COUNTYWIDE 6TH CYCLE HOUSING ELEMENT

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

Housing Element Contents

Part 1. Housing Plan
Part 2. Background Report
Part 3. Annexes to the Background Report
Part 4. Appendices to the Background Report

Part 1. Housing Plan

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Table of Contents..... 1

INTRODUCTION.....I

A. Introduction i

B. Housing Element Contents..... i

HOUSING PLAN.....1

A. Goals and Policies..... 1

B. Housing Programs 3

C. Quantified Objectives..... 3834

HOUSING PLAN LIST OF TABLES

Table 1. Fair Housing Program Action Items 17

Table 2. 2021–2029 Quantified Objectives 3936

INTRODUCTION

A. INTRODUCTION

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

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

B. HOUSING ELEMENT CONTENTS

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

Part 1. Housing Plan (policy document)

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

Part 2. Background Report

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

Part 3. Annexes to the Background Report

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

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

Part 4. Appendices to the Background Report

There are three appendices:

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

B – Responses to the Housing Needs and Priorities Survey

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

B. HOUSING ELEMENT CONTENTS

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

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

The Housing Plan includes two chapters:

1. Introduction. This chapter provides the introductory material to the Housing Element, including a discussion of the purpose of the Housing Element and State laws that inform the element and a description of the components of the Housing Element.

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

HOUSING PLAN

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A. GOALS AND POLICIES

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

Goal H-1. HOUSING DIVERSITY

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

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

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

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

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

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

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

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

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

Goal H-2. HOUSING AND NEIGHBORHOOD PRESERVATION AND IMPROVEMENT

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

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

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

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

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

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

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

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

Goal H-3. FAIR HOUSING

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

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

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

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

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

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

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

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

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

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

Goal H-4. ADVANCING OPPORTUNITIES

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

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

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

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

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

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

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

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

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

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

B. HOUSING PROGRAMS

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

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

PROGRAM 1: COUNTYWIDE HOUSING WORKING GROUP (ALL JURISDICTIONS)

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

Responsible Department/Agency:	*Planning Department of each jurisdiction*
Funding Sources:	*General Fund and grant funding*
Program Objectives and Timeframe:	• *Amador County, and the Cities of Amador City, Ione, Jackson, Plymouth, and Sutter Creek to establish a Countywide Housing Working Group, including one representative from each jurisdiction's Planning Department, by February 2024 to discuss and implement housing strategies. The Countywide Housing Working Group shall meet on a regular basis.* • *Each jurisdiction shall annually evaluate the effectiveness of the CHWG in the implementation of programs. If the CHWG is determined to be ineffective in implementing any of the programs, each jurisdiction shall identify alternative actions within six months, including a schedule to implement the alternative actions on a semi-annual basis (e.g., actions that each jurisdiction will implement at least two times each year) for the remainder of the planning period, to facilitate the implementation of relevant programs.*

Goal H-1. HOUSING DIVERSITY

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

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

The Annual Progress Report will document:

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

Responsible Department/Agency:	*Planning Department of each jurisdiction*
Funding Sources:	*General Fund and grant funding*
Program Objectives and Timeframe:	● *Review the Housing Element annually and provide opportunities for public participation, in conjunction with the submission of the Annual Progress Report to the State Department of Housing and Community Development by April 1st of each year.*

PROGRAM 3: ADEQUATE SITES – (ALL JURISDICTIONS)

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

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

Responsible Department/Agency:	*Planning Department of each jurisdiction*
Funding Sources:	*General Fund and grant funding*
Program Objectives and Timeframe:	● *Each jurisdiction shall develop a formal ongoing procedure to evaluate development proposals, rezones, and other land use decisions and update the inventory and capacity of sites by income groups as necessary by the end of 2023.* ● *Each jurisdiction to work with the Amador-Tuolumne Community Action Agency (ATCAA) and private developers on an ongoing basis to find suitable sites for affordable housing and special needs groups, including extremely low income, transitional, supportive, and single heads of households housing with an emphasis on prioritizing housing opportunities in higher resource areas.* ● *Amador City: Update Zoning Map and Zoning Ordinance to require a minimum of 50% residential uses on at least one of the C-2 sites identified in Amador City Annex Table IV-AC-1, Appendix Amador City-A, and Figure Amador City-1.* ● *Jackson: Update Zoning Map and Development Code to require a minimum of 50% residential uses as a permitted use on at least one of the Commercial sites that is a minimum of 1.5 acres in size identified in Jackson Annex Table IV-J-1, Appendix Jackson-A, and Figure Jackson-1.* ● *Plymouth: Update Zoning Map and Development Code to require a minimum of 50% residential uses as a permitted use on the SC, VC, and VC-HDO sites identified in Plymouth Annex Table IV-P-1, Appendix Plymouth-A, and Figure Plymouth-1.* ● *Plymouth to rezone at least 2 acres of vacant land from the sites identified in Plymouth Annex to accommodate its 6th Cycle and carryover 5th and 4th Cycles very low and low income RHNA (40 total units), including at least 1 acre in the*

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

- *Rezoned sites shall be at least 0.5 and no larger than 10 acres. Sites that are larger than 10 acres may be split concurrently with the rezone to meet the size requirement.*
- *Sites shall be zoned with minimum density and development standards that permit at least 16 units per site at a density of at least 16 units per acre in jurisdictions as described in clause (i) of subparagraph (B) of paragraph (3) of subdivision (c) and shall meet the standards set forth in subparagraph (B) of paragraph (5) of subdivision (b).*
- *At least 50 percent of the very low and low income housing need shall be accommodated on sites designated for residential use and for which nonresidential uses or mixed uses are not permitted, except that a city or county may accommodate all of the very low and low income housing need on sites designated for mixed use if those sites allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project.*
- *Plymouth shall update its General Plan to ensure consistency between the zoning and General Plan designation on the Opportunity Sites.*

- *Each jurisdiction to maintain adequate sites to accommodate the RHNA throughout the 6th Cycle pursuant to Government Code Section 65863 (No Net Loss Law):*
  Amador County: 109 very low, 62 low, 72 moderate, and 134 above moderate income units
  Amador City: 1 very low, 1 low, 1 moderate, and 2 above moderate income units
  Ione: 30 very low, 20 low, 25 moderate, and 42 above moderate income units
  Jackson: 27 very low, 23 low, 24 moderate, and 64 above moderate income units
  Plymouth: 7 very low, 5 low, 5 moderate, and 13 above moderate income units
  Sutter Creek: 15 very low, 12 low, 13 moderate, and 34 above moderate income units

- ~~*The Zoning Code for e*~~*Each jurisdiction shall* ~~*be updated to*~~ *allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households for: 1) lower income sites that are vacant and have been included in the inventory from two or more consecutive planning periods, and 2) lower income sites that are underutilized (nonvacant) and have been included in the inventory from a prior planning period consistent with the requirements of Government Code Section 65583.2. The attachment to the Annex for each jurisdiction identifies lower income sites that have been included in prior Housing Elements.* *These provisions shall take effect immediately upon adoption and the jurisdictions shall establish additional procedures within six months of Housing Element certification.*

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

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

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

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

The two key components of SB 9 are:

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

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

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

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

Responsible Department/Agency:	*Planning Department of each jurisdiction*
Funding Sources:	*General Fund and grant funding*
Program Objectives and Timeframe:	• *Amador County, Amador City, Jackson, Plymouth, and Sutter Creek to update their codes to allow ADUs, JADUs, and SB 9 units, as applicable, consistent with the requirements of State law by ~~July~~ May 2025~~4~~ and submit the amended ADU and JADU provisions to HCD for review.* • *If HCD identifies any inconsistencies between State law and the updated ADU provisions, each jurisdiction shall amend its code to accommodate ADUs and*

	JADUs consistent with the requirements of State law within 6 months of HCD review. • *Housing Working Group to coordinate development of a Countywide web page by ~~September~~ December 2024 to promote ADU and SB 9 opportunities to interested residents that includes examples of successful ADU projects, an ADU resource guide, and links to the ADU and SB 9 requirements for each jurisdiction.* • *Each jurisdiction shall provide technical and resource guides online, including lot split provisions per SB 9 by December 2024~~3~~.* • *Each jurisdiction shall conduct outreach and education on ADU and SB 9 options and requirements to homeowners and Homeowners' Associations on an annual basis (2023-2029) to expand opportunities throughout the jurisdiction, with an emphasis on outreach to homeowners' associations and property owners in higher opportunity areas within each jurisdiction.* • *Each jurisdiction shall pursue State funding available to assist lower- and moderate income homeowners in the construction of ADUs on an annual basis (2024, 2026, 2028).* • *Each jurisdiction shall provide financial assistance to qualified property owners to build ADUs when State funds (such as CalHOME) or other funds are available on an ongoing basis.* • *By December 2025, assess each jurisdiction's progress in ADU construction; evaluate incentives to further promote ADUs if construction goals are not met.* • *Amador County: 24 ADUs/JADUs* *Amador City: 2 ADUs/JADUs* *Ione: 8 ADUs/JADUs and 4 SB 9 units* *Jackson: 8 ADUs/JADUs and 4 SB 9 units* *Plymouth: 3 ADUs/JADUs* *Sutter Creek: 5 ADUs/JADUs*

PROGRAM 5: AFFORDABLE HOUSING LAND ACQUISITION (ALL JURISDICTIONS)

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

Responsible Department/Agency:	*Countywide Housing Working Group, Planning Department of each jurisdiction*
Funding Sources:	*General Fund and grant funding*
Program Objectives and Timeframe:	*Amador Countywide:* • *Countywide Housing Working Group to work with the Amador-Tuolumne Community Action Agency (ATCAA) and private developers to identify potential suitable affordable housing sites for land acquisition on a regular basis.* *Each Jurisdiction:*

	• *Individual jurisdictions to evaluate sites identified by the Countywide Housing Working Group to determine site acquisition feasibility, and work with for-profit and nonprofit resources as necessary to obtain such lands.* *Amador County* • *By December 2024, declare APN 044-100-027 as surplus land and issue a notice of availability pursuant to the Surplus Lands Act (Government Code Sections 54220 through 54239.4) and issue a notice of availability pursuant to the Surplus Lands Act. In conjunction with issuing the notice of availability (December 2024 and following issuance of the notice of availability in January 2025), perform outreach to affordable housing developers and non-profits active in the City and region to ensure developers and non-profits are aware of the notice and of the City's commitment to affordable housing. Following receipt of notice(s) of interest from entities desiring to lease the lands, continue with disposition of the lands for affordable housing purposes consistent with the Surplus Lands Act.*

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

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

Responsible Department/Agency:	*Amador County Homeless Task Force, Amador County Health and Human Services, City Manager of each jurisdiction; Planning Department of each jurisdiction*
Funding Sources:	*General Fund; Emergency Shelter Grant funds, No Place Like Home funds, other grant funds*
Program Objectives and Timeframe:	• *Countywide, by 2027, work with developers and service providers to provide 30 new shelter or transitional housing beds, with at least 2 beds provided apiece in Amador City and Plymouth, 3 beds provided apiece in Ione, Plymouth, and Sutter Creek, and 10 beds provided apiece in Jackson and the unincorporated County.* • *Beginning in 2024, Housing Working Group shall coordinate annually with the administration, Police Department, and Planning staff of each jurisdiction has information available regarding services for the homeless and at-risk population.*

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

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

Responsible Department/Agency:	*Planning Department*
Funding Sources:	*General Fund and grant funding*
Program Objectives and Timeframe:	• *Amador County shall develop affordable housing targets for each of the undeveloped SPAs in the County by June 2024. These targets should include a number of affordable units (including units affordable to low, very low, and/or extremely low income households), as well as total units and shall provide for economic integration throughout the County. The County will require development agreements for future residential projects within SPA designations to provide a minimum of 10 percent of total units on site as housing affordable to extremely low, very low, low, and moderate income households, or pay an in-lieu fee to support affordable housing development at an alternative location.* • *Ione shall develop affordable housing targets for each of the undeveloped Planned Development areas in the General Plan by June 2024. While total units are established by the General Plan, these targets should include a number of affordable units (including units affordable to low, very low, and/or extremely low income households) and provide for economic integration within new developments and throughout the City. The City will require development agreements for future residential projects within PD designations to provide a minimum of 10 percent of total units on site as housing affordable to extremely low, very low, low, and moderate income households, or pay an in-lieu fee to support affordable housing development at an alternative location.*

PROGRAM 7: HISTORICALLY SIGNIFICANT STRUCTURES (CITY OF SUTTER CREEK)

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

Responsible Department/Agency:	*Planning Department*
Funding Sources:	*General Fund*
Program Objectives and Timeframe:	• *Coordinate the rehabilitation and adaptive reuse of at least 1 historically significant structures as appropriate by December 2027.*

Goal H-2. HOUSING AND NEIGHBORHOOD PRESERVATION AND IMPROVEMENT

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

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

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

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

Responsible Department/Agency:	*Countywide Housing Working Group, Planning Department, and Building Department of each jurisdiction*
Funding Sources:	*General Fund and grant funding*

Program Objectives and Timeframe:	● *Countywide Housing Working Group to identify funding sources for housing rehabilitation, weatherization, energy-efficient improvements, emergency repair, and wildland urban interface/fire hardening on an annual basis.*
	  o *Housing Working Group to coordinate with individual jurisdictions to determine if available funding should be sought at the regional level or by individual jurisdictions.*
	  o *Housing Working Group to coordinate with individual jurisdictions to identify a single entity to assist in the implementation of housing rehabilitation programs in order to provide efficient and effective assistance throughout the County.*
	  o *Potential funding sources include USDA Section 504 Home Repair, Community Development Block Grant (CDBG), HOME, and CalFIRE Wildfire Prevention Grant programs.*
	● *Individual jurisdictions to promote the available housing rehabilitation, energy efficiency, accessibility, and home improvement programs on each jurisdiction's website, through social media, and by way of handouts available at the public counter as well as through the local real estate community by June 2023.*
	● *Individual jurisdictions to continue to respond to code complaints as complaints are received.*
	● *Each jurisdiction's Planning Department shall work with property owners, residents, and Homeowner Associations to ensure safe and decent housing. Staff will identify concentrations of housing in need of repair and multi-family developments in need of significant repair and connect property owners with resources for rehabilitation and junk removal on an ongoing basis.*
	● *Amador County: Review 25 units of farmworker housing (5 units annually from 2025-2029) to identify unsafe living conditions. If unsafe conditions are identified, proactively work with the property owner, residents, service providers (ATCAA), and funding agencies (USDA Rural Housing, HCD Farmworker Housing Grant Program) to identify eligibility for a rehabilitation or repair grant or loan. Assist property owner with grant or loan application (objective of 2 applications).*
	● *Secure funding, either individually or Countywide, for rehabilitation, improvement, and/or emergency repair of housing:*
	
	Amador County: 15 extremely low, 15 very low, and 10 low income units, 10 farmworker units

	Amador City: 2 extremely low, 2 very low, and 2 low income units *Ione: 6 extremely low, 6 very low, and 4 low income units* *Jackson: 6 extremely low, 6 very low, and 4 low income units* *Plymouth: 3 extremely low, 3 very low, and 2 low income units* *Sutter Creek: 3 extremely low, 3 very low, and 2 low income units*

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

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

Responsible Department/Agency:	*Countywide Housing Working Group and Planning Department of each jurisdiction*
Funding Sources:	*General Fund and grant funding*
Program Objectives and Timeframe:	● *Countywide Housing Working Group will review available funding sources for housing affordable to extremely low, very low, low, and moderate income households and housing for special needs groups at least twice each year.* ● *Countywide Housing Working Group will actively pursue federal, State, County and private funding sources that are available at the regional level and to determine the feasibility of developing a Regional Affordable Housing Trust Fund.* ● *Countywide Housing Working Group will proactively reach out annually to affordable housing providers and special needs housing providers, including homeless service providers interested in constructing extremely low income housing, emergency shelters, transitional housing, and supportive housing, agricultural worker housing providers, senior and disability housing providers, and providers serving large families and/or single heads of household with children to assist in identifying appropriate sites for development and connecting providers with assistance, including fundings and incentives for housing.* ● *Each jurisdiction within Amador County to actively pursue federal, State, and private funding sources for affordable housing as a means of leveraging local funds and maximizing assistance, and also support developers in securing outside funding sources. If multiple projects are proposed for funding, jurisdictions shall prioritize projects that improve very low/low income access to the most resources and most positive environmental, educational, economic, and transportation outcomes.* ● *Amador County to actively pursue federal, State, or other funding sources to assist developers and property owners in meeting the State's wildfire safety standards for residential and mixed uses in the Very High Fire Hazard Severity Zone.* ● *If interest in affordable or special needs housing exceeds federal, State, and private funding resources for affordable housing, prioritize assisting projects located in TCAC highest resource areas.*

	• *By December 2024, each jurisdiction shall identify a menu of incentives, including permit streamlining, reduced or deferred development fees, ministerial review of minor lot line adjustments, technical assistance to acquire funding, and modification of development requirements through Planned Development overlays or similar provisions for affordable and special needs housing. Incentives shall be specifically identified for extremely low income housing, which may include adopting priority processing, granting fee waivers or deferrals, modifying development standards,* ***and*** *granting concessions and incentives. Sutter Creek and Plymouth shall also identify reduced or deferred fees for deed-restricted moderate income housing.* • *Each jurisdiction to promote affordable and special needs housing, as well as a variety of housing types, when reviewing and implementing Planned Development, Specific Plan, and any large-scale projects to ensure new residential development provides for a variety of housing types and affordability levels.* • *To promote and incentivize affordable and special needs housing, each jurisdiction shall annually email regional affordable housing developers and non-profits the menu of incentives, the inventory of sites for very low and low income housing, a list of available financial resources, and the jurisdiction's dedicated contact to discuss affordable housing opportunities.* • *In conjunction with other programs promoting affordable housing and reducing barriers to a variety of housing types, approve and permit development of new affordable and special needs units as follows:* *Amador County: 50 extremely low, 50 very low, and 100 low income units, 25 farmworker units* *Amador City: 1 extremely low, 1 very low, and 2 low income units* *Ione: 15 extremely low, 15 very low, and 20 low income units* *Jackson: 14 extremely low, 13 very low, and 23 low income units* *Plymouth: 10 extremely low, 10 very low, and 20 low income units* *Sutter Creek: 8 extremely low, 7 very low, and 12 low income units*

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

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

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

Responsible Department/Agency:	*Planning Departments of Ione, Jackson, and Sutter Creek*
Funding Sources:	*General Fund and grant funding*
Program Objectives and Timeframe:	• *Annually monitor each jurisdiction's affordable housing stock to ensure that deed-restricted units are preserved.* • *Should any of the assisted properties become at risk of converting to market rate, the jurisdiction(s) will work with property owners, interest*

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

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

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

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

Goal H-3. FAIR HOUSING

PROGRAM 12: FAIR HOUSING SERVICES (ALL JURISDICTIONS)

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

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

Responsible Department/Agency:	*Planning Department of each jurisdiction*
Funding Sources:	*General Fund, CDBG, other grant funding*
Program Objectives and Timeframe:	● As a means of furthering fair housing education and outreach in the community, each jurisdiction in Amador County will advertise the fair housing program through placement of fair housing information brochures on their websites, at the public counters, and in the local library(ies) by December 2023. ● Each jurisdiction to provide an annual outreach event to promote fair housing and to educate the community, landlords, and real estate professionals regarding fair housing requirements. ● Each jurisdiction shall continue to provide referrals to CDFEH and HUD and any locally designated providers on an ongoing basis, including promoting fair housing practices, review and enforcement assistance with fair housing complaints, and education to housing providers. ● Housing Working Group to coordinate with ATCAA in 2023/2024 to determine if ATCAA can offer fair housing services to all County residents. If ATCAA cannot offer fair housing services, the Housing Working Group to contact fair housing advocates to identify interest in providing fair housing services to the County and identify a single Countywide point of contact for fair housing concerns by the end of 2024.

PROGRAM 13: AFFIRMATIVELY FURTHER FAIR HOUSING (ALL JURISDICTIONS)

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

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

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

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

Responsible Department/Agency:	*Planning Department of each jurisdiction*
Funding Sources:	*General Fund, CDBG, grant funding*
Program Objectives and Timeframe:	● Implement measures to affirmatively further fair housing on an ongoing basis, and as further outlined in Table 1.

Table 1: Fair Housing Program Action Items

Program/Action Area	*Programs*	*Specific Commitment*	*Timeframe*	*Geographic Targeting*	*Metrics*
Fair Housing Resources, including Outreach and Enforcement					
11. Fair housing services	*Ensure that educational and enforcement assistance is provided to renters, homebuyers, homeowners, and housing providers*	• Ensure residents have access to comprehensive fair housing services, including education, enforcement assistance, and outreach • Make fair housing information readily available to the community through providing information on each jurisdiction's website and public counters	• *High priority/ within 9 months of Housing Element adoption*	• *Countywide, including Cities of Amador City, Ione, Jackson, Plymouth, and Sutter Creek*	• *Information on each jurisdiction's website and public counters (~~2023~~2024)* • *Annual outreach events (2023-2029)* • *Identification of Countywide fair housing provider (~~2023/~~2024)* • *Assistance to 125 households (5 – Amador City, 15 – Ione, 15 – Jackson, 10 – Plymouth, 15 - Sutter Creek, 65 – Unincorporated County)*
Housing Mobility Enhancement					
4. Accessory Dwelling Units (ADUs), Junior Accessory Dwelling Units (JADUs), SB 9 Units	*Encourage the development of ADUs, JADUs, and SB 9 units throughout each jurisdiction in Amador County to expand housing opportunities, including in existing neighborhoods, for all income levels and special needs groups.*	• Update ADU/JADU standards, where not in compliance with State law; • Pursue funding to provide financial assistance to lower- and moderate income homeowners in the construction of ADUs; • Provide on-line resources to assist in the development of ADUs • Prepare an ADU factsheet or handbook; • Conduct outreach and education on ADUs; • Conduct a mid-cycle review of ADU assumptions	• *High priority/ within 18 months of Housing Element adoption*	• *Countywide, including Cities of Amador City, Ione, Jackson, Plymouth, and Sutter Creek; target marketing in higher opportunity areas*	• *Update ADU requirements, where necessary (~~2023~~2024);* • *Pursue funding for financial assistance (2024, 2026, 2028)* • *Prepare ADU factsheet and resource guides (2023-2025);* • *Conduct outreach and education (~~2023~~2024-2029);* • *Conduct mid-cycle review (2027)* • *Annually monitor ADUs permitted at the time of the Annual Progress Report (APR);* • *Target 20% of ADUs in higher opportunity areas (12 ADUs).* • *60 ADUs (2 – Amador City, 10 – Ione, 11 – Jackson, 4 – Plymouth, 8 – Sutter Creek, 25 – unincorporated County)*
16. Rental Assistance/Housing	*Promote the Housing Choice Voucher (HCV)*	• Make information regarding the HCV program available on each	• *Medium priority/ within*	• *Increase the number of*	• *Work with Stanislaus County Housing Authority to increase the number of low*

Program/Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
Choice Voucher (HCV) Program	*Program, with a special emphasis on promoting the program to Amador County's special needs populations.*	jurisdiction's website and in an annual direct mailing to all residents and property owners; ● Provide annual outreach to property owners ● Work with each jurisdiction's housing services provider to encourage property owners to participate in the Housing Choice Voucher Program	*24 months of Housing Element adoption*	*voucher assistance recipients in higher opportunity areas;* ● *Target education and marketing efforts throughout the community with an emphasis on higher opportunity areas.*	*income recipients in receiving voucher assistance in higher opportunity areas by ~~5%~~8 vouchers by 2027 (voucher goal for specific higher opportunity areas in Amador City (1 voucher), Jackson (2 vouchers), Plymouth (1 voucher), Sutter Creek (2 vouchers), and unincorporated Amador County (2 vouchers).*
New Housing Choices and Affordability					
9A. Provide Housing Opportunities for all Members of the Community	*Partnerships with Affordable Housing Developers*	● *Host an annual meeting with the Housing Working Group and affordable housing developers and nonprofits to identify housing opportunities;* ● *Support affordable housing developers through provision of land write-downs, regulatory incentives, and/or direct assistance.*	● *Medium priority/ within 24 months of Housing Element adoption*	● *Target affordable housing throughout Amador County and the Cities of Amador City, Ione, Jackson, Plymouth, and Sutter Creek, with an emphasis on higher opportunity areas and areas of concentrated poverty.*	● *Annual outreach to the development community (2023-2029).* ● *371 units; 20% (74 units) in higher opportunity areas and areas of concentrated poverty* ● *Amador County: 50 extremely low, 50 very low, and 100 low income units* ● *Amador City: 1 extremely low, 1 very low, and 2 low income units* ● *Ione: 15 extremely low, 15 very low, and 20 low income units* ● *Jackson: 14 extremely low, 13 very low, and 23 low income units* ● *Plymouth: 10 extremely low, 10 very low, and 20 low income units* ● *Sutter Creek: 8 extremely low, 7 very low, and 12 low income units*
9B. Provide Housing Opportunities for Households with Special Needs	*Partnerships with Affordable Housing Developers*	● *Identify at least two sites to increase housing diversity by providing affordable and/or special needs housing in areas*	● *High priority/within 18 months of adoption*	● *Target special needs housing throughout Amador County*	● *Identify 1st site by December 2024.* ● *Identify 2nd site by December 2026.* ● *Work with developers and service*

Program/Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
		with higher resources and lower diversity as discussed in Chapter 5 of the Background Report		*and the Cities of Amador City, Ione, Jackson, Plymouth, and Sutter Creek, with an emphasis on higher opportunity areas and areas of concentrated poverty.*	*providers in 2024-2026 to implement 1st site.* ● *Work with developers and service providers in 2026-2028 to implement 2nd site. 371 units; 20% (74 units) in higher opportunity areas and areas of concentrated poverty* ● *Amador County: 25 farmworker units* ● *Goal to provide at least 10% of units identified in previous row for special needs households:* ● *Amador County: 20 special needs units* ● *Amador City: 1 special needs unit* ● *Ione: 5 special needs units* ● *Jackson: 10 special needs units* ● *Plymouth: 4 special needs units* ● *Sutter Creek: 3 special needs units*
Place-Based Strategies for Community Preservation and Revitalization					
13. Public Investment in Neighborhoods	*Housing Rehabilitation Program*	● *Countywide Housing Working Group to identify funding sources for housing rehabilitation* ● *Individual jurisdictions within Amador County to promote the availability housing rehabilitation, energy efficiency accessibility, and home improvement programs on each jurisdiction's website, through social media, and by way of handouts at the public counter as well as through the local real estate community* ● *Individual jurisdictions within Amador County to work with*	● *Medium priority/ within 24 months of Housing Element adoption*	● *Countywide, including Cities of Amador City, Ione, Jackson, Plymouth, and Sutter Creek*	● *Assist lower income households in each jurisdiction within Amador County during the planning period.* ● *Amador County: 18 households* ● *Amador City: 3 households* ● *Ione: 10 households* ● *Jackson: 12 households* ● *Plymouth: 4 households* ● *Sutter Creek: 5 households*

Program/Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
		property owners, residents, and Homeowner Associations to enforce Building and Zoning Codes			
13. Improve Opportunities	*Opportunities Enhancement*	• *Countywide Housing Working Group to identify funding sources for housing projects that include components to improve opportunities (transit improvements, services including educational assistance, jobs training/placement, and healthcare, environmental remediation).* • *Individual jurisdictions to identify 3 projects during the 6th Cycle to improve opportunities and access to opportunities (transit improvements, services including educational assistance, jobs training/placement, and healthcare, environmental remediation).* • *At least 3 projects identified in each jurisdiction.*	• *High priority/ within 18 months of Housing Element adoption*	• *Projects to improve opportunities shall be focused on either 1) providing improvements and benefits in areas in the ~~two~~ lowest-performing categories in the TCAC opportunity maps, including overall opportunities/resources, economic, educational, and environmental) in each jurisdiction, or 2) providing new housing opportunities in the two highest-performing ~~categories~~ areas in the TCAC opportunity maps, including overall opportunities/resources, economic, educational, and environmental)*	• *Countywide Housing Working Group to identify funding sources annually and assist jurisdictions with identified projects on an on-going basis.* • *~~At least 1 project shall be identified in each jurisdiction by 2024, 2026, and 2028.~~ Amador County: At least 3 projects to improve opportunities (overall, economic, educational, environmental, and transportation) in the low-performing areas and at least 2 projects to provide new affordable housing opportunities in the two highest performing areas, with at least 1 project identified and implemented in each of the following periods: 2024/2025, 202, and 2028.* • *Amador City: At least 1 project to improve environmental and/or transportation opportunities and at least 1 project to provide new affordable housing opportunities (entire City is high/very high overall opportunities)* • *Ione: 2 projects to improve economic or environmental opportunities in the lowest performing census tracts and 2 projects to provide new affordable housing opportunities in any of the highest performing overall or economic opportunity census tracts* • *Jackson: 1 project to improve*

					economic, educational, or environmental opportunities in the lowest-performing census tracts, and 2 projects to improve access to highest opportunity census tracts (overall, economic, educational) in the low-performing areas and/or new housing opportunities in the two highest performing areas ● *Plymouth: 1 project to improve educational opportunities in the lowest performing census tract, and 2 projects provide new housing opportunities in the highest opportunity census tracts* ● *Sutter Creek: 1 project to improve environmental opportunities in the lowest performing census tract, and 2 projects to provide in the highest performing overall or educational opportunity census tracts* ● *Projects shall be implemented within 18 months of identification.*
12. Education and Outreach	*Reduce potential housing discrimination by landlords resulting from a lack of local fair housing education and outreach through connecting households and landlords to resources from fair housing agencies and organizations to increase understanding of fair housing laws and to support strong enforcement.*	● *Each jurisdiction to host annual educational workshops on fair housing to reduce the amount of discrimination;* ● *Each jurisdiction to provide social media and factsheets regarding fair housing/equal housing opportunity requirements with links to each jurisdiction's website;* ● *Countywide Housing Working Group to collaborate with designated fair housing services provider for continued tracking of fair*	● *Medium priority/ within 24 months of Housing Element adoption*	● *Countywide, including Cities of Amador City, Ione, Jackson, Plymouth, and Sutter Creek*	● *Allocate funding for an annual educational workshop and provide social media and factsheets on fair housing in 2024/2025~~3~~. Cycle workshops throughout the region, with each jurisdiction hosting at least 1 workshop during the Planning Period:* ● *Amador County: 2 workshops* ● *Amador City: 1 workshop* ● *Ione: 1 workshop* ● *Jackson: 1 workshop* ● *Plymouth: 1 workshop* ● *Sutter Creek: 1 workshop*

		housing enforcement for discrimination cases.			
Displacement Protection					
14. Resources for Renters and Owners	• *Continue to increase rental and ownership opportunities for all income levels, and ensure that housing opportunities are accessible to residents that may be at-risk of displacement.*	• *Develop an outreach program to connect lower income residents and the lower income workforce with access to resources for rental assistance, home ownership, housing rehabilitation assistance, emergency assistance, utility payment assistance, fair housing, temporary and long-term assistance in the event of a disaster, and other housing assistance programs and with new rental and ownership opportunities.* • *Develop a Just Cause Eviction and Tenant Rights Program to ensure that all evictions meet the requirements of State law and that tenants and landlord understand their rights under State law related to rent increases and evictions.* • *Seek additional resources to reduce displacement for extremely low, very low, and low income households*	• *Medium priority/ within 24 months of Housing Element adoption*	• *Countywide, including Cities of Amador City, Ione, Jackson, Plymouth, and Sutter Creek*	• *Establish outreach program by December 2024 and conduct outreach annually, or more frequently, as housing opportunities become available.* • *Develop materials regarding assistance in the event of a disaster by December 2025.* • *Update outreach program materials at least annually to reflect correct contacts and program information.* • *Distribute materials to at least 200 households during the Planning Period:* • *Amador County: 100 households* • *Amador City: 10 households* • *Ione: 25 households* • *Jackson: 25 households* • *Plymouth: 20 households* • *Sutter Creek: 20 households* • *In conjunction with Program 13, identify sources of emergency assistance and assistance to extremely low income households to reduce displacement potential, including Housing Choice Vouchers (goal of increasing voucher use by 8 vouchers by 2027 (voucher goal for specific higher opportunity areas in Amador City (1 voucher), Jackson (2 vouchers), Plymouth (1 voucher), Sutter Creek (2 vouchers), and unincorporated Amador County (2 vouchers) and housing rehabilitation, including Amador County - 18 households, Amador City - 3*

					households, Ione - 10 households, Jackson: 12 households, Plymouth - 4 households, and Sutter Creek – 5 households rehabilitation and 5 households emergency repair.
13. Implement Local Hazard Mitigation Plan (LHMP)	Reduce disaster-driven displacement risks through implementing actions developed to address risks to people and structures associated with disaster and emergency events	• Ione, Jackson, Sutter Creek Implement LHMP actions that address flood hazards that could result in loss or damage to homes resulting in disaster-driven displacement	• Medium priority/ within 24 months of Housing Element adoption	• Cities of Ione, Jackson, and Sutter Creek, with a focus on projects in lower income/lower resource-opportunity areas	• Ione - Flooding: Begin implementing LHMP Action 7 (Develop and Implement Storm Water Master Plan) by 2025 with a goal of adopting the plan by 2027, coordinate with Amador County and local cities to implement Action 8 (Watershed-Based Flood Reduction Program) beginning coordination by 2026 with a goal of adopting a program by 2028, and continue to implement LHMP Action 9/General Plan Action NS-3.1.3 (Stream Maintenance and Debris/Sediment Removal) on an as-needed basis, evaluating local streams and creeks at least every 3 years (2026, 2029) to identify where maintenance projects are needed with a goal of addressing critical debris/sediment accumulation within one year • Ione – Wildfire: Review the Defensible Space and Fuel Reduction Ordinance by December 2025 and make any needed changes by December 2026 • Jackson – Flooding, Wildfire, Other Disasters: Implement LHMP Action 2 (Enhance Public Education and Awareness) by development and community outreach program by June 2026 • Jackson – Flooding: Implement LHMP Action 4 (Buena Vista Flood Mitigation) by identifying potential funding sources

by December 2025. If funding is identified, work to implement project by December 2028; implement LHMP Action 6 (Annual Creek Cleaning) on an annual basis, prioritizing neighborhoods in lower opportunity and lower income areas or neighborhoods with higher concentrations of affordable/lower income housing

- *Sutter Creek – Flooding, Wildfire, Other Disasters: Implement LHMP Action 2 (Enhance Public Education and Awareness) by development and community outreach program by June 2026*
- *Sutter Creek – Flooding: Implement LHMP Action 5 (Upgrade Ditches and Culverts) by identifying two potential projects in lower income/lower opportunity areas and seeking to identify funding sources by December 2025. If funding is identified, work to implement project by December 2028; implement LHMP Action 6 (Develop a Stormwater Management Plan) by 2025 with a goal of adopting the plan by 2027*
- *Sutter Creek – Wildfire: Implement Action 9 (Perimeter Wildfire Protection Fuel Break) with objective of identifying at least two perimeter firebreak projects in lower income/lower opportunity areas or in areas with higher concentrations of lower income housing by 2026 with a goal of implementing projects by 2028*

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

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

Responsible Department/Agency:	*Planning Department of each jurisdiction*
Funding Sources:	*General Fund, CDBG, HOME, other grant funding*
Program Objectives and Timeframe:	● *Develop an outreach program by December 2024 to connect lower income residents and the lower income workforce with new rental and ownership opportunities and access to resources for home ownership, housing rehabilitation, fair housing, temporary and long-term assistance in the event of a disaster, and other housing assistance programs as those become available, promoting fair housing choice and access to safe and decent housing within the community. Information shall be provided on each jurisdiction's website and social media channels, via announcements at the Board of Supervisors and City Council meetings, at the public counters, and in the local library(ies).* ● *Update outreach program materials at least annually to reflect correct contacts and program information.*

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

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

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

Responsible Department/Agency:	*Planning Department of each jurisdiction*
Funding Sources:	*General Fund and grant funding*
Program Objectives and Timeframe:	● *Amador County, Amador City, Jackson, Plymouth, and Sutter Creek: Review and amend the Municipal Code a necessary to provide individuals with disabilities reasonable accommodation (in full compliance with Senate Bill 520) in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing by December 2023. Include the following information:* o *Providing notice to the public of the availability of an accommodation process. The notice will be provided at all counters where applications are made for a permit, license, or other authorization for siting, funding, development, or use of housing.*

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

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

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

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

Responsible Department/Agency:	*Amador County Public Health Department; Planning Department of each jurisdiction*
Funding Sources:	*General Fund; California Tobacco Control Program funding (Prop 99 and 56), grant funding*
Program Objectives and Timeframe:	● *In 2024, review methods to reduce exposure to second-hand smoke in multi-unit and mixed use residential projects and identify at least three methods for implementation in 2025-2029. Methods may vary from jurisdiction to jurisdiction and may include:* ○ *Consideration of a smoke-free ordinance, encouraging compliance through education, signage requirements, and property manager actions rather than police, fines, or evictions.* ○ *Targeted education to landlords and tenants on the benefits of a smoke-free housing policy.* ○ *Targeted outreach to landlords with resources including language to include in leases, assistance available to purchase signage, and local resources for residents who want to quit tobacco.*

Goal H-4. ADVANCING OPPORTUNITIES

PROGRAM 16: FEDERAL VOUCHER PROGRAM (ALL JURISDICTIONS)

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

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

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

Responsible Department/Agency:	*Planning Department of each jurisdiction*
Funding Sources:	*U.S. Department of Housing and Urban Development (HUD) Housing Choice Vouchers, grant funding*
Program Objectives and Timeframe:	● *Countywide Housing Working Group to contact the Stanislaus County Regional Housing Authority (StanCoHA) and ATCAA annually to invite StanCoHA to attend a meeting and provide information regarding the number of vouchers issued within the county, to identify opportunities to access additional assistance programs, including the Family Unification Program, currently unavailable in Amador County, to determine if additional vouchers may become available, and to identify if there are unused vouchers that should be advertised to County residents.* ● *If vouchers are available to Amador County residents or the waitlist opens up, the Countywide Housing Working Group shall coordinate outreach via each jurisdiction's website and announcements at the Board of Supervisors and City Council meetings.* ● *Continue to facilitate the use of the HCV and other Housing Authority and ATCAA programs throughout the County by advertising programs semiannually (double the current advertising schedule) on each jurisdiction's website, in community newsletters, and via each jurisdiction's social media accounts to reach a Countywide audience.* ● *Conduct annual targeted education to landlords and tenants in the area of the County with the highest proportions of persons with disabilities and in areas with the highest resources.*

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

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

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

Responsible Department/Agency:	*Planning Department of each jurisdiction*
Funding Sources:	*General Fund and grant funding*
Program Objectives and Timeframe:	*Each jurisdiction to complete the following zoning and development amendments to its code to streamline definitions, encourage and support a variety of housing types, including special needs housing and affordable housing, by July 2024 (note: refer to Chapter III (Housing Constraints) for a detailed analysis of revisions required to each jurisdiction's code):* o *Family (Amador County, Amador City, Sutter Creek): Define "family" and "household" to include unrelated members of a household who reside together, to not regulate the relationship of members, and to impose no restriction on the number of persons who may reside together as a family or household.* o *Low Barrier Navigation Centers (Amador County, Amador City, Jackson, Plymouth, and Sutter Creek): Define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low barrier navigation centers as a by-right use in areas zoned for mixed use and in nonresidential zones permitting multi-family uses (if applicable).* o *Transitional and Supportive Housing (Amador County, Amador City, Jackson, Plymouth, and Sutter Creek): Revise as necessary to ensure that transitional and supportive housing are allowed in residential and mixed-use zones in accordance with Government Code Section 65583(c)(3), and to allow eligible supportive housing in zones where multi-family and mixed uses are permitted in accordance with Government Code Sections 65650 through 65656.* o *Special Needs Housing (Amador County, Amador City, Plymouth, and Sutter Creek): Revise as necessary to ensure that special needs housing is accommodated in accordance with California Health and Safety (HSC) Code Section 1566.3, which establishes requirements for residential facilities that serve six or fewer persons including that residential care homes serving six or fewer persons will be treated in the same manner as a residence of the same type and not be subject to additional standards (such as parking). Additional jurisdiction-specific updates are as follows:* ● *Plymouth: Allow group homes serving 6 or fewer persons consistent with the requirements of State law and to allow group homes serving more than 6 persons as a permitted use in the VR, VC, and SC districts.*

- *Persons with Disabilities - Group homes 7 or more persons (Amador County, Amador City, Ione, Jackson, Plymouth, and Sutter Creek): Permit these uses in all zones allowing residential uses with objectivity and only subject to the requirements of other residential uses of the same type in the same zone.*
- *Employee Housing (Amador County, Amador City, Jackson, Plymouth, and Sutter Creek): Ensure that employee housing serving six or fewer employees shall be deemed a single family structure and shall be treated subject to the standards for a single family dwelling in the same zone per requirements of Health and Safety Code Section 17021.5.*
- *Farmworker Housing (Amador County, Jackson, Sutter Creek): Ensure that agricultural employee housing is allowed in zones that permit agricultural uses consistent with the requirements of Health and Safety Code Sections 17021.6 and 17021.8.*
- *Farmworker Housing (Plymouth): Ensure that agricultural employee housing is allowed consistent with the requirements of Health and Safety code Section 17021.8.*
- *Emergency Shelters: (Amador County, Amador City, Jackson, and Sutter Creek): Revise as necessary to ensure that emergency shelters are accommodated in accordance with the federal Religious Land Use and Institutionalized Persons Act and Government Code Section 65583, which requires each jurisdiction to identify one or more zoning districts where emergency shelters are allowed without a discretionary permit, including ensuring that emergency shelters are allowed in zones where residential uses are also permitted consistent with the requirements of Government Code Section 65583(a)(4) and are defined consistent with Government Code Sections 65582 and 65583(a)(4)(C). Require sufficient parking to accommodate all staff working in an emergency shelter, provided that the standards will not require more parking for emergency shelters than other residential or commercial uses within the same zone.*
- *Emergency Shelters: (Jackson): Revise to allow 25 beds within each emergency shelter.*
- *Emergency Shelters (All jurisdictions): Update the definition of emergency shelter to be consistent with Government Code Section 65583(a)(4)(C) and ensure that emergency shelters are permitted ministerially when ancillary to permitted places of worship and churches.*
- *Emergency Shelters (Ione): Update the Zoning Code to allow emergency shelters in zones that allow residential use and that have vacant residential sites of at least 0.1 acre within ½-mile of services (school, transit, library, shopping and services), consistent with the requirements of Government Code Section 65583(a)(4)(A) and (H), and remove emergency shelters as a permitted use in the M-1 and M-2 zones.*
- *Mobile Homes and Manufactured Homes (Amador County, Amador City, Plymouth, and Sutter Creek): Review and amend as necessary to remove restrictions on mobile homes and manufactured homes that conflict with the provisions of Government Code Section 65852.3, which require that*

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

- *Sutter Creek: Limit the restriction of manufactured homes within the "Historic District" designations or the HR Combining Zone to places, buildings, structures, or objects listed on the National Register of Historic Places, with manufactured homes subject to the same review requirements as other residential unit development in this district.*

- *Application Streamlining (Amador County, Amador City, Plymouth, Sutter Creek, and Jackson): To facilitate residential development and to comply with State law, each jurisdiction will be updated to ensure that eligible multi-family projects with an affordable housing component are provided streamlined review and are subject only to objective design standards consistent with relevant provisions of SB 35 and SB 330, as provided for by applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300. State law defines objective design standards as those that "involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and public official prior to submittal." Each jurisdiction will review and modify the Design Review criteria to ensure application processing timelines comply with the requirements of applicable State laws, including Government Code Sections 65950-65957.5), streamline and simplify the process, including a limitation on the maximum number of hearings per project, and ensure objective standards and findings are applied to projects subject to Design Review.*

- *Objective Design & Development Standards (Amador County, Amador City, Jackson, Plymouth, and Sutter Creek). Each jurisdiction will adopt objective design and development standards for multifamily housing, including ministerial (by-right) residential and mixed-use development, and will ensure that the standards, including floor area ratio, unit size, height, setback, and parking requirements, accommodate the maximum densities permitted, and provide flexibility with the design of building types and units to accommodate irregular lots and steep slopes. These objective standards will replace any subjective standards, including site plan review findings, design review standards, and other standards required for single family and multifamily housing or will remove or include objective definitions and/or illustrations of any subjective terms, such as "compatibility", "orderly", "harmonious", "character", and "integrity".*

- *Density Bonus (Amador County, Amador City, Ione, Jackson, Plymouth, and Sutter Creek). Revise to reflect current requirements of the State's density bonus law, including alternative parking ratios, which shall also be reflected in the jurisdiction's parking standards section(s) of its code, including 1 space per studio (0 bedroom) and 1-bedroom units and 1.5 spaces per 2- and 3-bedroom units for projects that include affordable and special needs housing, and*

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

- *Reasonable Accommodations (Amador County, Amador City, Jackson, Plymouth, and Sutter Creek). Provide for reasonable accommodation for persons with a disability consistent with the HCD Reasonable Accommodation Model Ordinance, including objective findings for the approval of a reasonable accommodation application.*
- *Accessibility (All jurisdictions): Require new development projects with 10 or more units to include accessibility options for buyers as part of each home plan.*
- *Density Range (All jurisdictions): Require new development on the sites identified for very low, low, and moderate income to occur at 75% of allowed densities or higher, with exceptions provided for site-specific development constraints, affordable housing, and special needs housing.*
- *Conversion of Multifamily Rental to Ownership or Non-Residential Uses: Establish provisions to ensure that the conversion of multifamily rental to ownership or non-residential uses addresses the potential for displacement of households, including adequate notice (6 or more months), identification of affordable housing opportunities in the region, assistance to lower income and special needs housing with locating replacement housing, moving assistance, and priority for any residents interested in new ownership opportunities at the location.*
- *Reduce Constraints to a Variety of Housing Types:*

  Amador County:
  - *Reduce the parking requirement for studio and one-bedroom multifamily units and for senior housing to 1.5 spaces per unit.*
  - *Amend setback language to provide for handicap access ramps where necessary.*
  - *Define single-room occupancy units (SROs) and provide clear standards to accommodate SROs in at least the R-3 zoning district.*
  - *Establish minimum densities for the R-2 and R-3 zones and limit development of single family homes to replacement units, units on existing small lots less than 0.5 acre, and affordable housing in these districts.*
  - *Provide for reduced parking requirements for senior housing and units 800 sq. ft. or smaller in size.*

  Amador City:
  - *Limit development of single family units in the R3 and R4 zones to existing lots of 6,000 s.f. or less, new lots of 4,000 s.f. or less, and affordable (moderate, low, and very low income) projects.*
  - *Allow SROs as a permitted use in the R-4, C-1, and C-2 zoning districts to accommodate and encourage a greater variety of housing types.*
  - *Increase maximum lot coverage to 60% in the R-4 zone.*

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

Ione:

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

Jackson:

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

Plymouth:

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

Sutter Creek:

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

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

PROGRAM 18: CODE REVIEW (ALL JURISDICTIONS)

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

Responsible Department/Agency:	*Planning Department of each jurisdiction*
Funding Sources:	*General Fund and grant funding*
Program Objectives and Timeframe:	*<u>All Jurisdictions</u>* ● *Review and update local codes to address requirements of State law. Codes shall be reviewed every 3 years to implement any housing laws or any changes identified, including changes identified by HCD as part of its review of implementation of the Housing Element or review of ordinances where provided by the Government Code, to comply with existing housing laws.* ● *Review local code requirements annually to ensure that amendments are made where necessary to reduce impacts to life and property.* ● *Review updates to the California Building Standards Code on a triennial basis and adopt updates to code requirements accordingly.* *<u>Jackson</u>* ● *Review implementation of the Affordable Housing Requirement every 5 years (by December 2027) to ensure it is not an impediment to housing production.*

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

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

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

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

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

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

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

Responsible Department/Agency:	*Planning Department of each jurisdiction and AWA*
Funding Sources:	*General Fund and grant funding*
Program Objectives and Timeframe:	• *In 2023, the Housing Working Group shall meet with AWA to identify necessary steps and resources to address water and wastewater system improvements where needed to accommodate the RHNA.* • *Housing Working Group to identify methods to encourage water conservation and reduce wastewater effluent by December 2025, including coordinating with the water and wastewater providers to promote conservation and reviewing opportunities to increase efficiencies in new construction and rehabilitation projects.* • *Continue to work cooperatively with AWA, ARSA, and other agencies that own or operate water and sewer infrastructure on an ongoing basis and each jurisdiction shall review efforts annually and the Housing Working Group shall meet with water and wastewater providers at least annually~~:~~.* • *Housing Working Group to support infrastructure providers in pursuing funding to complete necessary improvements or to assist developers and agencies to complete these capital improvement projects as necessary on an ongoing basis to increase the availability of housing for low and very low income households, with efforts to identify potential applications and submittal of applications at least annually.* • *Housing Working Group to investigate establishment of assessment districts with a capital facilities fee on an ongoing basis to assist in funding infrastructure improvements by December 2026~~303+~~.* • *Submit a funding application to the USDA's Small Communities Rural Utilities Service Grants & Loans Program annually.* • *Each jurisdiction shall adopt any necessary fee programs and shall seek funding resources to support improvement and expansion of water and wastewater systems to accommodate the RHNA by December 2025.* • *The City of Ione shall develop a program to complete wastewater system improvements to expand its treatment capacity by 2024/2025 in order to accommodate its RHNA.* • *Coordinate with AWA and the cities to update Figures III-1 and III-2 every 3 years (December 2026, December 2029) to identify parcels that are proximate to existing water and sewer service and planned water and sewer service as well as parcels where the cost to extend services would be considerable to assist developers in targeting locations for housing proposals.* • *Where applicable, use development agreements or other mechanisms to ensure fair-share funding of off-site infrastructure and facility improvements on an on-going basis and review projects at least annually to ensure implementation.* • *Following adoption of the Housing Element, each jurisdiction shall provide the adopted Housing Element within 30 days to its water and sewer providers and shall include a cover letter identifying the requirements of Government Code*

	Section 65589.7(a) requiring priority service for developments that provide housing for lower income households.

