       | RL                    | Vacant     | 0.69         | Yes                      | None                      |        |      |       |         |
| lone                            | 004-340-0080    | R-1a |                       | RL                    | Vacant     | 0.2          | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone                            | 004-340-0120    | R-1a |                       | RL                    | Vacant     | 0.21         | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone                            | 004-340-0130    | R-1a |                       | RL                    | Vacant     | 0.33         | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone                            | 004-340-0070    | R-1a |                       | RL                    | Vacant     | 0.17         | Yes                      | 100 Year flood plain      |        |      |       |         |

# APPENDIX C RESOURCES



| Jurisdiction | APN          | Zone | Combining Designation | General Plan Land Use | Use Status | Acreeage | Infrastructure Available | Environmental Constraints | School | Park | Store | Transit |
|--------------|--------------|------|-----------------------|-----------------------|------------|----------|--------------------------|---------------------------|--------|------|-------|---------|
| lone         | 004-340-0060 | R-1a |                       | RL                    | Vacant     | 0.17     | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone         | 004-340-0160 | R-1a |                       | RL                    | Vacant     | 0.31     | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone         | 004-340-0320 | R-1a |                       | RL                    | Vacant     | 0.21     | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone         | 004-340-0310 | R-1a |                       | RL                    | Vacant     | 0.18     | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone         | 004-340-0050 | R-1a |                       | RL                    | Vacant     | 0.17     | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone         | 004-340-0300 | R-1a |                       | RL                    | Vacant     | 0.2      | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone         | 004-340-0330 | R-1a |                       | RL                    | Vacant     | 0.18     | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone         | 004-340-0290 | R-1a |                       | RL                    | Vacant     | 0.15     | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone         | 004-340-0340 | R-1a |                       | RL                    | Vacant     | 0.17     | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone         | 004-340-0180 | R-1a |                       | RL                    | Vacant     | 0.21     | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone         | 004-340-0350 | R-1a |                       | RL                    | Vacant     | 0.17     | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone         | 004-340-0200 | R-1a |                       | RL                    | Vacant     | 0.19     | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone         | 004-340-0360 | R-1a |                       | RL                    | Vacant     | 0.18     | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone         | 004-340-0250 | R-1a |                       | RL                    | Vacant     | 0.21     | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone         | 004-340-0220 | R-1a |                       | RL                    | Vacant     | 0.22     | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone         | 004-271-0060 | R-1a |                       | RL                    | Vacant     | 0.42     | Yes                      | Steep Slope               |        |      |       |         |
| lone         | 004-160-0040 | R-1a |                       | RL                    | Vacant     | 0.15     | Yes                      | None                      |        |      |       |         |
| lone         | 004-271-0070 | R-1a |                       | RL                    | Vacant     | 0.75     | Yes                      | Steep Slope               |        |      |       |         |
| lone         | 004-158-0030 | R-1a |                       | RL                    | Vacant     | 0.44     | Yes                      | Steep Slope               |        |      |       |         |
| lone         | 004-062-0010 | R-1b |                       | RL                    | Vacant     | 0.75     | Yes                      | None                      |        |      |       |         |



**APPENDIX C RESOURCES**

| Jurisdiction                          | APN             | Zone    | Combining Designation | General Plan Land Use | Use Status | Acreeage     | Infrastructure Available | Environmental Constraints | School | Park | Store | Transit |
|---------------------------------------|-----------------|---------|-----------------------|-----------------------|------------|--------------|--------------------------|---------------------------|--------|------|-------|---------|
| lone                                  | 004-050-0120    | R-1b    |                       | RL                    | Vacant     | 0.28         | Yes                      | None                      |        |      |       |         |
| lone                                  | 004-220-0250    | R-1b    |                       | RL                    | Vacant     | 0.68         | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone                                  | 004-220-0170    | R-1b    |                       | RL                    | Vacant     | 0.25         | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone                                  | 004-202-0110    | R-1b    |                       | RL                    | Vacant     | 0.5          | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone                                  | 004-220-0200    | R-1b    |                       | RL                    | Vacant     | 0.4          | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone                                  | 004-220-0180    | R-1b    |                       | RL                    | Vacant     | 0.51         | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone                                  | 005-334-0180    | R-1b    |                       | RL                    | Vacant     | 0.2          | Yes                      | None                      |        |      |       |         |
| lone                                  | 004-130-0460    | R-1b    |                       | RL                    | Vacant     | 0.21         | Yes                      | None                      |        |      |       |         |
| lone                                  | 004-130-0520    | R-1b    |                       | RL                    | Vacant     | 0.24         | Yes                      | None                      |        |      |       |         |
| lone                                  | 005-336-0130    | R-1b    |                       | RL                    | Vacant     | 0.3          | Yes                      | None                      |        |      |       |         |
| lone                                  | 005-337-0250    | R-1b    |                       | RL                    | Vacant     | 0.19         | Yes                      | None                      |        |      |       |         |
| lone                                  | 005-338-0010    | R-1b    |                       | RL                    | Vacant     | 0.19         | Yes                      | None                      |        |      |       |         |
| lone                                  | 005-337-0200    | R-1b    |                       | RL                    | Vacant     | 0.25         | Yes                      | None                      |        |      |       |         |
| lone                                  | 005-130-0020    | R-1b    |                       | RL                    | Vacant     | 1.67         | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone                                  | 004-190-0040    | R-1b    |                       | RL                    | Vacant     | 4.15         | Yes                      | 100 Year flood plain      |        |      |       |         |
| lone                                  | 004-247-0060    | R-1b    |                       | RL                    | Vacant     | 0.12         | Yes                      | None                      |        |      |       |         |
| lone                                  | 004-106-0210    | R-1b    |                       | RL                    | Vacant     | 0.28         | Yes                      | None                      |        |      |       |         |
| lone                                  | 004-106-0150    | R-1b    |                       | RL                    | Vacant     | 0.11         | Yes                      | None                      |        |      |       |         |
| <b>Above-Moderate Income Subtotal</b> |                 |         |                       |                       |            | <b>19.46</b> |                          |                           |        |      |       |         |
| <b>lone Totals</b>                    |                 |         |                       |                       |            | <b>47.44</b> |                          |                           |        |      |       |         |
| Jackson                               | 020-390-036-000 | LC      |                       | LC                    | Vacant     | 7.5          |                          |                           |        |      |       |         |
|                                       | 020-390-035-000 |         |                       |                       |            |              |                          |                           |        |      |       |         |
| Jackson                               | 020-420-031-000 | RHD     |                       | RHD                   | Vacant     | 8            |                          | Slopes                    |        |      |       |         |
| Jackson                               | 020-420-001-000 | C       |                       | C                     | Vacant     | 6            |                          |                           |        |      |       |         |
| Jackson                               | 020-090-011-000 | RSF/RHD |                       | RSF/RHD               | Vacant     | 6.57         |                          | Slopes and                |        |      |       |         |

# APPENDIX C RESOURCES



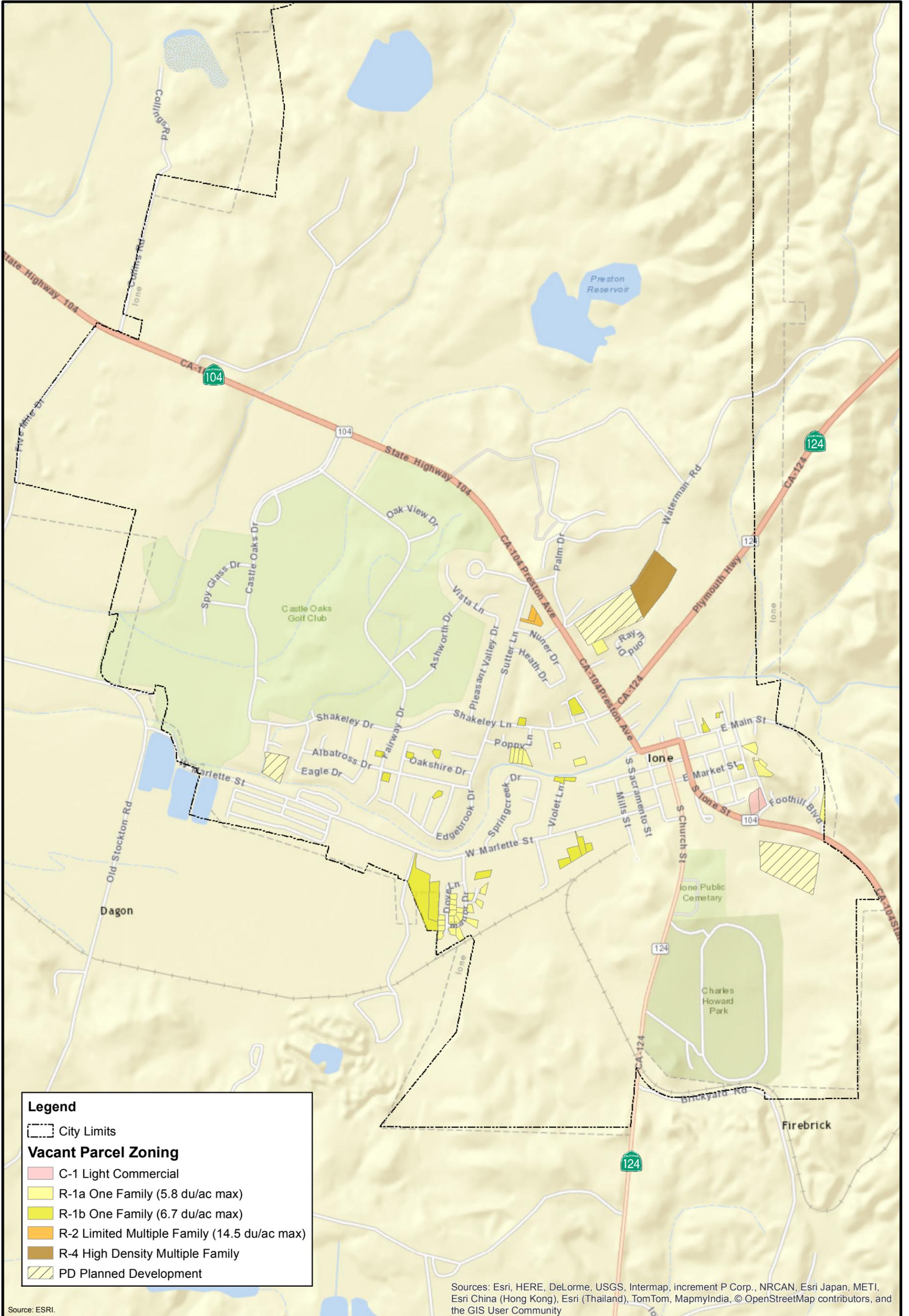
| Jurisdiction                          | APN   | Zone           | Combining Designation | General Plan Land Use | Use Status | Acreeage      | Infrastructure Available | Environmental Constraints | School | Park | Store | Transit |
|---------------------------------------|---|----------------|-----------------------|-----------------------|------------|---------------|--------------------------|---------------------------|--------|------|-------|---------|
|                                       | 020-090-012-000                                 |                |                       |                       |            | 0.76          |                          | Riparian                  |        |      |       |         |
| Jackson                               | 020-400-048-000                                 | C              |                       | C                     | Vacant     | 90            |                          |                           |        |      |       |         |
| Jackson                               | 020-070-031-000                                 | R/PD Overlay   |                       | R/PD Overlay          | Vacant     | 117           |                          |                           |        |      |       |         |
| Jackson                               | 020-070-043-000                                 | LC             |                       | LC                    | Vacant     | 58            |                          |                           |        |      |       |         |
| Jackson                               | 044-180-016-000                                 | RS/PD Overlay  |                       | RS/PD Overlay         | Vacant     | 150           |                          |                           |        |      |       |         |
|                                       | 044-180-021-000                                 |                |                       |                       |            |               |                          |                           |        |      |       |         |
| <b>Lower Income Subtotal</b>          |   |                |                       |                       |            | <b>235.83</b> |                          |                           |        |      |       |         |
| <b>Moderate Income Subtotal</b>       |   |                |                       |                       |            | <b>58</b>     |                          |                           |        |      |       |         |
| <b>Above-Moderate Income Subtotal</b> |   |                |                       |                       |            | <b>150</b>    |                          |                           |        |      |       |         |
| <b>Jackson Totals</b>                 |   |                |                       |                       |            | <b>443.83</b> |                          |                           |        |      |       |         |
| Sutter Creek                          | 18-190-007, -019 & 027                          | C-2            |                       | C                     | Vacant     | 3.4           |                          |                           |        |      |       |         |
| Sutter Creek                          | 18-270-010                                      | C-2(pd)        |                       | C(pd)                 | Vacant     | 20.86         |                          |                           |        |      |       |         |
| Sutter Creek                          | 44-020-057                                      | R-4            |                       | RH                    | Vacant     | 2.05          |                          |                           |        |      |       |         |
| Sutter Creek                          | 18-040-004 (partial) & 18-031-006 (partial)     | C-2(pd)        |                       | C                     | Vacant     | 2.78          |                          |                           |        |      |       |         |
| Sutter Creek                          | 18-051-002                                      | C-2            |                       | C                     | Vacant     | 0.87          |                          |                           |        |      |       |         |
| Sutter Creek                          | 44-020-095 (partial)                            | R-4            |                       | RH & I                | Vacant     | 3.73          |                          |                           |        |      |       |         |
| <b>Lower Income Subtotal</b>          |   |                |                       |                       |            | <b>33.69</b>  |                          |                           |        |      |       |         |
| Sutter Creek                          | 18-010-021                                      | R-1            |                       | RSF                   | Vacant     | 5.02          |                          |                           |        |      |       |         |
| Sutter Creek                          | 18-112-001, -008, -009 & -010 (partial for all) | R-3 (proposed) |                       | RSF & RL(pd)          | Vacant     | 5             |                          |                           |        |      |       |         |