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

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

Responsible Department/Agency:	*Planning Department*
Funding Sources:	*General Fund and grant funding*
Program Objectives and Timeframe:	*Each jurisdiction shall:* • *Facilitate land divisions, lot line adjustments, and specific plans resulting in parcel sizes that facilitate multi-family developments affordable to lower income households.* • *Work with property owners and non-profit developers to target and market the availability of sites with the best potential for development, including annual outreach to property owners and non-profit developers identifying very low and low income sites included in the inventory of residential land.* • *Host an annual meeting with affordable housing developers and non-profits to identify housing opportunities and to identify City programs and incentives that support affordable housing development through provision of land write-downs, regulatory incentives, and/or direct assistance.* • *Annually meet with County representatives, developers, and major farmworker employers to discuss farmworker housing needs and to identify opportunities and potential applications for funding, with an objective of submitting at least two funding applications during the planning period for farmworker housing projects, including one new construction project and one rehabilitation project (rehabilitation may be existing housing primarily serving farmworkers or developing a rehabilitation loan/grant program targeted toward farmworker housing).*

PROGRAM 21: CHILD CARE PROGRAM (ALL JURISDICTIONS)

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

Responsible Department/Agency:	*Planning Department*
Funding Sources:	*General Fund and grant funding*
Program Objectives and Timeframe:	• *Continue to promote the provision of childcare in conjunction with residential development, including affordable housing projects, on an ongoing basis.*

PROGRAM 22: APPLICATION PROCESSING PROCEDURES (ALL JURISDICTIONS)

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

Responsible Department/Agency:	*Planning Department*
Funding Sources:	*General Fund and grant funding*
Program Objectives and Timeframe:	● *Review application processing procedures in 2025 and 2028 and make any necessary amendments to reduce constraints to housing approvals and ensure development proposals are processed in accordance with State law, including the time periods identified by the Permit Streamlining Act.*

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

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

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

	(and its branches), and similar locations where individuals may be in need of fair housing information by June 2023. ● *Provide information on the availability of the Housing Choice Voucher Program at each jurisdiction's public counter and website by June 2023.*

PROGRAM 24: GOVERNMENTAL TRANSPARENCY (ALL JURISDICTIONS)

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

Responsible Department/Agency:	*Planning Department*
Funding Sources:	*General Fund and grant funding*
Program Objectives and Timeframe:	*All jurisdictions to provide fiscal documents to ensure transparency pursuant to Government Code Section 65940 no later than December 2024:* ● *Amador County to provide current fee schedules for all departments, current and five previous annual financial reports, and archive of impact fee nexus studies, cost of service studies, or equivalent, conducted on or after January 1, 2018 on the County's website.* ● *Amador City to update its website to provide all documents described at Government Code Section 65940, except the General Plan and Zoning Code which are both available on the website.* ● *Ione to update its website to include the five previous annual fee reports and the archive of impact fee nexus studies, cost of service studies, or equivalent, conducted on or after January 1, 2018.* ● *Jackson to update its website to include the five previous annual fee reports and the archive of impact fee nexus studies, cost of service studies, or equivalent, conducted on or after January 1, 2018.* ● *Plymouth to update its website to provide its building permit fee schedule and its five previous annual fee reports, and the archive of impact fee nexus studies, cost of service studies, or equivalent conducted on or after January 1, 2018.* ● *Sutter Creek to update its website to provide its building permit fee schedule and its five previous annual fee reports, and archive of impact fee nexus studies, cost of service studies, or equivalent conducted on or after January 1, 2018.*

PROGRAM 25: ENERGY CONSERVATION INITIATIVES (ALL JURISDICTIONS)

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

Responsible Department/Agency:	*Planning Department of each jurisdiction*
Funding Sources:	*General Fund and grant funding*
Program Objectives and Timeframe:	• *Continue to enforce the State of California's Title 24 energy requirements on an ongoing basis.* • *Continue to explore ways to promote energy conservation and sustainability, with a focus on reducing energy usage and energy-related costs in new and existing residential development throughout each jurisdiction, with the Housing Working Group meeting at least annually to address this issue and summarize best practices.* • *Each jurisdiction to advertise available programs, with an emphasis on outreach to lower income households, to address energy-efficient improvements to single and multi-family units on an ongoing basis and assist households with reducing energy-related costs on each jurisdiction's website and at the Planning Counters; information shall be provided by August 2024 and reviewed and updated at least bi-annually (by August 2026, 2028).* • *Each jurisdiction to provide outreach and education to developers, architects, and residents at least annually to provide information on how to incorporate sustainability in project design, as well as in existing structures.* • *Participate in the Amador County Energy Savings Working Group and support implementation of the County's Energy Action Plan, including PG&E programs and ATCAA programs with Housing Working Group members attending an Energy Savings Working Group meeting at least bi-annually (2024, 2026, 2028).* • *Continue to collaborate with PG&E to install energy-efficient lighting through sharing information on each jurisdiction's website by August 2024 and reviewing and updating information as necessary at least bi-annually (August 2026, 2028)..* • *On an ongoing basis, continue to provide residents with the local PG&E representative's contact information when an inquiry is made regarding energy efficiency and review contact information at least annually (December of each year).*

C. QUANTIFIED OBJECTIVES

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

The new construction objectives shown in Table 2 are based on the County's RHNA for the 2021-2029 planning period for lower income, moderate income, and above moderate income housing, historic trends, and expectations for new ADUs. Rehabilitation

and conservation objectives are based on specific program targets, including such programs as use of the Preservation of Assisted Rental Housing Program and Housing Choice Voucher Program.

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

Table 2. 2021–2029 Quantified Objectives

Objectives	Extremely Low: <30% AMI	Very Low: 30-50% AMI	Low: 50-80% AMI	Moderate: 80-120% AMI	Above Moderate: 120% + AMI	TOTAL
Amador County						
New Construction	25	25	50	60	134	294
Rehabilitation and Maintenance	15	15	10	20	100	180
Conservation/Preservation[1]	809	1,072	1,671			
Amador City						
New Construction	1	1	2	1	1	6
Rehabilitation and Maintenance	2	2	2	2	10	18
Conservation/Preservation[1]	8	8	29			
Ione						
New Construction	15	15	20	25	42	117
Rehabilitation and Maintenance	6	6	4	10	50	70
Conservation/Preservation	220	165	355			
	Includes 43 assisted units as identified in Table II-37 of the Background Report					
Jackson						
New Construction	14	13	23	24	64	138
Rehabilitation and Maintenance	6	6	4	10	50	70
Conservation/Preservation	345	370	285			
	Includes 258 assisted units as identified in Table II-37 of the Background Report					
Plymouth						
New Construction	10	10	20	5	13	58
Rehabilitation and Maintenance	3	3	2	5	25	34
Conservation/Preservation[1]	8	65	70			
Sutter Creek						
New Construction	8	7	12	13	34	74
Rehabilitation and Maintenance	3	3	2	5	50	59
Conservation/Preservation	230	200	230			
	Includes 34 assisted units as identified in Table II-37 of the Background Report					

AMI – Area Median Income
New Construction Objectives: Reflects 2021-2029 RHNA.
Rehabilitation Objectives: Reflects loans/grants anticipated through State programs for extremely low, very low, and low income households.

Conservation Objectives: Reflects conservation of existing affordable housing.
[1]There are no assisted units in the jurisdiction; the objective is based on the extremely low, very low, and low income households identified in the 2015-2019 HUDUser Comprehensive Housing Affordability Strategy data

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COUNTYWIDE 6TH CYCLE HOUSING ELEMENT

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

Housing Element Contents

Part 1. Housing Plan
Part 2. Background Report
Part 3. Annexes to the Background Report
Part 4. Appendices to the Background Report

Part 2. Background Report

Adopted by Jackson City Council October 23, 2023
Minor Revisions November 2024

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Part 2. Background Report

Background Report Table of Contents

I. INTRODUCTION 3

II. HOUSING NEEDS ASSESSMENT 6

A. Introduction 6

B. Data and Methodology 6

C. Demographic Profile 6

D. Household Profile 12

E. Housing Stock Characteristics 41

F. Housing Costs and Affordability 53

G. Projected Housing Needs 65

III. HOUSING CONSTRAINTS 67

A. Non-Governmental Constraints 67

B. Infrastructure Requirements and Constraints 74

C. Environmental Constraints 90

IV. HOUSING RESOURCES 106

A. Inventory of Housing Sites 106

B. Housing Assistance and Community Service Providers 106

C. Incentives and Financial Resources 109

V. AFFIRMATIVELY FURTHERING FAIR HOUSING 113

A. Outreach 113

B. Assessment of Fair Housing Issues 117

C. Discussion of Disproportionate Housing Needs 173

D. Sites Inventory Analysis 177

E. Assessment of Contributing Factors to Fair Housing Issues 187

VII. EVALUATION OF THE 2014–2019 HOUSING ELEMENTS 190

A. Introduction 190
B. Summary of Achievements 190
C. Appropriateness And Effectiveness of the 2014 – 2019 Housing Element 192
VII. OTHER REQUIREMENTS 239
A. Energy Conservation Opportunities 239
B. Consistency with Other General Plan Elements 241
C. Priority Water and Sewer Service 241

I. INTRODUCTION

A. HOUSING ELEMENT CONTENTS

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

Part 1. Housing Plan (policy document)

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

Part 2. Background Report

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

Part 3. Annexes to the Background Report

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

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

Part 4. Appendices to the Background Report

There are three appendices:

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

B – Responses to the Housing Needs and Priorities Survey

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

B. BACKGROUND REPORT CONTENTS

The Background Report includes the following sections:

I. Introduction

The Introduction provides a brief summary of the purpose and contents of the 6th Cycle Housing Element Background Report and identifies acronyms used in the document.

II. Housing Needs Assessment

This Chapter includes an analysis of population and employment trends, quantified housing needs for all income levels, including each jurisdiction's share of the Regional Housing Needs Allocation (RHNA), household characteristics, housing characteristics, housing stock condition, special housing needs, such as those of the elderly, disabled, including developmentally disabled, large families, farmworkers, families with female heads of households, and families and persons in

need of emergency shelter, and the risk of assisted housing developments converting from lower income to market-rate units for Amador County and the cities of Amador City, Ione, Jackson, Plymouth, and Sutter Creek.

III. Housing Constraints and Resources

This Chapter includes an analysis of potential and actual governmental constraints, including codes, plans, policies, and programs adopted by the County and each City, upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and locally adopted ordinances that directly impact the cost and supply of residential development. This Chapter also provides an analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, proposed and approved densities versus minimum densities, building permit timing. A discussion of resources available for housing development, including funding sources for affordable housing, rehabilitation, and refinancing is provided.

IV. Inventory of Residential Sites

This Chapter provides an inventory of land suitable for residential development in each jurisdiction, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship between zoning, public facilities, and utility services to these sites.

V. Affirmatively Furthering Fair Housing

This Chapter includes an assessment of fair housing at the regional level and addresses needs for each jurisdiction, including a summary of fair housing issues, an assessment of the fair housing enforcement and fair housing outreach capacity, an analysis of available data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk, an assessment of the contributing factors for identified fair housing issues, identification and analysis of the fair housing priorities and goals, and identification of strategies and opportunities to implement fair housing priorities and goals.

VI. Evaluation of the 2014-2019 Housing Element

This Chapter evaluates the implementation of the 2014-2019 Housing Element for each jurisdiction, including the effectiveness in achieving each jurisdiction's housing goals and objectives and its effectiveness in addressing the housing needs.

VII. Other Requirements

This Chapter addresses opportunities for energy conservation and the 6th Cycle Housing Element's consistency with each jurisdiction's General Plan.

B. ACRONYMS AND TERMS

ACS – U.S. Census American Community Survey
ADU – Accessory Dwelling Unit
AFFH – Affirmatively Furthering Fair Housing
AMI – Area Median Income (Amador County Median Income)
APR – Annual Progress Report
ARSA – Amador Regional Sewer Authority
AWA – Amador Water Agency
CDBG – Community Development Block Grant
CSCoC – Central Sierra Continuum of Care
DOF – Department of Finance

EDD – Employment Development Department
Element – Housing Element
ELI – Extremely Low Income
FMR – Fair Market Rent
GPD – gallons per day
HCD – California Department of Housing and Community Development
HCV – Housing Choice Voucher (formerly Section 8)
JADU – Junior Accessory Dwelling Unit
MGD – million gallons per day
PIT – Point in Time
RHNA – Regional Housing Need Allocation
SB9 – Senate Bill 9
SRO – single room occupancy unit

II. HOUSING NEEDS ASSESSMENT

A. INTRODUCTION

This section of the Housing Element discusses the characteristics of the County's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components: A) Demographic Profile; B) Household Profile; C) Housing Stock Characteristics; and D) Regional Housing Needs.

B. DATA AND METHODOLOGY

To understand the context of local housing in the County of Amador (Amador County or County), a review and analysis of the County's population characteristics and housing stock was performed. The primary data sources for the 2021-2029 Housing Element Update include the U.S. Census Bureau (2010 Census and 2015-2019 American Community Survey (ACS)), California Department of Finance (DOF), California Employment Development Department (EDD), HCD income limits, and other sources as noted in the document. Due to the use of multiple data sources (with some varying dates), there are slight variations in some of the information, such as total population and total household numbers, presented in this document. It is noted that population data generally includes persons living in group quarters, which are places where people live or stay in a group living arrangement that is owned or managed by an organization providing housing and/or services for the residents (e.g., assisted living facilities, prisons, and other group living arrangements). Household and housing unit data does not include persons living in group quarters, as such persons are not counted by the Census as being in a household or housing unit.

C. DEMOGRAPHIC PROFILE

Demographic changes such as population growth or changes in age can affect the type and amount of housing that is needed in a jurisdiction. This section addresses population, age, and race and ethnicity of Amador County residents.

1. POPULATION GROWTH AND TRENDS

Between 2010 and 2021, the countywide population of Amador County declined from 38,091 to 37,377 people (see Table II-1), an annual decline rate of approximately 0.2%. When reviewing population data, it is important to distinguish between the population changes that affect the entire County and the unincorporated portion of the County, which can be affected by annexations and other boundary changes. The unincorporated area of the County currently makes up about 57.6% of the entire County's total population.

Table II-1 shows population growth for Amador County, each city, and the unincorporated area from 2000 through 2021, including the population countywide and the incorporated and unincorporated portion of the County. According to data prepared by the California DOF, the population of Amador County in 2021 was 37,377 persons countywide, a decrease of approximately 1.9% or 714 people since 2010. Of the 37,377 persons living in the County in 2021, 21,520 persons resided in the unincorporated portion of the County, a decrease of approximately 1.4% (311 people) since 2010. Therefore, the unincorporated portion of the County experienced slightly less population decline during the recent decade (2010 to 2021). Among all jurisdictions, Ione saw the greatest growth in population between 2015 and 2021, increasing by 16.5% or 1,092 people, resulting an annual growth rate of 2.7%. Conversely, Amador City saw the greatest decline in population between 2015 and 2021, decreasing by 7.3% or 12 people, resulting in an annual decline rate of 1.2%.

Table II-1. Population[1] Statistics and Projections – Amador County (2000–2021)				
	2000	**2010**	**2015**	**2021**
Amador County	**35,100**	**38,091**	**36,111**	**37,377**
Percent Change	-	+8.5%	-5.2%	+3.5%
Annual Percent Change	-	+0.9%	-1.0%	+0.6%
2000-2021 Percent Change	+6.5%			
Amador City	**201**	**185**	**165**	**153**
Percent Change	-	-8.0%	-10.8%	-7.3%
Annual Percent Change	-	-0.8%	-2.2%	-1.2%
2000-2021 Percent Change	-23.9%			
Ione	**7,214[1]**	**7,918[1]**	**6,620[1]**	**7,712[1]**
Percent Change	-	+9.8%	-16.4%	+16.5%
Annual Percent Change	-	+1.0%	-3.3%	+2.7%
2000-2021 Percent Change	+6.9%			
Jackson	**4,467**	**4,651**	**4,548**	**4,621**
Percent Change	-	+4.1%	-2.2%	+1.6%
Annual Percent Change	-	+0.4%	-0.4%	+0.3%
2000-2021 Percent Change	+3.4%			
Plymouth	**957**	**1,005**	**936**	**950**
Percent Change	-	+5.0%	-6.9%	+1.5%
Annual Percent Change	-	+0.5%	-1.4%	+0.2%
2000-2021 Percent Change	-0.7%			
Sutter Creek	**2,342**	**2,501**	**2,406**	**2,421**
Percent Change	-	+6.8%	-3.8%	+0.6%
Annual Percent Change	-	+0.7%	-0.8%	+0.1%
2000-2021 Percent Change	+3.4%			
Unincorporated Area	**19,919**	**21,831**	**21,436**	**21,520**
Percent Change	-	+9.6%	-1.8%	+0.4%
Annual Percent Change	-	+1.0%	-0.4%	+0.1%
2000-2021 Percent Change	+8.0%			

1The population includes group quarters, which are places where people live or stay in a group living arrangement that is owned or managed by an organization providing housing and/or services for the residents. In Ione, this population includes Mule Creek Prison which had an average population of approximately 3,850 inmates in 2021 (Mule Creek State Prison Statistical Report (SB601) for 2021.
Sources: U.S. Census Bureau, 2000 Census, State of California, Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2010-2021, California, May 2021.

Table II-1 compares the growth rate of cities within Amador Country and the unincorporated portion of the Amador from ~~2010~~ 2000 to 2021. As shown in Table II-1, the unincorporated portion of Amador County had the greatest numeric change in population (311 persons), followed by the City of Ione (206 persons) and the City of Sutter Creek (80 persons).

2. AGE CHARACTERISTICS

Table II-2 compares changes in age distributions between the years 2010 and 2019 for Amador County, including countywide and the incorporated and unincorporated areas. The U.S. Census Bureau data shows that Amador County has a diverse population, with a significant amount of residents (almost 50%) above the age of 45. From 2010 through 2019, there were mostly increases in the percentage share of the total population for age categories under 5 years of age and 65 years of age or older. The data also shows a decrease for age category 5 to 19 years of age, 20 to 44 years of age, 45 to 64 years of age,

and 65 years of age or older. For the unincorporated areas, the number of persons under 5 years of age increased by 328 or about 50.2% since 2010, persons between 20 to 44 years of age increased by 610 or 14.7%, and persons 65 years or older increased by 1,634 or 33.0% since 2010. Additionally, the number of persons 5 to 19 years of age decreased by 760 or 20.5% and the number of persons 45 to 64 years of age decreased by 1,606 or 18.8% since 2010.

The median age of Amador County residents increased from 47.2 in 2010 to 50.5 in 2019, which is approximately 14 years higher than the State's median age of 36.5. Among all jurisdictions in Amador County, Amador City saw the greatest decrease in median age from 47.8 to 39.1, Plymouth saw the second greatest population decrease from 40.4 to 33.8. Sutter Creek experienced the greatest increase in median age from 42.9 to 50.8, Ione experienced the second-greatest increase in median age from 41.1 to 46.9, and Jackson experienced the third-greatest increase of median age from 42.7 to 46.5. This trend points to projecting a larger aging population in Sutter Creek, Ione, and Jackson and the need to plan for services, such as health and medical services for this older community.

Table II-2. Age Distribution – County, Cities, Unincorporated Area (2010, 2019)

2010														
Age Group	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Under 5 Years	1,305	3.4%	7	5.5%	327	4.2%	208	4.5%	56	6.2%	54	1.9%	653	3.0%
5 to 19 Years	6,270	16.4%	19	14.8%	1,036	13.2%	761	16.5%	203	22.5%	547	19.3%	3,704	16.8%
20 to 44 Years	10,029	26.2%	31	24.2%	3,275	41.7%	1,446	31.3%	230	25.5%	898	31.8%	4,149	18.9%
45 to 64 Years	13,334	34.8%	57	44.5%	2,590	33.0%	1,205	26.1%	248	27.5%	687	24.3%	8,547	38.9%
65 + Years	7,389	19.3%	14	10.9%	617	7.9%	1,005	21.7%	166	18.4%	641	22.7%	4,946	22.5%
Median Age	47.2	-	47.8	-	41.1	-	42.7	-	40.4	-	42.9	-	-	-
2019														
Age Group	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Under 5 Years	1,527	4.0%	7	4.2%	148	1.9%	216	4.5%	42	4.3%	133	5.2%	981	4.4%
5 to 19 Years	5,132	13.4%	40	24.0%	798	10.3%	688	14.5%	229	23.4%	433	16.8%	2,944	13.3%
20 to 44 Years	9,886	25.7%	62	37.1%	2,627	33.9%	1,422	29.9%	391	39.9%	625	24.3%	4,759	21.4%
45 to 64 Years	11,638	30.3%	36	21.6%	2,817	36.3%	1,028	21.6%	213	21.7%	603	23.4%	6,941	31.3%
65 + Years	10,246	26.7%	22	13.2%	1,363	17.6%	1,397	29.4%	105	10.7%	779	30.3%	6,580	29.6%
Median Age	50.5	-	39.1	-	46.9	-	46.5	-	33.8	-	50.8	-	-	-

Source: U.S. Census Bureau, ACS 5-Year Estimates, 2015-2019

3. RACE AND ETHNICITY

Table II-3 shows that countywide, the County's residents are predominantly White (86.7%) or Hispanic (13.9%). Between 2010 and 2019, the number of White residents decreased by about 314 people or 0.9%, while the number of American Indian or Alaskan Native residents decreased by about 271 people or 47.2%, and Native Hawaiian and Pacific Islander decreased by about 62 or 52.1%. During this time period, the Black or African American population increased from 1.9% to 2.4%, the Asian population increased from 1.1% to 1.3%, the Other Race population increased from 3.7% to 3.9%, and the Two or More Races population increased from 3.8% to 4.8%, and Hispanic or Latino population increased from 11.9% to 13.9%.

Table II-3. Population Distribution by Race & Origin – Amador County (2010, 2019)

2010														
Age Group	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
White	33,641	87.8%	128	100.0%	5,798	73.9%	4,256	92.0%	850	94.1%	2,597	91.9%	20,012	91.0%
Black or African American	714	1.9%	0	0.0%	652	8.3%	0	0.0%	0	0.0%	0	0.0%	62	0.3%
American Indian or Alaskan Native	574	1.5%	0	0.0%	150	1.9%	63	1.4%	17	1.9%	23	0.8%	321	1.5%
Asian	428	1.1%	0	0.0%	100	1.3%	43	0.9%	9	1.0%	93	3.3%	183	0.8%
Native Hawaiian and Pacific Islander	119	0.3%	0	0.0%	24	0.3%	95	2.1%	0	0.0%	0	0.0%	0	0.0%
Other Race	1,410	3.7%	0	0.0%	896	11.4%	119	2.6%	23	2.5%	0	0.0%	372	1.7%
Two or More Races	1,441	3.8%	0	0.0%	225	2.9%	49	1.1%	4	0.4%	114	4.0%	1,049	4.8%
Hispanic or Latino	4,566	11.9%	0	0.0%	1,957	24.9%	820	17.7%	54	6.0%	102	3.6%	1,633	7.4%
2019														
Age Group	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
White	33,327	86.7%	137	82.0%	5,877	75.8%	4,194	88.3%	796	81.2%	2,463	95.7%	19,860	89.4%
Black or African American	904	2.4%	0	0.0%	815	10.5%	14	0.3%	5	0.5%	3	0.1%	67	0.3%
American Indian or Alaskan Native	303	0.8%	0	0.0%	77	1.0%	0	0.0%	6	0.6%	5	0.2%	215	1.0%
Asian	508	1.3%	0	0.0%	88	1.1%	167	3.5%	9	0.9%	10	0.4%	234	1.1%
Native Hawaiian and Pacific Islander	57	0.1%	0	0.0%	10	0.1%	32	0.7%	0	0.0%	0	0.0%	15	0.1%
Other Race	1,500	3.9%	15	9.0%	637	8.2%	161	3.4%	55	5.6%	28	1.1%	604	2.7%
Two or More Races	1,830	4.8%	15	9.0%	249	3.2%	183	3.9%	109	11.1%	64	2.5%	1,210	5.4%
Hispanic or Latino	5,340	13.9%	35	21.0%	1,800	23.2%	502	10.6%	389	39.7%	241	9.4%	2,373	10.7%

Source: U.S. Census Bureau, ACS 5-Year Estimates, 2015-2019

4. EMPLOYMENT

One of the factors that can affect the demand for housing, and particular housing types, is expansion of the employment base and the types of local jobs that are available. According to the ACS, the estimated civilian labor force in Amador County totaled 13,665 people in 2019, decreasing by 653 workers since 2010. The civilian labor force includes those civilians 16 years or older living in Amador County who are either working or looking for work. Table II-4 summarizes the employment by industry for residents in 2010 and 2019. The largest industry in Amador County in 2019 was Educational Services, and Health Care and Social Assistance at 19.2%, followed by Arts, Entertainment, and Recreation, and Accommodation and Food Services at 13.4%, and Retail Trade at 11.6%. Educational Services, and Health Care and Social Assistance was the largest industry in Ione (19.8%), Jackson (24.0%), Sutter Creek (19.7%) and the unincorporated area (18.3%). Additionally, Public Administration was the largest industry in Amador City and Construction was the largest industry in Plymouth (17.6%).

Table II-4. Amador County Employment by Industry (2010, 2019)

2010

Age Group	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincor-porated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Agriculture, Forestry, Fishing/Hunting, and Mining	422	2.9%	0	0.0%	14	0.9%	48	2.3%	10	2.8%	4	0.3%	346	3.9%
Construction	1,157	8.1%	2	4.3%	320	19.7%	79	3.8%	32	8.9%	153	12.3%	571	6.4%
Manufacturing	675	4.7%	0	0.0%	10	0.6%	164	7.8%	7	1.9%	25	2.0%	469	5.2%
Wholesale Trade	208	1.5%	0	0.0%	0	0.0%	19	0.9%	19	5.3%	15	1.2%	155	1.7%
Retail Trade	1,824	12.7%	9	19.1%	147	9.0%	274	13.0%	52	14.5%	183	14.7%	1,159	13.0%
Transportation/Ware-housing, and Utilities	951	6.6%	4	8.5%	92	5.7%	90	4.3%	3	0.8%	44	3.5%	718	8.0%
Information	214	1.5%	0	0.0%	6	0.4%	41	1.9%	0	0.0%	39	3.1%	128	1.4%
Finance, Insurance, Real Estate, Rental/ Leasing	442	3.1%	9	19.1%	41	2.5%	72	3.4%	17	4.7%	53	4.3%	250	2.8%
Professional, Scientific, Management, and Administrative/Waste Management Services	1,329	9.3%	0	0.0%	91	5.6%	150	7.1%	16	4.5%	119	9.6%	953	10.7%
Educational Services, Health Care, Social Assistance	2,518	17.6%	18	38.3%	266	16.3%	247	11.7%	78	21.7%	281	22.6%	1,628	18.2%
Arts, Entertainment, Recreation, Accommodation, and Food Services	2,264	15.8%	0	0.0%	240	14.7%	528	25.1%	77	21.4%	169	13.6%	1,250	14.0%
Other Services, except Public Administration	580	4.1%	0	0.0%	52	3.2%	164	7.8%	25	7.0%	53	4.3%	286	3.2%
Public Administration	1,734	12.1%	5	10.6%	349	21.4%	229	10.9%	23	6.4%	104	8.4%	1,024	11.5%
Total Civilian Employed Population 16 Years and Over	14,318	100.0%	47	100.0%	1,628	100.0%	2,105	100.0%	359	100.0%	1,242	100.0%	8,937	100.0%

2019

Age Group	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincor-porated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Agriculture, Forestry, Fishing/Hunting, and Mining	702	5.1%	0	0.0%	146	6.6%	79	4.3%	75	14.8%	71	6.8%	331	4.1%
Construction	1,069	7.8%	7	10.9%	141	6.3%	158	8.6%	89	17.6%	35	3.3%	639	8.0%
Manufacturing	587	4.3%	0	0.0%	55	2.5%	43	2.3%	64	12.6%	81	7.7%	344	4.3%
Wholesale Trade	155	1.1%	0	0.0%	78	3.5%	0	0.0%	1	0.2%	0	0.0%	76	1.0%
Retail Trade	1,588	11.6%	0	0.0%	197	8.9%	142	7.7%	56	11.1%	155	14.8%	1,038	13.0%
Transportation/Ware-housing, and Utilities	794	5.8%	0	0.0%	129	5.8%	69	3.7%	22	4.3%	0	0.0%	574	7.2%
Information	276	2.0%	1	1.6%	14	0.6%	56	3.0%	0	0.0%	16	1.5%	189	2.4%

Finance, Insurance, Real Estate, Rental/ Leasing	604	4.4%	5	7.8%	51	2.3%	123	6.7%	4	0.8%	62	5.9%	359	4.5%
Professional, Scientific, Management, and Administrative/Waste Management Services	1,228	9.0%	9	14.1%	121	5.4%	243	13.2%	21	4.2%	110	10.5%	724	9.1%
Educational Services, Health Care, Social Assistance	2,619	19.2%	13	20.3%	440	19.8%	442	24.0%	56	11.1%	206	19.7%	1,462	18.3%
Arts, Entertainment, Recreation, Accommodation, and Food Services	1,837	13.4%	8	12.5%	374	16.8%	219	11.9%	62	12.3%	146	14.0%	1,028	12.9%
Other Services, except Public Administration	723	5.3%	5	7.8%	100	4.5%	71	3.9%	16	3.2%	69	6.6%	462	5.8%
Public Administration	1,483	10.9%	16	25.0%	375	16.9%	197	10.7%	40	7.9%	95	9.1%	760	9.5%
Total Civilian Employed Population 16 Years and Over	13,665	100.0%	64	100.0%	2,221	100.0%	1,842	100.0%	506	100.0%	1,046	100.0%	7,986	100.0%
Source: U.S. Census Bureau, ACS 5-Year Estimates, 2015-2019														

Amador County is located within the Eastern Sierra-Mother Lode Region, which includes the Counties of Alpine, Amador, Calaveras, Inyo, Mariposa, Mono and Tuolumne). EDD projections indicate that the total employment within the Eastern Sierra-Mother Lode Region is expected to increase by 6.4% between 2018 and 2028. The highest forecast for job growth is in Educational Services (Private), Health Care, and Social Assistance (20.9% increase) and Private Household Workers (14.3% increase). EDD also predicts that Mining and Logging activities and Information activities will decrease by 11.9% and 8.3%, respectively, within this time period (*State of California EDD, 2018–2028 Industry Employment Projections*). Table II-5 shows examples of typical jobs and mean wages in Amador County.

Table II-5. Occupation and Wage Examples – Amador County (2020)

Standard for 1 Adult in Amador County	Hourly Wages	Estimated Annual Wages
Living Wage	$16.26	$32,520
Poverty Wage	$6.13	$12,260
Minimum Wage	$12.00	$24,000
Occupation Title	**Mean Hourly Wage**	
Goods-Producing	$23.70	$47,400
Natural Resources and Mining	$22.90	$45,800
Construction	$26.65	$53,300
Manufacturing	$22.23	$44,450
Service-Providing	$20.68	$41,350
Trade, Transportation, and Utilities	$18.48	$36,950
Information	$31.70	$63,400
Financial Activities	$27.98	$55,950
Professional and Business Services	$25.10	$50,200
Education and Health Services	$26.95	$53,900
Leisure and Hospitality	$10.10	$20,200
Other Services	$19.23	$38,450

Federal Government	$26.50	$53,000
State Government	$33.98	$67,950
Local Government	$25.10	$50,200
Annual wages assumed wages paid for 2,000 hours per year (50 weeks times 40 hours per week).		
State of California EDD, Quarterly Census of Employment and Wages (QCEW) Major Industry Level, 2020.		

D. HOUSEHOLD PROFILE

Household size and type, income levels, and the presence of special needs populations all affect the type of housing needed by residents. This section details the various household characteristics affecting housing needs in Amador County.

1. HOUSEHOLD CHARACTERISTICS

According to the Census, a household is defined as all persons living in a housing unit. This definition includes families (related individuals living together), unrelated individuals living together, and individuals living alone. Household data does not include persons living in group quarters, such as an assisted living facility or prison.

A housing unit is defined by the Census as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, 1 person living alone, 2 or more families living together, or any other group of related or unrelated persons who share living arrangements.

The household characteristics in a community, including household size, income, and the presence of special needs households, are important factors in determining the size and type of housing needed in the County. People living in assisted living facilities or other group living situations are not considered "households" for the purpose of the U.S. Census count.

Table II-6 below identifies households by tenure (whether a household rents or owns their home) and ages of householders in Amador County in 2019 based on ACS data from 2015–2019. Countywide, 76.5% of households own their home and 23.5% rent. The incorporated area's renter rate is lower than the countywide renter rate, and conversely the homeowner rate in unincorporated area is higher than the countywide rate, with 84.9% homeowner household and 15.1% renter households. The homeowner rate in Amador City (37.8%) and Plymouth (47.5%) is significantly lower than countywide rate.

Countywide, homeowner households are generally headed by older residents, with 84.5% of households headed by a resident 55 years of age or older. Households who rent their homes are generally younger; only about 42.1% of renter households are headed by a person over the age of 55. However, in Plymouth, only 50.5% of homeowner households are headed by a resident 55 years of age or older.

Table II-6. Households by Tenure and Age of Householder (2019)

Age Group	2019													
	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Total:	**14,594**	**100.0%**	**74**	**100.0%**	**1,935**	**100.0%**	**2,110**	**100.0%**	**332**	**100.0%**	**1,196**	**100.0%**	**8,947**	**100.0%**
Owner Occupied	11,165	76.5%	28	37.8%	1,459	75.4%	1,310	62.1%	208	62.7%	568	47.5%	7,592	84.9%
15 to 24 years	13	0.1%	0	0.0%	0	0.0%	0	0.0%	1	0.5%	0	0.0%	12	0.2%
25 to 34 years	400	3.6%	0	0.0%	37	2.5%	40	3.1%	39	18.8%	60	10.6%	224	3.0%
35 to 44 years	1,183	10.6%	0	0.0%	113	7.7%	158	12.1%	39	18.8%	36	6.3%	837	11.0%
45 to 54 years	1,545	13.8%	1	3.6%	211	14.5%	87	6.6%	50	24.0%	34	6.0%	1,162	15.3%

55 to 64 years	2,691	24.1%	9	32.1%	428	29.3%	272	20.8%	35	16.8%	141	24.8%	1,806	23.8%
65 to 74 years	4,677	41.9%	18	64.3%	607	41.6%	627	47.9%	42	20.2%	250	44.0%	3,133	41.3%
75 to 84 years	1,414	12.7%	0	0.0%	123	8.4%	257	19.6%	26	12.5%	120	21.1%	888	11.7%
85 years and older	656	5.9%	0	0.0%	63	4.3%	126	9.6%	2	1.0%	47	8.3%	418	5.5%
Renter Occupied:	3,429	23.5%	46	62.2%	476	24.6%	800	37.9%	124	37.3%	628	52.5%	1,355	15.1%
15 to 24 years	113	3.3%	0	0.0%	21	4.4%	25	3.1%	0	0.0%	37	5.9%	30	2.2%
25 to 34 years	749	21.8%	9	19.6%	59	12.4%	256	32.0%	63	50.8%	103	16.4%	259	19.1%
35 to 44 years	557	16.2%	35	76.1%	69	14.5%	128	16.0%	29	23.4%	83	13.2%	213	15.7%
45 to 54 years	567	16.5%	0	0.0%	123	25.8%	116	14.5%	6	4.8%	70	11.1%	252	18.6%
55 to 64 years	666	19.4%	2	4.3%	149	31.3%	165	20.6%	8	6.5%	91	14.5%	251	18.5%
65 to 74 years	496	14.5%	0	0.0%	32	6.7%	59	7.4%	3	2.4%	99	15.8%	303	22.4%
75 to 84 years	134	3.9%	0	0.0%	12	2.5%	26	3.3%	6	4.8%	50	8.0%	40	3.0%
85 years and older	147	4.3%	0	0.0%	11	2.3%	25	3.1%	9	7.3%	95	15.1%	7	0.5%
Source: U.S. Census Bureau, ACS 5-Year Estimates, 2015-2019 (Table B25007)														

Table II-7 identifies the household sizes by housing tenure in Amador County. In 2019, the majority of households consisted of 2 to 4 persons. Large households of 5 or more persons only made up 6.9% of the total households countywide. Among all incorporated jurisdictions, Plymouth had the highest rate of households of 5 or more persons, taking 15.7% of the total households. Additionally, the average household size in Amador County in 2019 for an owner-occupied unit was 2.37 persons per household and 2.42 persons per household for a renter-occupied unit while in Plymouth the average household size in 2019 for an owner-occupied unit was 2.88 persons per household and 2.98 persons per household for a renter-occupied unit. Conversely, in Sutter Creek the average household size in 2019 for an owner-occupied unit was 2.35 persons per household and 1.96 persons per household for a renter-occupied unit.

Table II-7. Household Size by Tenure (2019)

	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Owner	**11,165**	**100.0%**	**28**	**100.0%**	**1,459**	**100.0%**	**1,310**	**100.0%**	**208**	**100.0%**	**568**	**100.0%**	**7,592**	**100.0%**
Householder living alone	2,793	25.0%	5	17.9%	377	25.8%	492	37.6%	25	12.0%	204	35.9%	1,690	22.3%
Households 2–4 persons	7,648	68.5%	23	82.1%	1,024	70.2%	709	54.1%	157	75.5%	331	58.3%	5,404	71.2%
Large households 5+ persons	724	6.5%	0	0.0%	58	4.0%	109	8.3%	26	12.5%	33	5.8%	498	6.6%
Average Household Size	2.37		2.21		2.21		2.07		2.88		2.35		-	
Rental	**3,429**	**100.0%**	**46**	**100.0%**	**476**	**100.0%**	**800**	**100.0%**	**124**	**100.0%**	**628**	**100.0%**	**1,355**	**100.0%**
Householder living alone	1,224	35.7%	27	58.7%	122	25.6%	307	38.4%	44	35.5%	361	57.5%	363	26.8%
Households 2–4 persons	1,923	56.1%	14	30.4%	354	74.4%	432	54.0%	54	43.5%	231	36.8%	838	61.8%
Large households 5+ persons	282	8.2%	5	10.9%	0	0.0%	61	7.6%	26	21.0%	36	5.7%	154	11.4%

Average Household Size	2.42		2.28		2.45		2.28		2.98		1.96		-	
Total:	**14,594**	**100.0%**	**74**	**100.0%**	**1,935**	**100.0 %**	**2,110**	**100.0 %**	**332**	**100.0%**	**1,196**	**100.0 %**	**8,947**	**100.0%**
Total Householder living alone	4,017	27.5%	32	43.2%	499	25.8%	799	37.9%	69	20.8%	565	47.2%	2,053	22.9%
Households 2–4 persons	9,571	65.6%	37	50.0%	1,378	71.2%	1,141	54.1%	211	63.6%	562	47.0%	6,242	69.8%
Large households 5+ persons	1,006	6.9%	5	6.8%	58	3.0%	170	8.1%	52	15.7%	69	5.8%	652	7.3%
Average Household Size	2.38		2.26		2.27		2.15		2.92		2.15		-	
Source: U.S. Census Bureau, ACS 5-Year Estimates, 2015-2019 (Table B25009&DP04)														

2. HOUSEHOLD INCOME

Household income is one of the most important factors affecting housing opportunity and determining a household's ability to balance housing costs with other basic necessities of life.

Income Characteristics

According to HCD, the estimated median household income (AMI) for a four-person family in the State of California in 2021 was $90,100. The estimated median household income for Amador County in 2021 was $78,700 countywide, while nearby El Dorado and Sacramento Counties had a median income of $91,000, Calaveras County had a median income of $81,700, and Alpine County had a median income of $94,900.

Income by Household Type and Tenure

Table II-8 shows the income level of Amador County residents by household tenure. A significantly higher percentage of renter households (62.0%) were lower income (<80% median) compared to lower-income residents who owned their homes (38.3%). The high incidence of lower income renter households is of particular significance as market rents in Amador County exceed the level of affordability for lower-income households. As shown in Table II-9, all lower income households, including both renter and homeowner households, are more likely to pay more than 30% of their income for housing. This issue is further evaluated in the Housing Affordability section.

Table II-8. Income by Owner/Renter Tenure –Amador County (2018)

Income Level	Renters		Owners		Total	
	Number	%	Number	%	Number	%
Extremely Low Income (<30% AMI)	545	16.6%	675	6.3%	1,220	8.7%
Very Low Income (31–50% AMI)	695	21.1%	995	9.2%	1,690	12.0%
Low Income (51–80% AMI)	800	24.3%	1,685	15.6%	2,485	17.6%
Moderate Income & Above (>80% AMI)	1,250	38.0%	7,445	68.9%	8,695	61.7%
Total	**3,290**	**100.0%**	**10,800**	**100.0%**	**14,090**	**100.0%**
Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data 2014-2018)						

As indicated by Tables II-9 A through II-9F, there is a significant variation in cost burden (overpaying for housing) by income level. Approximately 4,500 (31.9%) of households in Amador County overpay for housing. In incorporated jurisdictions., approximately 24.0% to 43.8% of households overpay for housing. In Amador City overpay for housing, which is slightly lower than total percent of households county wide overpaying for housing. In other incorporated jurisdictions, the overpaying rate is generally higher than countywide rate, with approximately 575 (32.7%) households in Ione, 895 (43.8%) households

in Jackson, 95 (32.2%) households in Plymouth, and 412 (35.1%) households in Sutter Creek overpay for housing. The majority of households in Amador County overpaying for housing are in the extremely low (985 households overpaying), very low (1,230 households overpaying), and low categories (1,260 households overpaying). In Amador County, more owner households overpay for housing (2,855 owner households overpaying) than renter households (1,655 renter households overpaying).

Table II-9A. Housing Characteristics (Tenure, Overpayment) by Income Level - Amador City (2018)

Total Households Characteristics	Amador City		Amador County	
	Number	% of Total	Number	% of Total
Total Households	75	100.0%	14,090	100.0%
Total Renter households	35	46.7%	3,290	23.3%
Total Owner households	40	53.3%	10,800	76.7%
Total lower income (0-80% AMI) households	31	41.3%	5,395	38.3%
Lower income renters (0-80%)	19	25.3%	2,040	14.5%
Lower income owners (0-80%)	12	16.0%	3,355	23.8%
Extremely low income renters (0-30% AMI)	4	5.3%	545	3.9%
Extremely low income owners (0-30% AMI)	4	5.3%	675	4.8%
Low, Very Low, and Extremely Low Income Households Overpaying for Housing				
Lower Income Paying More than 30%	18	24.0%	3,475	24.7%
Lower Income Renter Overpaying	10	13.3%	1,515	10.8%
Lower Income Owner Overpaying	8	10.7%	1,965	13.9%
Extremely Low Income Overpaying (0-30%)	*0*	*0.0%*	*985*	*7.0%*
Very Low Income Overpaying (30-50% AMI)	*4*	*5.3%*	*1,230*	*8.7%*
Low Income Overpaying (50 -80% AMI)	*14*	*18.7%*	*1,260*	*8.9%*
Low, Very Low, and Extremely Low Income Households Severely Overpaying for Housing				
Lower Income Paying More Than 50%	4	5.3%	2,105	14.9%
Lower Income Renter Severely Overpaying	0	0.0%	785	5.6%
Lower Income Owner Severely Overpaying	4	5.3%	1,320	9.4%
Extremely Low Income (0-30%)	*0*	*0.0%*	*865*	*6.1%*
Extremely Low Income Renter Severely Overpaying	*0*	*0.0%*	*385*	*2.7%*
Extremely Low Income Owner Severely Overpaying	*0*	*0.0%*	*480*	*3.4%*
Very Low Income Severely Overpaying (30-50% AMI)	*0*	*0.0%*	*710*	*5.0%*
Low Income Severely Overpaying (50-80% AMI)	*4*	*5.3%*	*530*	*3.8%*
Total Households Overpaying	18	24.0%	4,500	31.9%
Total Renter Households Overpaying	10	13.3%	1,655	11.7%
Total Owner Households Overpaying	8	10.7%	2,855	20.3%
Total Households Overpaying 30-50% Income for Housing	14	18.7%	2,255	16.0%
Total Households Severely Overpaying 50% of Income or More for Housing	4	5.3%	2,245	15.9%

Source: HUD CHAS Data 2014-2018

Table II-9B. Housing Characteristics (Tenure, Overpayment) by Income Level - Ione (2018)				
Total Households Characteristics	Ione		Amador County	
	Number	% of Total	Number	% of Total
Total Households	1,760	100.0%	14,090	100.0%
Total Renter households	465	26.4%	3,290	23.3%
Total Owner households	1,295	73.6%	10,800	76.7%
Total lower income (0-80% AMI) households	580	33.0%	5,395	38.3%
Lower income renters (0-80%)	280	15.9%	2,040	14.5%
Lower income owners (0-80%)	300	17.0%	3,355	23.8%
Extremely low income renters (0-30% AMI)	55	3.1%	545	3.9%
Extremely low income owners (0-30% AMI)	90	5.1%	675	4.8%
Low, Very Low, and Extremely Low Income Households Overpaying for Housing				
Lower Income Paying More than 30%	355	20.2%	3,475	24.7%
Lower Income Renter Overpaying	155	8.8%	1,515	10.8%
Lower Income Owner Overpaying	205	11.6%	1,965	13.9%
Extremely Low Income (0-30%)	*115*	*6.5%*	*985*	*7.0%*
Very Low Income Overpaying (30-50% AMI)	*130*	*7.4%*	*1,230*	*8.7%*
Low Income Overpaying (50 -80% AMI)	*110*	*6.3%*	*1,260*	*8.9%*
Low, Very Low, and Extremely Low Income Households Severely Overpaying for Housing				
Lower Income Paying More Than 50%	285	16.2%	2,105	14.9%
Lower Income Renter Severely Overpaying	125	7.1%	785	5.6%
Lower Income Owner Severely Overpaying	160	9.1%	1,320	9.4%
Extremely Low Income (0-30%)	*115*	*6.5%*	*865*	*6.1%*
Extremely Low Income Renter Severely Overpaying	*25*	*1.4%*	*385*	*2.7%*
Extremely Low Income Owner Severely Overpaying	*90*	*5.1%*	*480*	*3.4%*
Very Low Income Severely Overpaying (30-50% AMI)	*115*	*6.5%*	*710*	*5.0%*
Low Income Severely Overpaying (50-80% AMI)	*55*	*3.1%*	*530*	*3.8%*
Total Households Overpaying	575	32.7%	4,500	31.9%
Total Renter Households Overpaying	159	9.0%	1,655	11.7%
Total Owner Households Overpaying	420	23.9%	2,855	20.3%
Total Households Overpaying 30-50% Income for Housing	290	16.5%	2,255	16.0%
Total Households Severely Overpaying 50% of Income or More for Housing	285	16.2%	2,245	15.9%
Source: HUD CHAS Data 2014-2018				

Table II-9C. Housing Characteristics (Tenure, Overpayment) by Income Level - Jackson (2018)				
Total Households Characteristics	**Jackson**		**Amador County**	
	Number	**% of Total**	**Number**	**% of Total**
Total Households	2,045	100.0%	14,090	100.0%
Total Renter households	815	39.9%	3,290	23.3%
Total Owner households	1,230	60.1%	10,800	76.7%
Total lower income (0-80% AMI) households	980	47.9%	5,395	38.3%
Lower income renters (0-80%)	495	24.2%	2,040	14.5%
Lower income owners (0-80%)	485	23.7%	3,355	23.8%
Extremely low income renters (0-30% AMI)	115	5.6%	545	3.9%
Extremely low income owners (0-30% AMI)	90	4.4%	675	4.8%
Low, Very Low, and Extremely Low Income Households Overpaying for Housing				
Lower Income Paying More than 30%	755	36.9%	3,475	24.7%
Lower Income Renter Overpaying	420	20.5%	1,515	10.8%
Lower Income Owner Overpaying	335	16.4%	1,965	13.9%
Extremely Low Income (0-30%)	*175*	*8.6%*	*985*	*7.0%*
Very Low Income Overpaying (30-50% AMI)	*335*	*16.4%*	*1,230*	*8.7%*
Low Income Overpaying (50 -80% AMI)	*245*	*12.0%*	*1,260*	*8.9%*
Low, Very Low, and Extremely Low Income Households Severely Overpaying for Housing				
Lower Income Paying More Than 50%	385	18.8%	2,105	14.9%
Lower Income Renter Severely Overpaying	200	9.8%	785	5.6%
Lower Income Owner Severely Overpaying	180	8.8%	1,320	9.4%
Extremely Low Income (0-30%)	*165*	*8.1%*	*865*	*6.1%*
Extremely Low Income Renter Severely Overpaying	*75*	*3.7%*	*385*	*2.7%*
Extremely Low Income Owner Severely Overpaying	*90*	*4.4%*	*480*	*3.4%*
Very Low Income Severely Overpaying (30-50% AMI)	*170*	*8.3%*	*710*	*5.0%*
Low Income Severely Overpaying (50-80% AMI)	*50*	*2.4%*	*530*	*3.8%*
Total Households Overpaying	895	43.8%	4,500	31.9%
Total Renter Households Overpaying	475	23.2%	1,655	11.7%
Total Owner Households Overpaying	420	20.5%	2,855	20.3%
Total Households Overpaying 30-50% Income for Housing	500	24.4%	2,255	16.0%
Total Households Severely Overpaying 50% of Income or More for Housing	395	19.3%	2,245	15.9%
Source: HUD CHAS Data 2014-2018				

Table II-9D. Housing Characteristics (Tenure, Overpayment) by Income Level - Plymouth (2018)				
Total Households Characteristics	Plymouth		Amador County	
	Number	% of Total	Number	% of Total
Total Households	295	100.0%	14,090	100.0%
Total Renter households	100	33.9%	3,290	23.3%
Total Owner households	195	66.1%	10,800	76.7%
Total lower income (0-80% AMI) households	133	45.1%	5,395	38.3%
Lower income renters (0-80%)	54	18.3%	2,040	14.5%
Lower income owners (0-80%)	79	26.8%	3,355	23.8%
Extremely low income renters (0-30% AMI)	4	1.4%	545	3.9%
Extremely low income owners (0-30% AMI)	4	1.4%	675	4.8%
Low, Very Low, and Extremely Low Income Households Overpaying for Housing				
Lower Income Paying More than 30%	85	28.8%	3,475	24.7%
Lower Income Renter Overpaying	39	13.2%	1,515	10.8%
Lower Income Owner Overpaying	43	14.6%	1,965	13.9%
Extremely Low Income (0-30%)	*10*	*3.4%*	*985*	*7.0%*
Very Low Income Overpaying (30-50% AMI)	*35*	*11.9%*	*1,230*	*8.7%*
Low Income Overpaying (50 -80% AMI)	*40*	*13.6%*	*1,260*	*8.9%*
Low, Very Low, and Extremely Low Income Households Severely Overpaying for Housing				
Lower Income Paying More Than 50%	45	15.3%	2,105	14.9%
Lower Income Renter Severely Overpaying	4	1.4%	785	5.6%
Lower Income Owner Severely Overpaying	39	13.2%	1,320	9.4%
Extremely Low Income (0-30%)	*10*	*3.4%*	*865*	*6.1%*
Extremely Low Income Renter Severely Overpaying	*4*	*1.4%*	*385*	*2.7%*
Extremely Low Income Owner Severely Overpaying	*4*	*1.4%*	*480*	*3.4%*
Very Low Income Severely Overpaying (30-50% AMI)	*15*	*5.1%*	*710*	*5.0%*
Low Income Severely Overpaying (50-80% AMI)	*20*	*6.8%*	*530*	*3.8%*
Total Households Overpaying	95	32.2%	4,500	31.9%
Total Renter Households Overpaying	43	14.6%	1,655	11.7%
Total Owner Households Overpaying	53	18.0%	2,855	20.3%
Total Households Overpaying 30-50% Income for Housing	52	17.6%	2,255	16.0%
Total Households Severely Overpaying 50% of Income or More for Housing	43	14.6%	2,245	15.9%
Source: HUD CHAS Data 2014-2018				

Table II-9E. Housing Characteristics (Tenure, Overpayment) by Income Level - Sutter Creek (2018)				
Total Households Characteristics	**Sutter Creek**		**Amador County**	
	Number	**% of Total**	**Number**	**% of Total**
Total Households	1,175	100.0%	14,090	100.0%
Total Renter households	585	49.8%	3,290	23.3%
Total Owner households	585	49.8%	10,800	76.7%
Total lower income (0-80% AMI) households	530	45.1%	5,395	38.3%
Lower income renters (0-80%)	360	30.6%	2,040	14.5%
Lower income owners (0-80%)	170	14.5%	3,355	23.8%
Extremely low income renters (0-30% AMI)	130	11.1%	545	3.9%
Extremely low income owners (0-30% AMI)	70	6.0%	675	4.8%
Low, Very Low, and Extremely Low Income Households Overpaying for Housing				
Lower Income Paying More than 30%	354	30.1%	3,475	24.7%
Lower Income Renter Overpaying	279	23.7%	1,515	10.8%
Lower Income Owner Overpaying	69	5.9%	1,965	13.9%
Extremely Low Income (0-30%)	*140*	*11.9%*	*985*	*7.0%*
Very Low Income Overpaying (30-50% AMI)	*140*	*11.9%*	*1,230*	*8.7%*
Low Income Overpaying (50 -80% AMI)	*74*	*6.3%*	*1,260*	*8.9%*
Low, Very Low, and Extremely Low Income Households Severely Overpaying for Housing				
Lower Income Paying More Than 50%	204	17.4%	2,105	14.9%
Lower Income Renter Severely Overpaying	154	13.1%	785	5.6%
Lower Income Owner Severely Overpaying	45	3.8%	1,320	9.4%
Extremely Low Income (0-30%)	*120*	*10.2%*	*865*	*6.1%*
Extremely Low Income Renter Severely Overpaying	*85*	*7.2%*	*385*	*2.7%*
Extremely Low Income Owner Severely Overpaying	*30*	*2.6%*	*480*	*3.4%*
Very Low Income Severely Overpaying (30-50% AMI)	*80*	*6.8%*	*710*	*5.0%*
Low Income Severely Overpaying (50-80% AMI)	*4*	*0.3%*	*530*	*3.8%*
Total Households Overpaying	412	35.1%	4,500	31.9%
Total Renter Households Overpaying	294	25.0%	1,655	11.7%
Total Owner Households Overpaying	116	9.9%	2,855	20.3%
Total Households Overpaying 30-50% Income for Housing	205	17.4%	2,255	16.0%
Total Households Severely Overpaying 50% of Income or More for Housing	207	17.6%	2,245	15.9%
Source: HUD CHAS Data 2014-2018				

Table II-9F. Housing Characteristics (Tenure, Overpayment) by Income Level - Unincorporated Amador County (2018)

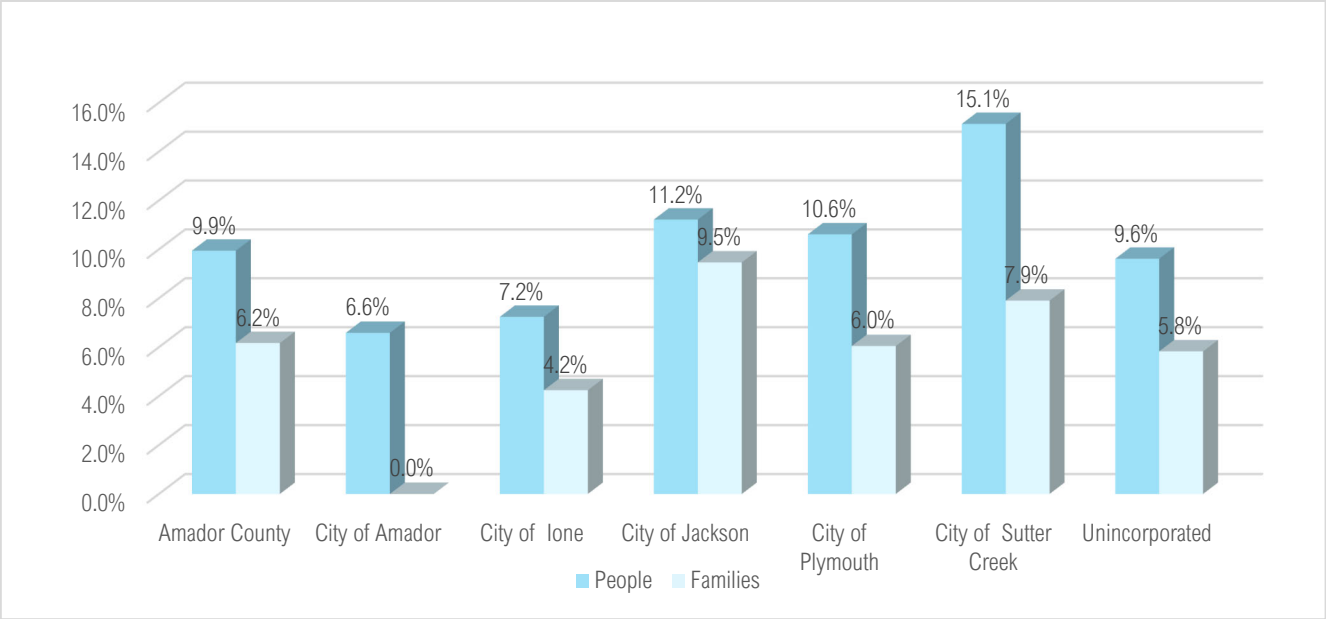
Total Households Characteristics	Amador County (unincorporated)		Amador County	
	Number	% of Total	Number	% of Total
Total Households	8,740	100.00%	14,090	100.00%
Total Renter households	1,290	14.76%	3,290	23.30%
Total Owner households	7,455	85.30%	10,800	76.70%
Total lower income (0-80% AMI) households	3,141	35.94%	5,395	38.30%
Lower income renters (0-80%)	832	9.52%	2,040	14.50%
Lower income owners (0-80%)	2,309	26.42%	3,355	23.80%
Extremely low income renters (0-30% AMI)	237	2.71%	545	3.90%
Extremely low income owners (0-30% AMI)	417	4.77%	675	4.80%
Low, Very Low, and Extremely Low Income Households Overpaying for Housing				
Lower Income Paying More than 30%	1,908	21.83%	3,475	24.70%
Lower Income Renter Overpaying	612	7.00%	1,515	10.80%
Lower Income Owner Overpaying	1,305	14.93%	1,965	13.90%
Extremely Low Income (0-30%)	*545*	*6.24%*	*985*	*7.00%*
Very Low Income Overpaying (30-50% AMI)	*586*	*6.70%*	*1,230*	*8.70%*
Low Income Overpaying (50 -80% AMI)	*777*	*8.89%*	*1,260*	*8.90%*
Low, Very Low, and Extremely Low Income Households Severely Overpaying for Housing				
Lower Income Paying More Than 50%	1,182	13.52%	2,105	14.90%
Lower Income Renter Severely Overpaying	302	3.46%	785	5.60%
Lower Income Owner Severely Overpaying	892	10.21%	1,320	9.40%
Extremely Low Income (0-30%)	*455*	*5.21%*	*865*	*6.10%*
Extremely Low Income Renter Severely Overpaying	*196*	*2.24%*	*385*	*2.70%*
Extremely Low Income Owner Severely Overpaying	*266*	*3.04%*	*480*	*3.40%*
Very Low Income Severely Overpaying (30-50% AMI)	*330*	*3.78%*	*710*	*5.00%*
Low Income Severely Overpaying (50-80% AMI)	*397*	*4.54%*	*530*	*3.80%*
Total Households Overpaying	2,505	28.66%	4,500	31.90%
Total Renter Households Overpaying	674	7.71%	1,655	11.70%
Total Owner Households Overpaying	1,838	21.03%	2,855	20.30%
Total Households Overpaying 30-50% Income for Housing	1,194	13.66%	2,255	16.00%
Total Households Severely Overpaying 50% of Income or More for Housing	1,311	15.00%	2,245	15.90%

Source: HUD CHAS Data 2014-2018

Households in Poverty

The level of poverty in a jurisdiction often influences the need for housing to accommodate those persons and families in the Very Low and Low-income categories. The U.S. Census Bureau measures poverty by using a set of money income thresholds that vary by family size and composition of who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. For example, the poverty threshold for a family of 2 with no children would be 17,331, a household of 2 with a householder aged 65 or older and no children has a poverty threshold of 15,644, and the poverty threshold of a family of 4 with 2 children under the age of 18 would be 26,246. (*Source: U.S. Census Bureau, 2020).*

Figure II-1. Percentage of Families & People Living in Poverty (2019)



Source: U.S. Census Bureau, 2015 – 2019 ACS (B17001 and B17012)

Poverty rates in Amador County are shown in Figure II-1, which compares the numbers of families living in poverty in the incorporated cities to those living in the unincorporated area within the County. In 2019, 9.9% of individuals and 6.2% families in Amador County were listed as living below the poverty level. Sutter Creek has the highest rate of people living in the poverty and individuals in Amador City are least likely to be living in poverty. Jackson has the highest rate of families living in poverty and families in Amador City are least likely to be living in poverty.

Table II-10 shows poverty rates for families in Amador County, with a focus on female-headed households, senior households, and large (5 or more persons) families.

Overall, 612 of 9,872 families were in poverty (6.2%). Although female-headed households made up only 11.3% of all families, they accounted for 50.3% of families in poverty. Additionally, large families made up 9.3% of all families in Amador County, but accounted for 50.7% of families in poverty. In Jackson, female-headed households accounted for 63.6% of families under the poverty level. In Ione, senior households accounted for 77.6% of families under the poverty level. In unincorporated area, large families accounted for 72.8% of families under the poverty level.

Table II-10. Families in Poverty in Amador County (2019)														
Family Type	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Total Families	9,872	100.0%	39	100.0%	1,415	100.0%	1,257	100.0%	248	100.0%	582	100.0%	6,331	100.0%
Female Headed Households	1,119	11.3%	8	20.5%	129	9.1%	276	22.0%	43	17.3%	88	15.1%	575	9.1%
Senior (65 years or older)	3,618	36.6%	18	46.2%	448	31.7%	374	29.8%	36	14.5%	189	32.5%	2,553	40.3%
Large (5 or more people)	916	9.3%	5	12.8%	58	4.1%	155	12.3%	38	15.3%	44	7.6%	616	9.7%
Families Under the Poverty Level	612	6.2%	0	0.0%	59	4.2%	119	9.5%	15	6.0%	46	7.9%	372	5.9%
Female Headed Households	308	50.3%	0	0.0%	14	23.7%	76	63.6%	8	53.8%	19	41.3%	191	51.2%
Senior (65 years or older) Households	148	24.2%	0	0.0%	46	77.6%	0	0.0%	0	0.0%	0	0.0%	102	27.4%
Large (5 or more people) Households	311	50.7%	0	0.0%	0	0.0%	0	0.0%	9	61.5%	30	65.8%	271	72.8%
Source: US. Census Bureau, 2015 – 2019 ACS (Table S1702)														

Extremely Low-Income Households

Extremely low-income (ELI) households are defined as those earning up to 30% of the area median household income. For Amador County, the countywide median household income in 2021 was $78,700. For ELI households in Amador County, this results in an income of $26,500 or less for a four-person household or $16,550 for a one-person household. ELI households have a variety of housing situations and needs. For example, most families and individuals receiving only public assistance, such as social security insurance or disability insurance are considered ELI households.

Table II-11 provides representative occupations with hourly wages that are within or close to the ELI income range. As shown in Table II-8, there are 1,220 ELI households in Amador County, making up 8.7% of all households in within the County. Within these ELI households, there are 985 households overpay for housing, making up 80.7% of total ELI households. In detail, 415 ELI renter households (76.1% of total ELI renter households) and 570 ELI owner households (84.4% of total ELI owner households) overpay for housing. Within 985 ELI households that overpay for housing, 865 of these households severely overpay for housing, including 385 renter households and 480 owner households.

Overcrowding is an important issue for ELI households. Among 1,220 ELI households in Amador County, 510 ELI renter households live in a housing unit that is less than or equal to 1 person per room and 35 renter households live in a housing unit that is greater than 1 but less than or equal to 1.5 person per room. All 675 ELI owner households live in a housing unit that is less than or equal to 1 person per room. Additionally, transportation is a large budget item for ELI households. ELI households have less income available to purchase and keep a vehicle. Therefore, ELI households have higher reliance on public transit, walking, and bicycling. ELI households require greater assistance with housing costs than very low, moderate, and above moderate income households, due to their limited annual income and the need to spend a proportionately larger amount of their income on necessities to meet basic needs, including food, health care, and transportation. Due to limited incomes, ELI households often do not have the available resources to address expensive home repairs or emergency housing needs. Programs available to assist extremely low income households include subsidized lower income housing (see Table III-4), Housing Choice Vouchers/Section 8 housing, and housing types such as ADUs, home sharing, multi-generational living, and single room occupancies that are typically more affordable than standard market-rate single family housing; housing assistance and community service providers are described in Chapter IV. The Housing Plan includes programs to: promote

affordable housing, including special needs housing (Programs 9 and 20), increase access to Housing Choice Vouchers (Program 16), assist households with understanding available resources (Programs 14, 23, and 25), coordinate efforts between Amador County jurisdictions to improve access to housing and housing-related resources (Program 1), increase the variety of units and housing options (Programs 4 and 17), increase access to housing rehabilitation, weatherization, and emergency repair resources (Program 8), assist households that are homeless or at-risk of homelessness (Program 5B), and preserve existing affordable housing, including assisted units and market-rate housing (Programs 10 and 11).

Table II-11. Occupations with Wages for Extremely Low Income Households in Amador County (2018)

Occupation Title	Median Hourly Wage	Median Annual Wages
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	$11.99	$24,940
Food Preparation and Serving Related Workers, All Other	$12.26	$25,494
Dishwashers	$12.31	$25,597
Cleaners of Vehicles and Equipment	$12.46	$25,923
Dining Room and Cafeteria Attendants and Bartender Helpers	$12.50	$26,019
Hotel, Motel, and Resort Desk Clerks	$12.50	$25,985
Amusement and Recreation Attendants	$12.52	$26,040
Automotive and Watercraft Service Attendants	$12.52	$26,037
Preschool Teachers, Except Special Education	$12.67	$26,343
Food Preparation Workers	$12.69	$26,401

Source: Employment Development Department, Long-Term Occupational Employment Projections 2018–2028 (updated April 2021)

Pursuant to Government Code Section 65583(a)(1), 50% of the County's very low-income regional housing needs assigned by HCD are extremely low-income households. As a result, from the very low-income need of 189 units, the County has a projected need of 95 units for extremely low-income households. Based on current figures, extremely low-income households will most likely be facing an overpayment, overcrowding, or substandard housing conditions. Some extremely low-income households could include individuals with mental or other disabilities and special needs.

3. SPECIAL NEEDS POPULATIONS

Government Code Section 65583(a)(7) requires a Housing Element to address special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The needs of these groups often call for targeted program responses, such as temporary housing, preservation of residential hotels, housing with features to make it more accessible, and the development of four-bedroom apartments. Special needs groups have been identified and, to the degree possible, responsive programs are provided. A principal emphasis in addressing the needs of these groups is to continue to seek State technical assistance grants to identify the extent and location of those with special needs and identify ways and means to assist them. Local government budget limitations may act to limit effectiveness in implementing programs for this group. Please refer to Section II-H of this Element which provide information related to agencies and programs that serve special needs populations in Amador County.

Table II-12. Senior Household Trends and Population – Amador County

2010														
Age Group	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Total Owner Occupied:	**11,372**	**77.3%**	**42**	**62.7%**	**1,048**	**73.6%**	**1,047**	**52.2%**	**214**	**58.6%**	**664**	**51.6%**	**8,357**	**87.4%**
Owner Householders 65 years and over	4,071	27.7%	8	11.9%	283	19.9%	523	26.1%	85	23.3%	322	25.0%	2,850	29.8%
Total Renter Occupied:	**3,343**	**22.7%**	**25**	**37.3%**	**375**	**26.4%**	**960**	**47.8%**	**151**	**41.4%**	**622**	**48.4%**	**1,210**	**12.6%**
Renter Householders 65 years and over	501	3.4%	0	0.0%	35	2.5%	104	5.2%	24	6.6%	100	7.8%	238	2.5%
Total Occupied Households	**14,715**	**100.0%**	**67**	**100.0%**	**1,423**	**100.0%**	**2,007**	**100.0%**	**365**	**100.0%**	**1,286**	**100.0%**	**9,567**	**100.0%**
Total Householder 65 years and over	4,572	31.1%	8	11.9%	318	22.3%	627	31.2%	109	29.9%	422	32.8%	3,088	32.3%
Total Population	**38,327**	**100.0%**	**128**	**100.0%**	**7,845**	**100.0%**	**4,625**	**100.0%**	**903**	**100.0%**	**2,827**	**100.0%**	**21,999**	**100.0%**
Total Population 65 years and over	7,397	19.3%	14	10.9%	620	7.9%	1,004	21.7%	166	18.4%	642	22.7%	4,952	22.5%
2019														
Age Group	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Total Owner Occupied:	**11,165**	**76.5%**	**28**	**37.8%**	**1,459**	**75.4%**	**1,310**	**62.1%**	**208**	**62.7%**	**568**	**47.5%**	**7,592**	**84.9%**
Owner Householders 65 years and over	5,333	36.5%	18	24.3%	670	34.6%	753	35.7%	44	13.3%	297	24.8%	3,551	39.7%
Total Renter Occupied:	**3,429**	**23.5%**	**46**	**62.2%**	**476**	**24.6%**	**800**	**37.9%**	**124**	**37.3%**	**628**	**52.5%**	**1,355**	**15.1%**
Renter Householders 65 years and over	777	5.3%	0	0.0%	55	2.8%	110	5.2%	18	5.4%	244	20.4%	350	3.9%
Total Occupied Households	**14,594**	**100.0%**	**74**	**100.0%**	**1,935**	**100.0%**	**2,110**	**100.0%**	**332**	**100.0%**	**1,196**	**100.0%**	**8,947**	**100.0%**
Total Householder 65 years and over	6,110	41.9%	18	24.3%	725	37.5%	863	40.9%	62	18.7%	541	45.2%	3,901	43.6%
Total Population	**38,429**	**100.0%**	**167**	**100.0%**	**7,753**	**100.0%**	**4,751**	**100.0%**	**980**	**100.0%**	**2,573**	**100.0%**	**22,205**	**100.0%**
Total Population 65 years and over	10,246	26.7%	22	13.2%	1,363	17.6%	1,397	29.4%	105	10.7%	779	30.3%	6,579	29.6%

Source: ACS 2015 - 2019. (Table B25007); Census Bureau, 2010 Census. U.S. Census Bureau, 2000 Census. (Table H016)

made up of single-family detached homes, leaving 19.0% of the housing stock for those who choose to or must live in other forms of housing.

The County received 17 responses to the Service Providers, Community Organizations, and Housing Developers/Providers Survey, with 10 respondents providing services to senior households. The full survey data is provided in **Appendix A**. Survey feedback identified the following needs for senior households:

Primary Housing Type Needed (multiple choice top 4 responses – each had 4- 5 votes)

- Housing close to services (grocery stores, financial, personal, and social services, etc.)
- Single family housing affordable to low, very low, or extremely low income households
- Multifamily housing - affordable to extremely low, very low, and low income households
- Housing with features for a disabled person (ramp, grab bars, low counters and cabinets, assistive devices for hearing- or visually-impaired persons)

Primary Housing Needs (multiple choice top 5 responses – each had 4-5 votes)

- General assistance with renting a home
- Assistance finding housing affordable to extremely low income (<30% of median income) households
- Assistance finding housing affordable to lower income (<80% of median income) households
- Occasional financial assistance to pay rent, mortgage, and/or utilities
- Housing close to services (grocery stores, financial, personal, and social services, etc.)

As described in Chapter III, each jurisdiction's zoning and land use regulations accommodate a range of housing types that serve the senior population, including single family housing, multifamily housing, mobile homes, senior housing, and care facilities. There are programs and services for the County's senior citizens; many of which serve the disabled or otherwise underprivileged groups. Programs and services for seniors and their families and caregivers are summarized in Chapter IV.

Persons with Disabilities

A "disability" includes, but is not limited to, any physical or mental disability as defined in California Government Code 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 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 persons' 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.

- Individuals with a mobility, visual, or hearing limitation may require housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.

- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.

- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because a higher percentage than the population at large are low-income and their special housing needs are often more costly than conventional housing.

Table II-13 compares the employment status of persons with and without a disability in 2015 and 2019 for the County, each city, and the unincorporated area. Between 2015 and 2019 there was increase (12.0%) in the number of persons with a disability in Amador County. The number of persons employed with a disability increased by 6.0% from 800 persons in 2015 to 848 persons in 2019. Additionally, the number of persons unemployed with a disability also increased by 3.8% from 290 persons in 2015 to 301 in 2019. Similarly, the number of persons with a disability not in the labor force increased by about 16.8% from 1,460 persons in 2015 to 1,706 persons in 2019.

Table II-13. Persons with Disability by Employment Status –Amador County (2015, 2019)

2015														
	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
In the Labor Force:	**13,249**	**70.2%**	**84**	**77.8%**	**2,423**	**68.7%**	**1,936**	**80.4%**	**396**	**76.0%**	**759**	**67.6%**	**7,651**	**68.5%**
Employed:	11,407	86.1%	72	85.7%	2,109	87.0%	1,533	79.2%	354	89.4%	689	90.8%	6,650	86.9%
With a Disability	800	7.0%	13	18.1%	89	4.2%	153	10.0%	29	8.2%	59	8.6%	457	6.9%
No Disability	10,607	93.0%	59	81.9%	2,020	95.8%	1,380	90.0%	325	91.8%	630	91.4%	6,193	93.1%
Unemployed:	1,842	13.9%	12	14.3%	314	13.0%	403	20.8%	42	10.6%	70	9.2%	1,001	13.1%
With a Disability	290	15.7%	0	0.0%	19	6.1%	82	20.3%	6	14.3%	18	25.7%	165	16.5%
No Disability	1,552	84.3%	12	100.0%	295	93.9%	321	79.7%	36	85.7%	52	74.3%	836	83.5%
Not in the Labor Force:	**5,611**	**29.8%**	**24**	**22.2%**	**1,105**	**31.3%**	**472**	**19.6%**	**125**	**24.0%**	**363**	**32.4%**	**3,522**	**31.5%**
With a Disability	1460	26.0%	5	20.8%	170	15.4%	117	24.8%	25	20.0%	146	40.2%	997	28.3%
No Disability	4,151	74.0%	19	79.2%	935	84.6%	355	75.2%	100	80.0%	217	59.8%	2,525	71.7%
Total:	**18,860**	**100.0%**	**108**	**100.0%**	**3,528**	**100.0%**	**2,408**	**100.0%**	**521**	**100.0%**	**1,122**	**100.0%**	**11,173**	**100.0%**
With a Disability	2,550	13.5%	18	16.7%	278	7.9%	352	14.6%	60	11.5%	223	19.9%	1,619	14.5%
No Disability	16,310	86.5%	90	83.3%	3,250	92.1%	2,056	85.4%	461	88.5%	899	80.1%	9,554	85.5%
2019														
	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
In the Labor Force:	**13,147**	**68.9%**	**68**	**0.4%**	**2,019**	**10.6%**	**1,774**	**9.3%**	**516**	**2.7%**	**977**	**5.1%**	**7,793**	**40.8%**
Employed:	12,240	93.1%	58	85.3%	2,002	99.2%	1,638	92.3%	492	95.3%	941	96.3%	7,109	91.2%
With a Disability	848	6.9%	12	20.7%	181	9.0%	129	7.9%	18	3.7%	42	4.5%	466	6.6%
No Disability	11,392	93.1%	46	79.3%	1,821	91.0%	1,509	92.1%	474	96.3%	899	95.5%	6,643	93.4%
Unemployed:	907	6.9%	10	14.7%	17	0.8%	136	7.7%	24	4.7%	36	3.7%	684	8.8%
Source: HUD CHAS Data 2014-2018	301	33.2%	0	0.0%	8	47.1%	41	30.1%	0	0.0%	0	0.0%	252	36.8%
No Disability	606	66.8%	10	100.0%	9	52.9%	95	69.9%	24	100.0%	36	100.0%	432	63.2%

Table II-13. Persons with Disability by Employment Status –Amador County (2015, 2019)														
Not in the Labor Force:	**5,933**	**31.1%**	**40**	**0.2%**	**758**	**4.0%**	**611**	**3.2%**	**97**	**0.5%**	**285**	**1.5%**	**4,142**	**21.7%**
With a Disability	1706	28.8%	0	0.0%	302	39.8%	240	39.3%	40	41.2%	77	27.0%	1047	25.3%
No Disability	4,227	71.2%	40	100.0%	456	60.2%	371	60.7%	57	58.8%	208	73.0%	3,095	74.7%
Total:	**19,080**	**100.0%**	**108**	**100.0%**	**2,777**	**100.0%**	**2,385**	**100.0%**	**613**	**100.0%**	**1,262**	**100.0%**	**11,935**	**100.0%**
With a Disability	2,855	15.0%	12	11.1%	491	17.7%	410	17.2%	58	9.5%	119	9.4%	1,765	14.8%
No Disability	16,225	85.0%	96	88.9%	2,286	82.3%	1,975	82.8%	555	90.5%	1,143	90.6%	10,170	85.2%
Source: ACS 2011 – 2015, and 2015 – 2019 (Table C18120)														

Table II-14 presents data on the types of disabilities of residents in the County, each city, and the unincorporated area based on the ACS 2019 data; persons may have more than 1 disability resulting in the total number of disabilities exceeding the total number of disabled persons shown in Table II-14. For persons ages 0 to 64, the most common disabilities are cognitive difficulties (25.6%), ambulatory difficulties (24.5%), and independent living difficulties (20.9%). For the population of ages 65 and over, the most common disabilities are ambulatory difficulties (33.8%), hearing difficulties (22.1%), and independent living difficulties (17.7%).

Table II-14. Persons with Disabilities by Disability Type and Age (2019)														
	Amador County		**Amador City**		**Ione**		**Jackson**		**Plymouth**		**Sutter Creek**		**Unincorporated**	
	#	**%**	**#**	**%**	**#**	**%**	**#**	**%**	**#**	**%**	**#**	**%**	**#**	**%**
Total Disabilities Tallied	**11,956**	**100.0%**	**35**	**100.0%**	**1,590**	**100.0%**	**1,631**	**100.0%**	**179**	**100.0%**	**906**	**100.0%**	**7,615**	**100.0%**
Total Disabilities for Ages 0–64	**5,144**	**43.0%**	**30**	**85.7%**	**970**	**61.0%**	**635**	**38.9%**	**128**	**71.5%**	**263**	**29.0%**	**3,118**	**40.9%**
Hearing Difficulty	574	11.2%	9	30.0%	65	6.7%	75	11.8%	25	19.5%	65	24.7%	335	10.7%
Vision Difficulty	403	7.8%	0	0.0%	46	4.7%	76	12.0%	19	14.8%	12	4.6%	250	8.0%
Cognitive Difficulty	1316	25.6%	12	40.0%	204	21.0%	160	25.2%	27	21.1%	67	25.5%	846	27.1%
Ambulatory Difficulty	1259	24.5%	0	0.0%	323	33.3%	134	21.1%	24	18.8%	53	20.2%	725	23.3%
Self-Care Difficulty	519	10.1%	0	0.0%	105	10.8%	47	7.4%	12	9.4%	20	7.6%	335	10.7%
Independent Living Difficulty (Ages 18-64)	1073	20.9%	9	30.0%	227	23.4%	143	22.5%	21	16.4%	46	17.5%	627	20.1%
Total Disabilities for Ages 65 and Over	**6,812**	**57.0%**	**5**	**14.3%**	**620**	**39.0%**	**996**	**61.1%**	**51**	**28.5%**	**643**	**71.0%**	**4,497**	**59.1%**
Hearing Difficulty	1507	22.1%	0	0.0%	135	21.8%	189	19.0%	11	21.6%	104	16.2%	1068	23.7%
Vision Difficulty	343	5.0%	5	100.0%	21	3.4%	29	2.9%	5	9.8%	84	13.1%	199	4.4%
Cognitive Difficulty	753	11.1%	0	0.0%	51	8.2%	96	9.6%	7	13.7%	98	15.2%	501	11.1%
Ambulatory Difficulty	2300	33.8%	0	0.0%	271	43.7%	360	36.1%	18	35.3%	154	24.0%	1497	33.3%

Self-Care Difficulty	700	10.3%	0	0.0%	27	4.4%	73	7.3%	7	13.7%	59	9.2%	534	11.9%
Independent Living Difficulty	1209	17.7%	0	0.0%	115	18.5%	249	25.0%	3	5.9%	144	22.4%	698	15.5%
Source: ACS 2015-2019 (Table S1810)														

The County received 17 responses to the Service Providers, Community Organizations, and Housing Developers/Providers Survey, with 10 respondents providing services to persons with a developmental disability. The full survey data is provided in **Appendix A**. Survey feedback identified the following needs for persons with a developmental disability:

Primary Housing Type Needed (multiple choice top 3 responses – each had 3 votes)

- Single family housing affordable to low, very low, or extremely low income households
- Multifamily housing - affordable to extremely low, very low, and low income households
- Housing with features for a disabled person (ramp, grab bars, low counters and cabinets, assistive devices for hearing- or visually-impaired persons)

Primary Housing Needs (multiple choice top 2 responses – each had 3 votes)

- General assistance with renting a home
- Grants or loans to make modifications to make a home accessible to a disabled resident

As described in Section III, each jurisdiction's zoning and land use regulations accommodate a range of housing types that serve the disabled population, including residential care facilities for 6 or fewer persons which are treated as a single-family home, care facilities, and various housing types including multifamily housing and mobile homes.

Persons with Developmental Disabilities

A developmental disability is a disability which originates before an individual attains age 18, continues or can be expected to continue indefinitely, and constitutes a substantial handicap for the individual. This term includes the diagnoses of intellectual disability, cerebral palsy, epilepsy, and autism. This term also includes handicapping conditions found to be closely related to mental retardation or requiring treatment similar to that required for persons with an intellectual disability, but does not include other handicapping conditions that are solely physical in nature. (Lanterman Act, Welfare and Institutions Code, Section 4512.)

Valley Mountain Regional Center (VMRC) is responsible for serving developmentally disabled residents of 5 counties in northern California (i.e., Amador, Calaveras, Tuolumne, San Joaquin, Stanislaus Counties). While the US Census reports on a broad range of disabilities, the Census does not identify the subpopulation that has a developmental disability. The VMRC maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. In the fiscal year 2019-2020, there were 14.047 consumers were served in VMRC. The average per capita expenditures in fiscal year 2019-2020 in VMRC is $12,621.

The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The DDS data is reported by zip code; therefore, it should be noted that zip codes for incorporated cities may contain portions of unincorporated Amador County. For example, approximately 66.8% of the population within the zip code for Ione (95640) resides in Ione based on ACS population data. As shown in Table II-15, the DDS data indicates that a total of >59 developmentally persons reside in zip codes for the unincorporated areas of Amador County, while 190 developmentally persons reside in an incorporated city.

Table II-15. Developmental Disabilities by Age (2021)			
	0 to 17 Years	18+ Years	Total
City Areas by Zip Code			
95601 / Amador City	<11	<11	>0
95640 / Ione	33	46	79
95642 / Jackson	30	55	85
95669 / Plymouth	<11	<11	>0
95685 / Sutter Creek	<11	26	>26
Subtotal	>63	>127	>190
Unincorporated Communities and Areas by Zip Code			
95629 / Fiddletown	<11	<11	>0
95665 / Pine Grove & Red Corral	17	15	32
95666 / Pioneer & Buckhorn & Amador Pines	11	16	27
95675 / River Pines	<11	<11	>0
95689 / Lockwood & Volcano	<11	<11	>0
95699 / Drytown	0	<11	>0
Subtotal – Unincorporated Areas	>28	>31	>59
Total	>91	>158	>249
Source: DDS, 2021 Developmental Disabilities by Zip Code; De Novo Planning Group, 2021			

Table II-16 breaks down the developmentally disabled population by residence type for the Amador County zip codes. Countywide, approximately 82.5% (or >188) of developmentally disabled persons reside in the homes of their families or private guardians while about 17.5% (or >40) reside in independent living facilities. As shown in Table II-16, in the zip codes associated with incorporated and unincorporated areas, the majority of developmentally disabled persons live in the home of their family, parent, or guardian.

Table II-16. Developmental Disabilities by Age (2021)							
	Home of Parent, Family, or Guardian	Independent / Supported Living	Community Care Facility	Intermediate Care Facility	Foster / Family Home	Other	Total
City Areas by Zip Code							
95601 / Amador City	<11	0	<11	0	0	0	>0
95640 / Ione	51	15	<11	0	<11	<11	>66
95642 / Jackson	59	25	0	0	0	<11	>84
95669 / Plymouth	<11	0	<11	0	0	0	>0
95685 / Sutter Creek	28	<11	<11	0	0	0	>28
Subtotal	>138	>40	>0	>0	>0	>0	>178
Unincorporated Communities and Areas by Zip Code							
95629 / Fiddletown	<11	<11	0	0	0	0	>0
95665 / Pine Grove & Red Corral	25	<11	<11	0	<11	<11	>25
95666 / Pioneer & Buckhorn & Amador Pines	25	<11	0	0	<11	0	>25
95675 / River Pines	<11	0	0	0	0	0	>0
95689 / Lockwood & Volcano	<11	0	0	0	0	0	>0

95699 / Drytown	0	<11	0	0	0	0	>0
Subtotal – Unincorporated Areas	**>50**	**>0**	**>0**	**>0**	**>0**	**>0**	**>50**
Total	**>188**	**>40**	**>0**	**>0**	**>0**	**>0**	**>228**
Source: DDS, 2021 Developmental Disabilities by Zip Code; De Novo Planning Group, 2021							

According to Amador County's 2014-2019 Housing Element, there were 200 developmentally disabled persons countywide in 2014. As shown in Table II-16, in 2020, there were more than 228 developmentally disabled persons countywide, representing more than a 14.0% increase since 2014. This rise in developmentally disabled persons countywide indicates that demand for affordable, accessible housing for this population will likely increase.

The County received 17 responses to the Service Providers, Community Organizations, and Housing Developers/Providers Survey, with 8 respondents providing services to persons with a developmental disability. The full survey data is provided in **Appendix A**. Survey feedback identified the following needs for persons with a developmental disability:

Primary Housing Type Needed (multiple choice top 2 responses – each had 4 votes)

- Single family housing affordable to low, very low, or extremely low income households
- Multifamily housing - affordable to extremely low, very low, and low income households

Primary Housing Needs (multiple choice top 5 responses – each had 3 votes)

- General assistance with renting a home
- Assistance finding housing affordable to extremely low income (<30% of median income) households
- Assistance finding housing affordable to lower income (<80% of median income) households
- Occasional financial assistance to pay rent, mortgage, and/or utilities
- Housing close to services (grocery stores, financial, personal, and social services, etc.)

While the majority of developmentally disabled persons in Amador County live with their parents as identified in Table II-16, many need a supportive living environment, such as in-home care, a residential care home, or a community living facility. While many persons with developmental disabilities are eligible for various subsidy and assistance programs, many are unable to secure needed subsidized housing. Many of the individuals living with their parents will need alternative housing options as their parents age. This cycle triggers a need to explore other feasible housing alternatives, including in-home supportive care and adult residential care homes and facilities. Resources for persons with developmental disabilities are described in Chapter IV below. As described in Section III, each jurisdiction's zoning and land use regulations accommodate a range of housing types that serve the developmentally disabled population, including single family housing, multifamily housing, and mobile homes for persons living with their family or guardian.

Large Households

Government Code Section 65583(a)(C) requires an analysis of housing needs for large families, those with 5 or more members. Large family households comprised 6.9%, or 1,006, of the total households in Amador County according to the 2015–2019 ACS (see Table II-17 below). As shown in Table II-17, approximately 72.0% of large households in the areas owned their own homes. Additionally, 5-person households make up nearly 55.7% of the large family households in Amador County with households with 6 or more persons accounting for the remaining 44.3% of large households. In Amador City, 5-person households make up nearly 100.0% of the large family households with no households with 6 or more persons. In the City of Ione, households with 6 or more persons accounting for 100.0% of large households with no households with 5 persons. In the City of Jackson, 5-person households make up nearly 87.1% of the large family households with households with 6 or more persons accounting for the remaining 12.9% of large households. In the City of Plymouth, 5-person households make up nearly 82.7% of the large family households with households with 6 or more persons accounting for the remaining 17.3% of large households. In the City of Sutter Creek, 5-person households make up nearly 40.6% of the large family households with households with 6 or more persons accounting for the remaining 59.4% of large households. For the unincorporated areas of Amador County, 5-person households make up nearly 51.5% of the large family households with households with 6 or more persons accounting for the remaining 48.5% of large households.

Table II-17. Large Households in Amador County (2019)														
Householder Type	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Owner Households	11,165	76.5%	28	37.8%	1,459	75.4%	1,310	62.1%	208	62.7%	568	47.5%	7,592	84.9%
5-Person Household	415	3.7%	0	0.0%	0	0.0%	87	6.6%	17	8.2%	28	4.9%	283	3.7%
6-Person Household	214	1.9%	0	0.0%	33	2.3%	12	0.9%	0	0.0%	0	0.0%	169	2.2%
7-or-more Person Household	95	0.9%	0	0.0%	25	1.7%	10	0.8%	9	4.3%	5	0.9%	46	0.6%
Renter Households	3,429	23.5%	46	62.2%	476	24.6%	800	37.9%	124	37.3%	628	52.5%	1,355	15.1%
5-Person Household	145	4.2%	5	10.9%	0	0.0%	61	7.6%	26	21.0%	0	0.0%	53	3.9%
6-Person Household	97	2.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	25	4.0%	72	5.3%
7-or-more Person Household	40	1.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	11	1.8%	29	2.1%
Combined Total	14,594	100.0%	74	100.0%	1,935	100.0%	2,110	100.0%	332	100.0%	1,196	100.0%	8,947	100.0%
5-Person Household	560	3.8%	5	6.8%	0	0.0%	148	7.0%	43	13.0%	28	2.3%	336	3.8%
6-Person Household	311	2.1%	0	0.0%	33	1.7%	12	0.6%	0	0.0%	25	2.1%	241	2.7%
7-or-more Person Household	135	0.9%	0	0.0%	25	1.3%	10	0.5%	9	2.7%	16	1.3%	75	0.8%
Source: U.S. Census Bureau, ACS 2015-2019 (B25009)														

The County received 17 responses to the Service Providers, Community Organizations, and Housing Developers/Providers Survey, with 10 respondents providing services to large households. The full survey data is provided in **Appendix A**. Survey providers for large households identified the following needs for the general population:

Primary Housing Type Needed (multiple choice top 5 responses – each had 5 votes)

- Single family housing affordable to low, very low, or extremely low income households
- Multifamily housing - affordable to extremely low, very low, and low income households
- Emergency shelter
- Transitional or supportive housing
- Housing close to services (grocery stores, financial, personal, and social services, etc.)

Primary Housing Needs (multiple choice top 6 response –each had 5 votes)

- General assistance with renting a home
- Assistance finding housing affordable to extremely low income (<30% of median income) households
- Assistance with being housed in an emergency shelter
- Assistance with being housed in transitional or supportive housing
- Occasional financial assistance to pay rent, mortgage, and/or utilities
- Housing close to public transportation

The needs of large families are unique in that they require more space to satisfy minimum household needs. The increase in average household size Statewide is, to some extent, linked to the subject of overcrowding. Overcrowding is defined as more than 1 person per room; as shown in Table II-29, 2.6% of households in Amador County live in overcrowded conditions. To ameliorate this impact in the areas, an increase in the number of affordable housing units with 4 bedrooms or more is needed. In many cases, housing units of this size constitute a small portion of the total housing supply, forcing families to continue to live in what may be considered as overcrowded units. Large households may include multiple generations and have a higher need for proximity to services, including child care, health care, groceries and shops, schools, parks, and other community services.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening.

Estimating the size of the agricultural labor force can be problematic as farmworkers are historically undercounted by the census and other data sources. For instance, the U.S. Census Bureau does not track farm labor separate from mining, fishing and hunting, and forestry, nor does the U.S. Census Bureau provide definitions that address the specific nuances of farm labor (e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business versus agricultural field). As shown in Table II-4, 702 persons (5.1% of Amador County residents in the labor force) were estimated to be employed in the agriculture, forestry, fishing, hunting, and mining industry based on 2015-2019 ACS data.

Table II-18. Amador County Farmworkers – Countywide (2017)

	Farm Operations	Workers	Total Payroll
Amador County	482 total farms 111 farms with hired workers	515	$4,958,000
Farm Labor Employment Characteristics			
Unpaid workers[1]	263	715	-
150 Days or More	71	215	--
Less Than 150 Days	72	300	--
Migrant workers	29	459	-

[1]Includes family members and non-operator partners
Source: 2017 USDA Agricultural Census Data, Table 7

Data supplied by the United States Department of Agriculture, National Agriculture Statistics Service (USDA) reveals the countywide breakdown of farm labor employment and the labor expense for Amador County as shown in Table II-18. The 2017 USDA data is the most recent available data that provides a focused analysis of farming activities and employment in the County. Table II-15 provides a breakdown of countywide farm labor employment by days worked. The data from this table indicates that countywide, there were 515 farmworkers in 2017. Of these farmworkers, 215 worked more than 150 days a year and 300 worked less than 150 days per year and are likely seasonal workers. In addition, 263 unpaid workers (likely family members

Table II-19. Farmworker Distribution by Census			
Jurisdiction	**Countywide Farmworkers**	**% of Total Employed in Agriculture, Forestry, Fishing/Hunting, and Mining (Table II-4)**	**Estimated Employees**
Amador City	751 unpaid workers 515 employees 459 migrant workers[1]	0%	0-5
Ione		3.3%	24 unpaid workers 17 farm employees 15 migrant workers
Jackson		11.4%	82 unpaid workers 59 farm employees 52 migrant workers
Plymouth		2.4%	17 unpaid workers 12 farm employees 11 migrant workers
Sutter Creek		0.9%	6 unpaid workers 5 farm employees 4 migrant workers
Unincorporated County		82.0%	586 unpaid workers 422 farm employees 376 migrant workers

Amador County is situated in the California Shenandoah Valley in Sierra Nevada Mountains of California. The Shenandoah Valley is one of the principal viticultural regions of California. Agricultural workers play an important role in the region's wine industry. According to the most recent Amador County Agricultural Crop and Livestock Report, the gross value of agricultural production in the County reached $38,363,267 in 2020 representing a decrease of $4,119,166 or 9.7 % below 2019's value. The top 3 crops for the region were wine grapes, pasture & range, and alfalfa respectively.[1]

Although agriculture is an important part of Amador County economy, based on 2015-2019 ACS data, with over 13,665 residents employed in Amador County, only 702 persons (2.1% of Amador County residents) were estimated to be in the agriculture, forestry, fishing, hunting, and mining industry. It is noted that the ACS data aggregates the agriculture, forestry, fishing, hunting, and mining categories and does not provide separate data for each category. Table II-4 identifies employment by industry for the County as a whole and each jurisdiction. The following summarizes agriculture, forestry, fishing, hunting, and mining employment by jurisdiction to provide an estimate of the maximum number of residents employed in agriculturally-related fields:

- Amador City: 0 employees of a total of 64 employed residents
- Ione: 146 persons (6.6%) of 2,221 employed residents
- Jackson: 79 persons (4.3%) of 1,842 employed residents
- Plymouth: 75 persons (14.8%) of 506 employed residents
- Sutter Creek: 71 persons (6.8%) of 1,046 employed residents
- Unincorporated Amador County: 331 persons (4.1%) of 7,986 employed residents

1 Amador County. *Amador County 2020 Agricultural Crop and Livestock Report. Access:* https://www.amadorgov.org/home/showpublisheddocument/40766/637707639352270000

Table II-20 summarizes the farmworker/employee housing units in Amador County. According to HCD's Employee Housing database, the employee housing facility is called Kit Carson Lodge and it is located at 32161 Kit Carson Road. While the County does not have programs specifically to assist farmworkers with housing-related needs, resources available for families, lower income persons, and other populations in need of assistance that could benefit farmworkers are described in Chapter IV below.

Table II-20. Amador County Farmworker/Employee Housing Units

Name/Location	Type	Capacity
Kit Carson Lodge 32161 Kit Carson Road, Kit Carson, CA, 95644	Employee Housing	11 units (22 employees)
Source: HCD Employee Housing Facility Portal. Access: https://casas.hcd.ca.gov/casas/ehFacilityQuery/onlineQuery		

The County received 17 responses to the Service Providers, Community Organizations, and Housing Developers/Providers Survey, with 8 respondents providing services to farmworkers. The full survey data is provided in **Appendix A**. Survey feedback identified the following needs for farmworkers:

Primary Housing Type Needed (multiple choice top 5 responses – each had 3 votes)

- Single family housing affordable to low, very low, or extremely low income households
- Multifamily housing - affordable to extremely low, very low, and low income households
- Transitional or supportive housing
- Permanent farmworker housing
- Seasonal or temporary farmworker housing

Primary Housing Needs (multiple choice top response –3 votes)

- General assistance with renting a home

Most permanent and migrant farmworkers earn low incomes. As shown in Table II-11, median annual wages in the Farmworkers and Laborers, Crop, Nursery, and Greenhouse category were $24,940, which is in the extremely low income category for households with 4 or more persons. Migrant farmworkers frequently move locations and need rental housing in the vicinity of their seasonal employment. The 2022 Farmworker Health in California Report (2022 Farmworker Report) prepared by the Community and Labor Center, UC Merced, and California Department of Public Health reflects information gathered from farmworker organizations and interview surveys conducted with 1,242 farmworkers throughout California. The 2022 Farmworker Report identified that farmworkers studied were most likely to be renters (92%) and live in single family homes (55%). Farmworker households were larger than average, with a median size of four persons and 29% having 6 or more persons. Overcrowding is common with more than 25% sleeping in a room with 3 or more persons. The 2022 Farmworker Study also indicated that farmworkers generally experience substandard housing that often requires repairs. Further, poor ventilation and crowded spaces put farmworkers at increased risk for respiratory illnesses and infectious diseases. The 2022 Farmworker Report identified that housing needs for farmworkers include both seasonal and permanent affordable rental housing, with a significant amount (25%) of large units with 4 bedrooms. Homeownership programs would benefit permanent farmworkers.

Farmworker households are often comprised of extended family members or single male workers and as a result many farmworker households tend to have difficulties securing safe, decent and affordable housing. Far too often farmworkers are forced to occupy substandard homes or live in overcrowded situations. Additionally, farmworker households tend to have high rates of poverty, disproportionately live in housing that is in the poorest conditions, have very high rates of overcrowding, have low homeownership rates, and are predominately members of minority groups. While the 5th Cycle Housing Element addressed permitting farmworker housing consistent with the Health and Safety Code, it did not include any programs that promoted coordination or funding for farmworker housing. The Housing Plan includes Program 20, which addresses reviewing farmworker needs, identifying opportunities, and identifying potential applications for funding on an annual basis.

Female Heads of Households

Households with female heads make up approximately 11.3% of households in Amador County (See Table II-10, Families in Poverty). With over 39 households in Amador City, there are 8 households with female heads, making up approximately 20.5% of households in Amador City. With over 1,415 households in City of Ione, there are 129 households with female heads, making up approximately 9.1% of households in City of Ione. With over 1,257 households in City of Jackson, there are 276 households with female heads, making up approximately 22.0% of households in City of Jackson. With over 248 households in City of Plymouth, there are 43 households with female heads, making up approximately 17.3% of households in City of Plymouth. With over 582 households in City of Sutter Creek, there are 88 households with female heads, making up approximately 15.1% of households in City of Sutter Creek. With over 6,331 households in unincorporated areas of Amador County, there are 575 households with female heads, making up approximately 9.1% of households in unincorporated areas of Amador County. Among all incorporated jurisdictions in Amador County, Jackson has the most percentage (22.0%) households with female heads.