## APPENDIX C RESOURCES

| Jurisdiction                          | APN                     | Zone          | Combining Designation | General Plan Land Use | Use Status | Acreage       | Infrastructure Available | Environmental Constraints | School | Park | Store | Transit |
|---------------------------------------|-------------------------|---------------|-----------------------|-----------------------|------------|---------------|--------------------------|---------------------------|--------|------|-------|---------|
| Sutter Creek                          | 18-210-009              | R-1 & C-2(pd) |                       | C & C(pd) & RSF       | Vacant     | 7.77          |                          |                           |        |      |       |         |
| Sutter Creek                          | 18-253-024              | R-1           |                       | RSF/R-1               | Vacant     | 0.95          |                          |                           |        |      |       |         |
| Sutter Creek                          | 18-342-002 & -003       | C-2 & R-4     |                       | C & RH                | Vacant     | 1.6           |                          |                           |        |      |       |         |
| <b>Moderate Income Subtotal</b>       |                         |               |                       |                       |            | <b>20.34</b>  |                          |                           |        |      |       |         |
| Sutter Creek                          | 18-020-031              | R-1(pd)       |                       | RL(pd)                | Vacant     | 23.73         |                          |                           |        |      |       |         |
| Sutter Creek                          | 18-140-001 & 18-092-008 | R-1(pd) & R-1 |                       | RSF(pd) & RSF         | Vacant     | 46.8          |                          |                           |        |      |       |         |
| Sutter Creek                          | multiple                | R-1           |                       | RSF & RL              | Vacant     | 30            |                          |                           |        |      |       |         |
| <b>Above-Moderate Income Subtotal</b> |                         |               |                       |                       |            | <b>100.53</b> |                          |                           |        |      |       |         |
| <b>Sutter Creek Totals</b>            |                         |               |                       |                       |            | <b>154.56</b> |                          |                           |        |      |       |         |

Notes: (1) Without 25% density bonus. Based on combination of general plan land use designation and zoning district.  
 (2) Maximum development potential is based on acres multiplied by maximum density (without density bonus), and then rounded down.  
 (3) See individual notes for each site for explanation.



**Legend**

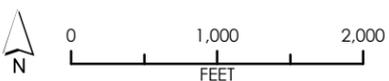
City Limits

**Vacant Parcel Zoning**

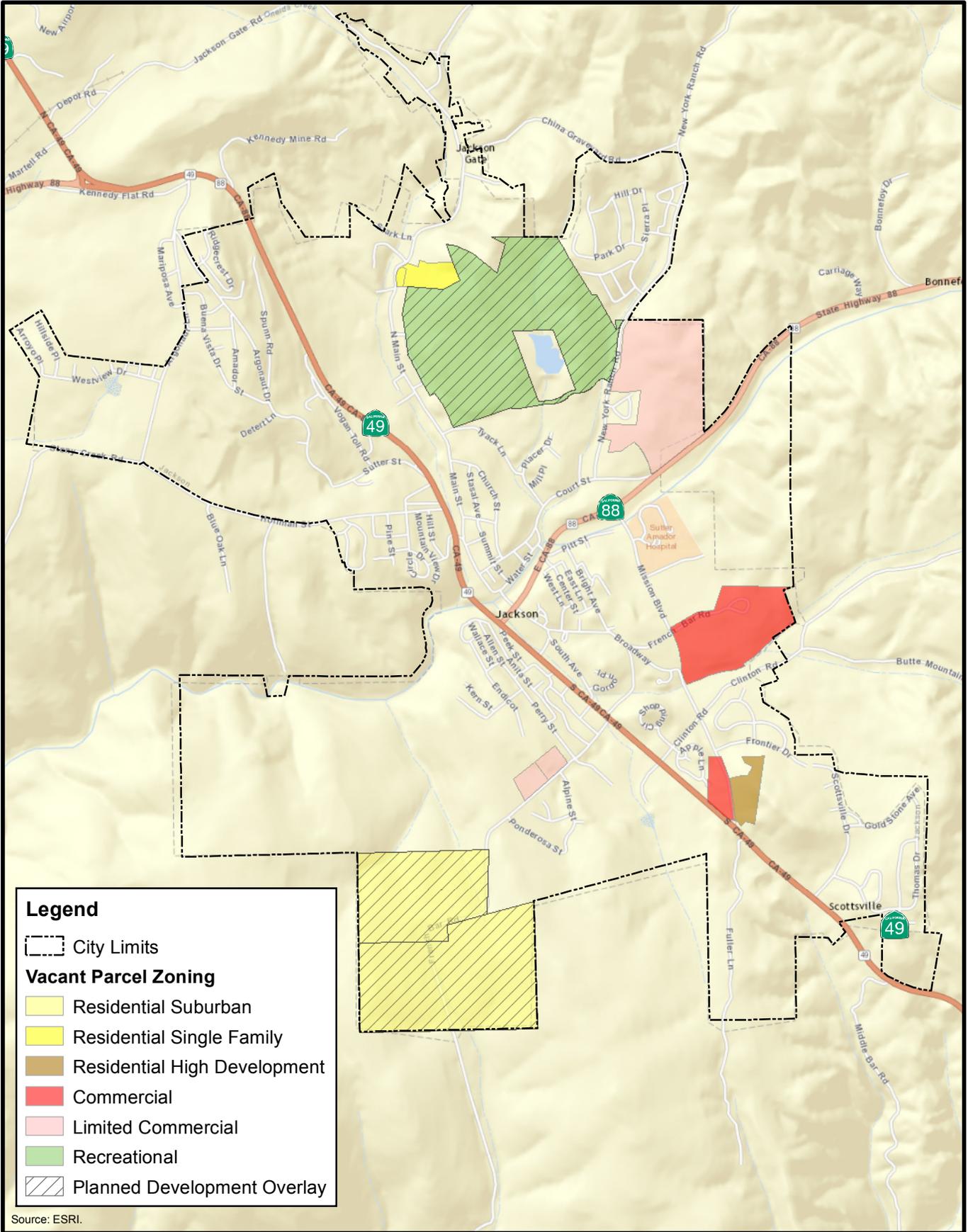
- C-1 Light Commercial
- R-1a One Family (5.8 du/ac max)
- R-1b One Family (6.7 du/ac max)
- R-2 Limited Multiple Family (14.5 du/ac max)
- R-4 High Density Multiple Family
- PD Planned Development

Source: ESRI.

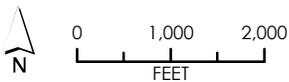
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



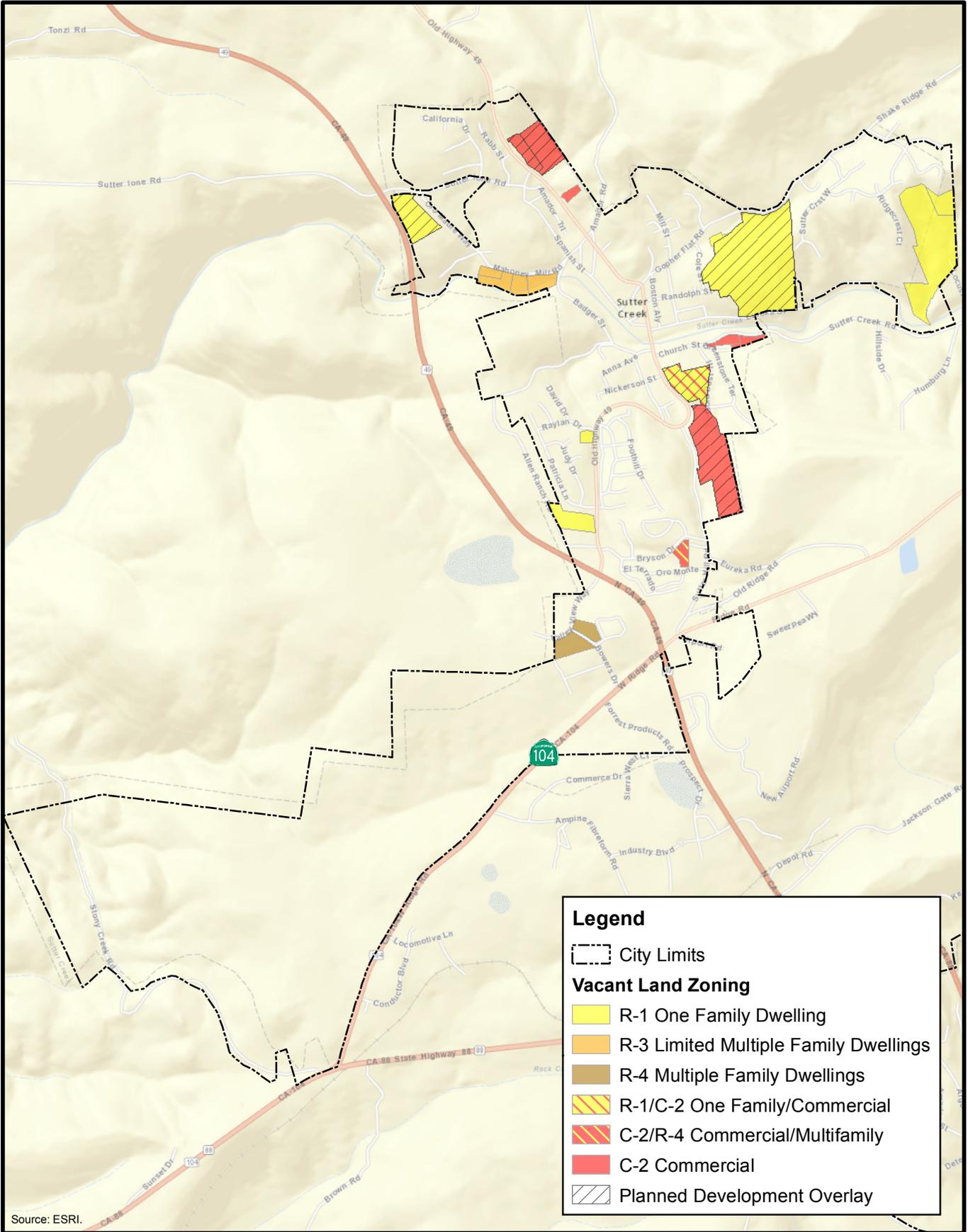




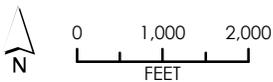
Source: ESRI.







Source: ESRI.