In 2019, about 27.5% of female-headed families in Amador County had incomes below the poverty line while families in poverty made up only 11.5% of all households in Amador County. Single female-headed households with children present would benefit from affordable housing types, particularly housing targeted at the ELI group, as well as housing located in the vicinity of daycare, schools, and other services. Battered women with children comprise a sub-group of female-headed households that are especially in need.

The County received 17 responses to the Service Providers, Community Organizations, and Housing Developers/Providers Survey, with ~~8~~ 9 respondents providing services to ~~farmworkers~~female-headed households. The full survey data is provided in **Appendix A**. Survey feedback identified the following needs for ~~farmworkers~~female-headed households:

Primary Housing Type Needed (multiple choice top 5 responses – each had 3 votes)

- Single family housing affordable to low, very low, or extremely low income households
- Multifamily housing - affordable to extremely low, very low, and low income households
- Single family detached and attached housing
- Duplex through fourplex units
- Transitional or supportive housing
- ~~Permanent farmworker housing~~
- Housing close to services~~Seasonal or temporary farmworker housing~~

Primary Housing Needs (multiple choice top response –3 votes)

- General assistance with renting a home
- Assistance finding housing affordable to extremely low and lower income households
- Occasional financial assistance to pay rent, mortgage, and/or utilities
- Housing close to daycare and services (grocery stores, financial, personal, and social services, etc.)

In Amador County, there are a number of social service providers and emergency housing facilities serving women in need. For example, Women Infants and Children (WIC) is a program funded by the US Department of Agriculture (USDA). WIC provides nutrition and education programs for low-income pregnant women and mothers of infants and toddlers (birth to 5) throughout Amador County. As described in Chapter IV, there are also a number of health service providers, such as CommuniCare, as well as supportive, transitional, and emergency housing providers in Amador County to assist low-income women and women with children.

Homeless And Other Groups In Need Of Temporary And Transitional Affordable Housing

Government Code Section 65583(a)(7) requires that the Housing Element include an analysis of the needs of homeless persons and families. The analysis must include: (1) estimates of the number of persons lacking shelter; (2) where feasible, a description of the characteristics of the homeless (i.e., those who are mentally ill, developmentally disabled, substance abusers,

runaway youth); (3) an inventory of resources available in the community to assist the homeless; and (4) an assessment of unmet homeless needs, including the extent of the need for homeless shelters.

The law also requires that each jurisdiction address community needs and available resources for special-housing opportunities, known as transitional and supportive housing. These housing types provide the opportunity for families and individuals to "transition" from a homeless condition to permanent housing, often with the assistance of supportive services to assist individuals in gaining necessary life skills in support of independent living.

The following discussion addresses the requirements of Government Code Section 65583(a)(7). It should be noted that data on homeless families and individuals is not developed based on jurisdictional boundaries. The Central Sierra Continuum of Care (CSCoC) #CA-526, is a local planning body that provides leadership and coordination on the issues of homelessness and poverty in Amador County. The mission of the CSCoC is to coordinate and plan services and initiatives surrounding homelessness, ensuring that knowledge is shared, relationships are built, and common goals are reached. The CSCoC is also responsible for obtaining federal funding for local programs.

As the primary coordinating body for homeless issues and assistance for a geographic area encompassing the entire county, the CSCoC accomplishes a host of activities and programs vital to the community, including an annual point-in-time "snapshot" survey to identify and assess the needs of both the sheltered and unsheltered homeless, tracking homeless demographics using local service providers throughout the calendar year, and an annual action plan that helps direct community resources and actions in the form of comprehensive programs and activities.

Homeless Estimates

According to the CSCoC, an estimate of the County's homeless population was undertaken in concert with the requirements of the U.S. Department of Housing and Urban Development (HUD). Those mandates require that a point-in-time study be taken. This study allows service agencies and local governments to spot trends in homelessness and to evaluate the success of existing programs. It is also a tool for agencies and their partners to plan for programs and services to meet the needs of homeless individuals and families in the community and to use in applying for grant and other funding.

The CSCoC conducted its 2022 Homeless Count in January 2022. The Homeless Count, also known as the Point-in-Time (PIT) Count, is a survey of individuals and families identified as experiencing sheltered or unsheltered homelessness within the boundaries of Amador County on a single night in January. While CSCoC conducted the majority of count activities on January 27, 2022, additional count activities occurred over the course of the 7 days fallowed enumerators several days to ensure a complete canvassing of the community. The primary drawback to the "post-night count" approach is that it increases the chances of double counting. In an effort to avoid double counting, enumerators collected the initials as well as birth month and year of each participant.

The 2022 PIT Count identified 184 total homeless persons countywide, consisting of 27 sheltered and 157 unsheltered homeless, which reflects a decrease in homelessness from the 2019 count which identified 224 homeless persons.

Table II-21. Homelessness in Amador County (2022 and 2019)

HPAC PIT Count	Amador County		
	Sheltered	Unsheltered	Total
Homeless PIT County 2022	27	157	184
Homeless PIT Count 2019	44*	180	224

*Includes persons identified as "couch surfing"
Source: CSCoC 2019 PIT Report

Additional demographics for the 184 homeless individuals countywide are shown below in Table II-22. Of the 184 homeless individuals countywide, 88 individuals are chronically homeless, 22 individuals are veterans, 6 are between 18 to 24 years

old, 56 experienced domestic violence, 31 have substance abuse disorder, and 45 have mental illness; it is noted that these characteristics are not discrete and there is overlap between these groups. HUD defines a chronically homeless individual as someone who has experienced homelessness for a year or longer, or has experienced at least 4 episodes of homelessness in the last 3 years and also has a diagnosed disability that prevents them from maintaining work or housing.

Table II-22. Amador County Homeless Characteristics (2022)

Homeless Profile	Sheltered	Unsheltered	Combined
Male	15	91	106
Female	12	64	86
Unknown	-	-	-
Additional Demographics			
Chronically Homeless	3	85	88
Veteran	6	16	22
Domestic Violence	3	53	56
Mental Illness	5	40	45
Substance Abuse Disorder	0	31	31
Youth (18-24)	0	6	6
Children (<18)	0	0	0

Note: Sheltered/unsheltered counts do not always total 184 and there are discrepancies in the sheltered/unsheltered counts by categories. Respondents may be included in more than 1 subset. For example: a respondent may be a Veteran and also Chronically Homeless.

Source: CSCoC 2022PIT Report

Emergency Shelters, Transitional, and Supportive Housing

Resource Inventory

Homeless programs are primarily administered at the County-level through CSCoC. CSCoC maintains a list of services for homeless and low-income families. The most recent inventory of resources available within Amador County for emergency shelters, transitional housing, and permanent supportive housing units comes from the 2022 Housing Inventory reported to the U.S. Department of Housing and Urban Development by the CSCoC. Table II-23 below shows the total beds offered by homeless facilities in CSCoC region. As shown, 372 total beds were available countywide in 2019, which are described in greater detail in the following paragraphs. This information has not yet been updated for 2021 or 2022.

Table II-23. Homeless Facilities (2019)

	Tuolumne, Amador, Calaveras, Mariposa Counties CoC					
Facility Type	**Family Units**	**Family Beds**	**Adult-Only Beds**	**Total Year-Round Beds**	***Seasonal***	***Overflow***
Emergency Shelter	24	89	60	134	*0*	*23*
Transitional Housing	9	36	45	51	*0*	*23*
Permanent Supportive Housing	6	15	15	46	*n/a*	*n/a*
Rapid Rehousing	28	99	31	141	*n/a*	*n/a*
Total Beds	**67**	**239**	**42**	**372**	***n/a***	***n/a***

Source: HUD 2019 Continuum of Care Homeless Assistance Programs – Housing Inventory County CoC Number: CA-521 (Tuolumne, Amador, Calaveras, Mariposa Counties CoC). Url: https://files.hudexchange.info/reports/published/CoC_HIC_CoC_CA-526-2019_CA_2019.pdf

According to the HUD 2019 Continuum of Care Housing Inventory County Report, which addresses the entire CSCoC region, and a review of facilities and programs specifically available within Amador County, a total of 36 year-round emergency shelter beds and 44 transitional housing beds are available to serve the homeless population.

Emergency Shelters

As described in Chapter III, an emergency shelter is housing with minimal supportive services for homeless persons that is limited to occupancy of 6 months or less. Eight emergency shelters are available to provide services in the CSCoC area.

Provider/Facility	Community	Total Beds
Amador Tuolumne Community Action Agency - Amador Emergency Shelter	Jackson	18 Family beds; 5 Adult-Only beds
Operation Care - Safe House	Jackson	13 Family beds

Transitional Housing

As described in Chapter III, transitional housing is rental housing requires the termination of assistance and recirculation of the assisted unit to another eligible program recipient after a pre-identified period of time that is no less than 6 months. Six transitional-housing providers were available to provide services in the CSCoC area, providing a total of 51 beds. The table below highlights the number of beds each of the transitional-housing providers in Amador County provided in 2019.

Provider/Facility	Community	Beds
New Hope Home	Jackson	6 beds (women)
Center for a Nonviolent Community - CNVC Transitional Housing	-	20 Family beds
Victory Village, Inc. - Victory Village Amador	Jackson	12 Adult-Only beds (veterans)

Permanent Supportive Housing

As described in Chapter III, supportive housing is housing for homeless persons that has no limit on the length of stay and is linked to onsite or offsite supportive services to maximize the occupant's ability to live and work in the community. In 2019, the CSCoC area had 1 permanent supportive housing provider.

Provider/Facility	Community	Beds
Amador-Tuolumne Community Action Agency - Amador Supportive Housing	0	2 Adult-Only beds
Sierra HOPE	Scattered sites	6 apartments (physical/mental disability)
Varley Village	Jackson	33 Beds (12 units)

Rapid Re-Housing

In 2019, Amador County provided Housing Support Program rapid-rehousing services to a total of 31 households and authorized assistance for a total of 164 days of temporary shelter to assist families. In 2020, rapid re-housing services were funded through ATCAA to assist approximately 16 families with rent payments, 10 families with security deposits, and 28 families with motel vouchers.

Assessment of Need

Based on the 2022 PIT count, there are approximately 184 homeless persons in Amador County, including 157 without shelter. The 2022 PIT count did not identify specific facilities that were counted and the total emergency shelter and transitional housing beds in the County exceed the sheltered homeless count. Based on the unsheltered homeless population count, there is a need for at least 157 emergency shelter beds. The Amador Tuolumne Community Action Agency (ATCAA) was contacted to identify estimates of unsheltered homeless by city and community, but ATCAA indicated this information was not collected as part of the 2022 PIT Count. Further, previous PIT Counts did not identify the number of homeless persons by jurisdiction.

To determine estimates of the homeless population by jurisdiction, ATCAA was contacted but does not collect nor maintain data at the individual jurisdiction level. A survey of management, planning, and law enforcement staff of the County and each city identified that Each jurisdiction worked with its local law enforcement agencies and local staff to estimate the number of unsheltered homeless persons on any given day. Based on this information, the unsheltered homeless population is estimated at:

- City of Amador City: No data provided.
- City of Ione: No unsheltered homeless individuals identified in the City on a given night.
- City of Jackson: No data provided. Jackson does have a known homeless encampment at Detert Park.
- City of Plymouth: No data provided.
- City of Sutter Creek: No unsheltered homeless individuals identified in the City on a given night.
- Unincorporated Amador County: No data provided.

Based on the information provided by local agencies and the transient place of residence, the unsheltered homeless need is distributed among the local jurisdictions based on each jurisdiction's share of the total County population:

Table II-24. Homeless Distribution by % of Population

Jurisdiction	% of Household Population	Homeless Distribution by % of Household Population	Adjustment for Proximity to County Services		Total Unsheltered Homeless Need
Amador City	1%	1	20% of unincorporated need allocated to jurisdictions with health and human services offices	-	1
Ione	14%	21		-	21
Jackson	13%	21		20	41
Plymouth	3%	5		-	5
Sutter Creek	7%	11		-	11
Unincorporated Amador County	62%	98		-20	78
TOTAL	**100%**	**157**			**157**

Although there are fluctuations in the sheltered and unsheltered homeless counts, these figures demonstrate a demand for additional emergency shelters, transitional housing, and supportive housing. Reviewing the eligible populations for the County's various shelter opportunities indicates 31 emergency shelter beds, 20 transitional housing beds, and 6 units are limited to occupancy by single adults with children or families with children. However, the majority of unsheltered persons were in households of adults only (146 or 93% of unsheltered homeless persons) and there are only 5 adult shelter beds and 12 adult transitional housing beds. This indicates that additional capacity is primarily needed for adult-only shelter opportunities.

The County received 17 responses to the Service Providers, Community Organizations, and Housing Developers/Providers Survey, with 10 respondents providing services to persons in need of emergency shelter and/or the homeless population. The full survey data is provided in **Appendix A**. Survey feedback identified the following needs for homeless and at-risk households:

Primary Housing Type Needed (multiple choice top 4 responses – each had 5 votes)

- Single family housing affordable to low, very low, or extremely low income households
- Multifamily housing - affordable to extremely low, very low, and low income households
- Emergency shelter
- Transitional or supportive housing

Primary Housing Needs (multiple choice top 3 responses – each had 6-7 votes)

- Assistance with being housed in an emergency shelter
- Assistance with being housed in transitional or supportive housing
- General assistance with renting a home

Primary Barriers to Finding or Staying in Housing (common responses – see Appendix A for full list of responses)

- Lack of affordable housing, including housing for families and families close to services and child care
- High rents

Services Needed to Provide Housing or Improve Human Services (common responses – see Appendix A for full list of responses)

- More affordable housing and income assistance
- More apartments, transitional housing, and supportive housing with services
- More rentals and landlords willing to work with roommate situations
- Collaboration with the school district to better serve each community

In June 2020, the Amador County Health and Human Services Department commissioned a 10-Year Plan to Address Homelessness for the purpose of detailing a focused and practical strategy for addressing the issue of homelessness in Amador County. The Plan builds and expands upon the initial work of the Amador Homeless Taskforce which began meeting on November 30th, 2017. The taskforce is made up of community members, people experiencing homelessness, professionals who serve or interact with those experiencing homelessness, including local government representatives, healthcare service providers, law enforcement representatives, and more. The 10-Year Plan is a threshold requirement of the State Housing and Community Development Department's (HCD) "No Place Like Home" Program (NPLH). The 10-Year Plan identifies 6 priority areas:

Priority Area A: Continuum of Housing Solutions. This priority area includes x goals:

- Goal A-1: Expand Supply of Housing Units
- Goal A-2: Community Support for Housing Development
- Goal A-3: Transitional Housing
- Goal A-4: Landlord Engagement
- Goal A-5: Eviction Prevention
- Goal A-6: Supportive Services to Maintain Housing

Priority Area B: Outreach and Crisis Intervention

- Goal B-1: Coordination and Collaboration

Priority Area C: Emergency Shelter and Day Services

- Goal C-1: Address Emergency Shelter Needs

Priority Area D: Health, Mental Health and Substance Use Disorder Services

- Goal D-1: Access to Health and Mental Health Services]

Priority Area E: Other Community Supports: Transportation, Legal Services, Education, etc.

- Goal E-1: Transportation Services

Priority Area F: Strategy and Funding

- Goal F-1: Collect Accurate Information
- Goal F-2: Funding Opportunities

The Housing Plan includes programs to address needs of the homeless population, including coordination between jurisdictions and service providers and removal of constraints to emergency shelters, low-barrier navigational centers, transitional housing, and supportive housing for each jurisdiction.

E. HOUSING STOCK CHARACTERISTICS

This section identifies the characteristics of Amador County's physical housing stock. This includes an analysis of housing types, housing tenure, vacancy rates, housing conditions, and overcrowding.

1. HOUSING TYPE

As shown by Table II-25, in 2000 there were 15,035housing units in Amador County. By 2010, the number increased to 18,032 units, most of which was due to single family construction. During this time period, the number of mobile homes also increased by 122 units resulting in an increase in the proportion of the total number of units. The DOF E-5 Report indicates that the number of total housing units in Amador County increased from 18,032 in 2010 to 18,381 in 2021, most of which was due to an increase in single family construction. Mobile homes increased by 15 units from 2010 to 2021, for a total of 1,432 mobile homes in 2021.

Table II-25. Housing Units by Type within Amador County

Housing Units by Type	2000	2010	2021	Change 2010-2021
Amador County				
Single Family Detached	12,189	14,755	15,068	23.6%
Single Family Attached	399	558	571	43.1%
2 to 4 Units	386	612	609	57.8%
5+ Units	576	690	701	21.7%
Mobile Homes	1,295	1,417	1,432	10.6%
Total:	**15,035**	**18,032**	**18,381**	**22.3%**
Amador City				
Single Family Detached	76	90	92	21.1%
Single Family Attached	12	12	12	0.0%
2 to 4 Units	5	6	6	20.0%
5+ Units	0	0	0	-
Mobile Homes	0	0	0	-
Total:	**93**	**108**	**110**	**18.3%**
Ione				
Single Family Detached	895	1,447	1,628	81.9%
Single Family Attached	55	31	31	-43.6%
2 to 4 Units	66	0	0	-100.0%

5+ Units	89	104	104	16.9%
Mobile Homes	76	53	53	-30.3%
Total:	**1,185**	**1,635**	**1,816**	**53.2%**
Jackson				
Single Family Detached	1,256	1,427	1,481	17.9%
Single Family Attached	123	134	134	8.9%
2 to 4 Units	163	288	288	76.7%
5+ Units	272	252	252	-7.4%
Mobile Homes	220	208	208	-5.5%
Total:	**2,047**	**2,309**	**2,363**	**15.4%**
Plymouth				
Single Family Detached	258	275	290	12.4%
Single Family Attached	22	30	30	36.4%
2 to 4 Units	23	23	16	-30.4%
5+ Units	25	25	25	0.0%
Mobile Homes	59	140	139	135.6%
Total:	**438**	**493**	**500**	**14.2%**
Sutter Creek				
Single Family Detached	747	796	804	7.6%
Single Family Attached	106	81	94	-11.3%
2 to 4 Units	45	136	140	211.1%
5+ Units	144	243	254	76.4%
Mobile Homes	73	111	112	53.4%
Total:	**1,115**	**1,367**	**1,404**	**25.9%**
Unincorporated Amador County				
Single Family Detached	8,957	10,720	10,773	20.3%
Single Family Attached	81	270	270	233.3%
2 to 4 Units	84	159	159	89.3%
5+ Units	46	66	66	43.5%
Mobile Homes	867	905	920	6.1%
Total:	**10,157**	**12,120**	**12,188**	**20.0%**
Source: DOF E-5 Report 2010, DOF E-5 Report 2021. US Census 2000(Table DP4).				

2. HOUSING TENURE

Tenure in relation to housing units or households refers to the status of occupancy of a housing unit and whether it is an owner-occupied or a rental unit and, similarly, to the status of occupancy of a household (whether the household owns or rents their home). Figure II-2 below compares the distribution of households by tenure in Amador County, each city, and the unincorporated area between 2010 and 2019. Of the total occupied housing units in 2010, 76.5% (111,165 units) were owner-occupied and 23.5% (3,429 units) were renter households. In 2019, the distribution of occupied housing units in Amador County slightly increased with 77.3% (11,372 units) of the occupied housing units as owner-occupied and 22.7% (3,343 units) as rental units. This is noteworthy when addressing viable strategies to expand the range of affordable housing in the rural areas.

Figure II-2A. Distribution of Households by Tenure – Amador County (2010, 2019)

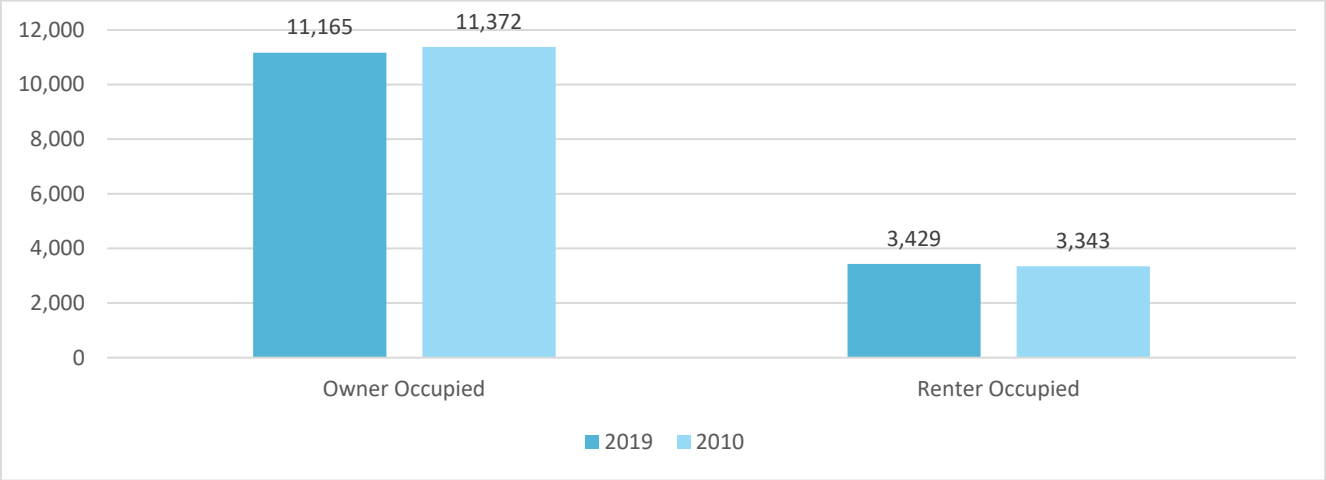


Figure II-2B. Distribution of Households by Tenure – Amador City (2010, 2019)

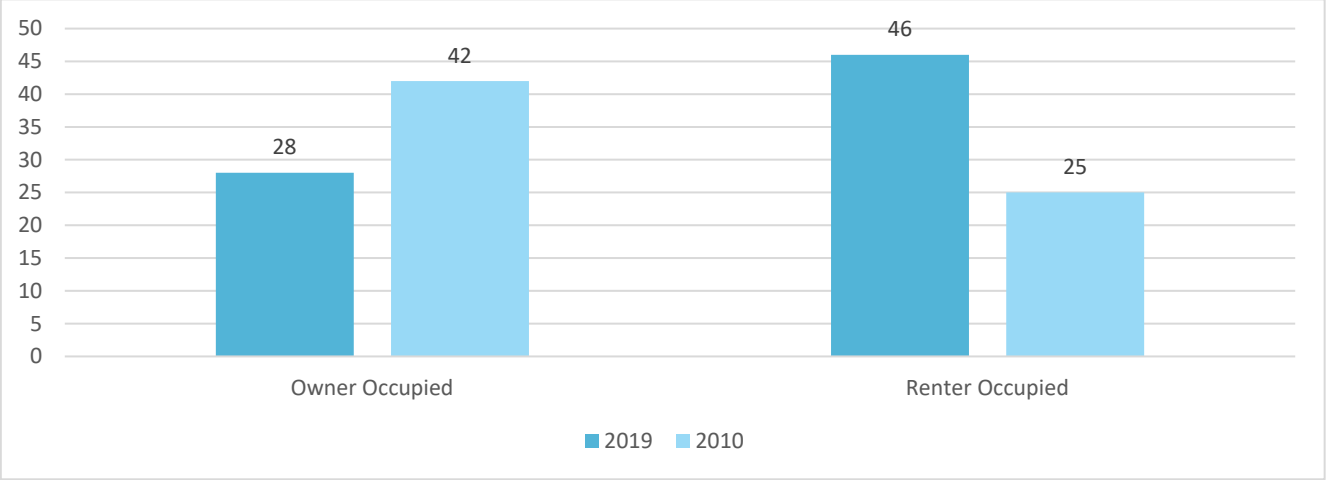


Figure II-2C. Distribution of Households by Tenure – Ione (2010, 2019)

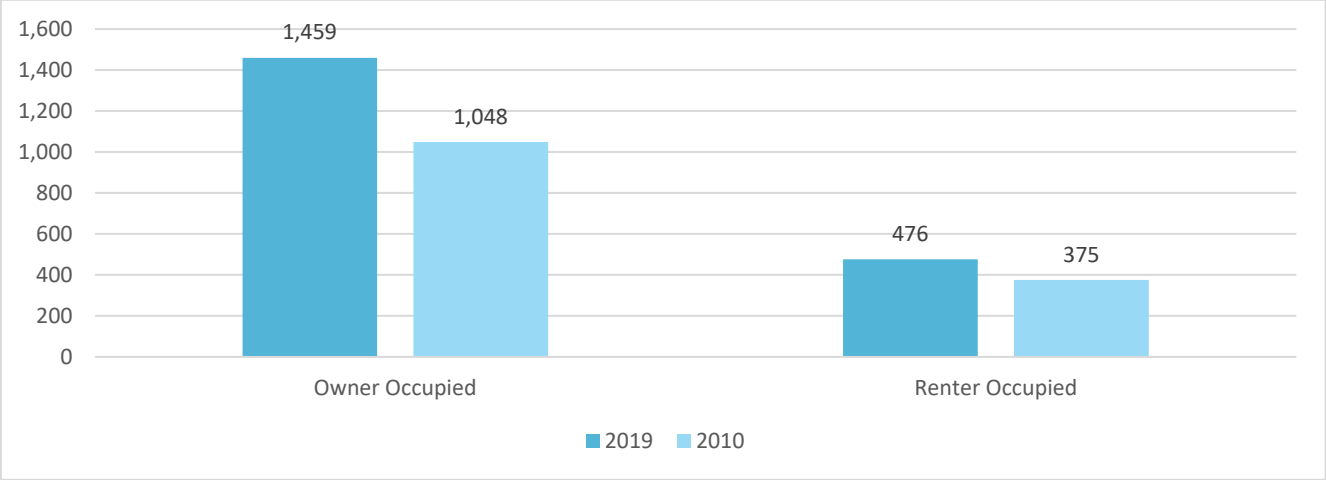


Figure II-2D. Distribution of Households by Tenure – Jackson (2010, 2019)

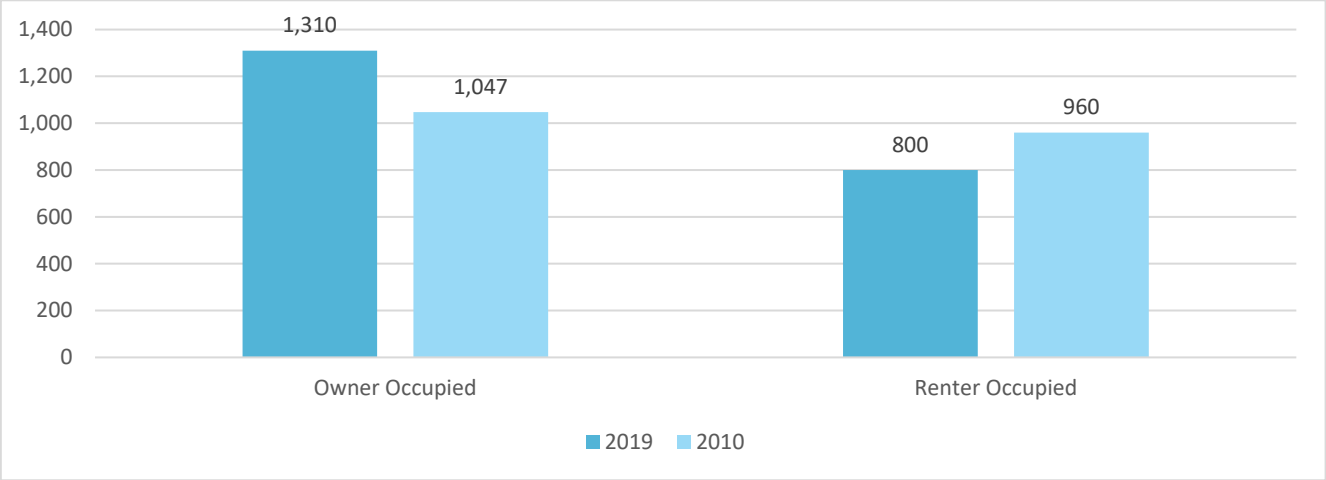


Figure II-2E. Distribution of Households by Tenure – Plymouth (2010, 2019)

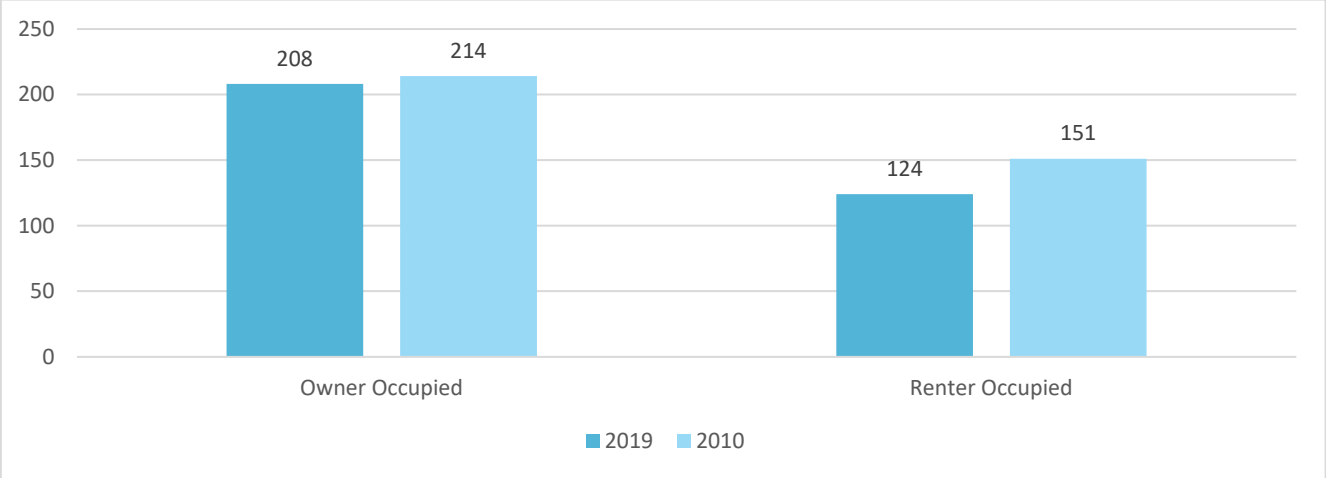


Figure II-2F. Distribution of Households by Tenure – Sutter Creek (2010, 2019)

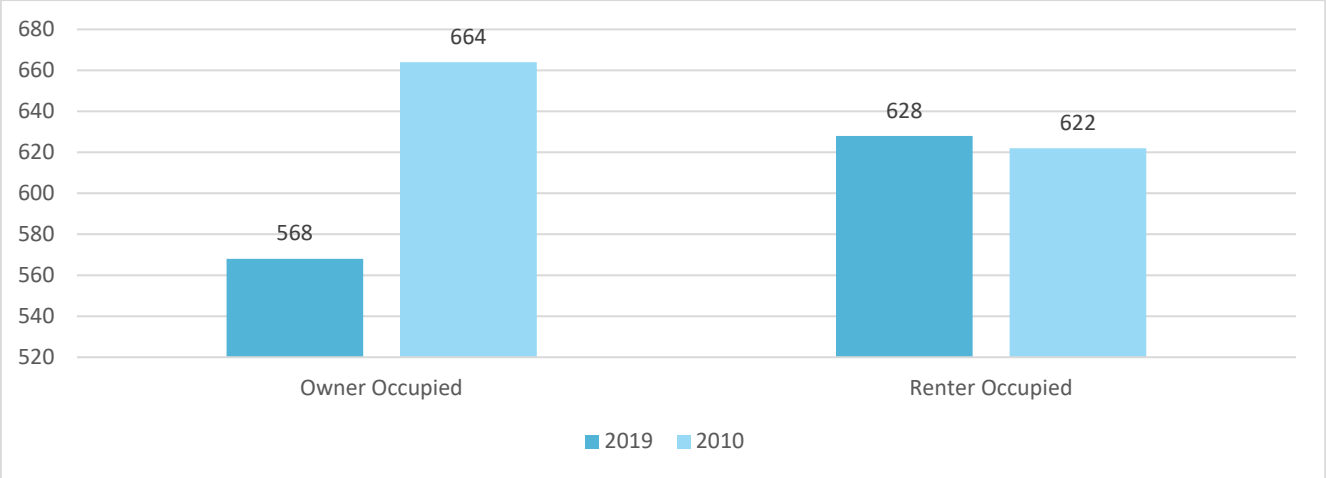
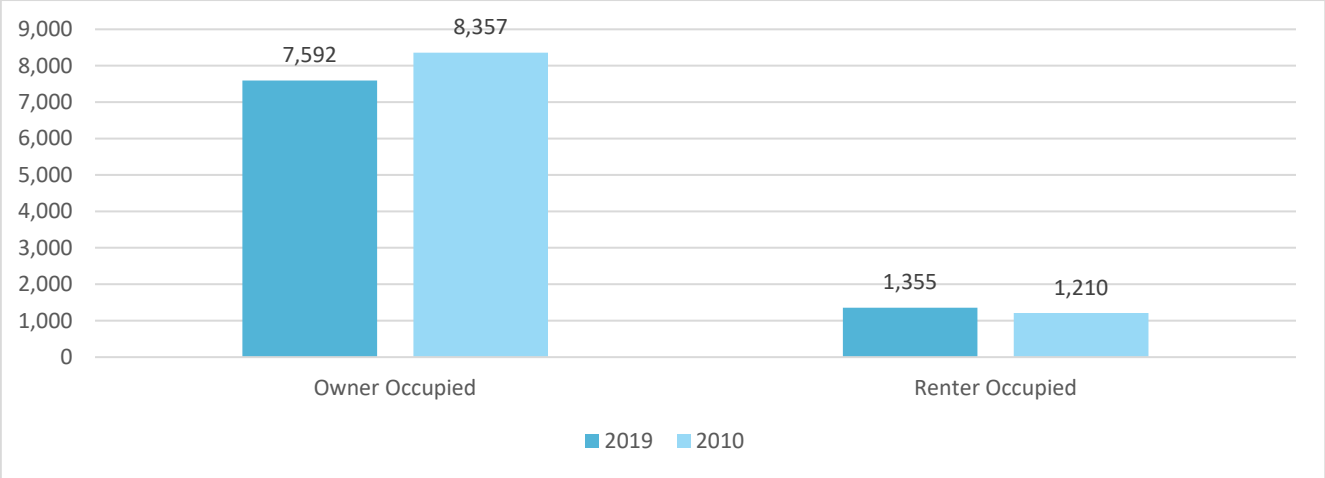


Figure II-2G. Distribution of Households by Tenure – Unincorporated Amador County (2010, 2019)



Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates (B25003)

3. VACANCY RATES

The vacancy rate in a community indicates the percentage of units that are vacant and for rent/sale at any single point in time. It is desirable to have a vacancy rate that offers a balance between a buyer and a seller. Vacancy rates often are a key indicator of the supply of affordable housing options, both for ownership and rental purposes. Housing literature suggests that a vacancy rate in the range of 2–3% for owner-occupied housing is considered desirable while for rental housing the desirable range is 5–6%. Table II-26 indicates the vacant housing stock by type in Amador County as listed in the ACS 2015-2019 5-Year Community Survey. The 2019 ACS data indicates that there were 3,785 vacant units (20.6%) in Amador County. Of the total vacant units, the majority of vacant units are not available for permanent occupancy, with 2,294 units (60.6%) classified as for seasonal, recreational, or occasional use and 660 units (17.4%) classified as other vacant. Vacant units available for sale or rent included 5.9% (222 units) for rent and 296 (7.8%) for sale. In all jurisdictions except Jackson, the majority of vacancies were in the for seasonal, recreational, or occasional use or other vacant categories, with 30.4% of vacancies in Amador City available for rent or for sale, 23.8% in Ione, 14.9% in Plymouth, 11.1% in Sutter Creek, and 7.9% in the unincorporated areas.

Table II-26. Vacancy by Type in Amador County (2019)

Housing Type	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Total Vacant Units	**3,785**	**100.0%**	**33**	**100.0%**	**327**	**100.0%**	**242**	**100.0%**	**101**	**100.0%**	**126**	**100.0%**	**2,956**	**100.0%**
For Rent	222	5.9%	5	15.2%	55	16.8%	90	37.2%	15	14.9%	0	0.0%	57	1.9%
Rented, Not Occupied	19	0.5%	0	0.0%	0	0.0%	0	0.0%	8	7.9%	11	8.7%	0	0.0%
For Sale	296	7.8%	5	15.2%	23	7.0%	74	30.6%	0	0.0%	14	11.1%	180	6.1%
Sold, Not Occupied	294	7.8%	0	0.0%	53	16.2%	0	0.0%	14	13.9%	0	0.0%	227	7.7%
For Seasonal, Recreational, or Occasional Use	2,294	60.6%	18	54.5%	116	35.5%	51	21.1%	38	37.6%	77	61.1%	1,994	67.5%
Other Vacant	660	17.4%	5	15.2%	80	24.5%	27	11.2%	26	25.7%	24	19.0%	498	16.8%

Source: ACS 2015-2019 (B25004)

Table II-27 compares the vacancy status of housing in Amador County, each city, and the unincorporated area in 2010, 2015, and 2019. Amador County showed an overall increase in vacancy rate between 2010 to 2019 from 17.4% to 20.6%. The other vacancy rate column represents the vacancy rate for all seasonal, recreational, and occasional use units, migrant units, and units classified as other vacant units by the ACS. It should be noted that the overall vacancy rate without all other vacant types is only 4.5% in Amador County, which reflects a need for both rental and owner-occupied housing production to increase the vacancy rates to the desired range of 2–3% for owner-occupied housing and 5–6% for rental housing.

Table II-27. Vacancy Rates in Amador County (2010, 2015, and 2019)

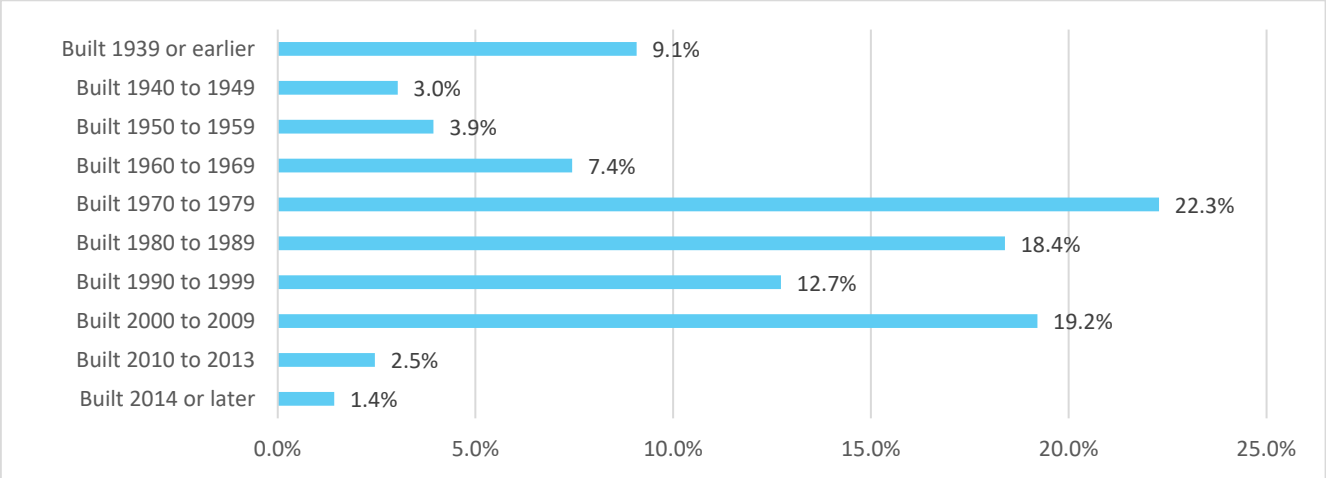
Year	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Overall Vacancy Rate	Homeowner Vacancy Rate	Rental Vacancy Rate	Other Vacancy Rates
Amador County							
2010	17,823	14,715	3,108	17.4%	1.0%	2.3%	14.2%
2015	18,184	13,925	4,259	23.4%	3.0%	2.6%	17.8%
2019	18,246	14,844	3,402	18.6%	2.9%	1.0%	14.7%
Amador City							
2010	91	67	24	26.4%	0.0%	3.3%	23.1%
2015	103	84	19	18.4%	0.0%	0.0%	18.4%
2019	90	62	28	31.1%	6.7%	6.7%	17.8%
Ione							
2010	1,583	1,423	160	10.1%	0.0%	6.1%	4.0%
2015	3,122	2,810	312	10.0%	2.9%	2.1%	5.0%
2019	3,543	3,380	163	4.6%	0.6%	0.0%	4.0%
Jackson							
2010	2,378	2,007	371	15.6%	5.3%	3.7%	6.5%
2015	2,310	1,884	426	18.4%	7.1%	5.4%	6.0%
2019	2,369	2,133	236	10.0%	2.9%	4.8%	2.2%
Plymouth							
2010	471	365	106	22.5%	2.8%	1.3%	18.5%
2015	428	295	133	31.1%	4.4%	9.6%	17.1%
2019	448	364	84	18.8%	2.0%	1.8%	15.0%
Sutter Creek							
2010	1,394	1,286	108	7.7%	0.0%	4.8%	2.9%
2015	1,271	1,067	204	16.1%	3.5%	3.8%	8.8%
2019	1,383	1,270	113	8.2%	0.9%	0.0%	7.2%
Unincorporated							
2010	11,906	9,567	2,339	19.6%	0.3%	1.2%	18.2%
2015	10,950	7,785	3,165	28.9%	2.1%	1.8%	25.0%
2019	10,413	7,635	2,778	26.7%	4.0%	0.5%	22.2%

Source: ACS 2010, 2011-2015, 2015-2019 5 Year Estimates (Tables B25002 and B25004)

4. HOUSING AGE AND CONDITIONS

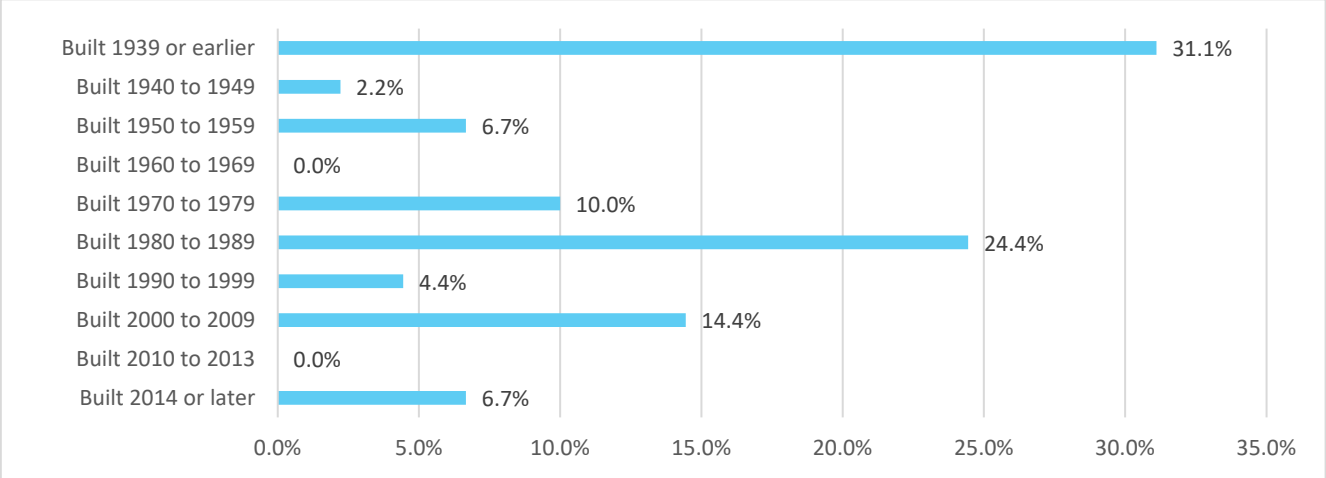
Related to the condition of the housing stock in Amador County is the age of the housing units. Generally, structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. Unless properly maintained, homes older than 50 years may require major renovation to remain in a good, livable condition. Figure II-3 illustrates the age of the housing stock in Amador County.

Figure II-3A. Age of Housing Stock – Amador County (2019)



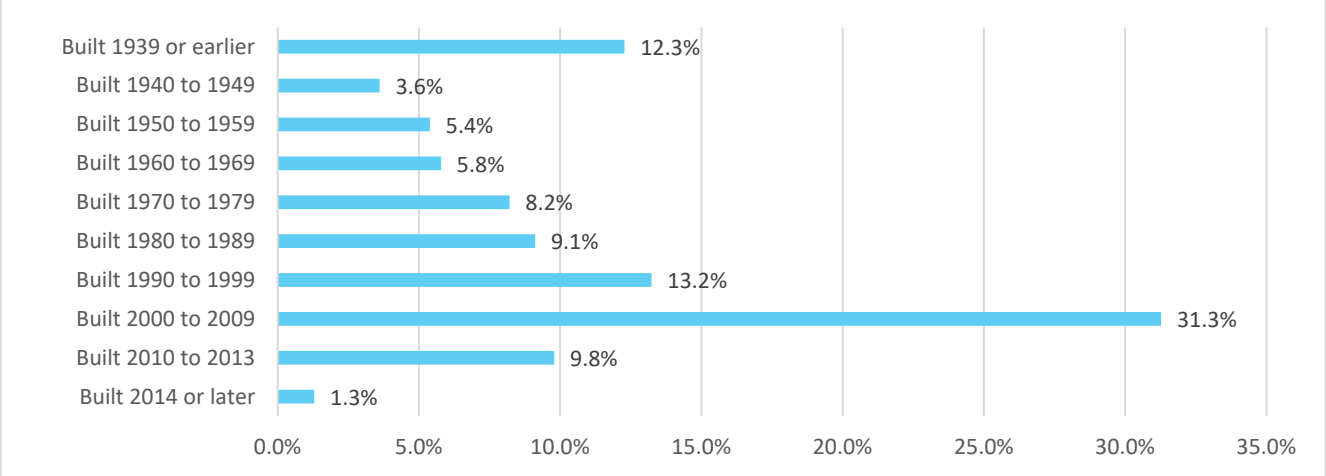
Source US Census Bureau, ACS 2015-2019 (DP04)

Figure II-3B. Age of Housing Stock – Amador City (2019)



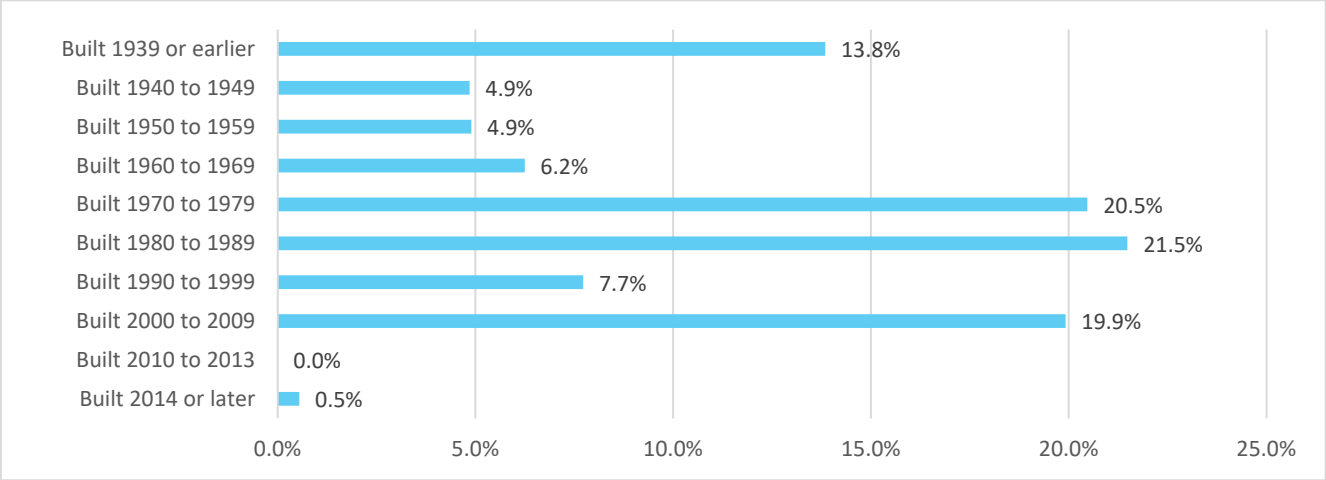
Source US Census Bureau, ACS 2015-2019 (DP04)

Figure II-3C. Age of Housing Stock – Ione (2019)



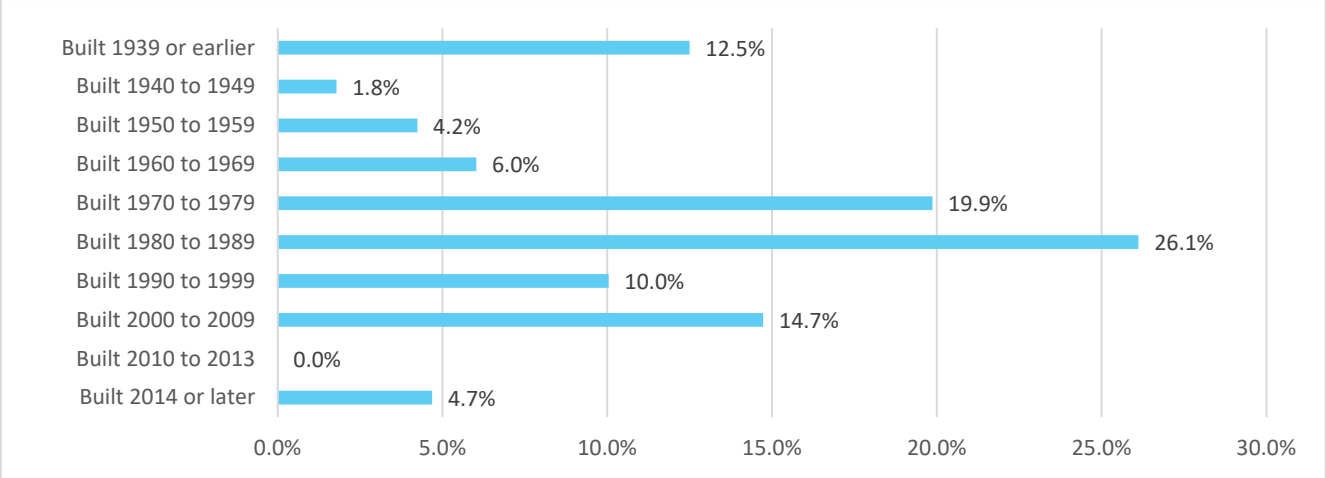
Source US Census Bureau, ACS 2015-2019 (DP04)

Figure II-3D. Age of Housing Stock – Jackson (2019)



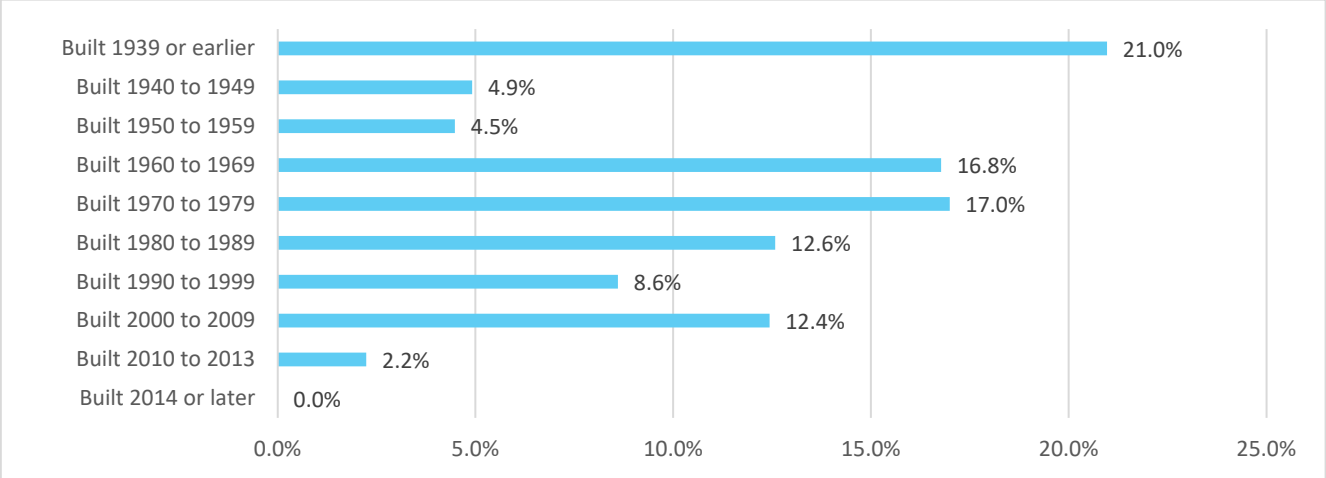
Source US Census Bureau, ACS 2015-2019 (DP04)

Figure II-3E. Age of Housing Stock – Plymouth (2019)



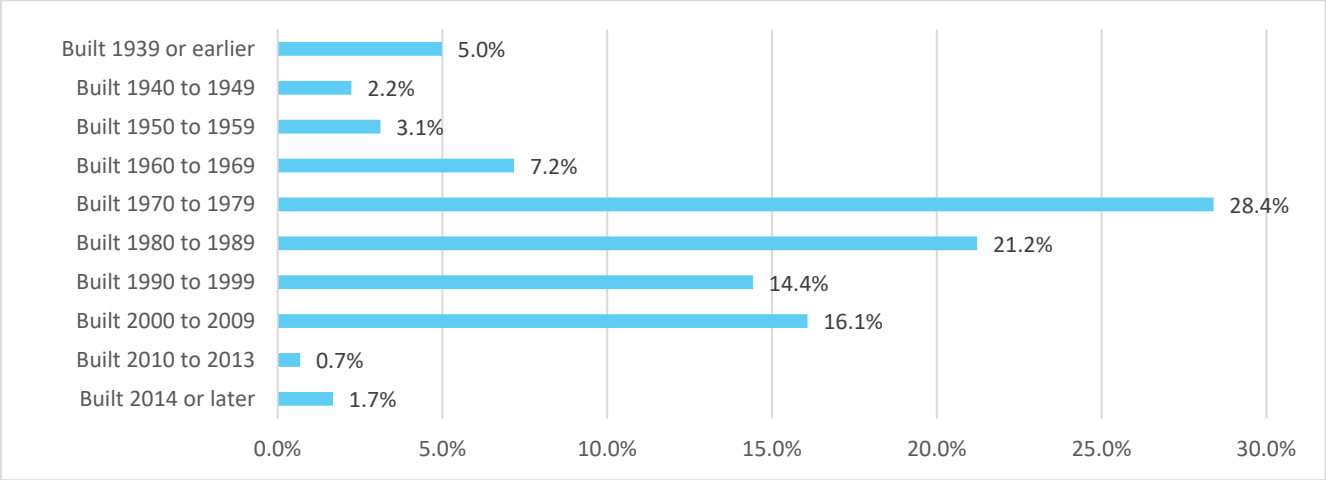
Source US Census Bureau, ACS 2015-2019 (DP04)

Figure II-3F. Age of Housing Stock – Sutter Creek (2019)



Source US Census Bureau, ACS 2015-2019 (DP04)

Figure II-3G. Age of Housing Stock – Unincorporated Amador (2019)



Source US Census Bureau, ACS 2015-2019 (DP04)

Housing Conditions

Limited data is available from the ACS that can be used to infer the condition of Amador County's housing stock. The ACS data identifies whether housing units have complete plumbing and kitchen facilities and whether units lack a source of household heat. Generally, only a very small percentage of all housing units in Amador County lack complete plumbing facilities or kitchen facilities (see Table II-28). Most of these indicators do not reveal any significant needs associated with housing conditions. However, it is worth noticing that, in 2019, 8.9% of housing units in Sutter Creek lack complete kitchen facilities. Additionally, countywide, 12.6% of housing units rely on wood fuel or do not have a heating source. Unincorporated areas of Amador County has a significant higher percentage of housing units rely on wood fuel or do not have a heating sources at 19.6%, which may reveal needs associated with the housing conditions.

Table II-28: Age of Amador County Housing Stock & Conditions (2019)

	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
Housing Stock Indicators	**#**	**%**	**#**	**%**	**#**	**%**	**#**	**%**	**#**	**%**	**#**	**%**	**#**	**%**
Total Housing Units	**18,246**	**100.0%**	**90**	**100.0%**	**3,543**	**100.0%**	**2,369**	**100.0%**	**448**	**100.0%**	**1,383**	**100.0%**	**10,413**	**100.0%**
Built 1970 or earlier	4,288	23.5%	36	40.0%	959	27.1%	707	29.8%	110	24.6%	652	47.1%	1,824	17.5%
Units Lacking Complete Plumbing Facilities	37	0.2%	0	0.0%	0	0.0%	0	0.0%	1	0.2%	0	0.0%	36	0.3%
Units Lacking Complete Kitchen Facilities	151	0.8%	0	0.0%	0	0.0%	0	0.0%	1	0.2%	123	8.9%	27	0.3%
No house heating fuel or wood fuel only	2,294	12.6%	6	6.7%	68	1.9%	79	3.3%	45	10.0%	60	4.3%	2,036	19.6%

No Phone Service Available	177	1.0%	0	0.0%	0	0.0%	0	0.0%	4	0.9%	20	1.4%	153	1.5%
Source: US Census ACS, 2015-2019 (Table DP04)														

Since housing stock age and condition are generally correlated, an ACS variable that provides an indication of housing conditions is the age of a community's housing stock. Most of the housing units in Amador County (12,226 or 66.5%) were built before 1990 with 25.3% or 4,643 units built before 1970 and 41.3% or 7,583 built between 1970 to 1990. Over 19.4% of Amador County's housing stock was built after 2000 and another 14.1% was built between 1990 and 1999. These statistics reflect tremendous growth in the area during the 1970s and 1980s. The age of housing stock often indicates the potential for a unit to need rehabilitation or significant maintenance. As shown in Figure II-3 on the previous page, most of the Amador County's housing stock is more than 30 years old (approximately 66.5%) and a 25.3% is over 50 years old, meaning these units may need moderate to significant rehabilitation, including replacement or refurbishing of roofs, siding, and windows as well as interior improvements including replacing or upgrading the plumbing and electric wires and outlets.

To identify local housing conditions, Community Development, Planning, and Building Department staff from each local jurisdiction were asked to identify housing conditions, including the overall condition of the housing stock and concentrated areas with housing in need of repair.

Amador City: Amador City did not identify any areas of the City with concentrations of housing that is in need of repair and it is anticipated that homes in need of repair are distributed throughout all developed areas of the City. Respondents from Amador City to the Housing Needs and Priorities Survey (**Appendix B**) indicated that units are primarily in excellent condition (50%) or in need of moderate (e.g., one or more modest rehabilitation improvements, such as new roof, new siding, etc.) repair (50%). However, 33% of respondents also indicated that their home is in poor condition and needs repair. Overall, it is estimated that approximately 8-10% of the housing stock needs moderate to substantial rehabilitation and 2-5% of the housing stock may need replacement.

Ione: The City's housing stock is generally in sound to excellent condition. Respondents from Ione to the Housing Needs and Priorities Survey (**Appendix B**) indicated that units are primarily in excellent condition (87%) or in need of moderate (e.g., one or more modest rehabilitation improvements, such as new roof, new siding, etc.) repair (13%). No respondents indicated that their home is in poor condition and needs repair. This reflects that much of the City's housing stock was constructed in the last 25 years and is in sound condition with minimal need for repair. However, the City's housing stock that is approximately 30 years or older does include units that are in need of roof repair or replacement (roughly 30% of units more than 30 years old), energy-efficient windows (roughly 50% of units more than 30 years old), and siding repair or replacement (roughly 20% of units more than 30 years old). While most homes do not require complete electrical upgrades, it is anticipated that about 10% to 25% of the City's housing could use improvements to the electrical systems, including grounded outlets and improvements to bring the electrical systems to current code requirements. Approximately 300 units or about 8% of the City's housing stock is estimated to require substantial rehabilitation (significant repairs or complete replacement of 4 or more major components such as roofs, windows, siding, electrical system, plumbing and/or foundation. While no individual units have been identified as dilapidated, there is the potential for inspection of individual units to identify the need for repairs that cannot be identified from the street view of a home, such as the need for electrical panel replacement, dry rot leading to significant siding, doorframe and sill replacement, foundation issues that require an engineer to identify, etc. It is anticipated that less than 40 units in the City would be considered dilapidated or in need of replacement. Areas of the City higher need for investment in the rehabilitation and repair of units include the Downtown and surrounding neighborhoods generally south of Dry Creek, from Depot Road to the east to S. Summit Street and Beacon Road to the West, the area north of W. Marlette Street that is east of the Ione Wastewater Treatment Plant, and areas along Preston Ave south of Waterman Road and Craig Street.

Jackson: The City of Jackson identified that there are no areas of the City with concentrations of housing that is in need of repair and it is anticipated that homes in need of repair are distributed throughout the City. Respondents from Jackson to the

Housing Needs and Priorities Survey (**Appendix B**) indicated that units are primarily in excellent condition (55%) and that the remaining units need various degrees of repair, including 26% in minor condition with need for minor repairs, 16% in need of moderate repair (e.g., one or more modest rehabilitation improvements, such as new roof, new siding, etc.), and 3% that are dilapidated and require replacement. Additionally, 24% of respondents indicated that their home is in poor condition and needs repair. Overall, it is estimated that approximately 15-20% of the housing stock needs moderate repair to substantial rehabilitation and 3-6% of the housing stock may need replacement.

Plymouth: The City of Plymouth identified that there are no areas of the City with concentrations of housing that is in need of repair and it is anticipated that homes in need of repair are distributed throughout the City. Respondents from Plymouth to the Housing Needs and Priorities Survey (**Appendix B**) indicated that units are primarily in excellent condition (57%) and that the remaining units need various degrees of repair, including 14% in minor condition with need for minor repairs, 29% in need of moderate repair (e.g., one or more modest rehabilitation improvements, such as new roof, new siding, etc.) and none that are dilapidated and require replacement. Further, 25% of respondents also indicated that their home is in poor condition and needs repair. Overall, it is estimated that approximately 25-35% of the housing stock needs moderate to substantial rehabilitation and 2-4% of the housing stock may need replacement.

Sutter Creek: The City of Sutter Creek identified that there are no areas of the City with concentrations of housing that is in need of repair and it is anticipated that homes in need of repair are distributed throughout the City. Respondents from Sutter Creek to the Housing Needs and Priorities Survey (**Appendix B**) indicated that units are primarily in excellent condition (62%) and that the remaining units need various degrees of repair, including 15% in minor condition with need for minor repairs, 23% in need of moderate repair (e.g., one or more modest rehabilitation improvements, such as new roof, new siding, etc.) and none that are dilapidated and require replacement. Further, 15% of respondents also indicated that their home is in poor condition and needs repair. Overall, it is estimated that approximately 20-25% of the housing stock needs moderate to substantial rehabilitation and 2-4% of the housing stock may need replacement.

Unincorporated Amador County: Amador County did not identify any areas of the unincorporated County with concentrations of housing that is in need of repair and it is anticipated that homes in need of repair are distributed primarily throughout the communities as well as the more rural/remote areas of the unincorporated County. Respondents from unincorporated Amador County to the Housing Needs and Priorities Survey (**Appendix B**) indicated that units are primarily in excellent condition (61%) and that the remaining units need various degrees of repair, including 26% in minor condition with need for minor repairs, 5% in need of moderate repair (e.g., one or more modest rehabilitation improvements, such as new roof, new siding, etc.), 8% in need of substantial repair, and none that are dilapidated and require replacement. Further, 19% of respondents also indicated that their home is in poor condition and needs repair. Overall, it is estimated that approximately 15-25% of the housing stock needs moderate to substantial rehabilitation and 2-4% of the housing stock may need replacement.

Overcrowding

Overcrowding is a measure of the ability of existing housing to adequately accommodate residents. The U.S. Census Bureau defines overcrowding as a household that lives in a dwelling unit with an average of more than 1.0 person per room, excluding kitchens and bathrooms. A severely crowded housing unit is occupied by 1.5 persons or more per room. Too many individuals living in housing with inadequate space and number of rooms can result in deterioration of the quality of life and the condition of the dwelling unit from overuse. Overcrowding usually results when either the costs of available housing with a sufficient number of bedrooms for a family exceeds the family's ability to afford such housing or unrelated individuals (such as students or low-wage single adult workers) share dwelling units because of high housing costs.

Overcrowded households in Amador County do not appear to be significant compared to the State and surrounding areas. According the 2015–2019 American Community Survey, overcrowding in Amador County was 2.6% (377 housing units), compared to 8.2% Statewide. Among renters in Amador County, approximately 4.9% of housing units (or 169 housing units) were in overcrowded conditions, and 1.2% were in severely overcrowded conditions. Among homeowners, approximately 1.9% (208 housing units) were in overcrowded conditions, and 0.3% were in severely overcrowded conditions. Table II-29 provides information on overcrowded housing Countywide and for each city and the unincorporated area.

OVERCROWDING

Table II-29. Overcrowded Housing in Amador County (2019) – by % of units occupied

	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Owner Occupied:	**11,165**	**76.5%**	**28**	**37.8%**	**1,459**	**75.4%**	**1,310**	**62.1%**	**208**	**62.7%**	**568**	**47.5%**	**7,592**	**84.9%**
0.5 or less occupants per room	*8,963*	*80.3%*	*22*	*78.6%*	*1,341*	*91.9%*	*1,112*	*84.9%*	*160*	*76.9%*	*454*	*79.9%*	*5,874*	*77.4%*
0.51 to 1 occupant per room	*1,994*	*17.9%*	*6*	*21.4%*	*118*	*8.1%*	*198*	*15.1%*	*45*	*21.6%*	*109*	*19.2%*	*1,518*	*20.0%*
1.01 to 1.5 occupants per room	*171*	*1.5%*	*0*	*0.0%*	*0*	*0.0%*	*0*	*0.0%*	*3*	*1.4%*	*5*	*0.9%*	*163*	*2.1%*
1.51 to 2.0 occupants per room	*0*	*0.0%*	*0*	*0.0%*	*0*	*0.0%*	*0*	*0.0%*	*0*	*0.0%*	*0*	*0.0%*	*0*	*0.0%*
2.01 or more occupants per room	*37*	*0.3%*	*0*	*0.0%*	*0*	*0.0%*	*0*	*0.0%*	*0*	*0.0%*	*0*	*0.0%*	*37*	*0.5%*
Owner Occupied Overcrowded (1.01+)	**208**	**1.9%**	**0**	**0.0%**	**0**	**0.0%**	**0**	**0.0%**	**3**	**1.4%**	**5**	**0.9%**	**200**	**2.6%**
Owner Occupied Severely Overcrowded (1.5+)	**37**	**0.3%**	**0**	**0.0%**	**0**	**0.0%**	**0**	**0.0%**	**0**	**0.0%**	**0**	**0.0%**	**37**	**0.5%**
Renter Occupied:	**3,429**	**23.5%**	**46**	**62.2%**	**476**	**24.6%**	**800**	**37.9%**	**124**	**37.3%**	**628**	**52.5%**	**1,355**	**15.1%**
0.5 or less occupants per room	*1,979*	*57.7%*	*12*	*26.1%*	*283*	*59.5%*	*512*	*64.0%*	*70*	*56.5%*	*336*	*53.5%*	*766*	*56.5%*
0.51 to 1 occupant per room	*1,281*	*37.4%*	*34*	*73.9%*	*193*	*40.5%*	*270*	*33.8%*	*39*	*31.5%*	*195*	*31.1%*	*550*	*40.6%*
1.01 to 1.5 occupants per room	*128*	*3.7%*	*0*	*0.0%*	*0*	*0.0%*	*18*	*2.3%*	*15*	*12.1%*	*60*	*9.6%*	*35*	*2.6%*
1.51 to 2.0 occupants per room	*41*	*1.2%*	*0*	*0.0%*	*0*	*0.0%*	*0*	*0.0%*	*0*	*0.0%*	*37*	*5.9%*	*4*	*0.3%*
2.01 or more occupants per room	*0*	*0.0%*	*0*	*0.0%*	*0*	*0.0%*	*0*	*0.0%*	*0*	*0.0%*	*0*	*0.0%*	*0*	*0.0%*
Renter Occupied Overcrowded (1.01+)	**169**	**4.9%**	**0**	**0.0%**	**0**	**0.0%**	**18**	**2.3%**	**15**	**12.1%**	**97**	**15.4%**	**39**	**2.9%**
Renter Occupied Severely Overcrowded (1.5+)	**41**	**1.2%**	**0**	**0.0%**	**0**	**0.0%**	**0**	**0.0%**	**0**	**0.0%**	**37**	**5.9%**	**4**	**0.3%**
Total Units	14,594	100.0%	74	100.0%	1,935	100.0%	2,110	100.0%	332	100.0%	1,196	100.0%	8,947	100.0%
Total Overcrowded	**377**	**6.8%**	**0**	**0.0%**	**0**	**0.0%**	**18**	**2.3%**	**18**	**13.5%**	**102**	**16.3%**	**239**	**5.5%**
Total Severely Overcrowded	**78**	**1.5%**	**0**	**0.0%**	**0**	**0.0%**	**0**	**0.0%**	**0**	**0.0%**	**37**	**5.9%**	**41**	**0.8%**

Source: ACS 2015-2019 (Table B25014)

F. HOUSING COSTS AND AFFORDABILITY

1. HOUSING PRICES AND TRENDS

As indicated by Table II-30, housing costs changed for some more than others in Amador County and its cities through the years 2000 – 2019. From 2010 to 2019, renters saw a rent increase of 4.2 % while homeowners experienced a 12.4% decrease in housing costs. From 2010 to 2019, renters in Plymouth experienced the highest increase in housing costs at 29.7% and renters in Amador City saw the highest decrease in housing costs at 13.8%. In the same period, homeowners in Plymouth experienced the highest increase in housing costs at 60.6% and renters in Sutter Creek saw the highest decrease in housing costs at 37.5%.

A review of rental data on Craigslist.com, Zillow.com, and RentalSource.com identified 27 units for rent in Amador County in early November 2022. Rents in the communities are generally affordable to moderate and above moderate income households, with some units in the County, including in Jackson, Plymouth, Pioneer, and Lake Camanche, affordable to low income households. Rental rates are summarized below by community:

- Amador City – 1 3 bedroom unit, $2,600 (Above Moderate)
- Ione – 4 units ranging from $2,200 for a 2 bedroom (Moderate), $1,995- $2,400 for 3 bedrooms (Moderate and higher), and $2,800 for a 4 bedroom (Above Moderate)
- Jackson – 6 units ranging from $900-$1,300 for a 1 bedroom (Low and higher), $1,300-$1,495 for a 2 bedroom (Moderate and higher)), and $2,300 for a 3 bedroom (Moderate and higher)
- Plymouth – 3 units ranging from $800 for a 1 bedroom (Low and higher), $2,000 for a 2 bedroom (Moderate and higher), and $2,900 for a 4 bedroom (Above Moderate)
- Sutter Creek – 3 units ranging from $2,100-$2,695 for a 3 bedroom (Moderate and higher) and $2,250 for a 4 bedroom (Moderate and higher)
- Pine Grove (unincorporated) – 1 1 bedroom unit, $1,500 (Moderate and higher)
- Pioneer (unincorporated) – 4 units ranging from $1,250 for a 1 bedroom (Low/Moderate and higher), $1,490-$1,725 for a 3 bedroom (Low and higher), and $1,895 for a 4 bedroom (Moderate and higher)
- Jackson area (unincorporated) – 2 units ranging from $1,050 for a 1 bedroom (Low/Moderate and higher) to $1,600 for a 2 bedroom (Moderate and higher)
- Lake Camanche (unincorporated) – 1 2 bedroom unit, $900 (Low and higher)
- Volcano (unincorporated) – 1 1 bedroom unit, $1,100 (Moderate and higher)

Table II-30. Median Homeowner/Renter Costs (2010-2019) - Amador County

Cost Type	Year			% Change
	2010	2015	2019	2010-2019
Amador County				
Median Monthly Ownership Cost	1,359	1,071	1,191	-12.4%
Median Gross Rent*	1,059	1,047	1,103	4.2%
Amador City				
Median Monthly Ownership Cost	1,219	1,042	1,000	-18.0%
Median Gross Rent*	986	864	850	-13.8%
Ione				
Median Monthly Ownership Cost	1,676	1,353	1,399	-16.5%
Median Gross Rent*	1,216	1,019	1,051	-13.6%
Jackson				
Median Monthly Ownership Cost	851	918	1,019	19.7%
Median Gross Rent*	875	997	1,029	17.6%

Plymouth				
Median Monthly Ownership Cost	775	1,142	1,245	60.6%
Median Gross Rent*	891	962	1,156	29.7%
Sutter Creek				
Median Monthly Ownership Cost	1,559	1,000	975	-37.5%
Median Gross Rent*	1,104	1,013	1,044	-5.4%
*Not adjusted for inflation				
Source: American Community Survey Table S2503 and Table DP04.				

Table II-31 indicates median housing value for homes in Amador County by zip code. Value is defined as the amount for which property, including house and lot, would sell if it were on the market at a given point in time. As shown in Table II-31, the median value for housing units varies throughout Amador County. For example, as of October 2021, the median home value in Plymouth was $528,718, while the median home value of River Pines was $195,882. The largest increase in median home value between 2017 and 2021 was seen in the community of River Pines, where the median home value increased from $125,363 in 2017 to $195,882 in 2021 (or by 56.3%). The overall median home value in Amador County has seen a consistent increase over the past 5 years, increasing from $301,273 in 2017 to $397,633 in 2021.

Table II-31. Median Home Values (2017-2021) – Amador County by Zip Code

Location	Median Home Values					% Change
	2017	2018	2019	2020	2021[1]	2017–2021
95640 / Ione	$315,072	$332,636	$340,335	$358,935	$421,707	+33.8%
95642 / Jackson	$321,097	$336,720	$341,845	$358,659	$418,657	+30.4%
95666 / Pioneer	$247,990	$260,655	$264,439	$279,839	$329,523	+32.9%
95685 / Sutter Creek	$352,282	$368,451	$376,876	$392,768	$462,201	+31.2%
95665 / Pine Grove	$305,311	$320,689	$326,627	$340,965	$399,906	+31.0%
95669 / Plymouth	$395,230	$415,524	$420,405	$445,167	$528,718	+33.8%
95689 / Volcano	$300,858	$316,029	$321,583	$335,374	$394,483	+31.1%
95629 / Volcano	$351,896	$370,586	$373,044	$393,969	$484,650	+37.7%
95656 / Plymouth	$353,045	$441,320	$417,056	$363,677	$425,779	+20.6%
95675 / River Pines	$125,363	$140,382	$139,511	$154,007	$195,882	+56.3%
95601 / Amador City	$349,893	$364,630	$372,813	$392,591	$451,366	+29.0%
95699 / Plymouth	$329,139	$347,954	$351,576	$380,394	$421,623	+28.1%
Amador County	$301,273	$316,681	$322,330	$338,707	$397,633	32.0%
1) Median home value as of October 2021						
Source: Zillow.com						

Table II-32 indicates the value of owner-occupied housing units as reported on the ACS within Amador County, each city, and the unincorporated area in 2019. Of the 11,165 owner-occupied units, 853 (7.6%) were less than $100,000, 1,439 (12.9%) were in the $100,000 to $199,999 price range, 2,899 (26.0%) were in the $200,000 to $299,999 price range, and 4,253 (38.1%) were in the $300,000 to $499,999 range. Additionally, there were 1,462 units (13.1%) valued in the $500,000 to $999,999 price range and 259 units (2.3%) valued in the $1,000,000 or more price range.

Table II-32. Value of Owner-Occupied Housing Units (2019) – Amador County

	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
Value	#	%	#	%	#	%	#	%	#	%	#	%	#	%

Less than $50,000	309	2.8%	0	0.0%	25	1.7%	48	3.7%	20	9.6%	5	0.9%	211	2.8%
$50,000 to $99,000	544	4.9%	0	0.0%	131	9.0%	149	11.4%	4	1.9%	21	3.7%	239	3.1%
$100,000 to $149,999	643	5.8%	0	0.0%	62	4.2%	242	18.5%	4	1.9%	40	7.0%	295	3.9%
$150,000 to $199,999	796	7.1%	5	17.9%	77	5.3%	50	3.8%	34	16.3%	34	6.0%	596	7.9%
$200,000 to $299,999	2,899	26.0%	0	0.0%	360	24.7%	325	24.8%	97	46.6%	122	21.5%	1,995	26.3%
$300,000 to $499,999	4,253	38.1%	16	57.1%	697	47.8%	411	31.4%	27	13.0%	208	36.6%	2,894	38.1%
$500,000 to $999,999	1,462	13.1%	7	25.0%	90	6.2%	54	4.1%	22	10.6%	120	21.1%	1,169	15.4%
$1,000,000 or more	259	2.3%	0	0.0%	17	1.2%	31	2.4%	0	0.0%	18	3.2%	193	2.5%
Total	**11,165**	**100.0%**	**28**	**100.0%**	**1,459**	**100.0%**	**1,310**	**100.0%**	**208**	**100.0%**	**568**	**100.0%**	**7,592**	**100.0%**
Source: U.S. Census (2015-2019 ACS Table DP04)														

Single Family Units

Table II-33 indicates the median sales price of single family housing units throughout Amador County in September 2020 and September 2021. Jackson saw the largest increase in median sales price than any other jurisdiction in Amador County and had the highest median sales price in September, 2021. In Amador County, the median sales price of a single-family home in September 2021 was $395,000 or about 18.6% higher than the median sales in September 2020 of $333,000.

Table II-33. Sales Price by Jurisdiction and Community – Amador County

City/Area	Median Sales Price 2020	Median Sales Price 2021	Percent Change
Amador County	**$333,000**	**$395,000**	**18.6%**
Cities			
Amador City	n/a	$300,000	n/a
Ione	$330,000	$427,500	29.5%
Jackson	$355,750	$555,000	56.0%
Plymouth	$300,000	$323,500	7.8%
Sutter Creek	$375,000	$487,500	30.0%
Unincorporated Communities			
Pine Grove	$325,500	$450,000	38.2%
Pioneer	$249,000	$349,000	40.2%
River Pines	n/a	$250,000	n/a
Volcano	$337,500	$505,000	49.6%
Source: CoreLogic California Home Sale Activity September 2021			

Mobile Homes

Mobile homes offer a more affordable option for those interested in homeownership. The median value of a mobile home in Amador County in 2019 was $91,600 (*US Census Bureau, ACS 2015-2019 Table B25083*). Overall, there are 1,432 mobile homes in all of Amador County. (*DOF, Table E-5, 1/1/2021*). As shown by Table II-34, there are 25 mobile home parks in Amador County with a total of 1,243 permitted Mobile Home spaces.

Table II-34. Mobile Home Parks - Amador County		
Name	**Mobile Home Spaces**	**Location**
Pine Grove Mobilehome Estates	74	Pine Grove
Ione Mobile Home Park	49	Ione
Forest Point Manufactured Housing Community - 1	20	Pine Grove
Pioneer Trailer Park	9	Pioneer
Gold Oaks Mobile Home Park	24	Martell
Gold Country Campground LLC	12	Pine Grove
Sutter Pines	11	Jackson
Ok Corral Trailer Park	6	Pioneer
Hidden Creek Mobilehome Park	5	Pioneer
Buckhorn Community	48	Pioneer
Bear River Resort	4	Pioneer
Camanche North Shore Recreation Area	146	Ione
Lake Amador Resort	4	Ione
Moriah Heights Mobile Village	18	Plymouth
Rancho Del Oro	23	Plymouth
Pardee Recreation Area	6	Ione
Forest Pines Manufactured Housing Community - 2	29	Pine Grove
Pioneer Creek Mobilehome Community	64	Pioneer
Highlands Mobilehome Park	59	Jackson
49er Village RV Resort	2	Plymouth
The Oaks Community Association	209	Ione
Meadow Pines Estates Mobilehome Park	50	Pioneer
Rollingwood Estates	219	Jackson
Plymouth Mobile Manor	32	Plymouth
Castle Village Mobile Home Park	120	Ione
Total Mobile Home Spaces in Amador County (Unincorporated): 1,243		
Source: HCD 2021 Mobile Home Park Listings		

2. HOUSING AFFORDABILITY

According to HCD and the U.S. Department of Housing and Urban Development (HUD), housing is considered affordable if a household spends no more than 30% of its income on housing. Table II-35 identifies housing affordability levels, including gross rents and home purchase price, by family size based on HCD's *2021 Income Limits* for Amador County.

Table II-35. Ability to Pay for Housing Based on Income Group/Household Size (Community 2021) *						
Number of Persons	1	2	3	4	5	6
Extremely Low-Income Households - 30% of Median Household Income						
Income Level	$16,550	$18,900	$21,960	$26,500	$31,040	$35,580
Monthly Income	$1,379	$1,575	$1,830	$2,208	$2,587	$2,965
Max. Monthly Gross Rent**	$414	$473	$549	$663	$776	$890
Max. Purchase Price***	$62,666	$70,879	$81,574	$97,441	$113,308	$129,175
Very Low-Income Households - 50% of Median Household Income						

Income Level	$27,550	$31,500	$35,450	$39,350	$42,500	$45,650
Monthly Income	$2,296	$2,625	$2,954	$3,279	$3,542	$3,804
Max. Monthly Gross Rent**	$689	$788	$886	$984	$1,063	$1,141
Max. Purchase Price***	$105,936	$119,741	$133,546	$147,176	$158,185	$169,194
Low-Income Households - 80% of Median Household Income						
Income Level	$44,100	$50,400	$56,700	$62,950	$68,000	$73,050
Monthly Income	$3,675	$4,200	$4,725	$5,246	$5,667	$6,088
Max. Monthly Gross Rent**	$1,103	$1,260	$1,418	$1,574	$1,700	$1,826
Max. Purchase Price***	$169,476	$191,608	$213,740	$235,696	$253,437	$271,178
Moderate-Income Households - 120% of Median Household Income						
Income Level	$66,100	$75,550	$85,000	$94,450	$102,000	$109,550
Monthly Income	$5,508	$6,296	$7,083	$7,871	$8,500	$9,129
Max. Monthly Gross Rent**	$1,653	$1,889	$2,125	$2,361	$2,550	$2,739
Max. Purchase Price***	$257,785	$291,154	$324,523	$357,893	$384,553	$411,213

Notes:

*Based on Amador County FY 2020 Annual Median Income (household)

**Assumes that 30% of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowner's insurance.

***Maximum affordable sales price is based on the following assumptions: 4.1% interest rate, 30-year fixed loan, Down payment: $5,000 – extremely low, $10,000 – very low; $15,000 - low, $25,000 – moderate, property tax, utilities, and homeowners insurance as 30% of monthly housing cost (extremely low/very low), 28% of monthly housing cost (low), and 25% of monthly housing cost (moderate/above moderate). Closing costs: 3.5% (extremely low/very low), 3.0% low, and 2.5% moderate)

Calculation Illustration for 3 Bedroom, 4 person, Low-Income Household

1. Annual Income Level: $62,950
2. Monthly Income Level: $62,950/12 = $5,245.83
3. Maximum Monthly Gross Rent: $5,245.83 x .0.30 = $1,573.75
4 Max Purchase Price:
   a. Gross monthly income = $5,245.83
   b. Down Payment and Closing Costs $15,000; Closing Costs 3.0%
   c. Monthly housing costs $5,245.83 x .0.30 = $1,573.75
   d. Principal and Interest plus utilities/taxes/mortgage/insurance: $1,133.10 + $440.65 = $1,573.75

Sources: HCD FY2021 State Income Limits, De Novo Planning Group

Overpayment

A household is considered to be overpaying for housing (or cost burdened) if it spends more than 30% of its gross income on housing. Severe housing cost burden occurs when a household pays more than 50% of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size. Table II-9 identifies overpayment levels by income range. As shown in Table II-9, approximately, 31.9% of all households in Amador County overpaid for housing. Owners were slightly more likely to overpay than renters; 11.7% of renter households paid more than 30% of their income for housing compared to 20.3% of owner households. Among all the incorporated jurisdictions, Jackson has the highest rate of overpayment, with 23.2% of renters and 20.5% of owners overpaid in 2019.

In general, overpayment disproportionately affects lower income households; 64.4% of lower income households (0-80% of AMI) and 80.7% of extremely low income households (0-30% of AMI) - paid more than 30% of their income for housing.

Affordability - Renters

Table II-36 identifies the Fair Market Rent (FMR) for Amador County in 2021 and 2022 as determined by HUD. HUD determines the FMR for an area based on the amount that would be needed to pay the rent (and utilities) for suitable privately-owned rental housing. HUD uses FMRs for a variety of purposes, such as determining the rental prices and subsidy amounts for units and households participating in various Section 8/Housing Choice Voucher (HCV) assistance programs.

The Housing Authority of the County of Stanislaus, a nonprofit, public corporation, is committed to addressing the unmet housing needs of residents and communities in Alpine, Amador, Calaveras, Inyo, Mariposa, Mono, Stanislaus, Tuolumne Counties. According to Housing Authority of Stanislaus County's Fiscal Year 2021 Annual Agency Plan, the Stanislaus County Housing Authority has issued approximately 5,003 HCVs providing monthly rental assistance payments to lower income families. There are currently 54 HCVs allocated for use in Amador County.

Table II-36. HUD Fair Market Rents Amador County (2021, 2022)

Bedrooms in Unit	Fair Market Rent (FMR) - 2021	Fair Market Rent (FMR) - 2022
Studio	$880	$920
1 Bedroom	$886	$926
2 Bedrooms	$1,149	$1,148
3 Bedrooms	$1,644	$1,631
4 Bedrooms	$1,980	$1,965

Source: HUD 2021/2022 FMR Amador County

According to Zillow, reviewed in December 2021 and April 2022, there were only 9 properties for rent in Amador County. There was a three-bedroom townhouse for rent in Ione for $1,495 a month, which was below the 2022 FMR. All the rest rentals were above the 2022 FMR. There was a two-bedroom single family house for rent for $1,495 a month and a three-bedroom single family house for rent for $1,795 a month, and a three-bedroom single family house for rent for $2,500 a month in Ione. There is a three-bedroom single family house for rent for $2,800 a month, a three-bedroom single family house for rent for $2,300, and a two-bedroom single family house for rent for $1,700 a month in Pioneer. There was a three-bedroom single family house for rent for $3,200 a month in Volcano.

Additionally, according to ACS, the median gross rent in Amador County is $1,103 in 2019. Standard management practices require that a household have 3 times their rent in income. Under this scenario, a household would need to earn approximately $3,677 a month or $44,120 per year to afford the average 2019 rental price in Amador County.

Further, looking at the available rentals in Amador County, a household would need to earn $4,983 per month or $59,800 per year to afford the $1,495 a month, three-bedroom home in Ione, or $10,666 per month or $128,000 per year to afford the $3,200 a month, three-bedroom mobile home in Volcano. Therefore, the currently available three-bedroom single family home for $1,495 a month outside in Ione would be the only available rental affordable to low-income ($39,350 - $62,950 per year) households. The other rentals would be unaffordable to the extremely low- (< $26,500 per year), very low- ($26,500 - $62,950 per year), and low-income ($62,950 - $78,700 per year) households, but would be affordable to some moderate-income ($78,700 - $94,450) households.

Affordability - Homeowners

As shown in Table II-30, the median home value in Amador County was $397,633 in 2021, which was a 32.0% increase from $301,273 in 2017. Recent median sales data in Table II-33 shows that the median sales price experienced a increase from 2020 to 2021 in Amador County, increasing 18.6% from $333,000 to $395,000. Reviewing the median sales data in Table II-33 along with the affordable home purchase price amounts by income level and household size in Table II-33 indicates that median home sales prices in Amador County are not affordable to lower income households nor most moderate-income households.

According to Zillow.com, there were 93 homes listed for sale in Amador County ranging from a three-bedroom single-family home in Ione listed for $140,000 to a multi-family house in Amador City listed for $2,200,000. Comparing the current listing prices to Table II-35, it appears that only 9 out of 93 homes listed for sale in Amador County are affordable to low-income households. Additionally, a review of recent sale data for housing in Amador County reveals that only 1 out of the 30 sold homes in November 2021 were affordable to low-income households. Table II-37 identifies the recent homes sold in Amador County affordable to low-income households, including type of housing unit (single family, townhome, mobile home, etc.) and the level of affordability of homes in the lower price range. The affordability of the recent homes is based on affordable home purchase prices identified in Table II-35.

Table II-37. Affordable Homes Sold in Amador County (November 2021 and April 2022)

Address and Type of Unit	Bed/Bath	Sold Price	Sell Date	Affordable to:		
				Extremely Low Incomes	Very Low Incomes	Low Incomes
Amador City						
14238 Gods Hill Rd, Amador City Single-family Residence	3 / 3	$425,000	11/23/21	No	No	No
Ione						
5904 Park Cir, Ione Single-family Residence	3 / -	$175,000	10/28/21	No	No	Families of 2+
5604 Red Oak Dr, Ione Single-family Residence	2 / 2	$180,000	10/06/21	No	No	Families of 2+
5654 Cody Dr, Ione Mobile Home	4 / 2	$275,000	10/14/21	No	No	No
10 Welch Ln, Ione Single-family Residence	4 / 2	$321,500	10/08/21	No	No	No
261 Springcreek Dr, Ione Single-family Residence	3 / -	$363,500	10/25/21	No	No	No
808 Dove Ln, Ione Single-family Residence	3 / 2	$398,624	11/23/21	No	No	No
3920 Lakeview Dr, Ione Single-family Residence	3 / 2	$400,000	10/05/21	No	No	No
1980 Fox Ct, Ione Single-family Residence	3 / 2	$405,000	10/08/21	No	No	No
350 Brierwood Way, Ione Single-family Residence	3 / 2	$414,000	11/17/21	No	No	No
4165 Lakeview Dr, Ione Single-family Residence	3 / 3	$425,000	10/19/21	No	No	No
330 Quailhollow Dr, Ione Single-family Residence	3 / 2	$430,000	11/22/21	No	No	No
27 Stonybrook Ct, Ione Single-family Residence	4 / 2	$435,000	10/29/21	No	No	No
548 Lupine Dr, Ione Single-family Residence	4 / 3	$445,000	10/20/21	No	No	No
907 Vista Ln, Ione Single-family Residence	2 / -	$489,000	10/29/21	No	No	No
521 Fairway Dr, Ione Single-family Residence	2 / 2	$490,000	11/24/21	No	No	No
527 Pleasant Valley Dr, Ione Single-family Residence	2 / 2	$500,000	11/23/21	No	No	No
706 Clover Dr, Ione Single-family Residence	4 / 3	$535,000	10/14/21	No	No	No

4491 Cheyenne Dr, Ione Single-family Residence	3 / 2	$540,000	10/12/21	No	No	No
1704 Shakeley Ln, Ione Single-family Residence	4 / 2	$575,000	10/01/21	No	No	No
2933 Grapevine Gulch Rd, Ione Single-family Residence	4 / 4	$605,000	11/18/21	No	No	No
4903 Spyglass Dr, Ione Single-family Residence	4 / -	$635,000	10/25/21	No	No	No
10700 Beaver Loop, Ione Single-family Residence	3 / 3	$790,000	10/19/21	No	No	No
10835 Waterman Rd, Ione Single-family Residence	3 / 2	$1,075,000	10/29/21	No	No	No
Jackson						
150 Clinton Rd, Jackson Mobile Home	2 / 1	$45,000	10/12/21	Families of 1+	Families of 1+	Families of 1+
13150 Penrose Dr, Jackson Single-family Residence	3 / 2	$250,000	10/06/21	No	No	Families of 5+
838 N Main St, Jackson Single-family Residence	3 / 1	$305,000	10/27/21	No	No	No
213 New York Ranch Rd, Jackson Condo	2 / 3	$310,000	10/15/21	No	No	No
11795 Jackson Pines Dr, Jackson Single-family Residence	3 / 2	$372,000	10/28/21	No	No	No
10219 Buena Vista Dr, Jackson Single-family Residence	3 / 3	$395,000	11/16/21	No	No	No
827 Piccardo Ln, Jackson Single-family Residence	5 / 3	$420,000	10/12/21	No	No	No
124 Broadway, Jackson Single-family Residence	3 / 2	$475,000	11/02/21	No	No	No
705 Kristi Ct, Jackson Single-family Residence	3 / 2	$495,000	10/07/21	No	No	No
12075 Mierkey Rd, Jackson Single-family Residence	3 / -	$535,000	10/19/21	No	No	No
19200 W Clinton Rd, Jackson Single-family Residence	3 / 3	$575,000	11/18/21	No	No	No
17780 Redberry Ln, Jackson Single-family Residence	4 / 4	$588,000	10/29/21	No	No	No
18350 State Highway 88, Jackson Single-family Residence	3 / -	$606,000	11/01/21	No	No	No
Plymouth						
9419 Landrum St, Plymouth Mobile Home	3 / 2	$98,000	10/07/21	Families of 5+	Families of 1+	Families of 1+
18494 Davis St, Plymouth Single-family Residence	3 / 3	$325,000	10/07/21	No	No	No
9260 Miller Way, Plymouth Single-family Residence	3 / 3	$400,000	10/13/21	No	No	No
17920 Burke Dr, Plymouth Single-family Residence	3 / 2	$610,000	10/14/21	No	No	No
5481 Welsh Pond Rd, Plymouth Single-family Residence	3 / 2	$1,100,000	10/06/21	No	No	No
24000 Upton Rd, Plymouth Single-family Residence	3 / 4	$1,300,000	11/17/21	No	No	No
Sutter Creek						

73 Mesa De Oro Cir, Sutter Creek Single-family Residence	3 / 2	$345,000	10/04/21	No	No	No
170 Foothill Dr, Sutter Creek Single-family Residence	2 / 1	$375,000	11/18/21	No	No	No
12625 Allen Ranch Rd, Sutter Creek Single-family Residence	3 / 3	$427,500	10/15/21	No	No	No
16230 Sutter Creek Rd, Sutter Creek Single-family Residence	1 / 3	$485,000	10/06/21	No	No	No
11716 Nugget Ln, Sutter Creek Single-family Residence	2 / 2	$530,000	10/29/21	No	No	No
270 California Dr, Sutter Creek Single-family Residence	4 / 3	$535,000	10/06/21	No	No	No
17000 Sutter Creek Rd, Sutter Creek Single-family Residence	2 / 2	$550,000	11/24/21	No	No	No
24 Randolph St, Sutter Creek Single-family Residence	3 / 1	$635,000	11/18/21	No	No	No
13701 W View Dr, Sutter Creek Single-family Residence	4 / 4	$800,000	11/22/21	No	No	No
455 Herrington Ct, Sutter Creek Single-family Residence	4 / -	$1,030,000	10/27/21	No	No	No
11 Main St, Sutter Creek Single-family Residence	4 / 2	$1,125,000	11/24/21	No	No	No
Unincorporated						
16565 Prospect Pl, Pioneer Mobile Home	2 / 2	$20,500	11/19/21	Families of 1+	Families of 1+	Families of 1+
17200 Hale Rd, Volcano Single-family Residence	2 / 1	$70,000	11/22/21	Families of 2+	Families of 1+	Families of 1+
26354 Crawley Ln, Pioneer Single-family Residence	- / 1	$80,000	10/08/21	Families of 3+	Families of 1+	Families of 1+
19470 W Mitchell Mine Rd, Pine Grove Single-family Residence	- / -	$115,000	10/19/21	Families of 6+	Families of 2+	Families of 1+
30150 Plasse Rd, Pioneer Single-family Residence	4 / 3	$119,000	10/21/21	No	Families of 2+	Families of 1+
20521 State Highway 88, Pine Grove Single-family Residence	3 / 2	$150,000	10/20/21	No	Families of 5+	Families of 1+
28920 State Highway 88, Pioneer Single-family Residence	3 / 2	$243,500	10/01/21	No	No	Families of 5+
27007 Lake Dr, Pioneer Single-family Residence	3 / -	$265,000	10/26/21	No	No	Families of 6+
25498 Meadow Dr, Pioneer Single-family Residence	2 / -	$278,450	10/06/21	No	No	No
25505 Meadow Dr, Pioneer Single-family Residence	2 / 1.5	$278,500	10/06/21	No	No	No
19249 Ridge Rd, Pine Grove Single-family Residence	2 / 2	$285,000	10/26/21	No	No	No
14361 Pine Cone Ln, Pine Grove Single-family Residence	1 / 2	$285,000	11/24/21	No	No	No
26864 Nobb Hill Ct, Pioneer Single-family Residence	2 / 2	$295,000	10/15/21	No	No	No
25570 Overland Dr, Volcano Single-family Residence	3 / 2	$299,000	11/19/21	No	No	No
26150 Oxbow Rd, Pioneer Single-family Residence	3 / 2	$300,000	10/27/21	No	No	No

26517 Fern Ridge Rd, Pioneer Single-family Residence	3 / -	$305,000	10/29/21	No	No	No
27441 Madrone Pl, Pioneer Single-family Residence	2 / -	$310,000	10/27/21	No	No	No
14424 Vista Ct, Pine Grove Single-family Residence	4 / 3	$316,000	10/08/21	No	No	No
26125 Buckhorn Ln, Pioneer Single-family Residence	3 / 1	$320,000	10/15/21	No	No	No
25301 Sugar Pine Dr, Pioneer Single-family Residence	3 / 2	$328,000	10/01/21	No	No	No
25732 Ashland View Ct, Pioneer Single-family Residence	3 / 2	$333,000	10/19/21	No	No	No
13915 Irishtown Rd, Pine Grove Single-family Residence	5 / 3	$330,000	10/29/21	No	No	No
26491 Fairway Dr, Pioneer Single-family Residence	3 / 3	$330,000	10/28/21	No	No	No
14585 Williams Rd, Pioneer Single-family Residence	2 / 2	$335,000	10/13/21	No	No	No
17939 Acorn Ct, Pioneer Single-family Residence	3 / 2	$345,000	11/19/21	No	No	No
18111 N Meadow Dr, Pioneer Single-family Residence	3 / 3	$349,000	11/22/21	No	No	No
16586 Carolyn Ct, Pioneer Single-family Residence	3 / 3	$350,000	10/27/21	No	No	No
11494 Quail Ct, Pine Grove Single-family Residence	1 / 2	$354,000	10/12/21	No	No	No
18661 Manzanita Way, Pine Grove Single-family Residence	3 / 2	$360,000	10/28/21	No	No	No
11624 Clinton Bar Rd, Pine Grove Single-family Residence	2 / 2	$370,000	10/12/21	No	No	No
26265 Parkwood Dr E, Pioneer Single-family Residence	3 / 3	$375,000	10/29/21	No	No	No
15379 Pioneer Volcano Rd, Volcano Single-family Residence	3 / 2	$378,000	10/08/21	No	No	No
15260 Quartz Rd, Pioneer Single-family Residence	4 / 4	$389,000	11/17/21	No	No	No
11561 Gold Strike Rd, Pine Grove Single-family Residence	3 / 2	$390,000	10/07/21	No	No	No
11358 Quail Dr, Pine Grove Single-family Residence	3 / 2	$394,000	11/19/21	No	No	No
28056 Holiday Ln, Pioneer Single-family Residence	3 / 3	$395,000	11/16/21	No	No	No
23855 Meadow Crest Dr, Pioneer Single-family Residence	3 / -	$426,500	10/29/21	No	No	No
20161 American Flat Rd, Fiddletown Single-family Residence	3 / 2	$435,000	11/18/21	No	No	No
14785 Tanyard Hill Rd, Pine Grove Single-family Residence	3 / 2	$440,000	10/22/21	No	No	No
19280 Cedar Pines Dr, Fiddletown Single-family Residence	2 / 1	$450,000	11/17/21	No	No	No
19701 Buckeye Dr, Volcano Single-family Residence	4 / 3	$474,000	10/04/21	No	No	No
19221 Gloria Ln, Pine Grove	3 / 2	$475,000	10/22/21	No	No	No

Single-family Residence						
21351 Robin Ln, Pine Grove Single-family Residence	4 / 3	$475,000	11/22/21	No	No	No
19599 Inspiration Dr, Pioneer Single-family Residence	3 / 2	$480,000	11/23/21	No	No	No
12825 Burnt Cedar Ln, Pine Grove Single-family Residence	4 / -	$485,000	10/13/21	No	No	No
23495 Stagecoach Rd, Volcano Single-family Residence	4 / 2	$505,000	11/17/21	No	No	No
13750 Tank Dr, Pine Grove Single-family Residence	3 / -	$630,000	10/21/21	No	No	No
19311 Mountain View Way Single-family Residence	3 / 4	$795,000	10/14/21	No	No	No
16997 Nina Rd, Volcano Single-family Residence	3 / 3	$830,000	10/04/21	No	No	No
19211 Red Hill Mine Rd, Pine Grove Single-family Residence	5 / 4	$875,000	11/16/21	No	No	No
34184 Yarrow Pl, Pioneer Single-family Residence	3 / 3	$890,000	10/14/21	No	No	No
18550 View Cir, Fiddletown Single-family Residence	4 / 4	$1,150,000	10/12/21	No	No	No
Source: Zillow.com						

As indicated by Table II-35, extremely low, very-low, and low-income households regardless of household size and some moderate-income cannot afford the 2020 and 2021 median sales prices in Amador County. According to Zillow, 7 homes sold in the past month (November 2020 to November 2021) in Amador County were affordable to lower income households; however, these 7 homes represent approximately 7.6% of the total homes sold in the past year (92 total homes sold). Overall, mobile homes offer the more affordable alternatives for these income groups. Also, new manufactured homes on vacant lots can provide another affordable solution.