### City of Sutter Creek Vacant Land Inventory





# APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



## CITY OF IONE

| Housing Action   | Accomplishments  | Continue, Modify or Delete Action |
|--|--|-----------------------------------|
| <p><b>Action H-1.1.1:</b> Building Code Review. 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><b>Responsible Agencies:</b> City Manager, Building Inspector, City Planner, and City Council</p> <p><b>Funding Source:</b> General Fund</p> <p><b>Schedule:</b> Annual evaluation of the adequacy of the City's building codes</p>   | <p>Completed on an annual basis. The 2013 California Building Code was adopted in 2014 consistent with state law.</p>              | <p>Continue.</p>                  |
| <p><b>Action H-1.2.1:</b> Zoning Code Revision and Update. A complete review of the Zoning Code is necessary to ensure its compliance with new State zoning regulations. The Zoning Code shall be updated to meet new State regulations.</p> <p><b>Responsible Agencies:</b> City Manager, City Planner, City Engineer, Planning Commission, City Council</p> <p><b>Funding Source:</b> General Fund</p> <p><b>Schedule:</b> A complete update by August 2009</p>  | <p>Completed. The City completed a comprehensive Zoning Code update in November 2009 and has made some minor amendments since.</p> | <p>Delete.</p>                    |
| <p><b>Action H-1.3.1:</b> Development Processing System Review Program. Complex processing procedures in permit issuance can be a major obstacle in housing development, especially for affordable housing projects that are under tight timelines imposed by state and federal funding programs. Minimize processing time for development permits, especially those for affordable residential projects and those which conform to City development requirements.</p> <p>The City will continue to 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 in the City. The City will, on an annual basis, review and update as necessary its Framework for Planning, Entitlement Review, and Development. This document is a tool for staff, developers, and decision makers in understanding how to effectively navigate through the City's development process.</p> | <p>Completed on an annual basis.</p>   | <p>Continue.</p>                  |

March 2015

2014-2019 Amador County Joint Housing Element  
City of Ione



## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

| Housing Action  | Accomplishments   | Continue, Modify or Delete Action |
|---|---|-----------------------------------|
| <p><b>Responsible Agencies:</b> City Manager, City Planner</p> <p><b>Funding Source:</b> General Fund</p> <p><b>Schedule:</b> Annually</p>  |   |                                   |
| <p><b>Action H-2.1.1:</b> Density Bonus Program. Review the City's density bonus program to ensure its consistency with State density bonus law. If any discrepancies are found, the City's density bonus ordinance will be amended and updated to State minimum standards.</p> <p><b>Responsible Agencies:</b> City Manager City Planner, Planning Commission, City Council</p> <p><b>Funding Source:</b> General Fund</p> <p><b>Schedule:</b> Ongoing</p>   | <p>The City's density bonus program (codified in Zoning Code Section 17.46) was updated to be consistent with state density bonus law as part of the 2009 comprehensive Zoning Code update.</p>   | Delete.                           |
| <p><b>Action H-2.2.1:</b> Residential Site Development Program. The supply of developable land with adequate infrastructure that is zoned for residential use can assist the development of housing in the City. The City will annually ensure that there is enough vacant and underutilized residential land in the City to meet its RHNA allocation.</p> <p><b>Responsible Agencies:</b> City Manager, City Planner</p> <p><b>Funding Source:</b> General Fund</p> <p><b>Implementation Schedule:</b> Annually</p>  | <p>Completed on an annual basis.</p>  | Continue.                         |
| <p><b>Action H-2.2.2:</b> Multifamily Zoning Expansion Program. As part of the General Plan update, to be completed in August 2009, the City identified land appropriate to rezone to high density zoning districts. The City has identified seven acres in the One-family dwelling residential (R-1a) district to be rezoned to the High Density Multiple-family dwelling residential district. The City has also identified 1.4 acres of land in the Light Commercial (C-1) district to be rezoned to the Limited Multiple-family dwelling residential (R-2) district. Specific parcels have been identified and are shown in Table HE-41 of the Housing Needs Assessment (Appendix A).</p> | <p>Implementation of this action was completed as part of the General Plan adoption in 2009. All sites identified in during the General Plan update and described in Action H-2.2.2 were rezoned to High Density Multiple-family residential or Light</p> | Delete.                           |

## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



| Housing Action  | Accomplishments   | Continue, Modify or Delete Action                             |
|---|---|---|
| <p><b>Responsible Agencies:</b> City Manager, City Planner, City Council and Planning Commission.</p> <p><b>Funding Source:</b> General Fund</p> <p><b>Schedule:</b> August 2009, consecutively with the adoption of the Housing Element</p>  | <p>Commercial.</p>  |   |
| <p><b>Action H-2.2.3:</b> Wastewater Capacity. 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 City is working towards updating its Wastewater Master Plan and anticipates adoption of the updated plan by the end of 2009. The Master Plan will call for phased improvements to the City's sewer service. Contingent upon Regional Water Quality Control Board approval, the City anticipates initiating construction of sewer treatment improvements within 18 months of General Plan adoption. To comply 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 (Cross Reference: Goal PF-5 and related policies and actions)</p> <p><b>Responsible Agencies:</b> City Council, City Manager, Wastewater Operator, City Engineer, City Planner</p> <p><b>Funding Source:</b> Wastewater Fund</p> <p><b>Schedule:</b> Dependent upon RWQCB approval, construction starting by February 2011</p> | <p>Progress has been made towards implementing this action. The wastewater upgrades project has changed significantly since 2009. The current approach (construction that is being completed now) 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 (approximately 1,000 units). The City complies with Government Code Section</p> | <p>Modify to reflect current project status and continue.</p> |



## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

| Housing Action   | Accomplishments   | Continue, Modify or Delete Action  |
|--|---|--|
|  | 65589.7 by granting priority for the provision of wastewater services to lower-income housing developments.   |  |
| <p><b>Action H-2.2.4:</b> Potable Water Capacity. 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 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. (Cross Reference: Goal PF-4 and related policies and actions)</p> <p><b>Responsible Agencies:</b> City Council, City Manager, City Engineer, City Planner</p> <p><b>Funding Source:</b> General Fund</p> <p><b>Schedule:</b> On-going, target completion of upgrades by 2014</p>   | <p>The City continues to work with Amador Water Agency to address this issue, but the timing has been pushed out given the change in market conditions. The need is not as urgent. Sufficient capacity remains to meeting current development obligations, including RHNA. This action will be continued.</p> | <p>Continue.</p>   |
| <p><b>Action H-3.1.1:</b> Housing Rehabilitation Program. The City will continue to pursue grant opportunities to create a Rental Rehabilitation Program. The City will apply for HOME funding for this program and consider applying for CDBG funding for this program. Once the Redevelopment Area has been established, the City will consider allocating a portion of the Low and Moderate Housing Fund for housing rehabilitation.</p> <p><b>Responsible Agencies:</b> City Manager, City Council</p> <p><b>Funding Source:</b> CDBG, HOME, Redevelopment Agency Low and Moderate Income Housing (RDA Low-Mod funds) Fund</p> <p><b>Schedule:</b> 2012, Annually apply for CDBG, PTA grants, HOME applications, and use RDA Low-Mod funds if a Redevelopment Agency is established.</p> | <p>This action is ongoing. City staff is researching status of any grants or other funding received.</p>  | <p>Modify to remove reference to the Redevelopment Agency and Low and Moderate Housing Fund and continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p> |

## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



| Housing Action  | Accomplishments   | Continue, Modify or Delete Action  |
|---|---|--|
| <p><b>Action H-3.2.1:</b> Ione Beautification (Code Enforcement) Program. 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><b>Responsible Agencies:</b> City Manager, City Building Inspector, Police Chief, City Planner</p> <p><b>Funding Source:</b> General Fund</p> <p><b>Schedule:</b> Ongoing as complaints are received; debris hauling and cleanup program biannually.</p>      | <p>The Ione Beautification Program is ongoing and will be continued. The City has received three or four complaints since adoption of the previous Housing Element. They have not been resolved. City staff is researching current rehabilitation needs in the City. Debris hauling and the cleanup program continue to occur biannually.</p> | <p>Continue.</p>   |
| <p><b>Action H-4.1.1:</b> Affordable Housing Development Program. City staff shall continue to coordinate with the appropriate entities, such as Mercy Housing of California, once during the planning period or as projects come onboard that could provide housing and services for lower-income households and take the appropriate steps to recommend that the City Council formally execute an agreement or letter of understanding with these entities.</p> <p><b>Responsible Agencies:</b> City Manager</p> <p><b>Funding Source:</b> General Fund</p> <p><b>Schedule:</b> Once during the planning period or as projects come onboard</p> | <p>Coordination with Mercy Housing or other builders of affordable housing did not occur during the previous Housing Element planning period due to the slow housing market. The City is available to coordinate if opportunities arise in the future.</p>  | <p>Continue.<br/>This will now be a joint Cities/County Housing Element program.</p> |
| <p><b>Action H-4.2.1:</b> State and Federal Housing Programs. The City will apply for funding as NOFAs are released for the development of affordable housing units. (Cross reference: ED 4.2.1)</p> <p><b>Responsible Agencies/Departments:</b> City Manager</p> <p><b>Funding Source:</b> All available federal, state and local sources</p> <p><b>Schedule:</b> Ongoing</p>  | <p>The City applied for and received funding for a housing condition survey in 2010. The actual survey work was not pursued.</p>  | <p>Continue.<br/>This will now be a joint Cities/County Housing Element program.</p> |



## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

| Housing Action  | Accomplishments  | Continue, Modify or Delete Action   |
|---|--|---|
| <p><b>Action H-4.3.1:</b> First-Time Homebuyers Down Payment Assistance Program. Continue to use CDBG funding for the First-time Homebuyer Program in the City.</p> <p><b>Responsible Agencies:</b> City Manager, Mercy Housing California</p> <p><b>Funding Source:</b> CDBG</p> <p><b>Schedule:</b> Ongoing, on an annual basis when funds are available</p>  | <p>The City is researching any first-time homebuyer assistance provided during the previous Housing Element planning period.</p>   | <p>Continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p> |
| <p><b>Action H-4.4.1:</b> Redevelopment Project Area Creation. The City has initiated the creation of a Redevelopment Agency and will work to establish a redevelopment project area.</p> <p><b>Responsible Agencies:</b> City Manager, City Attorney, City Council</p> <p><b>Funding Source:</b> General Fund</p> <p><b>Schedule:</b> August 2011-2012</p>   | <p>Due to the elimination of redevelopment agencies by the state in 2011, this action is no longer applicable and will be deleted.</p>   | <p>Delete.</p>  |
| <p><b>Action H-4.5.1:</b> Infill Development Program. 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. (Cross reference: PF 1.3)</p> <p><b>Responsible Agencies:</b> City Planner, City Manager, Planning Commission, City Council</p> <p><b>Funding Source:</b> City General Fund</p> <p><b>Schedule:</b> December 2010</p> | <p>No constraints have been identified that constrain infill development and as a result no standards have been changed. Reduction of impact fees for infill development projects did not occur during the previous Housing Element planning period.</p> | <p>Continue.</p>  |

## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



| Housing Action  | Accomplishments   | Continue, Modify or Delete Action |
|---|---|-----------------------------------|
| <p><b>Action H-4.6.1:</b> Affordable Housing Program. To encourage the development and availability of housing affordable to a broad range of households with varying income levels throughout Ione, 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.</p> <p>Developers of ten or more housing units shall provide the following:</p> <p>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.</p> <p>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.</p> <p>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</p> <p>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</p> <p>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</p> | <p>No projects utilized the Affordable Housing Program during the previous Housing Element planning period. A nexus study was not completed. This action will be continued.</p> | <p>Continue.</p>                  |



## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

| Housing Action  | Accomplishments | Continue, Modify or Delete Action |
|---|-----------------|-----------------------------------|
| <p>remain affordable for 45 years.</p> <p>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 reduced as defined in the Buyer's Resale Agreement (to be determined at the time of purchase).</p> <p>Per the deed restriction of the affordable units, all affordable units resold shall be required to be sold to an income-eligible household.</p> <p>The City will develop and maintain a waiting list of eligible persons wishing to purchase or occupy an affordable housing unit.</p> <p><b>Alternatives</b></p> <p>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 (Action H-4.7.1).</p> <p>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.</p> <p><b>Incentives</b></p> <p>Possible incentives that may be included but are not limited to the following:</p> <ul style="list-style-type: none"> <li>Assistance with accessing and apply for funding (based on availability of federal, state, local foundations, and private funds);</li> <li>Mortgage-subsidy or down payment assistance programs to assist first time homebuyers and other qualifying households, when such funds are available;</li> <li>Expedited/streamlined application processing and development review;</li> <li>Modification of development requirements, such as reduced set backs and</li> </ul> |                 |                                   |

## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



| Housing Action   | Accomplishments   | Continue, Modify or Delete Action   |
|--|---|---|
| <p>parking standards on a case-by-case basis; and Density Bonuses.</p> <p><b>Responsible Agencies:</b> City Manager, City Planner, Planning Commission, and City Council.</p> <p><b>Funding Source:</b> General Fund</p> <p><b>Schedule:</b> Implement as residential projects are processed through the Planning Department. Nexus study to be completed by June 2010.</p>  |   |   |
| <p><b>Action H-4.7.1:</b> Affordable Housing Trust Fund. The City will develop an Affordable Housing Trust Fund with fund that will be acquired through in-lieu fees as a part of the Affordable Housing Program (Action H-4.6.1). Once funds start being collected, the City will develop a priority list for the use of these funds.</p> <p>Additionally, the City will apply for matching funds from the Local Housing Trust Fund Matching Grant Program through the State Housing and Community Development Department (HCD).</p> <p><b>Responsible Agencies:</b> City Manager, City Planner, Planning Commission, and City Council.</p> <p><b>Funding Source:</b> In-lieu fees collected from Action H-4.6.1</p> <p><b>Schedule:</b> Develop a Trust Fund by June 2010.</p>   | <p>The City has not established an Affordable Housing Trust Fund. This action will be continued.</p>  | <p>Continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p>         |
| <p><b>Action H-5.1.1:</b> Persons with Disabilities Access. In May 2009 the City established a reasonable accommodation procedure (section 17.10.060 of the City's Zoning Code) to ensure a fair and efficient process for persons with disabilities to make necessary accessibility adjustments to their homes. The City shall ensure that reasonable accommodations to persons with disabilities are provided as required under Senate Bill 520 (Chapter 671 of the Government Code). The City shall annually review its Reasonable Accommodations permit process for consistency with State law. To further comply with SB 520, the City will update its definition of family to state "One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit."</p> | <p>The update to the definition of family was completed with adoption of the Zoning Code amendments in November 2009. The reasonable accommodations permit process was reviewed regularly during the previous Housing Element planning period and no need for amendments was identified</p> | <p>Modify to remove the required amendment to update the definition of family and continue.</p> |

March 2015

2014-2019 Amador County Joint Housing Element  
City of Ione



## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

| Housing Action   | Accomplishments   | Continue, Modify or Delete Action |
|--|---|-----------------------------------|
| <p><b>Responsible Agencies:</b> City Planner, City Manager<br/> <b>Funding Source:</b> General Fund<br/> <b>Schedule:</b> Ongoing, provide an updated definition of family by August 2010.</p>   | <p>and no changes to Section 17.10.060 have been made. In addition, no requests for reasonable accommodation were received.</p>   |                                   |
| <p><b>Action H-5.2.1:</b> Large Family Housing Program. 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><b>Responsible Agencies:</b> City Manager, City Planner, Planning Commission and City Council<br/> <b>Funding Source:</b> General Fund<br/> <b>Schedule:</b> Ongoing</p>   | <p>No requests for incentives for large family housing were made during the previous Housing Element planning period.</p>   | Continue.                         |
| <p><b>Action H-5.3.1:</b> Identification of Sites for Emergency Shelters and Transitional and Supportive Housing.</p> <p><b>Emergency Shelters</b></p> <p>California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay."</p> <p>The City allows emergency shelters in the Limited Manufacturing (M-1) Zoning District as a use permitted by right without a conditional use permit or other discretionary review. The M-1 district is within close proximity to schools, parks and the downtown area which includes the City Market. After the General Plan and Zoning Code Updates, the City will have approximately 70 acres</p> | <p>Emergency shelters are allowed by right in the M-1 and M-2 districts and transitional and supportive housing are allowed in the same way residential uses are allowed in all zones in the city that allow residential uses. No development standards for emergency shelters have been established.</p> | Delete                            |

## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



| Housing Action  | Accomplishments  | Continue, Modify or Delete Action |
|---|--|-----------------------------------|
| <p>available in the Limited Manufacturing Zoning District.</p> <p>In addition, the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4). These standards may include such items as:</p> <ul style="list-style-type: none"> <li>Lighting</li> <li>On-site management</li> <li>Maximum number of beds or persons to be served nightly by the facility</li> <li>Off-street parking based on demonstrated need</li> <li>Security during hours that the emergency shelter is in operation</li> </ul> <p><b>Transitional and Supportive Housing</b></p> <p>Transitional and supportive housing provides temporary housing often with supportive services to formerly homeless persons for a period that is typically between six months and two years. The supportive services, such as job training, rehabilitation, and counseling, help individuals gain life skills necessary for independent living. Both transitional and supportive housing types are allowed as permitted uses subject to only the same restrictions on residential uses contained in the same type of structure.</p> <p><b>Responsible Agencies:</b> City Manager, City Planner, Planning Commission, and City Council</p> <p><b>Funding Source:</b> General Fund</p> <p><b>Schedule:</b> Ongoing</p> |  |                                   |
| <p><b>Action H-5.4.1:</b> Extremely Low-Income Households. AB 2634 requires the City to identify zoning to encourage and facilitate housing suitable for extremely low-income households, which includes supportive housing and single-room occupancy units. The City will continue to allow single-room occupancy units (SROs) to be permitted in the Multiple-family dwelling (R 3) and High Density Multiple-family dwelling (R-4) zoning districts with a conditional use permit.</p> <p>In addition, to encourage and facilitate the development of housing affordable to extremely low-income households, the City will prioritize funding</p>  | <p>No incentives or funding were used for development of extremely low-income housing units during the previous Housing Element planning period.</p> | <p>Continue.</p>                  |

March 2015

2014-2019 Amador County Joint Housing Element  
City of Ione



## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

| Housing Action  | Accomplishments   | Continue, Modify or Delete Action   |
|---|---|---|
| <p>and offer financial incentives and regulatory concessions.</p> <p><b>Responsible Agencies:</b> City Manager, City Planner, Planning Commission, City Council</p> <p><b>Funding Source:</b> General Fund</p> <p><b>Schedule:</b> Ongoing, as projects are processed through the Planning Department.</p>  |   |   |
| <p><b>Action H-5.5.1:</b> Senior Housing Program. 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. (Cross reference: ED 1.5, PF 1.3)</p> <p><b>Responsible Agencies:</b> City Manager, City Planner, Planning Commission, City Council</p> <p><b>Funding Source:</b> General Fund</p> <p><b>Schedule:</b> Ongoing</p>   | <p>No density bonuses were obtained for affordable senior housing projects during the previous Housing Element planning period nor did any affordable senior projects secure government funding or land, receive expedited processing, reduced parking or lot size standards, or waiver of fees. This action will be continued.</p> | <p>Continue.</p>  |
| <p><b>Action H-5.6.1:</b> Female Head of Household Housing Program. Female-headed households, with children under 18 years of age, are one of the fastest growing special housing needs group in the City. Many times these households do not have sufficient income to acquire adequate housing.</p> <p>The City will identify nonprofits, transitional shelter providers, battered spouse assistance providers, and any other assistance-type providers which may offer services for female heads of households. The City will contact these service providers in an attempt to ascertain the specific services and housing needed for this special needs group. The City will assist in the development of housing for this group by considering offering incentives such as fee reduction or waivers, funding assistance, if possible, fast-tracking development plans, and/or any other assistance deemed feasible by the City. (Cross reference: PF</p> | <p>Implementation of this action by the City is ongoing.</p>  | <p>Continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p> |

## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



| Housing Action   | Accomplishments   | Continue, Modify or Delete Action  |
|--|---|--|
| <p>1.3)<br/> <b>Responsible Agencies:</b> City Manager, City Planner, Planning Commission, City Council<br/> <b>Funding Source:</b> General Fund, CDBG, HOME<br/> <b>Schedule:</b> Annually</p>  |   |  |
| <p><b>Action H-5.6.2:</b> Child Care Program. 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.<br/> <b>Responsible Agencies:</b> City Manager, City Planner, Planning Commission, City Council<br/> <b>Funding Source:</b> General Fund<br/> <b>Schedule:</b> Ongoing</p>   | <p>No affordable multi-family housing projects were constructed in conjunction with or near a child care center during the previous Housing Element planning period.</p>  | <p>Continue</p>  |
| <p><b>Action H-6.1.1:</b> Housing Discrimination and Housing Equal Opportunity. Continue to coordinate and refer interested persons to the Amador/Tuolumne Community Action Agency. The City will act as an independent third party to discrimination complaints and shall maintain a file for the purpose of recording information about any alleged violations of State or federal fair housing requirements. The City will support housing equal opportunity programs by providing informational fair housing brochures available to the public at City Hall, public library, and other public places as appropriate.<br/> <b>Responsible Agencies:</b> City Manager<br/> <b>Funding Source:</b> General Fund<br/> <b>Schedule:</b> Ongoing</p> | <p>No discrimination complaints were received by the City during the previous Housing Element planning period. The City will continue to coordinate and refer interested persons to the Amador-Tuolumne Community Action Agency and maintain records of potential violations if needed. City staff is researching the availability of providing fair housing brochures at public buildings in Ione.</p> | <p>Combine with Action H-6.1.2 and continue. This will now be a joint Cities/County Housing Element program.</p> |



## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

| Housing Action  | Accomplishments  | Continue, Modify or Delete Action   |
|---|--|---|
| <p><b>Action H-6.1.2:</b> Continue Ione's Fair Housing Practices in All Housing Development. The City shall continue to require and enforce of all residential development, whether it be new or rehabilitated, public or private, fair housing practices as required by State and federal fair housing laws. Any and all occurrences of housing discrimination will be recorded and steps will be taken to correct the situation.</p> <p><b>Responsible Agencies:</b> City Administrator, City Council</p> <p><b>Funding Source:</b> General Fund</p> <p><b>Schedule:</b> Ongoing</p>  | <p>No cases of housing discrimination occurred during the previous Housing Element planning period.</p>  | <p>Combine with Action H-6.1.1 and continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p> |
| <p><b>Action H-7.1.1:</b> Implement State Energy Conservation Standards. The Building Inspector will continue to be responsible for implementing the State's energy conservation standards (e.g., Title 24 Energy Standards). This includes checking of building plans and other written documentation showing compliance and the inspection of construction to ensure that the dwelling units are constructed according to those plans. Applicants for building permits must show compliance with the state's energy conservation requirements at the time building plans are submitted.</p> <p><b>Responsible Agencies:</b> Building Inspector</p> <p><b>Funding Source:</b> General Fund</p> <p><b>Schedule:</b> Ongoing</p> | <p>Implementation of this action is ongoing. This action will be continued.</p>  | <p>Continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p>                                 |
| <p><b>Action H-7.1.2:</b> Ensure Consistency with Green Building Standards. The City will annually ensure that local building codes are consistent with state mandated or recommended green building standards. (Cross reference: CO 6.3)</p> <p><b>Responsible Agencies:</b> City Manager, City Planner</p> <p><b>Funding Source:</b> General Fund</p> <p><b>Schedule:</b> Annually</p>  | <p>Implementation of this action is ongoing. The 2013 California Building Code was adopted in 2014 consistent with state law. This action will be continued.</p> | <p>Continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p>                                 |

## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



| Housing Action  | Accomplishments  | Continue, Modify or Delete Action |
|---|--|-----------------------------------|
| <p><b>Action H-7.1.3:</b> Promote Energy Conservation. The City will continue to partner with PG&amp;E to promote energy saving programs such as, the California Alternate Rates for Energy (CARE), the Relief for Energy Assistance through Community Help (REACH) and the Family Electric Rate Assistance (FERA). (Cross reference: CO 6.4)</p> <p><b>Responsible Agencies:</b> City Manager, City Planner</p> <p><b>Funding Source:</b> General Fund</p> <p><b>Schedule:</b> Ongoing</p> | <p>The City continues to promote energy savings programs through gas and electricity bills. This action will be continued.</p> | <p>Continue.</p>                  |



## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

### CITY OF JACKSON

| Housing Program  | Accomplishments   | Continue, Modify or Delete Program                            |
|--|---|---|
| <p><b>Program 1.1.1:</b> Maintain the General Plan Land Use commercial designations and zoning classifications to allow for residential uses. Allowing for mixed use creates housing opportunities that meets the needs of a variety of economic segments of the community.</p> <p><b>Responsible Agencies:</b> City Planner, Planning Commission, and City Council</p> <p><b>Time Frame:</b> Ongoing</p> <p><b>Funding:</b> General Fund</p>  | <p>The Professional Office (PO), Historic Commercial (HC), and Limited Commercial (LC) zoning/General Plan designations all expressly allow for mixed residential and commercial uses. Residential uses are also allowed for in the Commercial (C) zone with a Conditional Use Permit. The City allows residential development per their Development Code. This is done as a matter of course in the City and this program will be deleted.</p> | <p>Delete.</p>  |
| <p><b>Program 1.1.2:</b> Utilize 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, and therefore more affordable, which is closer to retail and service centers.</p> <p><b>Responsible Agencies:</b> City Planner, Planning Commission, and City Council</p> <p><b>Time Frame:</b> Ongoing</p> <p><b>Funding:</b> General Fund</p> | <p>The Resources Constraints and Priority Allocation ordinance was suspended in 2012, 2013, and 2014 due to a lack of any type of residential development. The Planning Commission and City Council will continue to monitor the need for growth control and reinstate the ordinance when deemed necessary. This program will be modified and continued.</p>  | <p>Modify to reflect the ongoing suspension and continue.</p> |

## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



| Housing Program  | Accomplishments   | Continue, Modify or Delete Program |
|--|---|------------------------------------|
| <p><b>Program 1.1.3:</b> 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><b>Responsible Agencies:</b> City Planner, Planning Commission, and City Council</p> <p><b>Time Frame:</b> Ongoing</p> <p><b>Funding:</b> General Fund</p>  | <p>The Planned Development (PD) overlay has been maintained. No planned developments were created or implemented during the previous planning period.</p>                     | <p>Continue.</p>                   |
| <p><b>Program 1.1.4:</b> The City will continue to utilize development agreements as they formally document work to be accomplished, timing and/or sequencing, and require bonding to guarantee task completion. These agreements serve to ensure "fair-share" funding of off-site improvements and thus minimize additional construction costs from being passed onto the housing consumer.</p> <p><b>Responsible Agencies:</b> City Planner, City Engineer, and City Council</p> <p><b>Time Frame:</b> Ongoing</p> <p><b>Funding:</b> Application Fees</p> | <p>Due to the lack of housing developments during the previous planning period, there has been no need to utilize development agreements. This program will be continued.</p> | <p>Continue.</p>                   |



## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

| Housing Program  | Accomplishments   | Continue, Modify or Delete Program   |
|--|---|--|
| <p><b>Program 1.1.5:</b> 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><b>Responsible Agencies:</b> Building Inspector, City Planner, and City Council</p> <p><b>Time Frame:</b> Annual evaluation of the adequacy of the City's building codes</p> <p><b>Funding:</b> General Fund</p>   | <p>In December 2013 the City Council adopted the 2013 California Building Code . The city amended the code by adding a 20-pound snow load and requiring Class "A" roofing. The City reviews the codes every three years as mandated by the state. This program will be continued.</p>   | <p>Incorporate Program 5.1.2 into this program and continue.</p>                     |
| <p><b>Program 1.1.6:</b> In compliance with Government Code Section 65400, the City shall annually review the General Plan and report on the implementation of its programs to the City Council, the California Office of Planning and Research, and the California Department of Housing and Community Development.</p> <p><b>Responsible Agencies:</b> Building Inspector, City Planner, and City Manager</p> <p><b>Time Frame:</b> Annually</p> <p><b>Funding:</b> General Fund</p> | <p>The City has not had the resources to complete annual reviews during the previous planning period. The City plans to complete annual reviews as resources allow in the future. This program will be continued.</p>   | <p>Continue.<br/>This will now be a joint Cities/County Housing Element program.</p> |
| <p><b>Program 1.2.1:</b> 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</p>   | <p>The Resources Constraints and Priority Allocation ordinance was suspended in 2012, 2013, and 2014 due to a lack of any type of residential development during the previous planning period.</p> <p>The City maintains a contract with the Amador Water Agency (AWA) which essentially allows for first come, first served service. Additionally, the City has continued to work with the AWA on its future water</p> | <p>Continue.</p>   |

## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



| Housing Program  | Accomplishments   | Continue, Modify or Delete Program |
|--|---|------------------------------------|
| <p>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><b>Responsible Agencies:</b> City Engineer, City Planner, City Manager, Planning Commission, and City Council</p> <p><b>Time Frame:</b> Annual review of the City's resources</p> <p><b>Funding:</b> General Fund</p> | <p>availability planning. This program will be continued.</p>   |                                    |
| <p><b>Program 1.2.2:</b> 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><b>Responsibility:</b> City Engineer, City Planner, City Manager, Planning Commission, and City Council</p>   | <p>The Resources Constraints and Priority Allocation ordinance was suspended in 2012, 2013, and 2014 due to a lack of any type of residential development during the previous planning period.</p> <p>The City has a commitment (via two Tentative Subdivision Maps) for approximately 110 new single-family residential homes. The City continues to monitor sewer availability on an annual basis. The water treatment plant is permitted to process .71 mgd average dry weather flow. The City is currently utilizing .405 mgd average dry weather flow. This program will be continued.</p> | <p>Continue.</p>                   |



## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

| Housing Program  | Accomplishments   | Continue, Modify or Delete Program |
|--|---|------------------------------------|
| <p><b>Time Frame:</b> Annual review of the City's resources</p> <p><b>Funding:</b> General Fund</p>  |   |                                    |
| <p><b>Program 1.3.1:</b> 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><b>Responsibility:</b> City Planner, Planning Commission, and City Council</p> <p><b>Time Frame:</b> Annually</p> <p><b>Funding:</b> General Fund</p>   | <p>No child care centers have been created in or around new development due to a lack of any type of residential development during the previous planning period. This program will be continued.</p>   | Continue.                          |
| <p><b>Program 2.1.1:</b> The City shall maintain an inventory of sites suitable for affordable housing projects and provide this inventory to funding agencies. This inventory does have properties zoned for mixed use. To ensure sufficient residential capacity is maintained within this zone to accommodate the identified need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of commercial development result in a reduction of capacity within mixed use zones below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to</p> | <p>The City has maintained the inventory of sites suitable for affordable housing projects. No sites in the mixed-use areas were developed and resulted in a reduction of residential capacity during the previous planning period. This program will be continued.</p> | Continue.                          |

## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



| Housing Program   | Accomplishments  | Continue, Modify or Delete Program  |
|---|--|---|
| <p>accommodate the shortfall on land zoned exclusively for residential multifamily use allowing at least 20 dwelling units per acre.</p> <p><b>Responsibility:</b> City Planner</p> <p><b>Time Frame:</b> Ongoing</p> <p><b>Funding:</b> General Fund</p>   |  |   |
| <p><b>Program 2.1.2:</b> The City shall continue to coordinate with appropriate entities, such as Mercy Housing of California and Connerly &amp; Associates, once during the planning period or as projects are contemplated which could provide housing and services for lower-income households. Appropriate steps will be taken to recommend that the City Council formally execute an agreement or letter of understanding with these entities to pursue funding for the provision of housing and services for lower-income households.</p> <p><b>Responsibility:</b> City Planner and City Manager</p> <p><b>Time Frame:</b> Annually with the release of the California Department of Housing and Community Development's Notice of Funding Availability (NOFA)</p> <p><b>Funding:</b> General Fund</p> | <p>Connerly &amp; Associates has dissolved. The City Council is now working with California Engineering Company on its HOME Investment Partnership Program. A formal agreement has not been established; however, the City will continue to communicate with the California Engineering Company and other appropriate entities regarding services for low-income households.</p> <p>Funding for the provision of housing and services for low-income households has not been pursued during the previous planning period. This program will be modified and continued.</p> | <p>Modify program to remove reference to Connerly &amp; Associates and continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p> |



## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

| Housing Program   | Accomplishments  | Continue, Modify or Delete Program |
|---|--|------------------------------------|
| <p><b>Program 2.1.3:</b> The City will amend Section 17.32 (Affordable Housing) of the Development Code to require a portion of new development to provide for housing opportunities for Extremely Low-Income Households. Amendments to the Affordable Housing Ordinance could include the following:</p> <ul style="list-style-type: none"> <li>• Permit streamline provisions;</li> <li>• Flexible development standards;</li> <li>• Fee reductions for ELI developers; and</li> <li>• Policies to prioritize funding for projects that benefit ELI households.</li> </ul> <p><b>Responsibility:</b> City Planner and City Manager</p> <p><b>Time Frame:</b> 2013</p> <p><b>Funding:</b> General Fund</p> | <p>In February 2014, the City Council amended Section 17.32 of the Development Code to require portions of new development to provide for housing opportunities for extremely low-income households.</p> | <p>Delete.</p>                     |
| <p><b>Program 2.1.4:</b> 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><b>Responsibility:</b> City Planner, Planning Commission, and City Council</p> <p><b>Time Frame:</b> Ongoing</p> <p><b>Funding:</b> General Fund</p>  | <p>This program has not been implemented, although the City does allow density bonuses. This program will be continued.</p>  | <p>Continue.</p>                   |

## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



| Housing Program   | Accomplishments  | Continue, Modify or Delete Program |
|---|--|------------------------------------|
| <p><b>Program 2.1.5:</b> 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><b>Responsibility:</b> City Manager and City Council</p> <p><b>Time Frame:</b> Annually</p> <p><b>Funding:</b> General Fund</p>   | <p>The City Council recently updated the local traffic impact fee which went into effect July 1, 2014. Other development fees will continue to be reviewed as needed.</p>  | <p>Continue.</p>                   |
| <p><b>Program 2.1.6:</b> 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 fees, technical assistance to acquire funding, and modification of development requirements consistent with the Planned Development Overlay program.</p> | <p>Due to the downturn in the economy, there have been no new housing developments during the planning period. Incentives are available to developers that develop inclusionary units per Section 17.32 of the Development Code.</p> | <p>Continue.</p>                   |



## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

| Housing Program  | Accomplishments  | Continue, Modify or Delete Program   |
|--|--|--|
| <p><b>Responsibility:</b> City Planner, City Engineer, Planning Commission, and City Council</p> <p><b>Time Frame:</b> On-Going</p> <p><b>Funding:</b> General Fund</p>  |  |  |
| <p><b>Program 2.2.1:</b> The City will continue to actively annually pursue Community Development Block Grants for housing rehabilitation.</p> <p><b>Responsibility:</b> City Planner, Planning Commission, and City Council</p> <p><b>Time Frame:</b> Annually</p> <p><b>Funding:</b> CDBG Funding</p>  | <p>No CDBG funds were awarded to the City of Jackson for housing rehabilitation during the plan period. This program will be continued.</p>  | <p>Incorporate Program 4.1.1 into this program and continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p>  |
| <p><b>Program 2.3.1:</b> The City will continue to provide for mixed use zoning where residential is above commercial uses.</p> <p><b>Responsibility:</b> City Planner, Planning Commission, and City Council</p> <p><b>Time Frame:</b> Ongoing</p> <p><b>Funding:</b> CDBG Funding</p>  | <p>The City has maintained the Historic Commercial, Professional Office, and Limited Commercial zones which all allow for mixed residential and commercial uses. The City allows residential development in mixed use zones per its Development Code. This is done as a matter of course in the City and this program will be deleted.</p> | <p>Delete.</p>   |
| <p><b>Program 3.1.1:</b> The City shall ensure that reasonable accommodations to persons with disabilities are provided as required under Senate Bill 520 (Chapter 671 of the Government Code) by adopting an efficient process for persons with disabilities to make necessary accessibility adjustments to their homes. Additionally the definition of "family" in the</p> | <p>Section 17.220 has been updated with a new definition of "family" that complies with state law. The City has not adopted a reasonable accommodation process for persons with disabilities. This program will be modified and continued.</p>   | <p>Modify to remove the requirement to update the definition of family and include additional detail about requirements for a reasonable accommodation process and continue.</p> |

## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



| Housing Program   | Accomplishments  | Continue, Modify or Delete Program  |
|---|--|---|
| <p>Development Code will be updated to state "One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit."</p> <p><b>Responsibility:</b> City Engineer, City Planner, Building Inspector, Planning Commission, and City Council</p> <p><b>Time Frame:</b> 2013</p> <p><b>Funding:</b> General Fund</p> |  |   |
| <p><b>Program 3.2.1:</b> The City shall continue to enforce Section 17.120.060 of the Development Code prohibiting discrimination against emergency shelters and transitional housing.</p> <p><b>Responsibility:</b> Building Inspector, City Planner, City Manager, and City Council</p> <p><b>Time Frame:</b> Ongoing</p> <p><b>Funding:</b> General Fund</p>   | <p>The City did not receive any claims of discrimination during the plan period.</p> <p>The City allows emergency shelters in the RH zone and transitional and supportive housing in all residential zones. A program is included in the Housing Element update to allow transitional and supportive housing in all other zones that allow residential uses per Senate Bill 2.</p> | <p>Continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p> |
| <p><b>Program 3.2.2:</b> The City shall continue to work with the Amador-Tuolumne Community Action Agency (A-TCAA) to find suitable sites for transitional, supportive, and female heads of households housing. The City shall host an annual meeting with A-TCAA to insure that opportunities for transitional and special needs housing are implemented to the greatest extent possible.</p>              | <p>The City is currently working with the Amador-Tuolumne Community Action Agency (ATCAA) on a transitional housing project located on Clinton Road. The City will continue to meet regularly and support ATCAA in their efforts to provide transitional, supportive and female heads of household housing. This program will be continued.</p>                                    | <p>Continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p> |



## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

| Housing Program  | Accomplishments  | Continue, Modify or Delete Program   |
|--|--|--|
| <p><b>Responsibility:</b> Building Inspector, City Planner, and City Manager</p> <p><b>Time Frame:</b> Ongoing with annual meetings</p> <p><b>Funding:</b> General Fund</p>  |  |  |
| <p><b>Program 3.3.1:</b> 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><b>Responsibility:</b> City Planner and City Manager</p> <p><b>Time Frame:</b> Ongoing</p> <p><b>Funding:</b> General Fund</p>  | <p>No incentives were developed during the planning period. This program will be continued.</p>  | <p>Continue.</p>   |
| <p><b>Program 4.1.1:</b> The City will continue to apply for HOME and CDBG funding to rehabilitate residences for lower-income home owners and renters. HOME funds will be applied for when qualified projects are submitted to the City. CDBG funds will be applied for annually. Homeowners will be notified of CDBG funds via advertising in the local newspaper. Additionally, the Senior Building Official will personally notify homeowners with properties that are in disrepair and could benefit from the program.</p> <p><b>Responsibility:</b> City Planner, City Manager, and City Council</p> | <p>In August 2013 the City contracted with California Engineering Company, Inc. to provide consulting services for the city's HOME Investment Partnership Program. Since 2007 two HOME grants have been awarded. The City has not applied for CDBG funds in the past six years. The City will apply for CDBG in the future when staffing resources allow. This program will be modified and continued.</p> | <p>Combine with Program 2.2.1, modify to address current staff resources, and continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p> |

## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



| Housing Program   | Accomplishments  | Continue, Modify or Delete Program   |
|---|--|--|
| <p><b>Time Frame:</b> Ongoing<br/><b>Funding:</b> General Fund</p>  |  |  |
| <p><b>Program 4.2.1:</b> The City's Development Code contains design standards; however, these standards do not apply to single-family residences. The City shall amend the Development Code to include design standards for all residential development.</p> <p><b>Responsibility:</b> City Planner, Architectural Regulations Committee, Planning Commission, and City Council</p> <p><b>Time Frame:</b> Completed August 2010<br/><b>Funding:</b> General Fund</p>   | <p>In August 2010 the City Council adopted architectural regulations that apply citywide and include development standards for residential development. This program has been completed and will be deleted.</p> | <p>Delete.</p>   |
| <p><b>Program 5.1.1:</b> The Building Inspector will continue to be responsible for implementing the State's energy conservation standards (Title 24 Energy Standards). This includes review of building plans and written documentation demonstrating compliance and the inspection of construction to ensure that the dwelling units are constructed according to those plans.</p> <p><b>Responsibility:</b> Building Inspector<br/><b>Time Frame:</b> Ongoing<br/><b>Funding:</b> Building Permit Fees</p> | <p>Permit applications require submittal of Title 24 calculations in compliance with current state standards. This program will be continued.</p>  | <p>Continue.<br/>This will now be a joint Cities/County Housing Element program.</p> |



## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

| Housing Program   | Accomplishments  | Continue, Modify or Delete Program  |
|---|--|---|
| <p><b>Program 5.1.2:</b> The City will annually ensure that local building codes are consistent with state mandated or recommended green building standards.</p> <p><b>Responsibility:</b> Building Inspector, City Manager, and City Council</p> <p><b>Time Frame:</b> Ongoing</p> <p><b>Funding:</b> General Fund</p>   | <p>The 2013 California Building Code adopted by the City Council in December 2013 included green building regulations. This program will be combined with Program 1.1.5 and deleted.</p>   | <p>Combine with Program 1.1.5 and delete.</p> <p>This will now be a joint Cities/County Housing Element program.</p>  |
| <p><b>Program 5.1.3:</b> The City will continue to partner 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 the City's website to notify ratepayers of the variety of programs.</p> <p><b>Responsibility:</b> Building Inspector and City Manager</p> <p><b>Time Frame:</b> Ongoing</p> <p><b>Funding:</b> General Fund</p> | <p>The City has worked with the Sierra Business Council (via funding from PG&amp;E) in the preparation of a GHG community action plan. The City already completed a community-wide GHG inventory which was made available on the City's website. When the action plan is complete a link will be placed on the City's website. As a result of these studies the City will likely need to make some policy changes to its General Plan.</p> | <p>Modify to specifically mention energy savings related to greenhouse gas emissions and continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p> |
| <p><b>Program 5.1.4:</b> The City shall continue to implement the Resource Constraints and Priority Allocation Ordinance to ensure housing developments offer amenities which promote conservation of the City's natural resources and the reduction of energy use.</p> <p><b>Responsibility:</b> City Planner, Planning Commission, and City Council</p>   | <p>The Resources Constraints and Priority Allocation ordinance was suspended in 2012, 2013, and 2014 due to a lack of any type of residential development during the planning period. This program will be continued.</p>  | <p>This program will be combined with Program 1.2.2 and continued.</p>  |

## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



| Housing Program  | Accomplishments   | Continue, Modify or Delete Program   |
|--|---|--|
| <p><b>Time Frame:</b> Annually<br/> <b>Funding:</b> General Fund</p>   |   |  |
| <p><b>Program 6.1.1:</b> The City shall continue to refer concerns or complaints regarding discrimination to the Fair Housing Authority for Amador County (Amador-Tuolumne Community Action Agency). The City will act as an independent third party to discrimination complaints and shall maintain a file for the purpose of recording information about any alleged violations of State or federal fair housing requirements. The City will support housing equal opportunity programs by providing information available to the public.</p> <p><b>Responsibility:</b> Building Inspector, City Planner, and City Manager</p> <p><b>Time Frame:</b> Ongoing<br/> <b>Funding:</b> General Fund</p> | <p>The City has not received any discrimination complaints. This program will be continued.</p>   | <p>Combine with Program 6.1.2 and continue.<br/> This will now be a joint Cities/County Housing Element program.</p> |
| <p><b>Program 6.1.2:</b> The City shall frequently update information on the City's Website regarding Fair Housing laws and the process for reporting discrimination.</p> <p><b>Responsibility:</b> City Manager</p> <p><b>Time Frame:</b> Ongoing<br/> <b>Funding:</b> General Fund</p>   | <p>This program has not yet been implemented. The City has not posted information regarding equal opportunity for housing on its website. This program will be combined with Program 6.1.1 and deleted.</p> | <p>Delete.</p>   |



## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

### CITY OF SUTTER CREEK

| Housing Program   | Status    | Accomplishments   | Continue, Modify or Delete Program   |
|---|-----------|---|--|
| <b>Goal 1: To provide the City's regional fair share of new housing for all economic segments of the community.</b>   |           |   |  |
| <p><b>Program 1-1:</b> The City shall create and maintain a citywide inventory of potential infill sites. The sites shall consist of vacant and/or underutilized residentially-zoned lots within the city limits. The City shall make this information available to the public by posting the inventory on the City's website and providing the inventory at the Community Development Department counter.</p> <p><b>Responsibility:</b> Community Development Department</p> <p><b>Funding:</b> General Fund</p> <p><b>Time Frame:</b> FY 2007</p> <p><b>Quantified Objective:</b> N/A</p> | On- going | <p>The Housing Element includes a citywide inventory of potential infill sites. The inventory list contained in the Housing Element is available at the Community Development Department offices and at Sutter Creek City Hall counter, and is posted on the City's website, <a href="http://www.cityofsuttercreek.org">www.cityofsuttercreek.org</a>. The inventory is updated at the time the Housing Element is updated.</p> <p>Between updates of the Housing Element, City staff will maintain a database of the housing inventory with modifications entered each time a building permit or use permit is approved. The Planning staff will post the database on the City website and make available at the City Hall and Community Development counters. This program will be continued.</p> | <p>Combine with Program 1-2 and continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p> |

## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



| Housing Program   | Status        | Accomplishments   | Continue, Modify or Delete Program   |
|---|---------------|---|--|
| <p><b>Program 1-2</b> The City shall prepare an inventory of vacant and/or underutilized commercial, industrial, and public sites that could be potentially redesignated for residential use.</p> <p><b>Responsible Agencies:</b> Community Development Department</p> <p><b>Funding:</b> General Fund</p> <p><b>Time Frame:</b> As needed</p> <p><b>Quantified Objective:</b> N/A</p>  | Not addressed | <p>This program has not been implemented. Starting in 2014, City staff will maintain a database of vacant and underutilized land with modifications entered each time a building permit or use permit is approved. Staff will post the database on the City website and make available at City Hall and the Community Development counters. This program will be continued.</p> | <p>Combine with Program 1-1 and continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p> |
| <p><b>Program 1-3:</b> The City shall amend the Zoning Ordinance to provide minimum densities for the R-3 and R-4 zoning districts. The density ranges will be consecutive and not have overlap or gaps in the density range among the various districts allowing residential development.</p> <p><b>Funding:</b> General Fund</p> <p><b>Time Frame:</b> 2009</p> <p><b>Quantified Objective:</b> Amend R-3 and R-4 districts</p> | Complete      | <p>The City's Zoning Ordinance was updated in 2010 and this program was implemented. This program will be deleted.</p>  | Delete.  |
| <p><b>Program 1-4:</b> The City shall review its water and sewer hook-up fees for residential second unit dwellings and determine whether or not the rates can be lowered in an effort to reduce financial disincentives to the development of residential second unit dwellings.</p> <p><b>Responsible Agencies:</b> Community Development Department</p>  | On-going      | <p>The Amador Water Agency (AWA) (<a href="http://www.amadorwater.org">http://www.amadorwater.org</a>) is responsible for setting water hook-up fees within the City of Sutter Creek. The City does not have the responsibility for establishing or enforcing water hook-up fees and thus</p>   | <p>Modify to clarify City's role in advising on water rates and continue.</p>  |

March 2015

2014-2019 Amador County Joint Housing Element  
City of Sutter Creek



## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

| Housing Program  | Status   | Accomplishments   | Continue, Modify or Delete Program      |
|--|----------|---|---|
| <p><b>Funding:</b> General Fund<br/> <b>Time Frame:</b> FY 2007<br/> <b>Quantified Objective:</b> N/A</p>  |          | <p>does not have the ability to amend or reduce water rates. The City reviews the water rates and provides input on establishing reasonable rates.</p> <p>The City is responsible for establishing sewer hook-up fees. The City reviewed and updated its sewer rates in 2009. The rates for residential second unit dwellings remained the same based on the City's evaluation. This program will be modified and continued.</p>  |   |
| <p><b>Program 1-5</b> The City should promote the development of second unit dwellings by publicizing information in the general application packet and posting information on the City's website. The City should provide information regarding permit requirements, changes in State law, and benefits of second unit dwellings to property owners and the community.</p> <p><b>Responsible Agencies:</b> Community Development Department</p> <p><b>Funding:</b> General Fund<br/> <b>Time Frame:</b> FY 2007<br/> <b>Quantified Objective:</b> 10 low income units, 10 moderate income units</p> | On-going | <p>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.</p> <p>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. This program will be</p> | This will be combined with Program 1.6. |

## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



| Housing Program  | Status    | Accomplishments   | Continue, Modify or Delete Program   |
|--|-----------|---|--|
|  |           | continued. No second units were approved during the previous planning period. The City anticipates some second units will be approved or built during the 2014–2019 planning period due to pending approval of a development which will require inclusion of second units.                                      |  |
| <p><b>Program 1-6</b> The City shall provide a bibliography of technical assistance resources for second unit dwelling applicants. The bibliography shall include prototype plan sets, instructional video tapes, Internet resources, and “how to” manuals.</p> <p><b>Responsible Agencies:</b> Community Development Department</p> <p><b>Funding:</b> General Fund</p> <p><b>Time Frame:</b> FY 2007</p> <p><b>Quantified Objective:</b> N/A</p> | Available | City staff researches current available resources for second unit dwellings to provide to applicants at the time an inquiry or application is made. The City provides links on the City website to the “housing and employment information” on the County website. This program will be modified and continued. | <p>Modify to reflect the City’s current approach to providing information on second units and continue.</p> <p>This program will be combined with Program 1.5.</p> |
| <p><b>Program 1-7</b> The City shall review the application processing procedures periodically to determine their effectiveness and recommend any necessary amendments to the Planning Commission.</p> <p><b>Responsible Agencies:</b> Community Development Department, Planning Commission</p> <p><b>Funding:</b> General Fund</p> <p><b>Time Frame:</b> Review annually</p>   | On-going  | 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. Recommendations for additional modifications by the City        | Continue.  |



## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

| Housing Program  | Status   | Accomplishments  | Continue, Modify or Delete Program     |
|--|----------|--|--|
| <b>Quantified Objective:</b> N/A   |          | staff were not made in 2013 or 2014. This program will be continued.   |  |
| <p><b>Program 1-8</b> The City shall continue to periodically review the City's development fees so that they represent a fair charge for review and processing of permit applications.</p> <p><b>Responsible Agencies:</b> Community Development Department, City Council</p> <p><b>Funding:</b> General Fund</p> <p><b>Time Frame:</b> Review every six months</p> <p><b>Quantified Objective:</b> N/A</p> | On-going | The City has reviewed the development fees periodically. In 2013 the City established fee review as part of the annual budgeting process. Development fees have not been modified since 1999. The staff is recommending adjustments to fees in 2014 to reflect actual costs of processing permits. This program will be continued. | Continue.                              |
| <p><b>Program 1-9</b> The City shall amend the Zoning Ordinance map so that it is consistent with the General Plan Land Use Diagram.</p> <p><b>Responsible Agencies:</b> Community Development Department, City Council, Planning Commission</p> <p><b>Funding:</b> General Fund</p> <p><b>Time Frame:</b> FY 2007</p> <p><b>Quantified Objective:</b> N/A</p>   | Complete | The City's Zoning Ordinance map was updated in 2010 and is now consistent with the General Plan Land Use Diagram. This program will be deleted.  | Delete.                                |
| <b>Goal 2: To encourage construction and maintenance of affordable housing in the city.</b>  |          |  |  |
| <p><b>Program 2-1</b> The City shall continue to encourage developer constructed affordable housing in the large, presently undeveloped portions of the City's planning area through use of the Planned Development (PD) land use and zoning designation. The City shall also encourage clustering of units on small lots to reduce</p>  | On-going | 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 and Golf Resort Project Specific Plan  | Combine with Program 2-2 and continue. |

## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



| Housing Program   | Status | Accomplishments   | Continue, Modify or Delete Program |
|---|--------|---|------------------------------------|
| <p>the cost of lots, housing construction, improvements, site preparation, and infrastructure.</p> <p><b>Responsibility:</b> Community Development Department</p> <p><b>Funding:</b> General Fund</p> <p><b>Time Frame:</b> Ongoing</p> <p><b>Quantified Objective:</b> N/A</p> |        | <p>(GRRSP) in 2010. Public housing benefits provided by the GRRSP are highlighted in Chapter 3 of the Specific Plan including:</p> <ul style="list-style-type: none"> <li>• Establishment of an affordable housing trust fund for the funding of affordable housing, administered by the City.</li> <li>• Development of a model home demonstration project for water-conserving landscapes and appliances, and energy efficiency.</li> </ul> <p>Chapter 4 of the Specific Plan, Development Concept and Land Use Plan includes:</p> <ul style="list-style-type: none"> <li>• Use of the Specific Plan land use designation to include clustering and small lots.</li> <li>• Requiring a minimum of 64 second dwelling units.</li> <li>• Requiring Attached Residential zoning at 8 to 15 dwelling units per acre located near the County Transit Center.</li> <li>• Requiring mixed-use at 15 to 20 dwelling units per acre located near the County Transit Center.</li> <li>• Requiring 70 homes affordable by</li> </ul> |                                    |

March 2015

2014-2019 Amador County Joint Housing Element  
City of Sutter Creek



## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

| Housing Program   | Status   | Accomplishments  | Continue, Modify or Delete Program   |
|---|----------|--|--------------------------------------|
|   |          | <p>design with the restricted price adjusted annually.</p> <ul style="list-style-type: none"> <li>Mitigation measure to require compliance with identified low and moderate income affordable housing needs.</li> </ul> <p>This program will be continued.</p>                         |                                      |
| <p><b>Program 2-2</b> 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><b>Responsible Agencies:</b> Community Development Department</p> <p><b>Funding:</b> General Fund</p> <p><b>Time Frame:</b> Ongoing</p> <p><b>Quantified Objective:</b> N/A</p>                             | On-going | <p>This program is implemented on a case-by-case basis for major subdivisions. The most recent example of implementation of this program is the approval of the GRRSP in 2010 as discussed under Program 2-1. This program will be combined into the previous program and deleted.</p> | Combine into Program 2-1 and delete. |
| <p><b>Program 2-3</b> The City shall adopt a density bonus ordinance pursuant to State Government Code Section 65915. The City shall follow State Government Code Section 65915, which requires local governments to grant a density bonus of at least 25 percent and an additional incentive or financially equivalent incentive, to a developer agreeing to construct at least:</p> <ul style="list-style-type: none"> <li>20 percent of the units for low income households;</li> <li>10 percent of the units for very low income</li> </ul> | On-going | <p>This program is implemented on a case-by-case basis for major subdivisions. The most recent example of implementation of this program is approval of the GRRSP. The City has not codified a density bonus ordinance. This program will be continued.</p>                            | Continue.                            |

## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



| Housing Program  | Status   | Accomplishments  | Continue, Modify or Delete Program |
|--|----------|--|------------------------------------|
| <p>households;</p> <ul style="list-style-type: none"> <li>• 10 percent to any condo project that reserves at least 20 percent of its units for moderate income residents; or</li> <li>• 50 percent of the units for senior citizens.</li> </ul> <p><b>Responsible Agencies:</b> Community Development Department</p> <p><b>Funding:</b> General Fund</p> <p><b>Time Frame:</b> FY 2007</p> <p><b>Quantified Objective:</b> N/A</p>   |          |  |                                    |
| <p><b>Program 2-4</b> The City shall review its fees imposed on new development and identify those fees that could be waived or reduced for new low- and moderate-income housing developments. The City shall adopt an ordinance to waive or reduce any such fees based on City staff's recommendations.</p> <p><b>Responsible Agencies:</b> Community Development Department, City Council, Planning Commission</p> <p><b>Funding:</b> General Fund</p> <p><b>Time Frame:</b> FY 2007</p> <p><b>Quantified Objective:</b> N/A</p> | On-going | <p>This program is implemented on a case-by-case basis for major subdivisions. The fees for the Gold Rush Ranch and Golf Resort Project 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. This program will be continued.</p> | Continue.                          |



## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

| Housing Program   | Status        | Accomplishments  | Continue, Modify or Delete Program                              |
|---|---------------|--|---|
| <p><b>Program 2-5</b> 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 any proposed modifications will not create safety hazards, increase liability, or develop inconsistencies in City regulations or State law. The City shall amend its codes as necessary.</p> <p><b>Responsible Agencies:</b> Community Development Department, City Council, Planning Commission</p> <p><b>Funding:</b> General Fund</p> <p><b>Time Frame:</b> FY 2007</p> <p><b>Quantified Objective:</b> N/A</p>   | On-going      | <p>The City Building Code provides opportunities for waiving requirements for low-income housing. This measure is implemented on a case-by-case basis for major projects. The most recent example was the approval of the GRRSP as described in the Development Agreement. The City has reviewed its subdivision, zoning, and building codes and has continued to find the requirements are necessary. This program will be continued.</p> | Continue.   |
| <p><b>Program 2-6</b> The City shall continue to pursue all available funding sources for affordable housing including annual applications for Federal CDBG and HOME funds. The City should consider using a portion of these funds to acquire a site for low-cost housing. The City should contact non-profit and for-profit low-cost housing developers in an effort to secure development and subsequent management of low-cost housing on the acquired site. Non-profit developers/agencies which should be contacted include the California Rural Housing Corporation in Sacramento and the Amador-Tuolumne Community Action Agency.</p> <p><b>Responsible Agencies:</b> Community Development Department, City Council, Planning Commission</p> | Not addressed | <p>The City has not actively pursued available funding for affordable housing due to limitations on staff availability to conduct the search. This program will be modified and continued.</p>   | This will now be a joint Cities/County Housing Element program. |

## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



| Housing Program  | Status                | Accomplishments   | Continue, Modify or Delete Program   |
|--|-----------------------|---|--|
| <p><b>Funding:</b> General Fund<br/> <b>Time Frame:</b> FY 2007<br/> <b>Quantified Objective:</b> 20 very low-income units, 10 low-income units, and 10 moderate-income units</p>  |                       |   |  |
| <p><b>Program 2-7</b> To ensure that manufactured houses are allowed in all residential zones except the Historic Residential Combining Zone, the City shall review the Manufactured Housing Combining Zone in the Zoning Ordinance and amend it, if necessary, to be consistent with the requirements of State law.<br/> <b>Responsible Agencies:</b> Community Development Department, City Council, Planning Commission<br/> <b>Funding:</b> General Fund<br/> <b>Time Frame:</b> FY 2007<br/> <b>Quantified Objective:</b> N/A</p> | Complete and on-going | The Zoning Ordinance allows manufactured housing within the Manufactured Housing Combining Zone, Section 18.30 of the Zoning Code. The City implements the most recent California Building Code that implements the required state regulations. The City reviewed Section 18.30 and determined it is consistent with state law. | Delete. Manufactured Housing is an allowed use in the Zoning Code.                 |
| <p><b>Goal 3: To provide a range of housing services for households with special needs within Sutter Creek.</b></p>  |                       |   |  |
| <p><b>Program 3-1</b> The City shall review and amend its Municipal Code to provide individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing.<br/> <b>Responsible Agencies:</b> Community Development Department, City Council<br/> <b>Funding:</b> General Fund<br/> <b>Time Frame:</b> FY 2007<br/> <b>Quantified Objective:</b> N/A</p>   | Partially complete    | The City has implemented this program through adoption of City Code Section 18.58 "Accommodation of Persons with Disabilities." However, this section does not meet all of the requirements of Senate Bill 520 and this program will be modified and continued to address those requirements.                                   | Modify to fully address Senate Bill 520 and continue and combine with Program 3-2. |

March 2015

2014-2019 Amador County Joint Housing Element  
City of Sutter Creek



## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

| Housing Program  | Status             | Accomplishments  | Continue, Modify or Delete Program  |
|--|--------------------|--|---|
| <p><b>Program 3-2</b> 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><b>Responsible Agencies:</b> Community Development Department, City Council</p> <p><b>Funding:</b> General Fund</p> <p><b>Time Frame:</b> FY 2007</p> <p><b>Quantified Objective:</b> N/A</p>  | Not addressed      | <p>This program was not implemented during the previous planning period and will be continued.</p>   | Combine into Program 3-1 and continue.  |
| <p><b>Program 3-3</b> The City shall review the General Plan Land Use Element and Zoning Ordinance and identify appropriate land use designations/zones in which to allow emergency and transitional housing for the homeless in the city.</p> <p><b>Responsible Agencies:</b> Community Development Department, City Council, Planning Commission</p> <p><b>Funding:</b> General Fund</p> <p><b>Time Frame:</b> FY 2007</p> <p><b>Quantified Objective:</b> N/A</p> | Partially complete | <p>The City's Zoning Ordinance was updated to allow transitional housing and emergency shelters in 2008. Ordinance 330 was created to allow these types of uses in the R4 and C2 zones. Emergency shelters are allowed by right in the C2 zone. Transitional housing is allowed by right in the R4 zone. The City has not adopted development standards for emergency shelters. Standards for the C2 zone apply to emergency shelters.</p> | Modify to remove emergency shelter portion of program and revise to fully address the transitional and supportive housing requirements of Senate Bill 2 and continue. |

## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



| Housing Program   | Status   | Accomplishments   | Continue, Modify or Delete Program  |
|---|----------|---|---|
| <b>Goal 4: To improve the existing supply of housing.</b>   |          |   |   |
| <p><b>Program 4-1</b> The City shall survey the condition of housing stock within the city, including identification of occupied substandard housing.</p> <p><b>Responsible Agencies:</b> Building Department, City Council</p> <p><b>Funding:</b> General Fund</p> <p><b>Time Frame:</b> FY 2007</p> <p><b>Quantified Objective:</b> N/A</p>   | Complete | The Housing Element includes the results of the housing stock condition survey most recently updated in 2010.   | This will now be a joint Cities/County Housing Element program.   |
| <p><b>Program 4-2</b> The City shall utilize survey results obtained through Program 4-1 and pursue available funding sources to develop a rehabilitation program in the city, including: 1) the CDBG program, 2) the California Self-Help Housing program, and 3) the California Housing Rehabilitation program. The City shall keep in contact with Department of Housing and Community Development and Central Sierra Planning Council for changes which will improve the City's chances of obtaining funding, including the availability of new programs.</p> <p><b>Responsible Agencies:</b> Community Development Department, City Council</p> <p><b>Funding:</b> General Fund</p> <p><b>Time Frame:</b> Annually</p> <p><b>Quantified Objective:</b> N/A</p> | On-going | <p>The City has not developed a rehabilitation program.</p> <p>The City requires that buildings meet code at the time of ownership change or at the time a building permit is requested. The City implemented a Community Development Block Grant (CDBG) for age-restricted and low-income occupants in 2008 and 2009.</p> <p>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>Modify to remove reference to Central Sierra Planning Council and continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p> |



## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

| Housing Program   | Status    | Accomplishments  | Continue, Modify or Delete Program  |
|---|-----------|--|---|
| <p><b>Program 4-3</b> 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><b>Responsible Agencies:</b> Community Development Department</p> <p><b>Funding:</b> State and Federal funds</p> <p><b>Time Frame:</b> Ongoing</p> <p><b>Quantified Objective:</b> N/A</p> | On-going  | <p>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 Hotel Sutter is a commercially historically significant structure processed in the last year. Private funding was used to implement the improvements. The Sutter Creek Community Benefit Foundation is currently working on making improvements to the Old Sutter Creek Grammar School. This program will be continued</p> | Continue.   |
| <p><b>Goal 5: To provide decent housing and quality living environment for all Sutter Creek residents, regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level.</b></p>   |           |  |   |
| <p><b>Programs 5-1</b> The City 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 the City's website, at City Hall, and the local library. In addition, the City Clerk shall add a statement to City utility bills which indicates that information on fair housing laws is available to the public without charge at City Hall and in the library.</p>   | Available | <p>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. This program will be modified to reflect current City resources and continued.</p>   | <p>Modify to reflect available resources and continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p> |

## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



| Housing Program   | Status                 | Accomplishments   | Continue, Modify or Delete Program  |
|---|------------------------|---|---|
| <p><b>Responsible Agencies:</b> Community Development Department, City Clerk</p> <p><b>Funding:</b> General Fund</p> <p><b>Time Frame:</b> FY 2007</p> <p><b>Quantified Objective:</b> N/A</p>  |                        |   |   |
| <p><b>Programs 5-2</b> The City shall continue to refer housing complaints to the Amador-Tuolumne Community Action Agency, the fair housing authority for Amador County.</p> <p><b>Responsible Agencies:</b> Community Development Department</p> <p><b>Funding:</b> General Fund</p> <p><b>Time Frame:</b> FY 2007</p> <p><b>Quantified Objective:</b> N/A</p> | On-going               | <p>The Planning staff refers housing complaints to the Amador-Tuolumne Community Action Agency when appropriate. This program will be continued.</p>  | <p>Continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p> |
| <b>Goal 6: To encourage energy efficiency in all new and existing housing.</b>  |                        |   |   |
| <p><b>Program 6-1</b> The City should work with local utility companies to implement energy awareness programs.</p> <p><b>Responsible Agencies:</b> Community Development Department (lead), Private Utility Companies</p> <p><b>Funding:</b> General Fund</p> <p><b>Time Frame:</b> FY 2007</p> <p><b>Quantified Objective:</b> N/A</p>                        | On-going and available | <p>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.</p> <p>The City provides a link to the PG&amp;E energy-efficiency website from the City's website.</p> <p>The City provides residents with the local PG&amp;E representative's contact</p> | <p>Continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p> |



## APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

| Housing Program   | Status | Accomplishments  | Continue, Modify or Delete Program |
|---|--------|--|------------------------------------|
|   |        | information when an inquiry is made regarding energy efficiency. This program will be continued. |                                    |
| <b>Goal 7: To provide for a variety of housing types, sizes, price ranges, and densities compatible with the existing character and integrity of residential neighborhoods.</b> |        |  |                                    |
| Programs not identified.  |        |  |                                    |

## APPENDIX E: SB 244 ANALYSIS



### INTRODUCTION

Senate Bill (SB) 244 (Wolk) was approved by Governor Brown in October 2011 and requires cities and counties to address the infrastructure needs of disadvantaged unincorporated communities (DUC) in city and county general plans, Local Agency Formation Commission (LAFCo) Municipal Service Reviews (MSR), and annexation decisions.

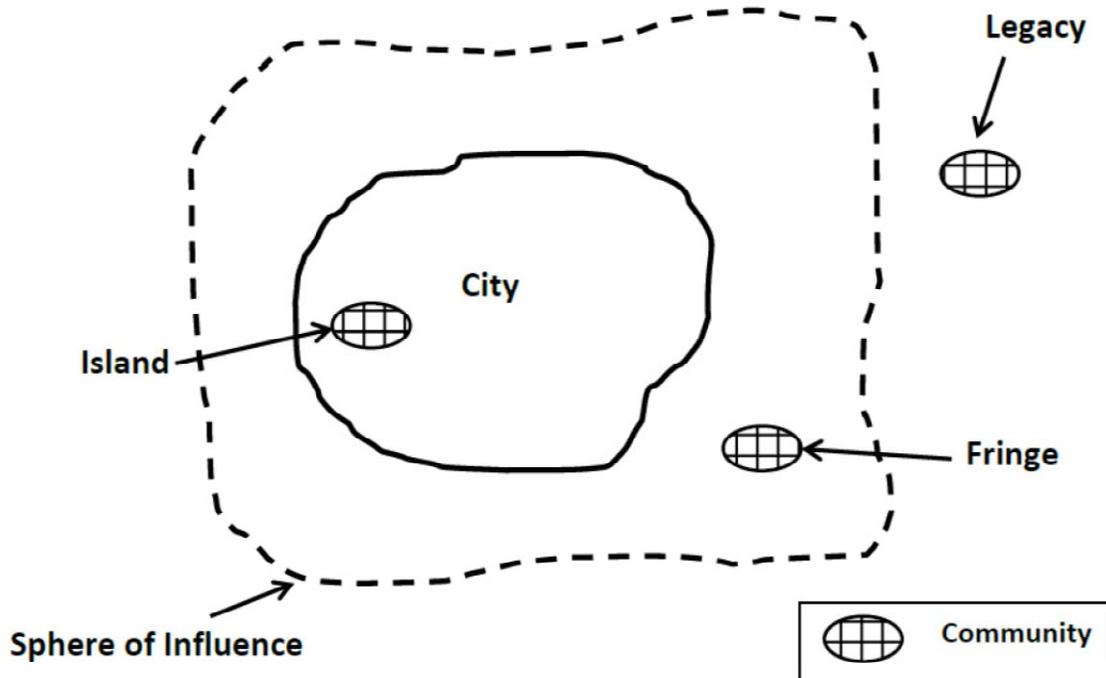
Government Code Section 65302.10(a) requires that before the due date for adoption of the next housing element after January 1, 2012, the general plan land use element must be updated to identify and describe each DUC (fringe community, legacy community, and/or island community) that exists within unincorporated areas of the county or in spheres of influence (SOI) of each city; analyze for each identified community the water, wastewater, stormwater drainage, and structural fire protection needs; and identify financial funding alternatives for the extension of services to any identified communities. SB 244 defines a DUC as a place that meets the following criteria:

- Contains 10 or more dwelling units in “close proximity” to one another where 12 or more registered voters reside (for the purpose of this analysis, “close proximity” is defined as a density greater than 1 unit per acre).
- Is either within a city sphere of influence (SOI) (also known as a fringe community), is an island within a city boundary (also known as an island community), or is geographically isolated and has existed for at least 50 years (also known as a legacy community). **Figure 2** graphically depicts these types of communities. Only legacy communities potentially occur in the unincorporated area of Amador County.
- Has a median household income that is 80 percent or less than the statewide median household income. (According to the US Census Bureau, American Community Survey (ACS), the median household income for California between 2008 and 2012 was \$61,400; therefore, communities with an area median income of \$49,120 or lower qualify.)



## APPENDIX E: SB 244 ANALYSIS

**FIGURE 2: TYPES OF COMMUNITIES THAT MAY BE DUCS**



*Source: OPR 2013*

### **ANALYSIS OF JACKSON, IONE, AND SUTTER CREEK DISADVANTAGED UNINCORPORATED COMMUNITIES**

An analysis to identify DUCs within the SOIs of the cities of Jackson, Ione, and Sutter Creek was conducted in July 2014 in order to address the requirements of SB 244. In conducting the analysis, resources utilized included the SB 244 Technical Advisory (OPR 2013), the Amador County 2014 Municipal Service Reviews (MSR), the city limit boundary maps of the five cities in Amador County using geographic information systems (GIS), water management plans, and other documentation from local jurisdictions, agencies, and special districts. Unless otherwise stated, service review information is drawn from the 2014 MSR.

Qualifications for DUCs vary slightly for unincorporated communities within city SOIs and those outside SOIs, as discussed in the section above in the second bullet. Analysis to identify DUCs within the SOIs of the cities of Ione, Jackson, and Sutter Creek was conducted based on the requirements for each. A dozen unincorporated communities were identified using Census Designated Place (CDP) information and were considered for inclusion as communities to analyze as DUCs. Most were eliminated because they did not meet the qualifications, based on census income data, mapping information, County staff knowledge, and plat records. Three communities met all of the criteria except that they were not geographically isolated legacy communities meaning they occur on major thoroughfares and are not hard to reach or out of the way.

# APPENDIX E: SB 244 ANALYSIS



The criteria used to determine whether communities are DUCs are shown in **Table HE-80**

**TABLE HE-80 DUC IDENTIFICATION MATRIX FOR AMADOR COUNTY**

| Unincorporated Community    | Jurisdiction  | 80% of CA Median Income |            | Legacy Community                        | Dwelling Units Close Proximity | All Criteria Met? |
|-----------------------------|---------------|-------------------------|------------|---|--------------------------------|-------------------|
|                             |               | CDP Median Income       | Qualifies? | Qualifies?                              | Qualifies?                     | Qualifies?        |
|                             |               | ≤\$49,120               |            | Geographically Isolated and Age ≥50 yrs | Density >1 unit/acre           |                   |
| <b>Buena Vista</b>          | Amador County | \$49,167                | NO         | NO                                      | —                              | NO                |
| <b>Camanche North Shore</b> | Amador County | \$55,078                | NO         | NO                                      | —                              | NO                |
| <b>Drytown</b>              | Amador County | \$21,094                | YES        | NO                                      | YES                            | NO                |
| <b>Fiddletown</b>           | Amador County | \$65,603                | NO         | NO                                      | —                              | NO                |
| <b>Kirkwood</b>             | Amador County | \$38,015                | YES        | NO                                      | —                              | NO                |
| <b>Martell</b>              | Amador County | \$13,649                | YES        | NO                                      | YES                            | NO                |
| <b>Pine Grove</b>           | Amador County | \$46,957                | YES        | NO                                      | —                              | NO                |
| <b>Pioneer</b>              | Amador County | \$36,146                | YES        | NO                                      | —                              | NO                |
| <b>River Pines</b>          | Amador County | \$40,269                | YES        | NO                                      | YES                            | NO                |
| <b>Volcano</b>              | Amador County | \$89,637                | NO         | NO                                      | —                              | NO                |

*Sources: 2008–2012 ACS, US Census; County Plat Maps; GIS Mapping, 2014; Amador County Planning, 2014*



## APPENDIX E: SB 244 ANALYSIS

After the initial review, it was determined that the following communities do not have any DUCs in the sphere of influence.

### IONE

No concentrations of residences exist within the City of Ione's Sphere of Influence outside of the city limits. Therefore, no potential DUCs were identified.

### JACKSON

No concentrations of residences exist within the City of Jackson's Sphere of Influence outside of the city limits. Therefore, no potential DUCs were identified.

### SUTTER CREEK

No concentration of more than 15 residences together exist within the City of Sutter Creek's Sphere of Influence outside of the city limits. Since a threshold of 15 residences was used as the unit threshold for the DUC analysis, no potential DUCs were identified.

### CONCLUSION

Based on information contained in this analysis, no DUCs exist in unincorporated Amador County or in any of the SOIs of the four cities and the expansion of services will not be necessary in any of the potential DUC areas.

## APPENDIX E: SB 244 ANALYSIS



### LIST OF REFERENCES AND AGENCIES CONSULTED

Amador County. 2010. *Amador County Existing General Plan Land Use Classifications*.

Amador County LAFCo (Local Agency Formation Commission). 2014. *Municipal Service Review*.

———. 2014. *Chapter 6 Jackson City Municipal Service Review*.

———. 2014. *Chapter 9 Amador Fire Protection District Municipal Service Review*.

———. 2014. *Chapter 11 Amador Water Agency Municipal Service Review*.

———. 2014. *Chapter 12 Drytown County Water District Municipal Service Review*.

———. 2014. *Chapter 25 River Pines Public Utility District Municipal Service Review*.

———. 2014. *Chapter 32 County Service Areas Municipal Service Review*.

Calfee, Christopher. 2012. Senior Counsel, Governor's Office of Planning and Research. November 20.

DWR (California Department of Water Resources). 2014. Disadvantaged Communities (DAC) Mapping Tool.

McHargue, Jim. 2014. Director of Solid Waste/Safety Programs, Amador County. Personal correspondence. July 30.

OPR (California Governor's Office of Planning and Research). 2013. *Technical Advisory. Senate Bill 244: Land Use, General Plans, and Disadvantaged Communities*.

US Census Bureau. 2008–2012 American Community Survey.



## APPENDIX E: SB 244 ANALYSIS

This page intentionally left blank.