3. ASSISTED HOUSING AT-RISK OF CONVERSION

Government Code Section 65583(a)(8) requires that a housing element shall contain an analysis of existing assisted housing developments, which are defined as multi-family rental housing that receives governmental assistance, and identify any assisted housing developments that are eligible to change from lower-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. Assisted housing development means multi-family rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, State and local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees.

The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from Lower-income use and the total number of elderly and non-elderly units that could be lost from the locality's Lower-income housing stock in each year during the ten-year period.

Units at risk of conversion are those that may have their subsidized contracts terminated ("opt out") or that may "prepay" the mortgage, thus terminating the rental restrictions that keep the unit affordable to lower income tenants. There are several reasons why the property owner may choose to convert a government-assisted unit to a market-rate unit, including a determination that the unit(s) can be operated more profitably as a market-rate development; difficulties in dealing with HUD oversight and changing program rules; the depletion of tax advantages available to the owner; and the desire to roll over the investment into a new property.

According to the California Housing Partnership, seven subsidized projects are located in Amador County. Table II-38 identifies the total and subsidized units, type of project, the subsidy program that is in place for the project, and the likelihood of the development to convert to market-rate units that would not provide assistance to lower-income residents. None of the assisted multifamily projects are at-risk of converting to market rate. As shown in Table II-38, the year that affordability requirements expire and/or projects may exit from the assistance program from 2036 to 2066 with none expiring in the next 10 years.

Table II-38. Summary of Assisted Housing Developments

Project/Address	Total Units	Subsidized Units	Type	Source	In Service//End of Affordability Requirements	At-Risk (10 Year)
Jose's Place Apartments 154 North Arroyo Seco Ione, CA 95640	44	43	Seniors	LIHTC	2011/2066	No
Sutter Hill Place Apartments 451 Sutter Hill Road Sutter Creek, CA 95685	44	43	Seniors	LIHTC	2006/2061	No
Kennedy Meadows Apartments 701 New York Ranch Road Jackson, CA 95642	56	55	Family	LIHTC	2005/2060	No
Jackson Hills Apartments 300 New York Ranch Road Jackson, CA 95642	86	80	Family	LIHTC	2011/2066	No
The Meadows 401 Clinton Road Jackson, CA 95642	30	27	Family	HUD	2016/2036	No
Meadows II Apartments 900 Broadway Jackson, CA 95642	34	34	Family	USDA	1994/2044	No
Jackson Cornerstone 1029 North Main Street Jackson, CA 95642	64	62	Family	LIHTC	2004/2059	No

Source: California Housing Partnership, 2021. California Tax Credit Allocation Agency (https://www.treasurer.ca.gov/ctcac/projects.xlsx), 2021. U, S. Department of Housing and Urban Development Multifamily Assistance and Section 8 Projects Database (https://www.hud.gov/sites/dfiles/Housing/documents/MF_Assistance_%26_Sec8_Contracts1.xlsx), 2022. USDA Rural Development Program Exit Data (https://www.sc.egov.usda.gov/data/files/MFH_Section_515/ActiveProjects/USDA_RD_MFH_Active_Projects-2022-04-18.xlsx), 2022.

Amador County and the cities of Amador City, Ione, Jackson, Plymouth, and Sutter Creek take an active and supportive role in the preservation of rental housing, including affordable housing. The cost of conserving assisted units is significantly less than the cost required to replace units through new construction. Conservation of assisted units generally requires rehabilitation of the aging structure and re-structuring the finances to maintain a low debt service and legally restrict rents. Construction costs, land prices and land availability are generally the limiting factors to development of affordable housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction.

Further discussion related to the cost to replace assisted housing is provided in Section III of this Element and financial resources for the preservation of assisted housing are identified in Section IV.

Qualified Entities

HCD maintains a list of qualified entities, which are public and private nonprofit and for-profit corporations that have legal and managerial capacity to acquire at-risk housing. Table II-39 summarizes the qualified entities for Amador County.

Table II-39. Qualified Entities – Amador County

Organization	Contact	Type
Rural California Housing Corp 3120 Freeboard Drive, Suite 201 West Sacramento, CA 95691 (916) 414-4436	-	Local, regional, national public agency
Mutual Housing California 8001 Fruitridge Road, Suite A Sacramento, CA 95820 (916) 453-8400	Rachel Iskkow rachel@mutualhousing.com (916) 453-8401	Local, regional, national public agency
Volunteers of America National Services 1108 34th Avenue Sacramento, CA 95822 (916) 917-6848	Paul Ainger painger@voa.org	Local, regional, national nonprofit org.

G. PROJECTED HOUSING NEEDS

California law requires each city and county to develop local programs within their housing element in order to meet their "fair share" of existing and future housing needs for all income groups, as determined by the California Department of Housing and Community Development. The Regional Housing Needs Allocation (RHNA) is a State-mandated process devised to distribute planning responsibility for housing need throughout the State of California. Chapter IV discusses the County's ability to accommodate the RHNA through approved projects and vacant and underdeveloped sites suitable for residential development. The regional housing needs allocation for each jurisdiction in Amador County, as shown by Table II-40 below, is allocated by HCD to address existing and future needs and covers a time period from 2021-2029.

Table II-40. Regional Housing Needs Allocation by Jurisdiction (2021–2029 Planning Period)

Income Group	Affordable Monthly Housing Costs[2]	Unincorporated Amador County	Amador City	Ione	Jackson	Plymouth	Sutter Creek
Very Low[3]: < 50% AMI < $39,350	$984	109	1	30	27	7	15
Low: 50-80% AMI $39,350 - $62,950	$984 - $1,574	62	1	20	23	5	12
Moderate: 80-120% AMI $62,950 - $94,450	$1,574 - $2,361	72	1	25	24	5	13
Above Moderate: 120 + AMI $94,450	$2,361	134	2	42	64	13	34
Total	**n/a**	**377**	**5**	**117**	**138**	**30**	**74**

[1] HCD has established these income limits for Amador County for 2021.

[2] In determining how much families at each of these income levels should pay for housing, HCD considers housing "affordable" if the amount of rent or total ownership cost (principal, interest, taxes, and insurance) paid does not exceed 30% of gross household income.

[3] 50% of the County's very low-income housing needs (95 units) are for extremely low-income households, which are defined as those families earning less than 30% of median income.

Source: HCD 2021 State Income Levels

III. HOUSING CONSTRAINTS

Constraints to housing development are defined as government measures or non-government conditions that limit the amount or timing of residential development.

Government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers. State law requires housing elements to contain an analysis of the governmental constraints on housing maintenance, improvement, and development (Government Code, Section 65583(a) (4)). Amador County is undertaking many changes to its Zoning Code as part of its work program to implement this Housing Element and is also addressing potential constraints identified during the preparation of this Housing Element.

Non-governmental constraints (required to be analyzed under Government Code, Section 65583(a) (5)) cover land prices, construction costs, and financing. While local governments cannot control prices or costs, identification of these constraints can be helpful to Amador County in formulating housing programs.

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.

This section addresses these potential constraints and their effects on the supply of affordable housing.

A. NON-GOVERNMENTAL CONSTRAINTS

Governmental Code Section 65583(a)(5) requires a Housing Element to contain an analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction. The cost parameters of these elements fluctuate significantly in response to a wide variety of local, State, natural, and global economic and social events. The influence that County government has on these factors is negligible. As regional and State economic conditions change, the demand and supply of affordable housing is impacted. Historically, the cost of housing in general in Amador County, relative to California mountain counties, has been considered low to moderate.

1. DEVELOPMENT COSTS

Land Costs

The price of residential building sites is influenced by fundamental factors such as location, topographical or geographical constraints, environmental amenities such as existing streams or lakes, tree cover, and the availability of services (i.e., road systems, public utilities, schools, shopping outlets, etc.). Table III-1 shows the land on the market in unincorporated Amador County and its current listed price as of February 2022 based on Multiple Listing Service data.

Table III-1. Price of Land

Address	List Price	Total Acres	Price per Acre
0 Vogan Toll Rd, Jackson, CA 95642	$85,000	0.59 Acres	$144,068
0 Rolling Oaks Ct Parcel 11, Fiddletown, CA 95629	$99,900	5.17 Acres	$19,323
27181 Forrest Oak Rd, Pioneer, CA 95666	$30,000	0.48 Acres	$62,500
14238 Sutter Highlands Dr, Sutter Creek, CA 95685	$45,000	2.0 Acres	$22,500
27339 Ashland Dr, Pioneer, CA 95666	$85,000	2.29 Acres	$37,118
3311 Village Dr, Ione, CA 95640	$59,000	1.12 Acres	$52,679
8500 Deer Ridge Ln, Ione, CA 95640	$495,000	82.26 Acres	$6,018
16250 Stephanie Way, Pioneer, CA 95666	$58,000	0.6 Acres	$96,667
1575 Kilham Ct, Jackson, CA 95642	$95,000	0.89 Acres	$106,742
10061 Fig Tree Ln, Pine Grove, CA 95665	$125,000	12.53 Acres	$9,976
13851 Tank Ct, Pine Grove, CA 95665	$79,000	5.02 Acres	$15,737
267 California Dr, Sutter Creek, CA 95685	$125,000	0.32 Acres	$390,625
15793 Black Prince Rd, Pioneer, CA 95666	$995,000	88.95 Acres	$11,186
12442 Trembath Mountain Rd, Fiddletown, CA 95629	$425,000	64.66 Acres	$6,573
2185 Grapevine Gulch Rd, Ione, CA 95640	$175,000	5.00 Acres	$35,000
0 N Main St, Jackson, CA 95642	$125,000	0.28 Acres	$446,429
17129 McKenzie Dr, Pioneer, CA 95666	$149,000	8.01Acres	$18,601
0 Fine St, Plymouth, CA 95669	$150,000	1.67 Acres	&89,820
1 Hygrade Rd, Sutter Creek, CA 95685	$100,000	0.60 Acres	$166,666
0 Gods Hill Rd, Amador City, CA 95601	$139,000	0.37 Acres	$375,675
1999 Village Dr, Ione, CA 95640	$69,000	1.45 Acres	$47,586
4100 Quail Hill Ct, Ione, CA 95640	$35,000	0.50 Acres	$70,000

Source: Amador County MLS Data, Real Estate for Sale as of February 1, 2022 (http://www.metrolistpro.com/homesearch/2); Loopnet.com as of March 7, 2022 (https://www.loopnet.com/search/commercial-real-estate/)

As shown in Table III-15, the current price of land per acre in unincorporated Amador County ranges between approximately $6,018 to $446,429 per acre for unentitled land less than 10 acres that would likely be developed with one or two units. Price ranges also range between $6,573 to $11,186 per acre for unentitled land larger than 10 acres that would potentially be subdivided. Average land costs average $6,018 to $70,00 per acre in Ione; $106,742 to $446,429 in Jackson, $375,675 in Amador City, $89,820 in Plymouth, and $92,465 in Sutter Creek. These parcels would require planning entitlements and permit processing prior to development. It is important to note that some of the least expensive land is in areas with no community water or wastewater systems; therefore, it is unlikely to support large-scale developments.

Cost of Construction

The cost of construction is primarily dependent on the cost of labor and materials. Construction costs in Amador County are comparable to costs throughout the Sacramento Valley region. Non-union labor is typically used for residential construction and there are no unusual costs with obtaining materials. Many factors can affect the cost of building a house, including the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. In recent years, factors such as materials for major construction projects and the price of fuel have adversely impacted overall construction costs.

The previous 2014-2019 Housing Element Update cited construction 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.[2] As shown in Table III-2 construction costs in the region for a 1,750 square foot single family home are estimated to be $246,776.01, or $141.01 per square foot. An 850-square foot multi-family unit would cost approximately $166.87 per square foot; a 48-unit multifamily development with an average unit size is estimated to have a construction cost of approximately $6.8 million, with a cost of $141,837.46 per unit and $166.87 per square foot.

Table III-2: Construction Cost Estimates – Sacramento Region

	Single Family (1,750 s.f.)	Multi-family
Construction Cost	$166,740.55	$95,836.12
Contractor (25%)	$41,685.14	$23,959.03
Design Fees (8%)	$13,339.24	$7,666.89
Contingency (15%)	$25,011.08	$14,375.42
Total Cost	$246,776.01	$141,837.46
Per Square Foot	$141.01	$166.87

1 1,750 s.f., 2-stories, stucco exterior, no basement, custom grade
2 850 s.f. per unit., 3-stories, stucco exterior, no basement, standard grade
Source: BuildingJournal.com, 2021

Upon securing the raw land, a residential developer would have to make certain site improvements to "finish" the lot before a home could actually be built on the property. Such improvements would include the installation of water mains, fire hydrants, sewer mains, storm drainage mains, street lights, and the construction of streets, curbs, gutters, and sidewalks. In addition, the developer is required to provide other improvements as applicable, including, but not limited to bridges, culverts, fencing of watercourses and hazardous areas, ornamental walls, landscaping, noise barriers, and recreation areas and facilities.

Construction cost increases, like land cost increases, affect the ability of consumers to pay for housing. Construction cost increases occur due to the cost of materials, labor, and higher government imposed standards (e.g., energy conservation requirements). New development in the unincorporated County has typically produced market rate for-sale and rental housing that includes units affordable to moderate and above moderate income households.

Cost and 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.

The 2 principal ways in which financing can serve as a constraint to new residential development are the availability and cost of construction financing and the availability and cost of permanent financing.

[2] Sacramento Home Construction Costs & Prices – ProMatcher Cost Report. September 2020. Access: https://home-builders.promatcher.com/cost/sacramento-ca-home-builders-costs-prices.aspx

- If financing is not easily available, then more equity may be required for developing new projects and fewer homebuyers can purchase homes, since higher down payments are required.

- Higher construction period interest rates for developers result in higher development costs. For homebuyers, higher interest rates translate into higher mortgage payments (for the same loan amount), and therefore reduces the purchasing power of homebuyers.

Homebuyer Financing

On March 8, 2022, the reported average rate for a 30-year mortgage was 5.27% with 0.9 points (FreddieMac, 2020). From 2005 through 2020, average monthly mortgage rates have ranged from a current high of 5.27% on May 8, 2022 to a low of 2.51% in September 2021. This intense growth in purchase demand will result in a constraint to homeownership due to a lack of housing supply being readily available to support this growth momentum despite low mortgage rates. In addition, for homebuyers, it is necessary to pay a higher down payment than in the immediate past, and demonstrate credit worthiness and adequate incomes, so that loan applications meet standard underwriting criteria. While adherence to strict underwriting criteria was not required during the early and mid-2000s, the return to stricter standards is consistent with loan standards prior to 2001.

2. MARKET CONDITIONS

Most developers respond to market conditions, both in the project design in terms of density and unit sizes, and in terms of the timing between receiving entitlements and applying for building permits.

Building Permit Timing

Typically, single family home developers apply for the first building permits for a subdivision upon receipt of a grading permit. For simple projects or projects that must remain static in their design, building permits may be processed concurrently with grading plan reviews. Building permits typically take no more than 60-90 days in any of the Amador County jurisdictions, assuming 2 to 3 plan checks. Building permits can be issued in as few as 30 days if there are no corrections, but this is rarely the case for residential subdivisions or multifamily projects. As shown in Table III-3 in the following section, some project applicants request building permits within 1 year of project approvals. Many of the permits that are issued are for development of existing lots, where the residential use does not require entitlements beyond a plan check and building permit (see Amador County in Table III-3). However, there are a large number of projects that have been approved but have not started the building permit process or were approved and begun construction but are not yet complete so building permit issuance has occurred over an extended period of time (5-10 years) or has not yet occurred.

Approved and Built Densities

As discussed in Section III.1, Land Use Controls, the Amador County General Plan and Zoning Code regulate the residential densities for each land use and zoning designation. Future development must be consistent with the allowed densities anticipated by the County's General Plan, Specific Plans, and Zoning Code. However, while the County's regulations identify minimum and maximum densities that may be developed in the County, individual developers may opt to build at the lower, mid-range, or higher end of allowed densities. If developers choose to develop at the lower end of allowed residential densities, this could result in significantly fewer units at full buildout of the County and result in an overall lower contribution to the County's RHNA. In recent years, developments in Amador County have ranged from 34.3% to 122.1% of allowed densities, as shown in Table III-3.

In all jurisdictions, building permits have been issued for parcels that are already subdivided, with no significant new subdivisions or development projects approved in the 6th Cycle.

Table III-3: Allowed vs. Approved/Built Densities

Project	Allowed Densities	Approved/Built Densities	Entitlement Approval	Building Permits
Approved and Proposed Projects – Amador County				
Martin Point – TSM 170 026-027-035	PD-SR: average 2.2 du/ac (Plan-wide average)	2.2 units/acre (35 units (1 duplex lot, 33 single family)/15.89 acres	Not yet approved/proposed 2021	NA
Pheasant Hill – TSM 2851	Site has split zoning R1: 7.56 du/ac A: 0.25 du/ac (1 du/40 acres)	0.1 units/acre 36.27 acres/4 single family units	Approved: 6/26/2018 TPM Expired: 9/22/2020 Resubmittal: 7/13/2021	No building permits requested
Vaira Ranch – TSM 2873 15050 Vaira Ranch Rd, Drytown 008-210-008, 008-210-009	X: No specified density	0.2 units per acre 154 acres/3 single family units	Approved: 6/8/2020	No building permits requested
Timbercreek Townhomes	PD-MF: average 11.0 du/ac (Plan-wide average)	12.7 units/acre 1.26 acres/16 townhome units	Approved: 4/8/2014	Phase 1: 2014 Phase 2: Map expired, resubmitted and extended in 2017 and extended for 6nyears in 2020. No requested building permits to date
Palisades #6 – TSM 143 Palisades Dr/Olympic Ct 026-020-046	PD-SR: average 2.2 du/ac (Plan-wide average)	2.6 units/acre 8.1 acres/21 single family units	Approved: 11/8/2005 Expired: 11/8/2017 Approved: 11/14/2017	No building permits requested
Infill single family development – various locations, densities			2021: Building permit issued same day as entitlement approval (plan check, building permit) – 5 mobile homes, 5 ADUs, 34 single family units 2020: 6 mobile homes, 5 ADUs, 19 single family homes	
City of Amador City				
TM APN 008-294-009 Reso. 595		2.6 units/acre 8.1 acres/2 single family units	Approved: 1/18/2022	No building permits requested
City of Ione				
Castle Oaks Phase 2	PD: No specified density	5.0 du/ac Approved for 508 single family and 217 multifamily residential units on approx. 145 residential acres (commercial and golf course acreage not included in residential acreage). Project includes a golf course.	Phase II Subdivision Map and Planned Development Approval: 2005	Building permits for the subdivision began being issued 2006. Initial building permits were issued within first year of project approval; a slowdown in permits occurred during the Great Recession and permit issuance resumed in mid/late 5th Cycle and has continued throughout the

Table III-3: Allowed vs. Approved/Built Densities

Project	Allowed Densities	Approved/Built Densities	Entitlement Approval	Building Permits
				6th Cycle. The subdivision is not yet built out.
Wildflower	PD: No specified density	3.2 du/ac 276 units on 85.37 acres	Approval: 2005	Building permits for the subdivision began being issued 4/1/2019.
	PD: No specified density.			None requested.
City of Jackson				
020-171-014 Park View	C/C-2: No specified density	17.1 units/acre 12 units/0.70 acres	Pending	NA
020-420-049, 020-420-031 Tunnel Hill	C/C-2: No specified density	14.3 units/acre 200 units/13.99 acres	Pending	NA
044-090-038 Sun View	RM/R-3: 21.78 units/acre	19.4 units/acre 30 units/1.55 acres	Pending	NA
City of Plymouth				
Greilich Ranch	SR: 4.8 units/acre *Note: Site has multiple zoning districts, residential uses are proposed on the SR portion.*	5.2 units/acre SR: 44.9 acres/234 single family units	Under review	NA
Zinfandel Ridge	RR: 2.28	1 unit/acre 365 acres/365 single family homes	Approved 2011; LAFCO Annexation in 2012	Building permits began being issued in during the 5th Cycle. The subdivision is not yet built out.
Shenandoah Ridge	RR: 2.28	0.9 unit/acre 147 acres/137 single family homes	Approved 2011; LAFCO Annexation in 2012	Building permits began being issued during the 5th Cycle. The subdivision is not yet built out.
City of Sutter Creek				
Gold Rush Ranch	R-1(PD): 4-8 units/acre R-1: 4.36 to 6.54 units per acre R-4: 17.44 to 32.70 units per acre MU: 17.44 to 32.70 units per acre	Single Family Component 2.61 units per acre (347.06 residential acres/1,304 residential units) Multifamily Component 13.0 units per acre (2.3 acres/30 units)	Approved in 2010 Development Agreement ended in 2017	None requested Development Agreement ended and project applicant did not request to extend Applicant currently discussing implementation, no application submitted to date.
Powder House Estates 018-140-003, -004, and 018-092-008	R-1: 6 du/ac	0.9 du/ac (43 units/46.2 acres)	Tentative Map approval: 4/23/16 TM Expired 4/23/2018	NA
Broadmeadows Estates (TPM, GP amendment, annexation, pre-zone)	R-1: 6 du/ac	2.8 du/ac (10 units/3.6 acres)	TPM application submittal in process pending CEQA	NA

Table III-3: Allowed vs. Approved/Built Densities				
Project	**Allowed Densities**	**Approved/Built Densities**	**Entitlement Approval**	**Building Permits**
Panner Creek Estates (TPM, GP/zoning amendment,	R-L: 2 du/ac	1.11 du/ac (37 units/33.25 ac)	TPM application submittal in process pending CEQA and revised application map	NA
Gold Quartz Senior Assisted Living 018-331-005	C-2: 16-29 du/ac	31.4 du/ac (11 units/0.35 acre)	Approved: 8/14/2014	Building Permit issued 2/16/17. Complete
Pinewoods West Apartments	R-4: 29 units/ac	29.8 du/ac (64 units/2.15 acres)	Approved: 6/2016	Improvement plans approved in 2018 Building permits not yet requested
Danco Supportive Housing	R-4: 29 units/ac	22.3 du/ac (46 units/2.06 aces)	Complete application not yet submitted	NA

3. AFFORDABLE HOUSING DEVELOPMENT CONSTRAINTS

In addition to the constraints to market rate housing development discussed above, affordable housing projects face additional constraints. While there is a range of sites available for potential affordable housing projects, as well as projects that focus on special needs populations, there is very little financial assistance for the development of affordable housing.

Multiple funding sources are needed to construct an affordable housing project, since substantial subsidies are required to make the units affordable to extremely low, very low, and low-income households. It is not unusual to see 5 or more financing sources required to make a project financially feasible. Each of these sources may have different requirements and application deadlines, and some sources may require that the project has already successfully secured financing commitments. Since financing is so critical and is also generally competitive, organizations and agencies that provide funding often can effectively dictate the type and sizes of projects. Thus, in some years senior housing may be favored by financing programs, while in other years family housing may be preferred. Target income levels can also vary from year to year.

This situation has worsened in recent years. Federal and state funding has decreased and limited amounts of housing funds are available and the process to obtain funds is extremely competitive. Tax credits, often a fundamental source of funds for affordable housing, are no longer selling on a 1:1 basis. In other words, once a project has received authorization to sell a specified amount of tax credits to equity investors, the investors are no longer purchasing the credits at face value, but are purchasing them at a discount. (Tax credits are not worth as much to investors if their incomes have dropped.)

4. PRESERVATION OF AT-RISK UNITS

Government Code Section 65583(a)(8) requires that a housing element shall contain an analysis of existing assisted housing developments, which are defined as multifamily rental housing that receives governmental assistance, and identify any assisted housing developments that are eligible to change from lower-income housing uses during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. Assisted housing development means multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, State and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees.

The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from Lower-income use and the total number of elderly and non-elderly units that could be lost from the locality's Lower-income housing stock in each year during the ten-year period.

Units at risk of conversion are those that may have their subsidized contracts terminated ("opt out") or that may "prepay" the mortgage, thus terminating the rental restrictions that keep the unit affordable to lower income tenants. There are several reasons why the property owner may choose to convert a government-assisted unit to a market-rate unit, including a determination that the unit(s) can be operated more profitably as a market-rate development; difficulties in dealing with HUD oversight and changing program rules; the depletion of tax advantages available to the owner; and the desire to roll over the investment into a new property.

There are five affordable projects in the County, one located in Ione, three in Jackson, and one in Sutter Creek. All of the projects have received LIHTC assistance, and none have affordability restrictions that would expire within the 6th Cycle nor within the next 10 years. Should the County have any affordable units in the future, the County will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for future preservation of assisted housing developments. The County will work with not-for-profit housing providers to apply for affordable housing subsidies that may be available for this use, if necessary, in the future. Table III-4 identifies the project location, the subsidy source (Low-Income Housing Tax Credits), and the number of units.

Table III-4: Assisted Multifamily Housing

Project Name	LIHTC Project Number/Type of Funding	Placed in Service Date	Minimum Affordability Period*	Construction Type	Housing Type	Total Units	Low Income Units
Jose's Place Apartments 154 North Arroyo Seco, Ione	CA-2009-575 4% ARRA	01/17/11	01/16/41	Acquisition/Rehab	Senior	44	43
Jackson Cornerstone 1029 North Main Street, Jackson	CA-2003-185 9%	10/22/04	10/22/34	Acquisition/Rehab	Non Targeted	64	62
Kennedy Meadows Apartments 701 New York Ranch Road, Jackson	CA-2003-800 4%	08/17/05	08/17/35	New Construction	Large Family	56	55
Jackson Hills Apartments 300 New York Ranch Road, Jackson	CA-2009-610 9% ARRA	07/01/11	06/30/41	Acquisition/Rehab	At-Risk	86	80
Sutter Hill Place Apartments 451 Sutter Hill Road, Sutter Creek	CA-2006-814 4%	12/31/06	12/30/36	Acquisition/Rehab	Senior	44	43

**Minimum affordability period of 30 years for federal LIHTC shown in order to be conservative with the timing. Projects receiving State tax credits have a minimum affordability period of 55 years for California LIHTC.*

The cost of conserving assisted units is significantly less than the cost required to replace units through new construction. Conservation of assisted units generally requires rehabilitation of the aging structure and re-structuring the finances to maintain a low debt service and legally restrict rents. Construction costs, land prices and land availability are generally the limiting factors to development of affordable housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction.

B. INFRASTRUCTURE REQUIREMENTS AND CONSTRAINTS

Development of an expanded supply of housing, including affordable housing, requires water and sewer to serve each development. The majority of development to meet the RHNA countywide will include residential development served by community sewer and water services. Residential densities are limited in areas that require well and septic systems. The lack of adequate utility infrastructure systems, combined with other constraints such as the 100-year floodplain as discussed in

Section D below, in some communities inhibits multifamily housing projects at densities that accommodate lower income households.

This section provides general and jurisdiction-specific assessments of domestic water and wastewater capacity. The following provides an overview of the potable water and wastewater systems in the unincorporated areas of Amador County.

1. POTABLE WATER

Multiple water providers serve Amador County, as shown in Figure III-1. Individual water providers are described below.

a. Amador Water Agency

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). AWA retails potable and raw water to approximately 14,000 people for municipal, industrial, and irrigation uses, in addition to wholesaling water to other agencies. The water served by AWA is primarily sourced from the Mokelumne River, although a small portion of AWA's customers are served with groundwater. In 2015, AWA delivered 2,291 AF (Acre-Feet) of potable water to retail customers, 1,156 AF of potable water to wholesale customers, 292 AF of raw water to retail customers, and experienced 2,236 AF of raw and potable water loss. Most of this water was used by residential customers, with the remaining water going to commercial, industrial, and agricultural uses. The total amount of water served to customers over the next 25 years is expected to increase by approximately 100% as the population served by AWA is expected to increase to over 20,000 people by 2040 and as water demand returns to pre-drought levels.

AWA's 2020 Urban Water Management Plan (UWMP) projects a service population increase of 2,120 persons, from 2020 to 2040, resulting in a 2040 service population of approximately 40,651 persons. The 2020 UWMP identifies an increase of single family residential connections from 6,904 in 2020 to 7,821 by 2040 and an increase in multifamily residential connections (connections are per multifamily development, not per unit) from 38 to 43 by 2040. This increase in planned residential water supply service is more than adequate to accommodate the Countywide RHNA of 741 units. The 2020 UWMP demonstrates a supply surplus in both normal year supply and demand (UWMP Table 7-2) and in single and multiple dry year scenarios (UWMP Tables 7-3 and 7-4), indicating adequate supplies to serve more than twice the projected demand in all UWMP scenarios.

Through the Central Amador Water Project System (CAWP), AWA provides wholesale water to the communities of First Mace Meadow Water Association, Pine Grove CSD, and Rabb Park CSD and provides retail water to Mace Meadow 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 Coral, River View, Pine Park East, Gayla Manor, and Toma Lane.

Lake Camanche Village is a major subdivision in western Amador County. 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). La Mel Heights is a small development in the northern part of the county, and is served by AWA from one community well.

While AWA has adequate supplies, it has identified issues with reliable water treatment and water storage capacity at its Ione and Lake Tanner Water Treatment Plants (WTPs). The Water Master Plan Study, accepted January 28, 2021, addressed planned population growth, AWA supply commitments, and projected water demands, as well as capacity to serve growth. The 2021 Water Master Plan Study anticipates Countywide population growth from 38,745 to 45,655 persons from 2020 to 2030, which equates to approximately 2,915 households based on an average household size of 2.37. This planned growth rate is more than adequate to accommodate the Countywide RHNA from 2021-2029 (741 units). However, planned growth and system capacity to provide service do not align for AWA. The Tanner & Ione Water Treatment Plan Capacity Study, published in April 2022, documents system constraints and identifies improvements necessary to accommodate existing and future demand.

The Tanner WTP, which serves Amador City, Sutter Creek, the unincorporated area of Martell, and the wholesale customers of Jackson, Plymouth, and Drytown, is projected to have a maximum day demand of 5.92 million gallons per day (mgd) in 2040; however, it has several components (one offline clarifier and limitations on daily clarifier operation due to backwash controls, one offline filter and limitations on daily filter operation due to backwash controls, and velocities in the clearwell feed line) that limit the theoretical capacity to 5.0 mgd. Further, the field-tested reliable capacity of the Tanner WTP is 4.4 mgd, primarily due to backwash and process controls and limitations in the filtered water pump station and clearwell feed line. Lastly, AWA has 5.74 MGD of existing supply commitments (this includes properties with "will-serve" commitments) that it must accommodate.

The Ione WTP, which serves the City of Ione and the Mule Creek Prison, is projected to have a maximum day demand of 5.56 mgd in 2040; however, it has more significant capacity restrictions than the Tanner WTP. The Ione WTP has several components (including the clarifier, flocculator, filter, and winter clearwell) that limit the theoretical capacity to 2.8 to 5.0 mgd, with the clarifier being the most limiting component. Further, the field-tested reliable capacity of the Ione WTP is 2.07 mgd, primarily due to the flocculator clarifier and filter. The Ione WTP is also limited by lack of area to expand the WTP at its site. Lastly, AWA has 4.3 mgd of existing supply commitments (this includes properties with "will-serve" commitments) that it must accommodate via the Ione WTP.

It is noted that a portion of the remaining capacity at AWA's Ione and Lake Tanner WTPs is allocated to areas that AWA has "will serve" contracts with and such projects are anticipated to be accommodated. However, development projects that are not located on sites with a "will serve" commitment from AWA. AWA has not identified how much of the projected 2030 and 2040 demand is anticipated to occur on sites with "will-serve" commitments and how much additional capacity is necessary to serve anticipated development that does not have "will-serve" commitments. These capacity issues are anticipated to primarily affect growth in Amador City, Ione, Plymouth, and Sutter Creek. AWA has identified water improvements necessary to address deficiencies. These improvements total $101.8 million dollars for the Tanner WTP and $109.8 to $120.3 million dollars for the Ione WTP, with improvements planned for 5-year periods from 2021 through 2040.Coordination with AWA is needed to identify specific areas/projects that AWA plans to serve within each jurisdiction and ensuring that improvements to AWA's WTPs include improvements necessary to serve the RHNA with the consideration that a portion of the RHNA will be accommodated on sites where the property owner/developer does not currently have a "will serve" letter with AWA.

As shown in Figure III-1, the inventory of residential sites discussed in Chapter IV includes sites within the community services districts serving select unincorporated County areas and Amador Water Agency service areas.

b. Fiddletown CSD

Fiddletown Community Services District (FCSD) was formed on September 10, 1969, as an independent special district. FCSD was formed to supply water for any beneficial uses, in the same manner as a municipal water district, including the powers to acquire, control, distribute, store, treat, purify, recycle, recapture, and salvage any water, including sewage and storm waters. Other powers include undertaking a water conservation program and selling and delivering water.

FCSD provides water service within its bounds to 68 connections, with a majority of connections concentrated in the western portion of the District. FCSD's water services are available to all of its boundary area, with some undeveloped and/or unserved parcels within its boundary. Thirteen parcels have rights to connect for water service based on District listings. FCSD owns, operates, and maintains a domestic water well and distribution system directly, with part-time district staff. FCSD does not produce or use recycled water, and does not practice conjunctive use. FCSD recently approved regulations to allow private wells on properties within FCSD, subject to certain restrictions, and may have other adopted regulatory policies.

Key water service infrastructure includes a well, two storage tanks and 1.25 miles of distribution pipeline. FCSD relies entirely on groundwater for water service. All water is pumped from a single well, treated with chlorine, and stored in the two storage tanks. The well, installed at the end of 2006, is in excellent condition and has a pumping capacity of 120 Gallons per Minute (gpm). In 2017, a long-term project was completed with a USDA loan, providing replacement of FCSD's old tank with two new storage tanks, increasing the storage capacity to 60,000 gallons. This project was funded by a USDA Rural Development Grant

and Loan combination of $500,000. The water rates were increased gradually over two years to fund the loan repayment to the USDA. The increased water storage helps with maintenance, reliability, fire protection and available water during emergencies or power outages.

In the event of emergencies, FCSD would rely on the short-term stored water reserves, which would last approximately two days based on FCSD's average daily use.

Historically, FCSD has had problems with total coliform bacteria, lead and copper, natural radioactivity, nitrates and nitrites, as well as others, as reported by County Environmental Health Department. The well, installed in 2006, and tank infrastructure, installed in 2017, has resolved these issues.

FCSD reported that service demand has been constant in recent years, consistent with limited growth in the area. There have been no new water connections in the last five years. FCSD replaced the ageing water storage tank in 2017 with two new stainless steel tanks, doubling the water storage capacity to 60,000 gallons. FCSD's supply is adequate to serve the 13 parcels with rights to connect for water service and is available to serve the inventory of sites identified within FCSD in Chapter IV.

c. Pine Grove CSD

Pine Grove Community Services District (PGCSD) was formed on November 19, 1965, as an independent special district. PGCSD was formed to provide "domestic and commercial supply of water, and fire protection facilities, including hydrants." In 1994, PGCSD was annexed to Amador Fire Protection District (AFPD) and service was transferred to AFPD.

PGCSD purchases treated water from AWA through the CAWP and distributes it to residential and commercial users. PGCSD does not provide water treatment services. PGCSD provides necessary maintenance and operation of the water distribution system directly through its part-time water manager. PGCSD does not produce or use recycled water, and does not practice conjunctive use. The District is a member of California Special Districts Association (CSDA) and California Rural Water Association (CRWA).

Key infrastructure includes the PGCSD's office, three storage tanks, 11 miles of distribution pipeline, and a well. PGCSD purchases treated surface water from Tiger Creek Reservoir from AWA. The water is treated at AWA's Buckhorn Treatment Plant, passes through the CAWP transmission pipeline, and fills the three storage tanks serving the District. As noted in the AWA UWMP, approximately 192.21 AF of water is sold to PGCSD.

PGCSD is not aware of any constraints on the amount that AWA will supply to the District for service within its current boundaries. During times of water shortage, AWA has the prerogative to ration water to PGCSD; however, that has never occurred. PGCSD must apply to AWA for a commitment to serve additional connections outside of bounds. PGCSD reported that water purchased from AWA is generally of excellent quality and there have been no contaminant issues. PGCSD uses groundwater for non-potable uses. PGCSD maintains a single well at the district office. The well is used primarily to fill the AFPD water tender and to provide bulk water to developers for construction sites. The well was built prior to 1960, but was refurbished in 2018 and is in good condition, as identified by PGCSD. Well water will also be extended to the park and the Pine Grove Cemetery to reduce use of treated water in these landscape applications. PGCSD reports that water purchased from AWA is generally of excellent quality and there have been no contaminate issues. The 2020 Annual Consumer Confidence Report indicates that Pine Grove Community Service District met all standards.

PGCSD owns and maintains 3 storage tanks. In the event of emergencies or when the new tank needs to be off-line temporarily for cleaning or repairs, PGCSD is able to pull water directly from the CAWP system. The distribution system consists of 11 miles of PVC (65%) and asbestos-cement (35%) pipes. The Amador Department of Public Health identified the pipes as being in generally good condition; however, PGCSD reported that the pipes are undersized with four to six-inch mains in some areas and in need of replacement with eight to 12-inch pipes. PGCSD lacks funding to replace all of its undersized pipes; consequently, replacement is done on an as-needed basis. PGCSD is undergoing regular upgrading and upsizing of the existing pipelines. The District identified a challenge maintaining sufficient pressure for fire flow and is in the process of

identifying options to maintain the ISO recommended flow of 1,000 gpm for residential areas and 1,500 to 2,000 gpm in commercial areas. The most recent inspection and report by the State Water Resources Control Board (SWRCB) on file with the Amador County Environmental Management Department is dated June 2, 2017. The report notes that the tanks and distribution system appear to be well maintained and all chemical monitoring is up to date. The water system is noted to be in good condition.

As discussed above, AWA's UWMP demonstrated adequate planned water supply to accommodate the RHNA and it is anticipated PGCSD will have adequate water supply to serve residential development consistent with the RHNA and inventory of sites associated with Pine Grove CSD as discussed in Chapter IV during the 6th Cycle.

d. River Pines Public Utility District

River Pines Public Utility District (PUD) provides treated surface and groundwater to its users. There are approximately 219 water connections within River Pines PUD bounds. The estimated population within River Pines PUD service area is 504. The District's population density is 3,877 per square mile, compared to the countywide density of 64. River Pines PUD reported that service demand had been stable in recent years. The number of connections has increased by 19 (10 percent) since 2008.

The groundwater source is a shallow, fractured rock aquifer underlying the River Pines community. Groundwater is extracted at two wells (Well No. 2 and Well No. 6-R). Well No. 2 has a yield of 35 gpm and does not satisfy District demand alone when Cosumnes River water is unavailable. Well No. 6-R yields 60 gpm. The groundwater at Well No. 6-R is classified as groundwater under the direct influence of surface water. Safe annual yield is unknown, as water production records are poor quality and no hydrogeological studies have been conducted in the last two decades. Groundwater quality at one of the wells (Well 6-R) is subject to microbiological contamination associated with coliform. River Pines PUD diverts surface water from the South Fork Cosumnes River, which flows through the east part of the community. River Pines PUD holds water rights to divert up to 126.4 AF from the South Fork Cosumnes River for municipal purposes, and may divert at a maximum rate of 0.204 cubic feet per second (cfs). River Pines PUD's water right requires it to maintain a minimum instream flow of 15 gpm; however, during the dry season, the South Fork Cosumnes River may run dry. In addition, River Pines PUD has rights to divert an additional 3 AF in water from the same source for recreational use during the summer months. River Pines PUD has another 15 AF in water rights from Slate Creek, a tributary to the south fork of the Cosumnes River, which may be used year-round for domestic purposes, although this water is currently not used. River Pines PUD's storage facilities have a capacity of less than a day's water demand, and its distribution system is in need of maintenance and improvements. Future growth is expected to be limited, because there are only a few undeveloped properties within the River Pines PUD boundaries. There are planned construction projects and River Pines PUD is currently in process of submitting its grant application for the new distribution system. This project will give 275,000 gallons of water storage, all new distribution lines, new meters, fire hydrants, pressure reducer valves, isolation valves for repair work and is anticipated to be completed within the next four years.

The 2020 Annual Consumer Confidence Report indicates that River Pines PUD met all standards.

River Pines PUD is not interested in expanding its service area, indicating that, absent grant funding for the new system, current facilities are probably not adequate for serving the maximum customer base, the cost to connect may be prohibitively expensive, and financial reserves are minimal. River Pines PUD intends to annex those properties outside the boundaries that are currently receiving service. With the planned upgrades to the distribution system, it is anticipated that River Pines PUD will have adequate capacity to serve the inventory of sites within its service area as discussed in Chapter IV during the 6th Cycle.

e. Drytown County Water District

Drytown County Water District (DCWD) serves the community of Drytown. There are 63 residential water connections served by DCWD, and two commercial connections. Service is in place within and outside of the district boundaries. The number of water connections has increased by two connections with one additional connection about to be installed. The estimated population within District bounds is 136. 6 The District's population density is 578 per square mile, compared to the countywide overall density of 64. DCWD expects to serve up to 69 new connections in two proposed subdivisions, the St. Elizabeth

subdivision and the Thomas Estate. The St. Elizabeth subdivision was originally planned to add 11 new connections to the District's water system, but was reduced to nine parcels. Much of this subdivision area is outside DCWD boundaries. The Thomas Estate, 18.84 acres, is partially within the District's bounds and will require annexation if developed.

DCWD obtains treated surface water from AWA, and operates infrastructure, including a water tank and distribution system. Because DCWD obtains all its water from AWA, any new connections would require confirmation of capacity for service from AWA. Although DCWD's water tank is reportedly in excellent condition, its distribution network is estimated to lose approximately 20% of its water to leaks, and is in need of improvement. DCWD reports that water purchased from AWA is generally of excellent quality and there have been no contaminate issues. The 2020 Annual Consumer Confidence Report indicates that DCWD met all standards. As discussed above, AWA's UWMP demonstrated adequate planned water supply to accommodate the RHNA and it is anticipated DCWD will have adequate water supply to serve residential development consistent with the RHNA and inventory of sites associated with DCWD, including the planned development in the St. Elizabeth subdivision and Thomas Estate, in Chapter IV during the 6th Cycle.

f. Kirkwood Meadows Public Utility District

Kirkwood Meadows PUD provides domestic and irrigation water services to 848 active water connections, of which 663 are residential, 45 are commercial, and 178 are irrigation (residential and agricultural). KMPUD receives its water supply entirely from groundwater wells. Kirkwood Meadows PUD owns and maintains four wells that pump water from an unclassified aquifer. The wells have a combined capacity of 225 gpm. In 2007, Kirkwood Meadows PUD pumped a total of 23.95 mgd of groundwater with a maximum day flow of 0.1 mgd. Kirkwood Meadows PUD reports that water purchased from AWA is generally of excellent quality and there have been no contaminate issues. The 2020 Annual Consumer Confidence Report indicates that Kirkwood Meadows PUD met all standards.

The Kirkwood Meadows PUD owns, operates and maintains the water system serving the community of Kirkwood, which serves a total of 867 water connections, consisting of 648 residential connections, 51 commercial connections, and 168 irrigation connections. The Kirkwood Meadows PUD's domestic water is supplied by four groundwater wells located throughout the Kirkwood Valley, with a combined capacity of 225 gallons per minute or 324,000 gallons per day. The system includes two storage tanks with a capacity of 950,000 gallons, and the distribution system consists of approximately five miles of pipelines ranging from six to ten inches in diameter[3][4].

In 2014, Amador Local Agency Formation Commission performed a Municipal Services Review (MSR) for Kirkwood Meadows PUD. The MSR identified a remaining capacity of 699 units and did not identify any water supply deficiencies for meeting projected demand.[5] Total water demand for the Kirkwood Meadows PUD varies from 11 to 15 million gallons per year at the current 50 percent build-out of the community, or approximately 1,412 equivalent dwelling units. At full buildout, the Services Capacity Analysis completed in 2014 predicts the Kirkwood Meadows PUD will have a deficit of 217,400 gallons per (peak) day. While water supply will need to be addressed for full buildout, it is not anticipated that capacity will be an issue in meeting the County's RHNA that can be accommodated within Kirkwood, which includes the sites identified in Chapter IV. Kirkwood Meadows PUD is undertaking a hydrology study, investigating a potential new potable water well, is performing distribution system improvements, and is planning to install an 800,000-gallon water storage tank, to meet build-out needs.[7]

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3 Kirkwood Meadows PUD. 2019. 2018-2019 Annual Report. Available at: https://www.kmpud.com/wp-content/uploads/Annual-Report-2018-2019-FINAL-111919-2.pdf

4 Utility Service Provider Questionnaire. Kirkwood Meadows PUD. November 2021.

5 Amador Municipal Services Review Final. Amador Local Agency Formation Commission. May 22, 2014

g. Volcano Community Services District

Volcano CSD provides groundwater to 67 water connections, four of which are considered double meters due to the number of buildings on the property. Therefore, the District effectively serves 71 water connections, of which 14 supply commercial facilities and four supply residential customers outside district bounds. The estimated population within district bounds is 156.

The water source is groundwater under the influence of surface water from the Cleveland Tunnel, an inactive mine tunnel, and the back-up water source is groundwater wells with relatively low yields. The Cleveland Tunnel is considered groundwater under the influence of surface water. Volcano CSD claimed rights to divert 57 gpm from the Cleveland Tunnel in 2002 as a pre-1914 appropriative water right. The source yield is rated at 70 gpm in the Volcano CSD's permit, but only 43 gpm by a 2006 water supply study completed for Volcano CSD. Volcano CSD also operates two wells; the wells have a combined yield of 6 gpm presently; by comparison, peak demand has reached 29 gpm. Volcano CSD also operates a water treatment plant with a rated capacity of 53 gpm, although its 2006 supply study describes its capacity as 36 gpm due to operational considerations. Volcano CSD reports that water purchased from AWA is generally of excellent quality and there have been no contaminate issues. The 2020 Annual Consumer Confidence Report indicates that Volcano CSD met all standards.

Volcano CSD has a moratorium on new connections pending the outcome of a water supply study. Until completion of the water supply study, the Volcano CSD and the Amador County LAFCO cannot ascertain the adequacy and capacity of water services. Volcano CSD's primary water source yield has declined over the years, and groundwater wells in the area have low yields. Volcano CSD reported they have been conducting an evaluation of safe yield of its water sources since 2008. There are potentially water treatment plant needs, including upgrade of the filtration system, to be addressed upon completion of the water supply study. The Volcano CSD is not anticipated to accommodate development during the 6th Cycle.

h. Rabb Park Community Services District

Rabb Park CSD reported that service demand increased with development from 50 homes at formation in 1973 to 107 in 2008. Rabb Park CSD reported there have been no further developments since 2008 and therefore service demand has not been affected.

The Rabb Park CSD area is supplied retail water through AWA. The water is treated at AWA's Buckhorn Treatment Plant, passes through the CAWP transmission pipeline and fills the two storage tanks serving Volcano CSD. AWA is generally of excellent quality and there have been no contaminant issues. The 2020 Annual Consumer Confidence Report indicates that met all standards.

Future growth is expected to be limited, as there are no proposed or planned development projects within the Rabb Park CSD. There are approximately 30 undeveloped lots within the Rabb Park CSD; the Rabb Park CSD has confirmed it has the service capacity to add one to three additional connections annually which would result in a total of up to 8 to 24 units added to its service area during the 6th Cycle.

i. East Bay Municipal Utility District

EBMUD operates the Pardee and Camanche Reservoirs as water sources for its service area in Alameda and Contra Costa counties. EBMUD also provides groundwater to residents and visitors to the Camanche North Shore area from two groundwater wells, with a third well currently not in operation. This area encompasses approximately 105 acres and an aggregate total of 600 residential units and 35,000 sq. ft. of commercial and service uses. EBMUD plans to build a joint surface-water treatment plant with AWA and the Calaveras County Water District to phase out this groundwater use because of concerns about groundwater quality and basin overdraft. Additional residential growth anticipated in this northern area in the next several years will fall outside of EBMUD-owned lands and largely outside the Mokelumne drainage. With approval from the respective counties, subdivisions and other uses could be developed in the rural areas around the Mokelumne Watershed. EBMUD reported that additional growth would not affect service demand in Amador County. EBMUD reports that water is generally of excellent quality and there have been no contaminate issues. The 2020 Annual Consumer Confidence Report indicates that EBMUD met all standards.

2. WASTEWATER AND SEPTIC SYSTEMS

There are a variety of wastewater systems that currently serve the communities of Amador County, including on-site wastewater treatment systems (OWTS) and community or municipal wastewater systems. Wastewater providers serving Amador County are shown in Figure III-2. Community and municipal systems are more desirable than private systems for larger residential developments as they allow lower per unit cost, the use of advanced technologies that attain a higher level of treatment, more control over desired locations and types of development, and more site planning flexibility.

Community wastewater conveyance and treatment in Amador County is provided by AWA (which administers multiple community wastewater systems), the City of Ione, the City of Plymouth, the City of Jackson, the City of Sutter Creek, Amador Regional Sanitation Authority, which is a joint powers authority comprised of the City of Sutter Creek, Amador City, and Amador County, Kirkwood PUD, and FCSD. Development within each city and within the service area of community wastewater treatment systems is generally required to be served by the associated wastewater system. Figure III-2 identifies the wastewater agencies serving Amador County.

a. Onsite Wastewater Treatment Systems

Development located outside of the boundaries of each city and outside a community wastewater treatment system service area is anticipated to be served. All OWTS must comply with the County's Local Area Management Program (LAMP) dated September 21, 2021 and approved by the California Regional Water Quality Control Board, Central Valley Region (Regional Water Board (Regional Water Board) on February 17, 2022.

OWTS are a common method of wastewater disposal, particularly in unincorporated Amador County. OWTS are designed to provide partial treatment of the sewage, with disposal to a subsurface disposal field so contaminants do not reach groundwater or streams. In Amador County, land divisions and discretionary projects enabling an OWTS must not exceed a density of a single family dwelling and second unit per 5 acres, unless the wastewater loading is demonstrated to not conflict with applicable salt and nutrient management requirements.

Subdivisions may propose density averaging, provided that the subdivision would not create parcels less than 2 acres in size served by private wells and OWTS. Parcels ranging from 1 acre to less than 5 acres may be served by an OWTS that meets the siting and design criteria and water supply is provided by a public water system. Subdivisions may not create parcels less than 40,000 square feet unless served by a sanitary sewer and a public water system. Private septic systems, if installed properly, provide an efficient and reliable method of sewage disposal.

b. Amador Water Agency

In addition to serving raw and potable water, AWA provides wastewater collection and treatment services. The volume of wastewater collected and treated within AWA's service area in 2015 was 1,696 AF. Approximately one-third of this wastewater is recycled for use at local golf courses, while the rest is treated and discharged by AWA or other wastewater treatment agencies in the area.

AWA currently owns, operates and maintains eleven geographically separate wastewater management systems throughout Amador County including Eagles Nest, Surrey Junction, Wildwood Estates, Gayla Manor, Jackson Pines, Fairway Pines, Pine Grove, Viewpoint, Tiger Creek Estates, Lake Camanche Village, and Martell improvement districts. As shown in Figure III-1, the inventory of sites anticipates units within AWA's service areas.

AWA's Wastewater Master Plan Study plans for improvements needed to its wastewater management systems, which all have average daily flows below their peak daily flow capacity.

AWA assumes an average daily flow of 200 gpd for new residential development; this is a conservative assumption well in excess of its realized residential wastewater generation which ranges from 40 to 177 gpd per dwelling unit and averages 128 gpd per dwelling unit systemwide (AWA Wastewater Master Plan Study, Table 4.8). AWA has planned for additional residential growth at each of its wastewater facilities, except Gayla Manor and Lake Camanche. AWA has had a moratorium on new

wastewater connections served by the Lake Camanche WWTP since 2005 due to insufficient capacity. AWA's Wastewater Master Plan Study anticipates 5 additional active connections at Eagles Nest, 3 at Surrey Junction, 8 at Wildwood Estates, 3 at Viewpoint, 166 at Fairway Pines/Mace Meadows, 4 at Jackson Pines, 134 at Pine Grove, 3 at Tiger Creek Estates, 86 at Camanche, and 1,272 at Martell. This planned growth is more than adequate to accommodate the RHNA for the unincorporated County.

c. Amador Regional Sanitation Authority

Amador Regional Sanitation Authority (ARSA) is a joint powers authority comprised of the City of Sutter Creek, Amador City, and Amador County. ARSA provides for the Sutter Creek wastewater treatment plant (WWTP) to collect and treat wastewater from Amador City, the City of Sutter Creek, and Martell. ARSA then provides for the distribution of treated wastewater from the Sutter Creek WWTP to either the City of Ione's tertiary treatment plant (Castle Oaks Reclamation Plant), or to the City of Ione's secondary treatment plant (ponds).

d. City of Amador City

The City of Amador City provides wastewater collection within the City limits and partially treats wastewater before pumping effluent to Sutter Creek for treatment. Amador City's wastewater collection system consists of approximately 10,000 feet of six inch gravity sewer lines, which were installed in the mid 1970's. The sewer lines make three stream crossings of Amador Creek; at this point, the lines are elevated above the 100-year flood level. The last sewer line segment prior to the equalization basin has a maximum capacity of approximately 224 gpm. The highest peak flow for the system was in January 1997 at 53,000 gpd. The City has instituted improvements to manage wet weather flows to ensure peak

The Amador City WWTP, operating under Order No. R5-2002-0224 issued by the Regional Water Board, receives domestic wastewater from approximately 82 residential connections. Amador City's most recent report of waste discharge identifies an average dry weather flow of approximately 24,000 gallons per day (gpd), with the highest peak flow of 53,000 gpd in January 1997. The Amador City WWTP is permitted for an average monthly flow of 50,000 gpd. Wastewater treatment processes include an influent bar screen, followed by aeration and clarification in a 4-6 inch thick concrete lined equalization basin. The total storage capacity of the equalization basin, with two feet of freeboard, is approximately 335,000 gallons.

Following treatment at the Amador City WWTP, effluent is exported to the City of Sutter Creek's WWTP via an effluent pump station and force main. The maximum capacity of the force main line between Amador City and Sutter Creek is approximately 125,000 gpd. Amador City's agreement with the City of Sutter Creek allows up to 39,000 gpd of wastewater to be discharged to the Sutter Creek WWTP, this is well below the average flow of the Amador City WWTP.

Based on the City's existing service levels, 82 residential connections represent an average of 289 gpd apiece per day [average dry weather flow of 24,000 divided by 83]. It is anticipated that the average flow per unit is less, when accounting for the demand associated with commercial, recreational, and other uses in the community. Based on the average daily demand, the 5 RHNA units from the 6th Cycle and the 2 carryover units from the 5th Cycle would generate an average of approximately 2,023 gpd, which is well within the City's permitted average flow.

e. City of Ione

The City WWTP operates under Waste Discharge Requirements Order No. R5-2013-0022 issued by the Regional Water Board, as amended by R5-2014-0166, which provides for an average dry weather flow (ADWF) of 0.50 mgd of influent and can be increased by the Regional Water Board Executive Officer to 0.52 mgd upon approval of the 2020 Capacity Expansion Report. The City's ADWF was 0.447 mgd as of 2011. The City's compliance strategy includes reducing the hydraulic loading to the percolation ponds by developing recycled water uses through the agronomic irrigation of four parcels) in a two-phase compliance project. The City has completed work to line ponds 1-3 and is addressing Cleanup and Abatement Order R5-2019-0701 associated with the removal of biosolids. The City's current ADWF is close to permitted capacity. The City is in the process of determining remaining capacity.

f. City of Jackson

In 2018, the City's wastewater system served 2,511 dwelling units and 256 commercial accounts. The City's WWTP has a design capacity of 0.71 MGD; however, RWQCB Order XX limits the capacity to 0.43 MGD. The City has worked with the Regional Water Quality Control Board to remove the capacity limitation. The Regional Water Quality Control Board has issued a Tentative Order increasing the City's WWTP capacity to 0.71 MGD. This increase in capacity would accommodate approximately 1,866 dwelling units based on the City's estimated winter month generation rate for residential units (140 to 150 gpd) and is more than adequate to accommodate the RHNA.

g. City of Plymouth

The Plymouth General Plan Update identified a WWTP permitted capacity of 0.17 mgd, with average annual flows of approximately 0.126 mgd. Based on an average daily wastewater generation rate of 150 gpd per household, the remaining capacity will accommodate approximately 293 units and is more than adequate to accommodate the RHNA.

h. City of Sutter Creek

The Sutter Creek WWTP treats domestic wastewater from the City of Sutter Creek, Amador City, and the Martell area, and discharges secondary effluent to ARSA for disposal. The WWTP currently has a permitted ADWF capacity of 0.48 MGD, with an average ADWF of 0.273 MGD from 2012 through 2016 with a general decline in ADWF noted during the 2012-2016 time period. Based on the City's average reported water usage of 131 gpd per dwelling unit, the remaining capacity would accommodate approximately 1,680 dwelling units which exceeds the City's RHNA, as well as Amador City's RHNA and Countywide RHNA units anticipated in the unincorporated Martell area.

i. Fiddletown CSD

On June 14, 2016, FCSD submitted an application to Amador County Environmental Health and received a waiver of the secondary standards for iron manganese, color, and turbidity. The application was submitted following a survey of residents and in accordance with Section 64449.2 of Title 22 of California Code of Regulations. A nine-year waiver was approved by the Environmental Health Department on June 15, 2016. FCSD hopes to eventually install a filtration system that will allow it to meet these standards, but has not identified a funding plan to do so. During EHD's most recent inspection, no monitoring violations were identified

While the community of Fiddletown relies primarily on individual septic systems for wastewater disposal, FCSD serves certain parcels along Dry Creek and parcels too small for a contained onsite septic system drain through a collection system into a community leach field. FCSD wastewater service infrastructure includes the community leach field and 1.5 miles of PVC collection pipelines. The system was designed for a maximum of 78 parcels.

There are 47 wastewater connections and an additional 13 parcels have rights to connect in the future. The community leach field system located within FCSD bounds, previously owned by the County, was transferred to Fiddletown CSD in late 2010 following completion of the annexation of parcels receiving service. The leach field system includes wastewater collection and disposal services. FCSD maintains the leach field system and reported that no improvements have been needed or made to it since the transfer.

Property owners are responsible for the maintenance of the individual onsite septic systems, which provide a majority of the treatment process. The septic systems then connect to the community collection system.

FCSD has completed most of the required and recommended repairs identified in the 2008 MSR. Two remaining issues include replacement of monitoring devices for the groundwater to verify no adverse impacts and placement of posts to facilitate locating inspection pipes. FCSD states that the monitor devices are not working and it does plan to replace them. In the 2008 MSR, it was reported that there is a monitoring well network to ensure protection of nearby surface and subsurface waters; however, FCSD believes that no monitoring has been done. There are no known defects in the sewer system. However, there have been routine breaks and repairs made in the line system that runs through town. FCSD is in the process of performing an assessment of the collection system to identify specific needs.

j. Kirkwood Meadows PUD

As previously stated, the Kirkwood Meadows PUD provides sanitary wastewater collection, treatment and disposal for the community of Kirkwood. The Kirkwood Meadows PUD's wastewater collection system consists of approximately 8.3 miles of 6-inch gravity flow wastewater collection lines and approximately 3,600 feet of 8-inch force main sewer lines. Two lift stations transfer the wastewater to the Wastewater Treatment Plant (WWTP) which treats and then discharges the wastewater to effluent absorption beds. The WWTP is permitted under the jurisdiction of the Regional Water Quality Control Board under Waste Discharge Requirements (WDR) Order No. R5-2007-0125.

The WWTP has a monthly average design capacity of 0.19 mgd, with a peak flow design capacity of 0.27 mgd. From Fiscal Years 2017/18 through 2020/21, the WWTP has seen average annual flows of over 18 million gallons, or over 50,000 gallons per day. Peak month average daily flows over this period are over 90,000 gallons per day, with the highest flows occurring in the late winter/early spring during the period of seasonal snowmelt. When the WWTP was upgraded in 2011, the permit was not similarly updated to reflect actual disposal capacity which presents a permitted, versus actual, limitation in treatment capacity. Therefore, the District may not have sufficient permitted treatment capacity to serve build-out. Treated effluent is pumped into eight subsurface leachfields. The leachfields can dispose of a monthly average flow of .19 mgd and a peak daily flow of .43 gpd. According to the RWQCB, the system has sufficient disposal capacity to provide services given the current flows[6,7].

Between July 2018 to June 2019, numerous components failed at the WWTP and required repair or replacement. These included multiple repairs of the centrifuge, valving, and the WWTP control system. The current plant is over 40 years old and much of the equipment has reached the end of its useful life. Recognizing this, the Kirkwood Meadows PUD completed a WWTP Feasibility Study and Preliminary Engineering Report that investigated repair, rehabilitation, and possible replacement of the WWTP, its equipment, and processes. The associated WWTP repair and rehabilitation project is scheduled to commence in 2022 and be completed by 2025.[13]

At just over half of design capacity, the Kirkwood Meadows PUD, including the WWTP, has remaining capacity to accommodate additional growth and is anticipated to have adequate capacity to accommodate the portion of the County's RHNA anticipated for the Kirkwood Meadows PUD service area.

3. DRY UTILITIES

Dry utilities, including electricity, natural gas, and telephone service, are available to all of Amador County's unincorporated communities. The extension of power and natural gas to service new residential development has not been identified as a constraint. Electricity and natural gas service is provided by Pacific Gas & Electric (PG&E) . Propane is supplied by a variety of independent distributors operating out of the Central California and Sacramento Valley areas, as well as from private companies in Amador County such as Kamps Propane in Pioneer. HughesNet, Volcano, and AT&T provides telephone service to unincorporated Amador County. All of the sites identified in Table IV-4, Lower Income Sites, are adjacent to or in the immediate vicinity of electricity, natural gas, and telephone service. While broadband internet service is provided by multiple wireline providers including AT&T of California, Comcast, and Verizon and multiple fixed wireless providers there are locations within the County where broadband service has been reported to be unreliable or not fast enough.

4. SITE AND ROADWAY IMPROVEMENTS

The County, and the municipal jurisdictions within the county, require that developers complete certain minimum site improvements in conjunction with new housing development. Water, sewer, drainage, police, fire, parks, schools, and

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6 Amador LAFCo. 2014. Amador County Municipal Services Review [Chapter 18, Kirkwood Meadows PUD]. Available at: https://www.amadorgov.org/home/showpublisheddocument/19680/635520052416470000

7 Utility Service Provider Questionnaire. Kirkwood Meadows PUD. November 2021.

transportation will require improvements in capacity to treat and distribute water, to treat sewage, to handle run-off, and to provide sufficient space and capacity for recreation, public safety, education, and movement of people and goods. Required improvements include the construction of streets, curbs, gutters, and sidewalks and, where necessary, the installation of water mains, fire hydrants, sewer mains, storm drainage mains, and street lights. These standards are typical of many communities and do not adversely affect the provision of affordable housing in Amador County and the municipal jurisdictions within the county. However, whenever the developer advances the costs for improvements not located on the development project, which are required as a condition of such development project, the developer shall be entitled to reimbursement for that part of the required improvement which contains supplemental size, capacity, number or length for the benefit of property not within the development project. In each case, the cost of expansion most likely will be financed through development fees, exactions, assessment districts, or some combination of these.

The Amador County General Plan Circulation Element Diagram depicts the proposed circulation system to support existing, approved and planned development in unincorporated Amador County. The circulation system for Amador County is shown using a set of roadway classifications, developed to guide the County's long range transportation planning and programming. The following describes the classification of the County roadway system in the unincorporated area.

- Arterial Roadway -- Link cities and larger towns (and other traffic generators, such as major resort areas) and form an integrated network of arterial highways providing interstate and intercounty service. Examples include State Route 16, State Route 26, State Route 49, State Route 88, State Route 104 (from SR 88 to County line), and State Route 124.

- Major Collectors-- Generally serve intracounty travel rather than statewide travel with shorter routes and travel distances than arterials. Examples include Argonaut Lane, Buena Vista Road, Camanche Road, Climax Road, Fiddletown Road, Industry Blvd., Jackson Gate Road, Jackson Valley Road (From Camanche Rd to Buena Vista), Latrobe Road, Martell Road, Michigan Bar Road, New York Ranch Road, Old Highway 49, Prospect Drive Ridge Road, Shakeridge Road, Shenandoah Road, Sutter Creek Road (from Sutter Creek city limits to Pine Gulch Road), Tabeaud Road (from Clinton Bar Rd. to SR 88), and Wicklow Way.

- Minor Collectors-- Serve adjacent and nearby communities with shorter routes and travel distances than major collectors. Examples include Buckhorn Ridge Road, Bunker Hill Road (portion), Camanche Parkway North (portion), Cedar Heights Drive (off Silver Drive), Charleston Road, China Graveyard Road, Clinton Road, Coal Mine Road, Consolation Street, (Volcano), Curran Road, Defender Grade East School Street (Amador City), Five Mile Drive, Hale Road, Irishtown Road, Jackson Valley Road (portions), Kennedy Flat Road, Main Street (portion)- Volcano Mc Kenzie Drive (portion), Meadow Drive, New Chicago Road (portion), Old Ridge Road, Old Sacramento Road, Old Stockton Road, Pine Grove – Volcano Road, Pine Gulch Road, Pioneer Creek Road (portion), Pioneer Volcano Road (portion), Rams Horn Grade Silver Drive, (portion), Stony Creek Road, Sugar Pine Drive, Sutter Creek Road (east of Pine Gulch Rd), Sutter – Ione Road, Tabeaud Rd (Clinton Rd to Clinton Bar Rd), and Tiger Creek Road (portion). Minor collectors serving 400 to 1,000 vehicle trips per day require a minimum roadway width of 60 feet, with an improved roadbed width of 30.5 feet which includes a road surface (travel lanes) of 24 feet.

- Local Roads-- Provide access to adjacent properties and include travel lanes and gutters/storm drainage right-of-way in all areas. A minimum 50-foot roadway width is required in areas with less than 400 vehicle trips per day, with a minimum improved roadbed of 26.5 fee which includes a road surface (travel lanes) of 20 feet. Provide service to travel over relatively short distances as compared to higher order facilities.

Travel in Amador County is primarily automobile-oriented due to the rural nature of the local communities, low development densities, and limited options for using alternative modes of travel. Three state highways traverse Amador County: State Route (SR) 88, SR 49, SR 16, and SR 26. The Amador County 2020 Regional Transportation Improvement Program (RTP) identifies and prioritizes the transportation improvement project and programs that are required by the region, based on technical

analysis and input from the cities, county, and the Public. The Amador County Transportation Commission (ACTC) carries out the RTP's projects and programs.

City of Ione

State Routes 104 and 124 run through downtown Ione and serve as truck routes. Through the downtown, these routes are narrow for trucks, with on-street parking and tight turns in key locations, causing safety hazards and impairing circulation in Ione. The West Ione Roadway Improvement Strategy (WIRIS) identifies improvements to the City circulation system on the west side of the City that address circulation in and around the City and improve safety.

State Route (SR) 104 extends from SR 99 north of Galt in Sacramento County, through Ione, to SR 88 south of Ione, within the Planning Area. SR 88 extends east from San Joaquin County to Alpine County and runs through the southern portion of the Planning Area. SR 124 connects from SR 16 northeast of Ione, through the City, to SR 88. Within the City, segments of SR 104 are identified by the local street name of Preston Avenue and SR 124 is identified as Main Street. Within the City, both SR 104 and 124 provide access to local streets as well as residential and commercial uses via driveways. The corner of Main Street and Preston Avenue is planned for improvements to remove a corner that poses a safety hazard. Outside the City in the Planning Area, segments of SR 104 are identified by the street name of Foothill Boulevard.

- Arterial Roadway -- Arterials provide for cross-town and regional travel and carry heavy volumes of traffic. Major arterials within the City include SR 104 and 124. In the Planning Area, arterials include Michigan Bar Road and Buena Vista Road.

- Collector Roads-- Collector roads link different parts of the City with one another. Generally, collector roads carry light to moderate traffic volumes and have speed limits in the 25 to 35 mile-per-hour range. In the City, collector roads include West Marlette Street, Shakeley Lane, Castle Oaks Drive, Fairway Drive, Sutter Lane, and Five Mile Drive. Collector road improvements and extensions are planned to serve the State Route 124 and Triangle Policy Areas, with planned improvements to Waterman Road and into the Triangle Policy Area.

- Minor Collectors—Collectors in the City of Ione include Buckhorn Ridge Road, Bunker Hill Road (portion), Camanche Parkway North (portion), Cedar Heights Drive (off Silver Drive), Charleston Road, China Graveyard Road, Clinton Road, Coal Mine Road, Consolation Street, (Volcano), Curran Road, Defender Grade East School Street (Amador City), Five Mile Drive, Hale Road, Irishtown Road, Jackson Valley Road (portions), Kennedy Flat Road, Main Street (portion)- Volcano Mc Kenzie Drive (portion), Meadow Drive, New Chicago Road (portion), Old Ridge Road, Old Sacramento Road, Old Stockton Road, Pine Grove – Volcano Road, Pine Gulch Road, Pioneer Creek Road (portion), Pioneer Volcano Road (portion), Rams Horn Grade Silver Drive, (portion), Stony Creek Road, Sugar Pine Drive, Sutter Creek Road (east of Pine Gulch Rd), Sutter – Ione Road, Tabeaud Rd (Clinton Rd to Clinton Bar Rd), and Tiger Creek Road (portion). Collector roads with parking on both sides of the street require a minimum right of way of 60 feet, with 20 feet on each side for a travel lane(s) and parking and 9 feet on each side for curb, gutter, and walkway.

- Local Roads—Local Roads within the City of Ione include Albatross Drive, Glenbrook Drive, West Jackson Street, and Raymond Drive. Roadway improvements and an extension is planned for Collings Road for future development in the Q Ranch Policy Area. New local roads will be designed in conjunction with subsequent land plans, Specific Plans, and other plans for future development. Local roads with parking on both sides of the street require a minimum right of way of 50 feet, with 16 feet on each side for a travel lane and parking and 8.5 feet on each side for curb, gutter, and walkway.

The City uses a Capital Improvement Plan (CIP) to prioritize and fund circulation improvements. Local and regional impact fees are used to fund vehicular and non-vehicular improvements. Additional funding for the CIP comes from a variety of sources, including but not limited to State gas tax, grant funding from Caltrans, State and federal transportation funds, and in some cases, the City's General Fund. Typical roadway improvements for development projects include curbs, gutters, and

underground infrastructure (electric, telephone, cable and gas, sewer and water lines), and traffic safety items (striping and signage).

City of Jackson

The roadways fall into two general categories: State routes and local routes. Descriptions of individual roadways in each category are provided below.

The State highways serving the Jackson area include State Routes (SR) 49, 88, and 104. (See Figure 1). These routes provide for access to, from, and through the County. The following briefly describes each route.

- SR 49 – SR 49 extends from Oakhurst in Madera County to Vinton in Plumas County, connecting many of the historic towns developed during the gold mining days. It is the major north/south highway through Amador County. Within the Jackson area, SR 49 becomes coincidental with SR 88 between Martell and Jackson and is classified as an arterial. Within the Jackson city limits, SR 49 bisects the City providing access to much of the commercial uses on both sides of the highway as a four-lane facility with a continuous two-way left-turn lane.

- SR 88 – SR 88 is a two-lane, principal arterial that runs west to east through Amador County, connecting San Joaquin County on the west to Alpine County near Kirkwood on the east. SR 88 becomes coincidental with SR 49 in the Martell area and runs south into the City of Jackson. Just south of the Jackson downtown area, SR 88 and SR 49 separate with SR 88 continuing to the east into Alpine County. SR 88 serves significant local and recreational traffic traveling through the Jackson area. The intersection of SR 49 and SR 88 is considered among the most heavily used intersections in Amador County.

- SR 104 – SR 104 is a major collector which originates at SR 99 at Galt in Sacramento County, enters Amador County and passes through the City of Ione, intersecting SR 88 at Post Mile 8.2 in Amador County, 2.3 miles east of Ione. It is then coincidental with SR 88 until 1.6 miles west of Martell, where it changes to a northeasterly direction as a major collector to SR 49 at Sutter Hill. At SR 49, Ridge Road becomes an easterly extension of SR 104 and continues as a County major collector road to SR 88 near Pine Grove. Although SR 104 is not within the Jackson planning area, the segment of SR 104 that is coincidental with SR 88 provides access into the Jackson planning area near Martell. This route is also important because it provides an alternate route for trucks and Jackson Rancheria Casino patrons instead of using SR 88 through Jackson. East of SR 49, the extension of SR 104 (Ridge Road) generally follows the northern boundary of Jackson's planning area.

The major local collector roadways within the study area include Hoffman Street/Stony Creek Road, New York Ranch Road, North Main Street, Jackson Gate Road and Ridge Road. Descriptions of each facility are provided below.

- Hoffman Street/Stony Creek Road extends in a southwesterly direction from SR 49 in the City of Jackson to Buena Vista Road near the Calaveras County line. In the Jackson study area, Hoffman Street provides access to Jackson Junior High School, Argonaut High School and the Amador County Superior Court.

- New York Ranch Road begins at Court Street in the City of Jackson and extends northerly out of the City limits, where it connects with Ridge Road. New York Ranch Road provides access to the Jackson Rancheria Casino and residential and professional office land uses within the City limits,.

- North Main Street is a historic route that extends from the downtown Jackson area to the north, where it transitions to Jackson Gate Road. North Main Street serves a variety of commercial, office and residential land uses between the downtown area and Jackson Gate Road.

- **Jackson Gate Road** loops around from SR 49 in the Martell area to the southeast, where it connects with North Main Street in the City of Jackson. Jackson Gate Road provides access from the Martell area to the northeast Jackson area, serving some commercial uses and historic sites along its route.

- **Ridge Road** extends northeasterly from SR 104 in Sutter Creek into the Pine Grove area, where it connects with SR 88. Ridge Road generally borders the City of Jackson Circulation Element November 2008 Page 28 northern portion of the Jackson planning area with some residential uses along its length.

Minor collectors with local significance include Argonaut Lane, Broadway, Butte Mountain Road, China Graveyard Road, Clinton Road, Court Street, and French Bar Road.

The City uses a Capital Improvement Plan (CIP) to prioritize and fund circulation improvements. Local and regional impact fees are used to fund vehicular and non-vehicular improvements.

City of Plymouth

A summary of the existing circulation conditions related to Plymouth is provided below. The City of Plymouth Circulation Element of the General Plan only identifies major roadways within the City of Plymouth.

- **SR 49** is the major north/south route through Amador County and is the only state highway in the Plymouth area. SR 49 extends from Oakhurst in Madera County to Vinton in Plumas County connecting many historic towns. Through Plymouth, this roadway is an undivided, two-lane rural highway.

- **Main Street** begins at the western border of Plymouth and becomes Shenandoah Road to the east of SR 49, then continues to the east where Shenandoah Road connects with Fiddletown Road. In Plymouth, Main Street/Shenandoah Road is a two-lane rural highway.

- **Old Sacramento Road/Main Street** extends through downtown Plymouth westward where it connects with Latrobe Road and terminates at SR 16. In downtown, Main Street is a two-land road with on-street parking on both sides of the street. To the west of downtown, it turns into a narrow, winding two-lane country road without shoulders.

City of Amador City

Amador City roadways fall into two categories: arterial and local streets. Descriptions of individual roadways in each category are provided below.

- **SR 49** is the only arterial serving the study area. Within the Amador City limits, State Route 49 bisects the City as a two-lane facility, providing access to the residential and commercial facilities on both sides of the highway.

With the exception of State Route 49, all principal streets within Amador City are classified as local roads. They include Water Street, East School Street, Church Street and Old Amador Road. A description of each principal street is given below.

- **Water Street** is a two-lane, east-west local road that serves as access to East School Street and a series of residences along the eastern end of the road. It becomes Amador Creek Road east of East School Street.

- **East School Street** is a two-lane, north-south local road that begins at Water Street and serves the residential areas west to Church Street.

- **Church Street** is a two-lane, north-south local road that begins at State Route 49 north of Water Street and serves the residential areas in the north central section of the City.

- **Old Amador Road** is a two-lane local road that serves the north-west portion of the City and proceeds north into the unincorporated section of Amador County.

- **Ione Valley Road** is a two-lane, east-west local road on the southwest side of State· Route 49 that distributes the local traffic amongst God's Hill Road, Pigturd Alley and Fleehart Street.

Other local roads that serve adjacent residents include O'Neil Alley, Freemont Mine Road, Cross Street, West School Street, Keystone Alley, Stringbean Alley, God's Hill Road, Pigturd Alley and Fleehart Street.

City of Sutter Creek

The City of Sutter Creek Circulation Element Setting of the General Plan identifies major roadways within the City of Sutter Creek as State Highways, arterial streets, collector streets and local streets.

State Highways

SR 49 runs predominantly in a north-south direction connecting Sutter Creek with the cities of Jackson and Plymouth in Amador County, El Dorado County to the north, and Calaveras County to the south. SR 49 is a primary commuter route connecting to SR 88 and SR 104 in the southern portion of Sutter Creek. SR 49 has a general two-lane highway type cross-section through most rural segments north and south of Sutter Creek. Within Sutter Creek, SR 49 increases to a four-lane highway cross-section between SR 88 and Main Street/Old Highway 49.

SR 104 runs predominately in an east-west direction from its western terminus at SR 99 in Sacramento County north of the City of Galt to its eastern terminus at SR 49 in Sutter Creek. SR 104 becomes Ridge Road east of SR 49 and continues east through Amador County. SR 104 has a general two-lane highway type cross-section, and overlaps with SR 88 for a portion of its alignment west of Sutter Creek.

SR 88 runs predominately in an east-west direction from the City of Stockton in San Joaquin County to the Nevada state line in Alpine County, connecting with SR 88 and SR 49 in Sutter Creek. SR 88 has a general two-lane highway type cross-section, and overlaps with SR 104 for a portion of its alignment west of Sutter Creek and SR 49 just south of Sutter Creek.

Arterial Streets

Arterial facilities serve to connect areas of major activity within the urban area and function primarily to distribute cross-town traffic from freeways / highways to collector streets. Within the City, arterial streets are mostly two-lane facilities with maximum operating speeds ranging from 30 to 45 miles per hour (mph). Main Street through the City's downtown area has a speed limit of 15 to 25 mph. Arterials within the City include Hanford Street, Main Street, Gopher Flat Road, Prospect Drive, Valley View Way, and Bowers Road. Ridge Road is considered a Major Arterial within the City due to its regional significance. Arterials within the City should have Buffered Class II Bicycle Lanes and sidewalk, or a Class I Shared-Use Path to accommodate bicycle and pedestrian travel.

Collector Streets

Collectors function as connector routes between local and arterial streets and provide access to residential, commercial, and industrial property. The City defines two types of collectors: major collectors and minor collectors. Major collectors include Sutter Ione Road, Church Street/Sutter Creek Road, and Old Sutter Hill Road. Minor collectors include Old Ridge Road, Bryson Drive, and Golden Hills Drive. Major collectors within the City should have Class II Bicycle Lanes and sidewalk, or a Class I Shared-Use Path to accommodate bicycle and pedestrian travel. Minor collectors with parking should be designated as Class III Bicycle Routes with sidewalk.

Local Streets

Local streets provide direct access to abutting properties and allow for localized movement of traffic. Local streets are characterized by low daily traffic volumes and low travel speeds. All roadways not identified in the General Plan circulation system map as freeways, highways, arterials, or collectors are designated local streets. Local roads with parking should be designated as Class III Bicycle Routes with sidewalk.

Conclusion

All County jurisdictions require adequate access, storm drainage, water, and sewer improvements to accompany residential development or the expansion of existing residential projects. Typical off-site improvements include curb and gutter installation, sidewalk installation (in urbanized areas) installation, and the undergrounding of existing overhead utility lines. As a condition of approval, the jurisdiction may require the dedication of improvements, such as rights-of-way, easements, and the construction of reasonable on- and off-site improvements, to serve the project. These types of improvements are common for all jurisdictions in Amador County and throughout the State. Therefore, these on- and off-site improvement standards would not make it less financially feasible to build housing in one jurisdiction over another.

4. ENVIRONMENTAL AND OTHER CONSTRAINTS

Agricultural Resources

County land use policies emphasize the importance of agricultural production within unincorporated Amador County. These policies are also supported by the State, which mapped 2,778 acres in Amador County as prime farmland in 2018[8]. With the intention of promoting the preservation of agricultural uses and open space, the County has adopted mitigation requirements for the conversion of land available for agricultural uses to non-agricultural uses.

In order to reduce the loss of Farmland (Prime Farmland, Farmland of Statewide Importance, and Unique Farmland) through conversion to non-agricultural uses, the County General Plan Final Environmental Impact Report requires that when granting discretionary approvals or permits, the applicant shall purchase an agricultural conservation easement to mitigate for the loss of farmland exceeding 5 acres, to be granted in perpetuity. The easement should be purchased for equivalent value farmland in Amador County at a minimum acreage ratio of 1:1.

The Agricultural Lands and Operations Disclosure (Ordinance Code 1504, Title 19, Chapter 19.80) implements the County's Right-to-Farm ordinance. The purpose of this ordinance is to promote the general health, safety, and welfare of the County and to preserve and protect those lands, however zoned, where agricultural operations do or may occur; to support and encourage the continued agricultural operations in the County; and to warn prospective purchasers and residents of property adjacent to agricultural operations of the inherent problems associated with the agricultural uses, including but not limited to, noise, dust, odor, smoke, fertilizers, and pesticides that may accompany agricultural operations. Sellers of any parcel located in the unincorporated area of the County, however zoned, and whether improved or unimproved, are required to disclose the Right-to-Farm ordinance provisions to prospective buyers as part of real estate transactions.

Forest and Timber Resources

California law defines forestland as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits" (Public Resources Code Section 12220[g]). State law defines timberland as "land, other than land owned by the federal government and land designated by the board as experimental forestland, which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees" (Public Resources Code Section 4526). The criteria used by the U.S. Forest Service (USFS) to determine whether a forestland qualifies as timberland is whether the land is capable of growing 20 cubic feet or more of industrial wood per acre per year (CAL FIRE 2003).

CAL FIRE's Fire and Resource Assessment Program (FRAP) defines California's forestlands as those lands that currently have at least 10 percent cover of live trees as interpreted from satellite imagery. This definition includes not only conifer and hardwood forests but also considerable areas of woodlands (chaparral and shrub lands are excluded). FRAP has made estimates of forestland based solely on the 10 percent cover rule. This estimate varies from published USFS forestland

[8] California Department of Conservation, Division of Land Resources Protection. 2016. Important Farmland Acreage Summary 2016 (Table B-3).

estimates. The USFS includes forestlands that were stocked in the past in their estimates. (CAL FIRE 2003) FRAP data are combined and available as the California Wildlife Habitat Relationship System (CWHR) database. A total of 101,190 acres of coniferous habitats and 139,821 acres of woodland habitats are mapped in Amador County.

The USFS provides acreage estimates for forestland and timberland by County. It is estimated that there is a total of 218,823 acres of forestland and 150,890 acres of Timberland (USFS 2012).

Commercially viable Timberland is a subset of forestlands; not all forested areas are suitable for sustainable commercial harvest. Amador County has designated about 29,169 acres of land TPZ in accordance with the Forest Practices Act, Forest Taxation Reform Act, and Timber Productivity Act (these regulations are described in more detail in Section 4.2.1, "Regulatory Setting"). In Amador County, all TPZ lands are zoned "TPZ." The only compatible general plan land use designation for TPZ zoning is General Forest (GF).

Biological Resources

The county's broad range of elevation and topography results in a rich diversity of natural and biological resources. The western half of the county is characterized by rolling hills covered with oak woodland, grassland, and chaparral. The forested upcountry, which is part of the Eldorado National Forest, has a more rugged topography characterized by steep slopes, deep river canyons, and high mountain peaks covered by forests, montane shrublands, and lakes.

The complex array of habitats in Amador County supports many diverse animal species because large tracts of land are covered by habitats known to have outstanding value for wildlife, such as mixed coniferous forests and oak woodlands. The oak woodlands that span the western portion of the county support a high diversity of wildlife species. Other habitats, like the Ione chaparral, are unique plant communities found only in western Amador County. Large contiguous blocks containing multiple habitat types have the potential to support the highest wildlife diversity and abundance.

The South Fork Cosumnes River, the North Fork Mokelumne River, Dry Creek, Sutter Creek, Jackson Creek, Lake Camanche, Pardee Reservoir, and Lake Amador all provide vital fish spawning, rearing, and/or migratory habitat for a diverse range of fish. Deer migration corridors are also a concern in many foothill counties, including Amador County. The county is home to both resident and migratory deer populations, with critical winter range for deer found at elevations between 2,000 and 4,000 feet above sea level, and summer critical habitat at 4,000 to 9,000 feet above sea level. Because of animal migration needs, both the quantity and the location and connectivity of habitat are important considerations.

Oak Woodland Habitat

Loss of wildlife habitat associated with anticipated future urban growth in western Amador County will be greatest in the county's oak woodlands, which form the dominant habitat type in this half of the county. In addition to being an essential element of the county's rural character, oak woodlands support an unusual diversity of animal species and provide important corridors for wildlife movement. This is a result of the many resources that oak trees provide, including roosting and nesting sites, and an abundant food supply such as large acorn crops

Wetlands, Riparian Habitats, and Other Sensitive Communities

The vernal pool complexes and Ione chaparral of western Amador County, and the riparian habitats along corridors such as the Cosumnes River, the Mokelumne River, and Dry Creek are examples of some of the sensitive communities found throughout the county. These sensitive communities are a part of the county's biological wealth and are home to some of its unique plant and animal species. Future residential, commercial, and infrastructure development and expansion of agricultural or mining activities have the potential to directly remove, degrade, or fragment these sensitive habitats.

Each of these natural communities and habitats provide important biological value, support numerous plant and wildlife species, and are all part of an interrelated ecological landscape. An effective conservation approach considers the interrelatedness of this system as a whole and strives to preserve and restore the functioning of ecologic processes by maintaining the necessary connectivity across the landscape. Therefore, biological resources pose a potential constraint to

new development, requiring adequate mitigation to reduce any impacts to wildlife habitats and special-status species known to occur in the County.

Fisheries Resources

Primary aquatic habitats in Amador County include the South Fork Cosumnes River, the North Fork Mokelumne River, Dry Creek, Sutter Creek, Jackson Creek, Lake Camanche, Pardee Reservoir, and Lake Amador. These water bodies provide vital fish spawning, rearing, and/or migratory habitat for a diverse assemblage of native and nonnative fish species. Native species can be separated into anadromous (i.e., species that spawn in freshwater after migrating as adults from marine habitat) and resident species. Native anadromous species that have the potential to occur in Amador County rivers and streams include two runs of chinook salmon (Oncorhynchus tshawytscha), steelhead trout (Oncorhynchus mykiss), green and white sturgeon (Acipenser medirostris and A. transmontanus), and Pacific lamprey (Lampetra tridentata). Native resident species include Sacramento pikeminnow (Ptychocheilus grandis), Sacramento splittail (Pogonichthys macrolepidotus), Sacramento sucker (Catostomus occidentalis), hardhead (Mylopharodon conocephalus), Sacramento–San Joaquin roach (Lavinia symmetricus ssp. symmetricus), and rainbow trout (Oncorhynchus mykiss). Nonnative resident species include largemouth bass (Micropterus salmoides), smallmouth bass (M. dolomieu), redeye bass (M. coosae), white and black crappie (Pomoxis annularis and P. nigromaculatus), channel catfish (Ictalurus punctatus), white catfish (Ameiurus catus), brown bullhead (Ictalurus nebulosus), bluegill (Lepomis macrochirus), green sunfish (Lepomois cyanellus), golden shiner (Notemigonus crysaleucas), brown trout (Salmo trutta), and brook trout (Salvelinus fontinalis)

In Amador County and throughout the Central Valley, the use of different portions of water bodies by various fish species is influenced by variations in habitat conditions and by the habitat requirements, life history, and daily and seasonal movements and behavior of each species. The distribution of common native fishes in Amador County streams reflects the historical distribution of common native fishes in the larger Central Valley drainage.

Wildlife

Special-status species are generally defined as: 1) species listed as a candidate, threatened, or endangered under the federal or state Endangered Species Act; 2) species considered rare or endangered under CEQA; 3) plants considered “rare, threatened, or endangered in California” by the California Native Plant Society (Lists 1B); 4) animal listed as "species of special concern" by the state; and 5) animals fully protected in California by the Fish and Game Code. Many special-status species (including state and federal threatened and endangered species, state species of special concern and fully protected species, and plants listed by the California Native Plant Society) occur or have potential to occur in Amador County.

Amador County is home to several plant and wildlife species listed as endangered, threatened, or rare based on federal and/or state criteria, including but not limited to Ione Manzanita, California tiger salamander, and Central Valley steelhead. These species are an important part of the county’s biological heritage worth protecting for future generations to experience. Special-status species could be affected by existing and projected land uses if habitat is lost, existing habitat is fragmented, or land use changes on adjacent lands degrade current habitat areas.

The complex array of habitats in Amador County supports an abundant and diverse fauna because large tracts of land are covered by habitats known to have outstanding value for wildlife, such as mixed coniferous forests and oak woodlands. The Sierra Bioregion is rich in biodiversity, with about two-thirds of the state’s birds and mammals and one-half of its reptiles and amphibians calling the area home. Among these are the mountain king snake, lodgepole chipmunk, mountain beaver, California mule deer, and mountain lion. The mountain chickadee, pine grosbeak, California spotted owl, and mountain quail are a sampling of the birds that can be found in the region. The California golden trout, the state fish, is a native of the southern part of the Sierra bioregion. Other rare species include the Black bear, Pacific fisher, northern goshawk. Threatened and endangered species include Wolverine, California bighorn sheep, willow flycatcher, bald eagle, and great grey owl.

Coniferous forest and other high-elevation habitats provide important habitat for many wildlife species, both resident and migratory. Common resident birds found at higher elevations in the County include Clark’s nutcracker (Nucifraga columbiana), mountain chickadee (Poecile gambelii), red-breasted nuthatch (Sitta canadensis), brown creeper (Certhia americana), and

Williamson's sapsucker (Sphyrapicus thyroideus). Common migratory birds found in coniferous forest habitats at high elevations include white-crowned sparrow (Zonotrichia leucophrys), Hammond's flycatcher (Empidonax hammondii), and Lincoln's sparrow (Melospiza lincolnii). Mammals in the upper montane and subalpine regions include golden-mantled ground squirrel (Spermophilus lateralis), Beldings ground squirrel (Spermophilus beldingi), alpine chipmunk (Neotamias alpinus), and yellow-bellied marmot (Marmota flaviventris).

Wildlife diversity is generally high in the lower montane coniferous forest types. Amphibians and reptiles found in lower montane forest and woodlands include Pacific treefrog (Hyla regilla) and rubber boa (Charina bottae). Common resident birds in these forests include Stellar's jay (Cyanocitta stelleri) and hairy woodpecker. Migratory species that use these forests for breeding during summer months include western tanager (Piranga ludoviciana), Nashville warbler (Vermivora ruficapilla), and black-headed grosbeak (Pheucticus melanocephalus). Common mammals in lower montane coniferous forests include mule deer (Odocoileus hemionus) and Douglas' squirrel (Tamiasciurus douglasii).

Oak and other hardwood habitats at middle elevations are important for a large percentage of the wildlife species found in Amador County. Reptiles and amphibians found in oak woodlands include California slender salamander (Batrachoseps attenuatus), western fence lizard (Sceloporus occidentalis), and common kingsnake (Lampropeltis getula). Common birds in oak woodland include acorn woodpecker, western scrub-jay, and oak titmouse (Baeolophus inornatus). Mammals that characterize oak woodland habitat include mule deer, western gray squirrel, gray fox (Urocyon cinereoargenteus), and bobcat (Lynx rufus).

Chaparral generally has lower wildlife diversity than most forest and woodland habitats. However, chaparral does provide habitat for many wildlife species, including some that are considered rare elsewhere. Reptiles found in chaparral include western rattlesnake (Crotalus viridis), western fence lizard, and western whiptail (Aspidoscelis tigris). Common birds in chaparral at low elevations include wrentit (Chamaea fasciata), Bewick's wren (Thryomanes bewickii), California towhee (Pipilo crissalis), and California quail (Callipepla californica). At higher elevations chaparral can provide habitat for mountain quail (Oreortyx pictus), fox sparrow (Passerella iliaca), and green-tailed towhee (Pipilo chlorurus). Mammals such as coyote, gray fox, bobcat, mule deer, and mountain lion use this habitat through established wildlife trails and areas disturbed by fire and brush removal.

Annual grasslands generally support lower wildlife diversity than woodland and shrub-dominated habitats but are invaluable to the grassland-dependent species found in the County. A great diversity and abundance of insects rely on grasslands. Reptiles found in annual grasslands include western fence lizard and gopher snake (Pituophis catenifer). Birds that are common in this habitat include western meadowlark (Sturnella neglecta), Say's phoebe (Sayornis saya), and savanna sparrow (Passerculus sandwichensis). Mammals known to use this habitat include California ground squirrel (Spermophilus beecheyi), black-tailed jackrabbit (Lepus californicus), pocket gopher (Thomomys mazama), and coyote (Canis latrans)

Agricultural land and lands dominated by urban development support many wildlife species, most of which are highly adapted to these disturbed environments. Agricultural land is not generally considered important wildlife habitat but is used by many species, particularly as foraging habitat. Wildlife found in agricultural areas varies by crop type and time of year. Common wildlife expected in most agricultural regions of Amador County include Brewers blackbird (Euphagus cyanocephalus), American crow (Corvus brachyrhynchos), red-tailed hawk (Buteo jamaicensis), house finch (Carpodacus mexicanus), raccoon (Procyon lotor), striped skunk (Mephitis mephitis), and opossum (Didelphis virginiana). Wildlife found in urban areas is often dependent upon surrounding land uses and the presence or absence of nearby natural vegetation. In the more urbanized areas, a large percentage of the wildlife can be made up of exotic species such as rock dove (Columba livia), European starling (Sturnus vulgaris), house sparrow (Passer domesticus), house mouse (Mus musculus), and brown rat (Rattus norvegicus). Urban areas provide habitat for species also found in agricultural areas, such as mourning dove, American robin (Turdus migratorius), and western gray squirrel.

No habitat conservation plans or natural community conservation plans have been adopted for Amador County or any areas within Amador County.

Geology

Amador County is located within an area with relatively low seismic activity. Seismic activity may result in geologic and seismic hazards, including seismically induced fault displacement and rupture, ground shaking, liquefaction, lateral spreading, landslides and avalanches, and structural hazards. No Alquist-Priolo Earthquake Fault Zones are located in the Planning Area (CGS 2007a). Several inactive faults are known to be present in Amador County. These faults, which are not known to have been active within the past 10,000 years, include faults associated with the Bear Mountains Fault Zone and the Melones Fault Zone of the Foothills Fault System, and with the Calaveras Shoo Fly Thrust. Nearby Alpine County is affected by Alquist-Priolo Earthquake fault zones and includes the closest active fault zones (the Genoa Fault).

The likelihood for future earthquakes occurring in Amador County is relatively low. This conclusion is based on historical data and the location of Amador County in relation to potentially active faults. No major earthquakes have been recorded within Amador County, although ground shaking has been felt in Amador County from earthquakes with epicenters located elsewhere. Amador County is located within a larger region with faults capable of producing maximum credible earthquakes of up to 6.5 magnitude and peak ground acceleration at the site between 0.1g to 0.2g (OES 2006). The western portions of Amador County may experience ground shaking from distant earthquakes on faults to the west and east. 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 earthquake events with a greater than 6.7 magnitude. The U.S. Geological Survey recently 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 (OES 2006). Another potential source for earthquakes in Amador County is faults associated with the western edge of the Central Valley, recently defined as the Coast Range Central Valley (CRCV) boundary thrust fault system. Various documents define portions of this little known system as the Midland Fault Zone or the Dunnigan Hills fault where the 1892 Vacaville-Winters earthquake occurred. A southern part of the CRCV system may have been the source of the very damaging 1983 Coalinga earthquake (OES 2006). According to maps recently developed by the Department of Conservation's California Geological Survey, the Reno-Tahoe and surrounding areas, including Amador County, have the potential for ground shaking from earthquakes. Because of the location of Reno-Tahoe and Amador County areas, the seismic hazard in these areas is related to faults on both sides of the California-Nevada border, including the Genoa Fault. Based on this data, the eastern portion of the County is at greatest risk from earthquakes (OES 2006). The most recent moderately strong earthquake affecting South Lake Tahoe occurred on September 12, 1994 and measured 6.1 on the Richter scale. (Cosmo 2006)

In order to minimize potential damage to the buildings and site improvements, all construction in California is required to be designed in accordance with the latest seismic design standards of the California Building Code. The California Building Code, Title 24, Part 2, Chapter 16 addresses structural design and Chapter 18 addresses soils and foundations. Collectively, these state requirements, which have been adopted by the County, include design standards and requirements that are intended to minimize impacts to structures in seismically active areas of California. Section 1613 specifically provides structural design standards for earthquake loads. Section 1803.5.11 and 1803.5.12 provide requirements for geotechnical investigations for structures assigned varying Seismic Design Categories in accordance with Section 1613. Design in accordance with these standards and policies is standard in Amador County and addresses risks associated with seismic activity.

Title 14, including Chapter 14.12 of the County Code, provides regulations concerning the installation and use of on-site sewage systems, including septic systems. This Chapter requires that all on-site sewage systems be installed in accordance with a permit approved by the County health department. When operation of an existing system could be a health hazard or nuisance, the County health officer has the authority to require changes to an existing on-site sewage system. Title 15, including Chapter 15.04 of the County Code provides regulations for building, including adoption of the CBC (select provisions of which are described above). Chapter 15.40 includes regulations governing grading and erosion control, including engineering requirements, grading plans, and best management practices (BMPs)related to erosion.

Liquefaction

Liquefaction normally occurs when sites underlain by saturated, loose to medium dense, granular soils are subjected to relatively high ground shaking. During an earthquake, ground shaking may cause certain types of soil deposits to lose shear

strength, resulting in ground settlement, oscillation, loss of bearing capacity, landsliding, and the buoyant rise of buried structures. Foothill and mountain areas have a low potential for liquefaction, except in areas of unconsolidated sediments (generally adjacent to stream channels).

Landslides

Landslides refer to a wide variety of processes that result in the perceptible downward and outward movement of soil, rock, and vegetation under gravitational influence. Common names for landslide types include slump, rockslide, debris slide, lateral spreading, debris avalanche, earth flow, and soil creep. Although landslides are primarily associated with steep slopes (i.e., greater than 15 percent), landslides can also occur in areas of generally low relief and occur as cut-and-fill failures, river bluff failures, lateral spreading landslides, collapse of wine-waste piles, failures associated with quarries, and open-pit mines. Landslides may be triggered by both natural- and human-induced changes in the environment resulting in slope instability (OES 2006). Another type of landslide, debris flows, also occurs in some areas of Amador County. Debris flows generally occur in the immediate vicinity of existing drainage swales or steep ravines. Debris flows occur when surface soil in or near steeply sloping drainage swales becomes saturated during unusually heavy precipitation and begins to flow down a slope at a rapid rate (OES 2006). Precipitation, topography, and geology affect landslides and debris flows. Human activities such as mining, construction, and changes to surface drainage areas also affect landslide potential. Landslides often accompany other natural hazard events (i.e., floods, wildfires, earthquakes). Landslides can occur slowly or very suddenly; can damage and destroy structures, roads, utilities, and forested areas; and can cause injuries and death (OES 2006).

Impacts from landslides primarily involve damage to infrastructure, utility systems, and roads. Road closures can further impact emergency response efforts and interrupt business and school activities. Historically, landslides resulting in significant losses have been limited in Amador County. Based on historical data, isolated landslides will likely continue to occur in areas throughout the County, but the overall vulnerability to landslides in the County remains low (OES 2006).

Land Subsidence

Land subsidence is defined as the sinking of the land over man-made or natural underground voids. The type of subsidence of greatest concern in Amador County is the settling of the ground over abandoned mines. Past mining activities created surface subsidence in some areas and created the potential for subsidence in other areas. Subsidence can cause serious structural damage to buildings, roads, irrigation ditches, underground utilities, and pipelines. Increased surface weight from developments (e.g., roads, reservoirs, buildings) and human-caused vibrations (e.g., blasting, heavy trucks, train traffic) can accelerate the natural processes of subsidence. The consequences of improper utilization of land subject to ground subsidence generally consist of excessive economic losses, including high repair and maintenance costs for buildings, irrigation works, highways, utilities, and other structures. The HMP identified three areas with past subsidence issues, but all of these areas are within the Sutter Creek city limits. Historically, land subsidence issues in Amador County have been minimal and occurrences have been infrequent.

Flooding

The risk of flooding is an important limit on development in certain areas of the county. Regulations do not currently prevent construction within flood-prone areas, but the requirements increase the cost of construction and the cost of insurance, which could make proposed development too costly to build.

Based on flood insurance rate maps prepared by the Federal Emergency Management Agency (FEMA), portions of the county have been designated special flood hazard areas, indicating that they lack 100-year flood protection. FEMA revised these maps on May 16, 2012 and they show that the size and depth of flooding mapped within the county has increased. These changes are in part due to increasing uncertainty about the level of flood protection provided by existing levees and other infrastructure. Likewise, the California Department of Water Resources (DWR) has prepared maps based on the FEMA data that define both the 100- and 200-year floodplains. Map changes resulting from the DWR update also expand the 100 and 200-year floodplains to include additional lands. Flood hazard areas affecting Amador County are shown in Figure III-3.

The planning area has three basic types of potential flood hazards: stream-side overbank flows, slow surface drainage from areas of flat terrain, and inundation due to structural dam failure. Documented flooding in the past has caused the following general damages and impacts to areas within Amador County:

- Property Damage: Extensive water damage to building contents.
- Structural Damage: Structural damage to residential and commercial buildings, as well as sewer system pipes/infrastructure.
- Business/Economic Impact: Some businesses must close for a period of time after flooding.
- Road/School/Other Closures: Bridges routinely close during high-water periods and floods.

There is no substantial evidence to suggest that dam failure is likely, and implementation of the Draft General Plan would do nothing to increase the potential for dam failure. Dam Inundation Mapping Procedures (Title 19, Sec 2575), are required by the California Governor's OES for all dams where human life is potentially endangered by dam flooding inundation. Dam owners are responsible for obtaining recent hydrologic, meteorological, and topological data as well as land surveys denoting the flood plain, to be utilized for the preparation of a dam inundation map.

Low-lying areas located near streams and rivers, including Dry Creek, Sutter Creek, and Jackson Creek are subject to higher flood risk, the increased stormwater runoff caused by development under the Draft General Plan would increase these risks. Flood risk associated with dam failure is also a factor near rivers and streams. Developed uses are already present within the 100-year floodplain, particularly within incorporated areas of the county. There are currently no 200-year flood zones defined for the County. Within a flood hazard area, development can proceed if it follows the construction methods required by FEMA. These methods increase the cost of construction, but are standard in the developer areas (e.g., Downtown Ione, central Jackson) with significant developed areas within the floodplain. Such methods include the following:

- **Elevation of Living Areas.** All new residential construction is required to raise all habitable space (excluding garage, storage rooms, and other places where people do not work and/or live) to at least one-foot above the level of a 100-year flood (the BFE).

- **Stronger Construction Standards.** All new construction must be "anchored" to prevent flotation or other movement during a flood event. Plans must be engineered to show that the structure is designed to withstand the forces created by flood flows. The standards also require all construction materials and utility equipment below the 100-year flood elevation must be waterproof, and all electrical equipment must be raised above the flood level.

Wildfire

The State's Fire Safe Regulations are set forth in Public Resources Code Section 4290, which include the establishment of State Responsibility Areas (SRA). An SRA is an area of the state where the State of California is financially responsible for the prevention and suppression of wildfires. SRA does not include lands within city boundaries or in federal ownership. Areas in federal ownership are under Federal Responsibility Areas (FRA).

CalFire identifies of Fire Hazard Severity Zones (FHSZ) within SRAs, with ratings of Moderate, High, and Very High. In addition, CalFire must recommend Very High Fire Hazard Severity Zones (VHFHSZ) identified within any LRAs. The FHSZ maps are used by the State Fire Marshall as a basis for the adoption of applicable building code standards. Fire hazard severity zones in Amador County are shown in Figure III-4. The CalFire FHSZ map for Amador County shows that wildfire risks vary across the County, with the majority of the western portion of Amador County designated as Moderate FHSZ, with portions of Very High and High FHSZ interspersed. Fire hazards increase to the east, with the central portion of the County generally designated High and Very High FHSZ. The eastern portion of the county is largely in the FRA, without any FHSZ designations. However, there are areas of Very High and Moderate FHSZ in the eastern portion of the County. Sites within the cities are not within the Very High FHSZ. In the central and eastern portion of the County, the majority of lands that are undeveloped, with the exception of the Pine Grove and Kirkwood areas, are in the Very High FHSZ. Development in the Very High FHSZ areas in the unincorporated County must meet the State requirements.

The California Fire Code is Chapter 9 of Title 24. It establishes the minimum requirements consistent with nationally-recognized good practices to safeguard public health, safety, and general welfare from the hazards of fire, explosion, or dangerous conditions in new and existing buildings, structure, and premises, and to provide safety and assistance to firefighters and emergency responders during emergency operations. It is the primary means for authorizing and enforcing procedures and mechanisms to ensure the safe handling and storage of any substance that may pose a threat to public health and safety. The California Fire Code regulates the use, handling and storage requirements for hazardous materials at fixed facilities. The California Fire Code and the California Building Code (CBC) use a hazard classification system to determine what protective measures are required to protect fire and life safety. These measures may include construction standards, separations from property lines and specialized equipment. To ensure that these safety measures are met, the California Fire Code employs a permit system based on hazard classification. The provisions of this Code apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenances connected or attached to such building structures throughout California.

Within the Fire Code, Title 24, part 9, Chapter 7 addresses fire-resistances-rated construction; CBC (Part 2), Chapter 7A addresses materials and construction methods for exterior wildfire exposure; Fire Code Chapter 8 addresses fire related Interior finishes; Fire Code Chapter 9 addresses fire protection systems; and Fire Code Chapter 10 addresses fire related means of egress, including fire apparatus access road width requirements. Fire Code Section 4906 also contains existing regulations for vegetation and fuel management to maintain clearances around structures. These requirements establish minimum standards to protect buildings located in FHSZs within SRAs and Wildland-Urban Interface (WUI) Fire Areas. This code includes provisions for ignition-resistant construction standards for new buildings.

While the State's codes addressing wildfire safety increase the cost of development, it would not be possible to develop in the Very High FHSZ without adhering to the State's requirements to ensure public safety. Program 9 provides for the County to seek funding to assist developers and property owners in meeting the wildfire safety requirements of State codes.

Parcel Characteristics

The parcels have been reviewed to identify site-specific characteristics that may constrain development. Sites with irregular shapes, such as long narrow parcels, that would not accommodate development were removed from consideration and are not included in the inventory. Similarly, sites with known restrictions or easements that would reduce development potential of the site were removed from the inventory. There are no known unique parcel-specific characteristics that would constrain development of the sites identified in the inventory of sites for each jurisdiction.

Hazardous Materials

Hazardous materials sites are mapped for each jurisdiction in Part 3, Annexes. Hazardous materials sites that are proximate to an inventory site are addressed in Table III-5. Inventory sites were selected to avoid active and open hazardous materials sites. Open and active hazardous materials sites that are in the vicinity of a site included in the inventory of residential sites for a jurisdiction are summarized in Table III-4. Figures AC-2, I-2, J-2, P-2, SC-2, and County-8 through County-14 show the location of hazardous materials sites relative to the inventory of residential sites for each jurisdiction; as shown in these figures, the majority of hazardous materials sites are not located in the vicinity of sites included in the inventory for a jurisdiction. For sites located in the vicinity of a hazardous materials site,

Airport Compatibility

The Amador County Airport Land Use Plan (ALUP) defines the areas in which land use and/or zoning restrictions are established to protect public safety on the ground. There are three safety zones identified by the ALUP: 1) Zone 1 - Clear Zone, 2) Zone 2 - Approach Zone, and 3) Zone 4 - Overflight Zone. The safety zones are established pursuant to Federal Aviation Regulation Part 77, which establishes standards and notification requirements for objects affecting navigable airspace. The ALUP includes Figure 8 (also referred to as Table 1), Land Use Compatibility Guidelines for Safety, which identify compatible, conditionally compatible, and non-compatible uses for each safety zone. No residential uses are compatible with the Zone 1 Clear Zone. Single family, two family, and multi-family dwellings are compatible with Zone 2 – Approach Zone provided the building density is two or less units per acre. Single family, two family, multi-family dwellings, and mobilehome

parks are compatible with Zone 3 – Overflight Zone and there are no density restrictions in this zone. The airport safety zones in Amador County affect lands in the City of Jackson, City of Sutter Creek, and unincorporated County; see Part 3, Annexes, Figures J-2, SC-2, and County-8.

As shown in the figures provided in Part 3, Annexes, there are no sites for any jurisdiction located in Zone 1. There is one site located in Zone 2, a pending project in Sutter Creek that does not exceed the density (2 units per acre) within Zone 2. Multiple sites are located within Zone 3 in Sutter Creek and Jackson; these sites are not restricted by any land use compatibility limitations.

Easements and Restrictions

Protected lands, including those protected by conservation easements as shown in the California Protected Areas Database (CPAD) and California Conservation Easements Database (CCED) were identified as part of the development of the inventory of sites. CPAD and CCED parcels were removed from the inventory; parcels identified as protected in CPAD and CCED are shown in Part 3, Annexes, on Figures AC-2, I-2, J-2, P-2, SC-2, and County-8 through County-14.

Parcels protected under the Williamson Act based on County assessor data were identified as part of the development of the inventory of sites. None of the parcels in the cities are under Williamson Act contract. There are two parcels in the Amador County inventory of residential sites that are under Williamson Act contract.

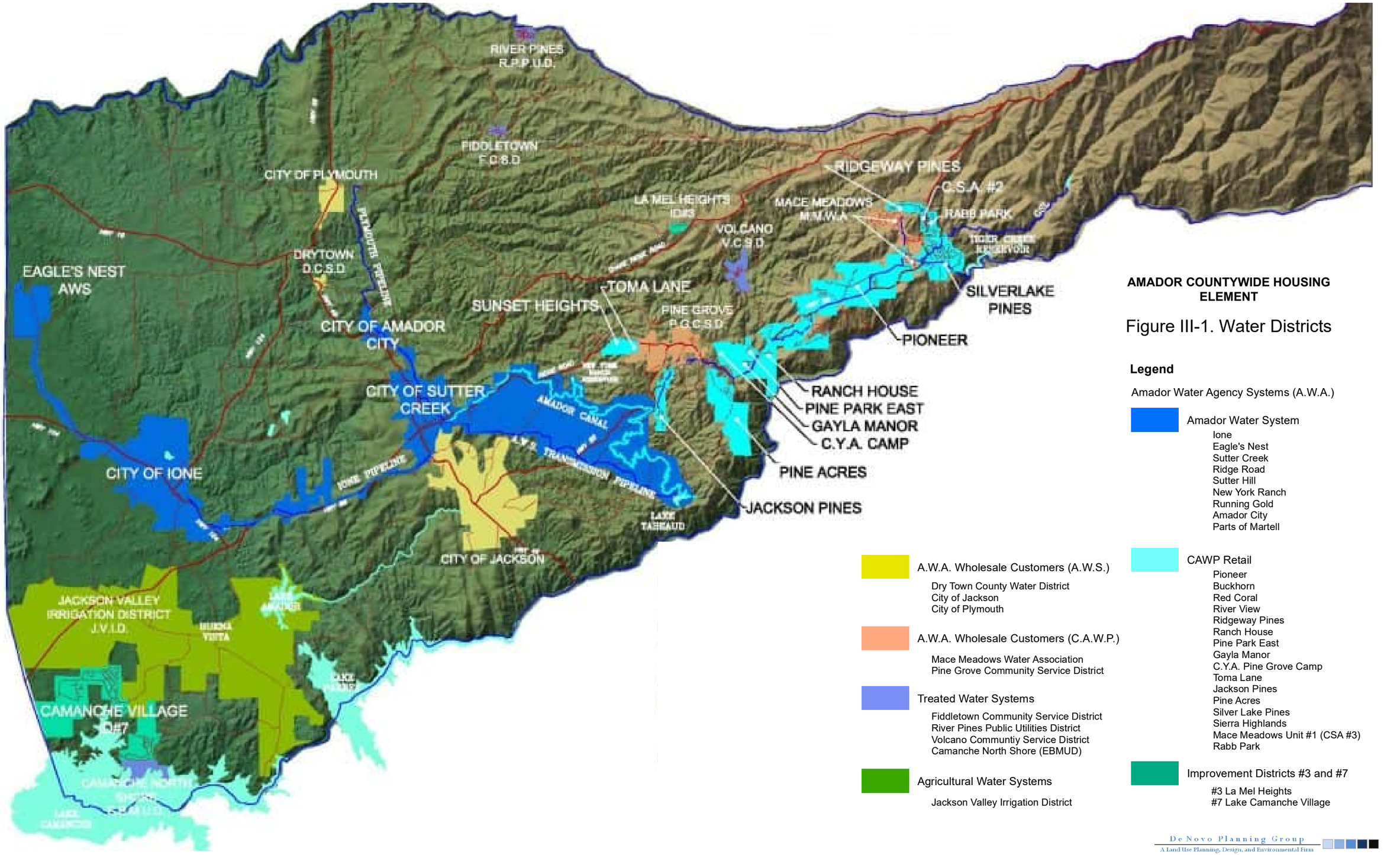
Table III-4: ~~Assisted Multifamily Housing~~Hazardous Material Sites

Name / ID Address/APN(s)	Agency / Site Type	Status	Acres	Past Use / Potential Contaminated Media / Potential Contaminants	Actions
Argonaut Mine / EnviroStor 03100002 Argonaut Lane, Jackson 044-010-100 044-010-082 044-010-083 044-010-084 044-010-074	DTSC / State Response - National Priorities List	Active as of 2/5/1987. Site consists of 65 fenced acres.	65.0	Mine Sediments, soil, surface water affected / Acid mine drainage (ph<6.5), cyanide (free), arsenic, lead, mercury, nickel, selenium, other waste	Earthen berms, a concrete dam, and two concrete retention basins used to hold mine tailings remain on site. The Argonaut Mine site consists of approximately 65 acres of mine tailings derived from the Argonaut Mine/Mill, located approximately 1000 feet to the north. A site screening conducted by the Regional Water Quality Control Board (RWQCB) in 1990 resulted in the issuance of Cleanup and Abatement Order 90-722, to clean up surface impoundments and unprocessed ore in the northern portion of the site. The Department of Toxic Substances Control (DTSC) issued a fence and post order for the site in March 1995, completed in 1996. In 2007, DTSC issued an Imminent and Substantial Endangerment determination for the site. Site characterization was completed in 2010 and a Removal Action Workplan was approved in 2012. A 2010 letter was sent to the property owner and Amador County describing the deteriorated condition of the concrete dam on site. DTSC requested USEPA reevaluate the site for placement on the National Priorities List (NPL), also known as Superfund. USEPA requested the US Army Corp of Engineers (ACE) evaluate the stability of the concrete dam. In 2015, the ACE determined that the concrete dam was unstable and had potential for a catastrophic failure. DTSC decided to design and construct a stormwater diversion system behind the dam to prevent water from pooling directly behind the dam and increasing the load on the dam. DTSC undertook a retrofit design for the dam to ameliorate deficiencies identified by USACE assessments and address flood water management. The design includes constructing a downstream stabilizing composite embankment for the dam and constructing a stormwater system with a retention berm and a new diversion structure. The improvements were completed in November 2018. In March 2023, a Final Feasibility Study/Remedial Action Plan (FFS/RAP) was approved to address that the dam is filled with sediments to within three feet of the top of the dam. The FFFS/RAP recommended stormwater infrastructure improvements. The City of Jackson has issued an MND for the stormwater improvements project that will include improvements to convey the 200-year peak stormwater runoff from Argonaut Dam to Jackson Creek. The construction will entail building a mechanically stabilized earth retaining wall near the intersection of Vogan Toll Road and Sutter Street with a new reinforced concrete pipe extending from the wall to Jackson Creek. The project will reduce the flood risk associated with the

					future EPA modifications to the Argonaut Mine watershed and the reduction of leaching of contaminants into surface and groundwater. The City is in the process of addressing issues associated with this site; the issues are addressed by the proposed improvement and do not include any identified off-site restrictions. Therefore, the issues do not affect the developability of any parcels on the inventory.
Central Eureka Mine/ EnviroStor 03100003 Old Ridge Road and Eureka Road, Sutter Creek 018-343-001,-011, -033	DTSC/EPA State Response	Certified / operation & maintenance as of 7/16/200	13.0	Mine Soil / Arsenic, lead	Land use restrictions exclude residential uses on slopes on the project site (restrictions pertain to APNs 018-343-001, 018-343-011, and 018-343-033); this Housing Element does not propose any inventory sites in the slope area. Remediation on the project site has been addressed and the HOA is required to complete an annual report addressing mitigation and monitoring. On-going monitoring has been occurring and there are no identified conditions that would preclude development of the remaining lots (excluding those lots restricted from residential development as identified above).
Sutter Street Extension/ EnviroStor 60001407 Sutter Street and Argonaut Drive, Jackson 044-010-082, -083, -084, -074 Right-of-way	DTSC, US EPA, Amador County, RWQCB 5S Central Valley Voluntary Agreement	Active as of 1/26/2023 City is working with US EPA to implement Voluntary Cleanup Agreement	8.5	Mine Soil / Arsenic	The proposed road alignment is along the southern boundary of Argonaut Mine Tailings, a historical mining feature. A Phase I Preliminary Environmental Site Assessment and Phase II Environmental Site Assessment have been completed. A Draft Final Removal Action Workplan (RAW) has been prepared by the City of Jackson for the purpose of future public review and comment. The primary contaminants of concern are arsenic, lead, mercury, and acid generating potential. Finalization of the RAW is pending City of Jackson funding and California Environmental Quality Act (CEQA) review. The proposed remedy includes road construction with sites soils, including mine waste tailings sands, that will be incorporated into road fills. Mitigation proposed is encapsulation of arsenic by covering with 10 feet of clean soil. The project is underway. The issues associated with this road extension are addressed by the proposed encapsulation and do not include any identified off-site restrictions.
Jackson Hills Golf Course and Residential Community/ Geotracker sl0600584478 French Bar Rd (w of Fuller Ln), Jackson APN not reported	DTSC Cleanup Program Site	Open - site assessment as of 5/11/2010	Not reported	Cattle grazing, mining exploration Soil (arsenic in waste rock associated with mining exploration) / Arsenic, metals	New Faze Development requested DTSC voluntary cleanup program in 2006. This project was not developed, likely due to the Great Recession, and New Faze no longer owns the site. Prior to development, the voluntary clean-up program would be implemented. It is anticipated that the clean up would occur as part of site preparation (grading, excavation, fill). Details of specific remediation actions have not yet been developed. While the clean-up would increase the cost of development, the site is approved for market-rate development and assumed to accommodate above moderate income improvements.

Lincoln Mine Center EnviroStor 60000613 APNs 018-040-004, 018-031-006	DTSC Site Cleanup Program, RWQCB 5R – Central Valley	Inactive – needs evaluation	10	Cattle grazing, ore processing facility. Arsenic in soils.	Voluntary cleanup agreement entered into by DTSC and Pheasant Hill Partners in 2007 and terminated on 8/12/2016. Field sampling was completed and approved in 2007. A Draft Removal Action Workplan was prepared in 2008, identifying the need to excavate, transport offsite, and dispose of an estimated 450 tons of soil and to relocate additional soils from the area designated for future residential uses to the area identified for future commercial uses. The relocated soil would be capped with a combination of materials (e.g., paved parking and roadways, commercial structures, etc.). In 2016, DTSC ended the voluntary cleanup agreement as the project proponent no longer owned the site. This site has been removed from Sutter Creek's inventory of residential sites.

Source: EnviroStor, Argonaut Mine (03100002) (https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=03100002); EnviroStor, Sutter Creek Extension (60001407) (https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60001407); EnviroStor, Central Eureka Mine (03100003) (https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=03100003); EnviroStor, Jackson Hills Residential Community and Golf Course (60000435) https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60000435



AMADOR COUNTYWIDE HOUSING ELEMENT

Figure III-1. Water Districts

Legend

Amador Water Agency Systems (A.W.A.)

Amador Water System
- Ione
- Eagle's Nest
- Sutter Creek
- Ridge Road
- Sutter Hill
- New York Ranch
- Running Gold
- Amador City
- Parts of Martell

A.W.A. Wholesale Customers (A.W.S.)
- Dry Town County Water District
- City of Jackson
- City of Plymouth

A.W.A. Wholesale Customers (C.A.W.P.)
- Mace Meadows Water Association
- Pine Grove Community Service District

Treated Water Systems
- Fiddletown Community Service District
- River Pines Public Utilities District
- Volcano Communtiy Service District
- Camanche North Shore (EBMUD)

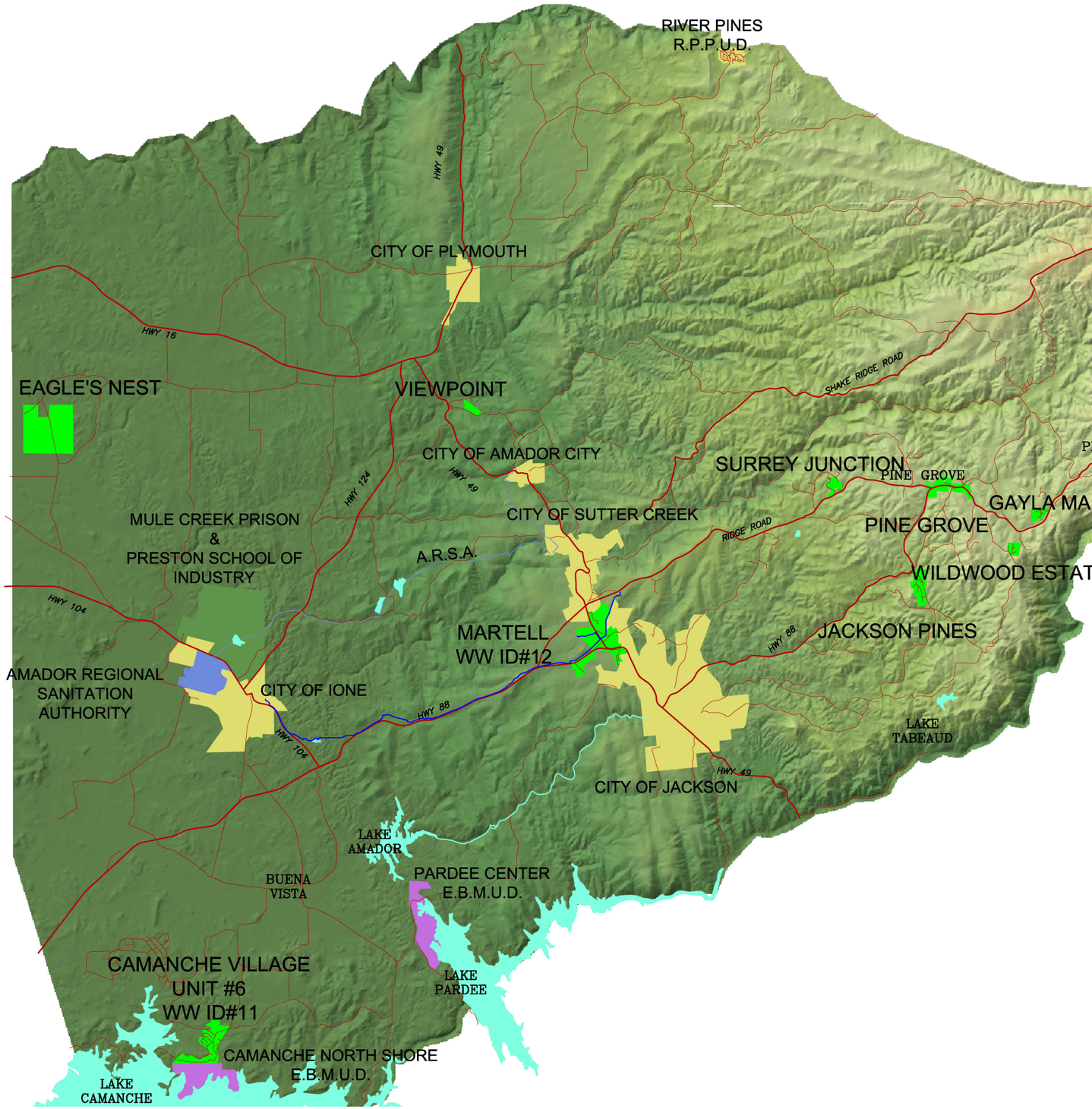
Agricultural Water Systems
- Jackson Valley Irrigation District

CAWP Retail
- Pioneer
- Buckhorn
- Red Coral
- River View
- Ridgeway Pines
- Ranch House
- Pine Park East
- Gayla Manor
- C.Y.A. Pine Grove Camp
- Toma Lane
- Jackson Pines
- Pine Acres
- Silver Lake Pines
- Sierra Highlands
- Mace Meadows Unit #1 (CSA #3)
- Rabb Park

Improvement Districts #3 and #7
- #3 La Mel Heights
- #7 Lake Camanche Village

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Source: Amador Water Agency Engineering Department, 12,01/05. Map date: October 24, 2022.



AMADOR COUNTYWIDE HOUSING ELEMENT

Figure III-2

Wastewater Districts

Legend

IMPROVEMENT DISTRICT #1: EAGLES NEST
IMPROVEMENT DISTRICT #1: SURREY JUNCTION
IMPROVEMENT DISTRICT #1: WILDWOOD ESTATES
IMPROVEMENT DISTRICT #1: GAYLA MANOR
IMPROVEMENT DISTRICT #1: JACKSON PINES
IMPROVEMENT DISTRICT #1: FAIRWAY PINES
IMPROVEMENT DISTRICT #1: PINE GROVE
IMPROVEMENT DISTRICT #1: VIEWPOINT
IMPROVEMENT DISTRICT #1: TIGER CREEK ESTATES
IMPROVEMENT DISTRICT #11: LAKE CAMANCHE (UNIT #6)
IMPROVEMENT DISTRICT #12: MARTELL

CITY WASTEWATER SYSTEMS

CITY OF AMADOR CITY
CITY OF IONE
CITY OF JACKSON
CITY OF PLYMOUTH
CITY OF SUTTER CREEK

AMADOR REGIONAL SANITATION AUTHORITY

IONE

STATE WASTEWATER SYSTEMS

MULE CREEK STATE PRISON
PRESTON SCHOOL OF INDUSTRY - C.Y.A.

EAST BAY MUNICIPAL UTILITIES DISTRICT

CAMANCHE NORTH SHORE
PARDEE RECREATION CENTER

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Source: Amador Water Agency Engineering Department, 12/01/05. Map date: October 24, 2022.

AMADOR COUNTYWIDE HOUSING ELEMENT

Figure III-3.
FEMA 100-year
Flood Hazard Areas

WEST-CENTRAL AMADOR COUNTY

KIRKWOOD

State Rte 88

Jackson Rd

State Rte 16

Plymouth

Main St

Amador City

E Plymouth Hwy

Twin Cities Rd

Ione Michigan Bar Rd

Preston Ave

Ione

State Rte 124

State Rte 104

Sutter Creek

Ridge Rd

Jackson

State Rte 88

State Hwy 49

Red Corral Rd

Hwy 26

State Rte 26

State Rte 49

N

0 5 10
Miles

Legend

- Inventory Site (Vacant/Project/Opportunity)
- FEMA 100-year Flood Zone
- Incorporated Area

INDEX MAP

KIRKWOOD

EL DORADO COUNTY

ALPINE COUNTY

WEST-CENTRAL AMADOR COUNTY

AMADOR COUNTY

SACRAMENTO COUNTY

CALAVERAS COUNTY

TUOLUMNE COUNTY

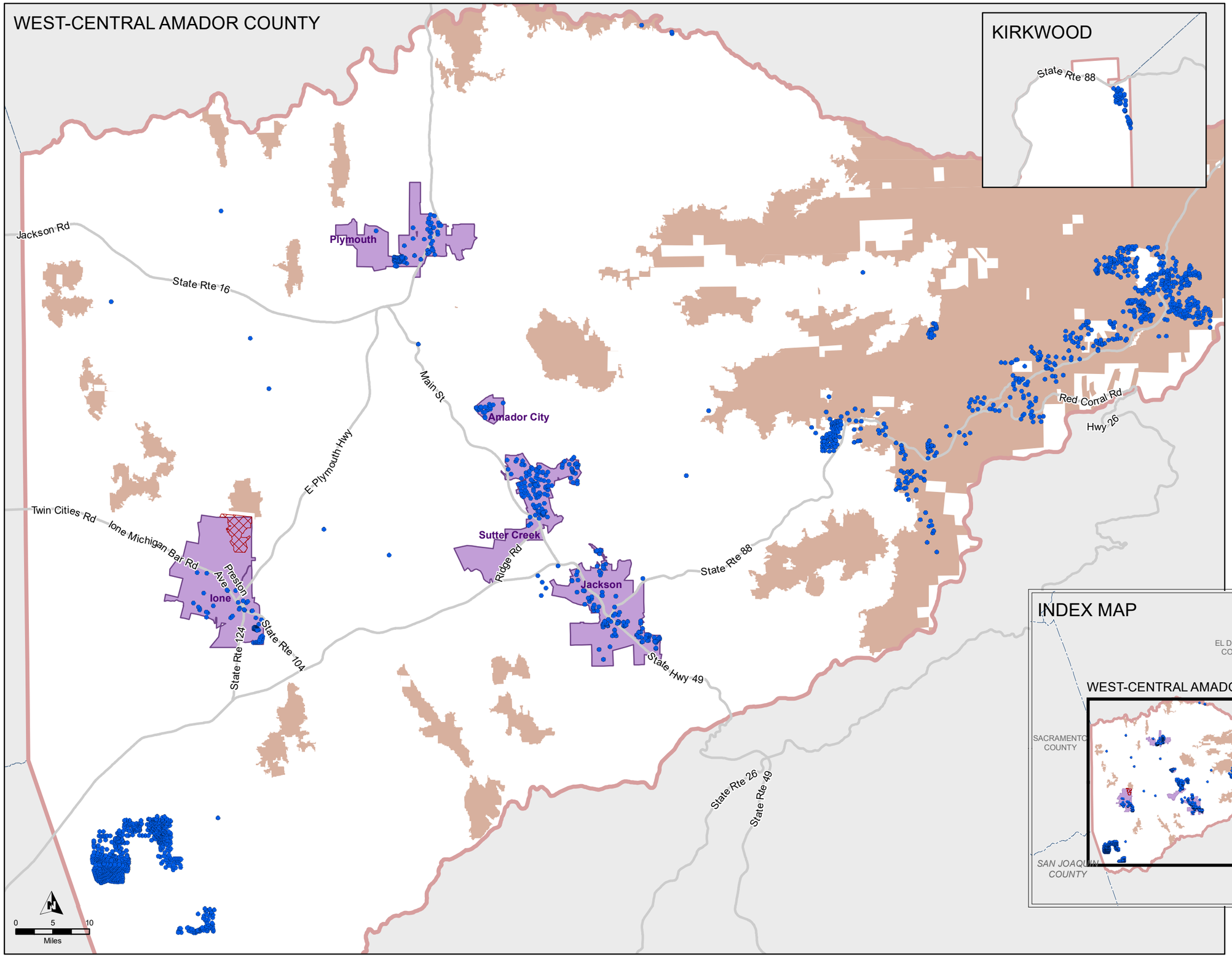
SAN JOAQUIN COUNTY

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Sources: FEMA NFHL_06005C_20220630. Map date: October 20, 2022.

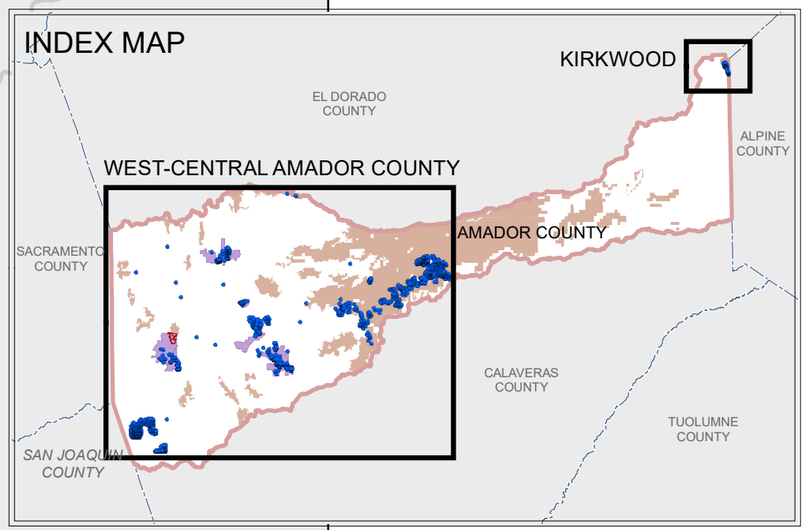
AMADOR COUNTYWIDE HOUSING ELEMENT

Figure III-3. Very High Fire Hazard Severity Zones



Legend

- Inventory Site (Vacant/Project/Opportunity)
- Incorporated Area
- Very High Fire Hazard Severity Zones in Local Responsibility Areas
- Very High Fire Hazard Severity Zones in State Responsibility Areas



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Sources: CalFire FHSZ Viewer, 10-20-2022.. Map date: October 20, 2022.

IV. HOUSING RESOURCES

A. INVENTORY OF HOUSING SITES

The inventory of housing sites for each jurisdiction is provided in the jurisdiction-specific annex included in this Background Report.

B. HOUSING ASSISTANCE AND COMMUNITY SERVICE PROVIDERS

Aging and Disability Resource Connection (ADRC): Area 12 Agency on Aging and Disability Resources Agency for Independent Living (DRAIL) have partnered to develop an Aging and Disability Resource Connection (ADRC) of the Mother Lode. The ADRC of the Motherlode creates a network of organizations that engages in person and family-centered planning and provides responsive and comprehensive information about referrals for long-term supports and services. The information received will enable people with disabilities, older adults, and their families to make informed choices regarding the supports needed to live with dignity in their home and be fully included in their communities for as long as possible.

Amador County Adult Protective Services: Amador County Adult Protective Services provides assistance to elderly and dependent adults who are functionally impaired, unable to meet their own needs, and who are victims of abuse, neglect, or exploitation. Amador County Adult Protective Services investigates reports of abuse of elderly impaired adults who are living in private homes, hotels, acute care hospitals and health clinics, adult day care and social day care centers.

Amador Child Abuse Prevention Council: ACAPC is committed to preventing all forms of child abuse in Amador County through community partnerships, free trainings, education, and family-centered events that value children, strengthen families and engage communities. To support the overarching principles of Family Strengthening, the Child Abuse Prevention Council of Amador County is incorporating the Five Protective Factors into its Goals and Indicators: Parent Resilience, Social Connections, Knowledge of Parent and Child Development, Concrete Support in Times of Need, and Social and Emotional Competence of Children.

Amador County Human Resource Agency: The Amador County Human Resource Agency, Community Action Division, manages housing activities, including housing rehabilitation programs and a first-time homebuyers program, for the unincorporated County.

Amador County Child Protective Services: Amador County Child Protective Service is the system of intervention of child abuse and neglect. Existing law provides for services to abused and neglected children and their families. The Amador County Child Protective Service's goal is to keep the child in his/her home when it is safe, and when the child is at risk, to develop an alternate plan as quickly as possible.

Amador County In-Home Supportive Services: In-Home Supportive Services (IHSS) provides services that support a person living in their home including personal care, light housekeeping, shopping, meal prep and accompanying to medical appointments. Eligibility: Medi-Cal, blind, disabled or 65 years of age or older, and unable to live at home safely without help.

Amador County Mental Health Services: Amador County Mental Health Division provides high quality, accessible mental health services to county residents who have serious mental illnesses and/or emotional disturbances. Clients are served with dignity, respect and cultural competency. Amador County Mental Health Services and Special Programs include:

- 24 Hour Crisis Intervention
- Medication Management
- Psychiatry Services
- Case Management
- Individual Psychotherapy
- Group Therapy and Support

- Wellness and Recovery Programs
- Mobile Support Team
- Coordination with Primary Care

Amador Senior Center: Amador Senior Center provide activities, education, and support services to the senior of Amador County. Amador Senior Center helps seniors avoid isolation, remain socially connected and physically healthy through regional exercise groups, hobby and social groups, etc. It is committed to support aging adults by providing support services such as our nutrition program, home safety program, free tax preparation, peer visitor program and more.

Amador Tuolumne Community Action Agency (ATCAA): ATCAA is a public entity created through a joint powers agreement between the two counties of Amador and Tuolumne, vested with the responsibility of improving the lives of residents in the foothill region. ATCAA provides services based on the local community assessments that identify the assets and needs of the community. The mission of ATCAA includes:

- To help individuals in Amador and Tuolumne Counties toward self-sufficiency.
- To support local residents in becoming involved and contributing members of our community.
- To promote family and other supportive environments so that children, youth and elders can achieve their maximum potential.
- To form partnerships and coalitions within the community to meet these needs.

ATCAA provides utility bill payment assistance, works to prevent homelessness through rental and mortgage assistance, rapid re-housing, and emergency shelter, offers low income households assistance with home weatherization, provides child enrichment and family learning services, and links families and individuals to housing and assistance programs.

Area 12 Agency on Aging (A12AA): A12AA established as a five county Joint Powers Agency in 1987, provides services to approximately 52,000 older adults. It is part of an aging network which includes 33 Area Agencies on Aging statewide and over 675 nationwide. A12AA provides leadership in addressing issues that relate to older Californians; to develop community-based systems of care that provide services which support independence within California's interdependent society, and which protect the quality of life of older persons and persons with functional impairments; and to promote citizen involvement in the planning and delivery of services. A12AA's services include assistance on food resources, legal services, transportation, housing, disability services, veteran services, support services, and medical services, etc.

Multipurpose Senior Services Program (MSSP): The Multipurpose Senior Services Program (MSSP) is a Medi-Cal waiver program that is funded by federal and state funds. The Multipurpose Senior Services Program (MSSP) provides comprehensive care management services to low-income, Medi-Cal recipients, who are 65 years or older, frail and at risk of institutionalization. The MSSP supports older adults in their homes to prevent or delay placement in a nursing facility, while fostering independent living at home. MSSP services include:

- Comprehensive in-home psychosocial and health assessments;
- Development of an individualized Care Plan to address needs;
- Monthly phone calls and quarterly home visits to monitor health, social and safety concerns;
- Assistance in purchasing services or equipment to remain safely at home;
- Coordination of care and referrals for additional services;
- Prevention of illness and enhancement of safety;
- Advocacy on client's behalf to obtain needed services;
- Education to enhance independent living;
- Respite support for caregivers.

California Department of Aging (CDA): Under the umbrella of the California Health and Human Services Agency, the California Department of Aging (CDA) administers programs that serve older adults, adults with disabilities, family caregivers, and

residents in long-term care facilities throughout the State. These programs are funded through the federal Older Americans Act, the Older Californians Act, and through the Medi-Cal program.

California Work Opportunity and Responsibility to Kids (CalWORKs): CalWORKs is a public assistance program that provides cash aid and services to eligible families that have a child(ren) in the home. The program serves all 58 counties in the state and is operated locally in Amador County by the Health and Human Services Agency. If a family has little or no cash and needs housing, food, utilities, clothing or medical care, they may be eligible to receive immediate short-term help. Families that apply and qualify for ongoing assistance receive money each month to help pay for housing, food and other necessary expenses.

Central Sierra Continuum of Care (CSCoC): The Central Sierra Continuum of Care (CSCoC) serves as the Continuum of Care (CoC) for the counties of Amador, Calaveras, Mariposa and Tuolumne in California's Central Sierra foothill region. CSCoC seeks to prevent, reduce, and end homelessness through effective and coordinated community-wide efforts and services. CSCoC coordinates and plans services and initiatives surrounding homelessness, ensuring that knowledge is shared, relationships are built, and common goals are reached. The CSCoC is also responsible for obtaining and administering federal funding for local programs.

Del Oro Caregiver Resource Center: Serves families and individuals who provide care for frail, elderly and brain impaired adults. The goal is to improve the well-being of family caregivers and provide support throughout the caregiving process. Time off for caregiver respite can be arranged and care plan assistance can be provided.

Common Ground Senior Services: Founded in 2000, Common Ground Senior Services is a non-profit organization serving older adults living in the Mother Lode. Common Ground Senior Services provide services and resources that offer positive impacts for older adults, living in rural Amador, Calaveras, and Tuolumne counties, who struggle with physical, nutritional, social, and economic needs. Common Ground Senior Services provides help for seniors including Meal on Wheels and Congregate Dining.

CommuniCare: CommuniCare Health Centers is a Federally Qualified Health Center providing health care to those in need since 1972. CommuniCare provides comprehensive health care services delivered by a dedicated team of providers and support staff through clinic sites and outreach programs. Serving communities throughout the Amador County region, CommuniCare provides health services for 1 in every 8 residents of the area. Their services include primary medical and dental health care, behavioral health services, substance use treatment, health education and support services. CommuniCare Health Centers, Inc. is a non-profit 501(c)(3) corporation. CommuniCare Health Centers is licensed by the State of California, led by an independent board of directors and is a Federally Qualified Health Center Program grantee under 42 U.S.C. 254b.

Hospice of Amador & Calaveras: Hospice of Amador & Calaveras is an independent, non-profit healthcare provider of end-of- life care, and spiritual and psychological support to patients facing a terminal illness. Hospice of Amador & Calaveras support services are available as a free resource to the entire community, including children.

Interfaith Food Bank of Amador County: The Interfaith Food Bank of Amador County is an independent, non-profit, 501(3)(c) governed by the Interfaith Council of Amador. The Interfaith Food Bank of Amador County has a main distribution center in Jackson and 15 Satellite locations throughout Amador County including a Spanish speaking site in Plymouth.

National Alliance on Mental Illness: The National Alliance on Mental Illness (NAMI) has a Amador County chapter dedicated to improving the quality of lives for individuals living with mental illness and their families through support, education and advocacy. NAMI contracts with Amador County to facilitate peer support groups and to offer 1-on-1 mentoring and provide numerous education programs throughout the community.

Partnership Health Plan Care Management ride program: Persons with Medi-Cal that receive their benefit through Partnership Health Plan and have complex medical needs can receive additional care management including free transportation assistance. Partnership Health Plan can be contacted for eligibility requirements.

Sierra Winds Wellness & Recovery Center: Sierra Wind Wellness and Recovery Center is a unique place to find peer support, companionship, support groups, resources, meals and linkage to resources. They are located at 10354 Argonaut Dr, Jackson CA 95642.

Stanislaus County Housing Authority: Amador County does not have a local public housing authority. Therefore, the Stanislaus County Housing Authority (StanCoHA) administers the Housing Choice Voucher (HCV)/Section 8 program and Public Housing programs through the Housing Assistance Program for Amador County and six surrounding counties (Alpine County, Calaveras County, Inyo County, Mariposa County, Mono County, Stanislaus County, and Tuolumne County). StanCoHA has not provided any Public Housing in Amador County. As of September 21st, 2020, StanCoHA has two waiting lists that are open now or opening soon.

Sutter Amador Hospital: Sutter Amador Hospital is a community based, not-for-profit hospital with 52 licensed beds and is the only hospital in Amador County serving a population of more than 40,000. Sutter Amador Hospital provides comprehensive services, including 24-hour emergency care, critical care, diagnostic imaging, a family birth center, surgery, orthopedics and laboratory services.

Volunteers of America: Founded locally in 1911, the Northern California & Northern Nevada affiliate of Volunteers of America (VOA NCNN) is one of the largest providers of social services in the region, operating more than 40 programs including housing, employment services, substance abuse and recovery services to families, individuals, veterans, seniors, and youth. VOA NCNN operates a variety of emergency shelters, supportive housing, and rapid re-housing and case management for veterans.

Women Infants and Children (WIC): Women Infants and Children (WIC) program is funded by the US Department of Agriculture (USDA). WIC provides nutrition and education programs for low-income pregnant women and mothers of infants and toddlers (birth to 5) throughout Amador County. Programs and services include:

- Vouchers for Nutritious Food
- Breast Pump Loan Program
- Breast Feeding and Nutrition Support

C. INCENTIVES AND FINANCIAL RESOURCES

Efforts by the Countywide jurisdictions 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 and Incentives: Jurisdictions in Amador County provide for density bonuses consistent with state law (most have density bonuses and incentives for affordable housing codified in an ordinance as discussed in the Constraints chapters for the individual jurisdictions and will be update their programs, where necessary, as described in the Housing Plan). 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 above the base zoning density and additional concessions or incentives. The provisions of the density bonus apply to all new residential developments in the county.

Financial Resources: With respect to landowners and developers seeking to provide housing or retain affordable housing in Amador County a variety of Federal, State, and other resources are available to help fund affordable housing and reduce financing constraints on developments, as shown in Table IV-1. These financing programs are essential to facilitating affordable housing development by providing necessary financial relief. To assist with affordability, Amador County and the Cities will investigate programs available for provision of financial assistance and will pursue those programs that it finds appropriate and feasible. The Countywide jurisdictions have established a number of programs in this Housing Element to encourage

affordable housing developments and encourage collaboration with non-profit agencies and affordable housing developers, and to assist affordable housing developers obtain Federal, State, and local grant funding.

Table IV-1: Financial Resources

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Grants available to small counties and cities on a competitive basis for a variety of housing and community development activities. Jurisdictions compete for funds through the State's allocation process.	- Acquisition - Rehabilitation - Home Buyer Assistance - Economic Development - Homeless Assistance - Public Services
Continuum of Care	Grant program available to eligible applicants, including local governments, public housing agencies, and nonprofits, to assist individuals (including unaccompanied youth) and families experiencing homelessness and to provide the services needed to help such individuals move into transitional and permanent housing, with the goal of long-term stability.	- Acquisition - Rehabilitation - New Construction - Rental Assistance - Supportive Services - Operative Costs
Federal Home Loan Bank System	Subsidizes interest rates for affordable 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.	- New Construction - Acquisition - Rehabilitation
Home Investment Partnerships Program (HOME)	Grant program available to County and cities on a competitive basis for housing activities. Jurisdictions compete for funds through the State's allocation process.	- Acquisition - Rehabilitation - Home Buyer Assistance - Rental Assistance
Low income Housing Tax Credits (LIHTC)	Tax credits are available to persons and corporations that invest in low income rental housing. Proceeds from the sales are typically used to create housing.	- New Construction - Acquisition - Rehabilitation
Mortgage Credit Certificate (MCC) Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing.	- Home Buyer Assistance
Housing Choice Voucher (HCV) Program	The Stanislaus County Housing Authority via HUD administers the HCV Program in Amador County. As such, rental assistance payments from the Stanislaus County Housing Authority to owners of private market rate units on behalf of very-low income tenants. The Housing Choice Voucher program includes vouchers issued to individual households as well as project-based vouchers issued to a developer to preserve a specified number of units in a project for lower income residents.	- Rental Assistance - Home Buyer Assistance

Table IV-1: Financial Resources		
Section 202	Grants to non-profit developers of supportive housing for the elderly.	- Acquisition - Rehabilitation - New Construction
Section 203(k)	Provides long-term, low interest loans at fixed rate to finance acquisition and rehabilitation of eligible property.	- Land Acquisition - Rehabilitation - Relocation of Unit - Refinance Existing Indebtedness
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	- Acquisition - Rehabilitation - New Construction - Rental Assistance
U.S. Department of Agriculture (USDA) Housing Programs	Below market-rate loans and grants for very low, low, and moderate income multifamily housing, self-help subdivisions, and farmworker rental housing.	- New Construction - Rehabilitation
Community Reinvestment Act (CRA)	Encourages depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, requiring that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically.	- Lending for housing and community development activities - Identify discriminatory practices of individual financial institutions
2. State Programs		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	- Home Buyer Assistance
	Offers permanent financing for acquisition and rehabilitation to for-profit, nonprofit, and public agency developers seeking to preserve at-risk housing units, low interest predevelopment loans for acquisition/rehabilitation, and a variety of programs aimed at increasing the affordable housing supply.	- Acquisition/preservation - Rehabilitation - New Construction - ADU grant program for income-qualified households
Cal HOME	Provides grants to local governments and non-profit agencies for local homebuyer assistance and owner-occupied rehabilitation programs and new home development projects. Will finance the acquisition, rehabilitation, and replacement of manufactured homes.	- Home Buyer Assistance - Rehabilitation - New Construction
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CHFA first loans to give eligible buyers 100% financing.	- Home Buyer Assistance
California Self-Help Housing Program (CSHHP)	Provides grants for the administration of mutual self-help housing projects.	- Home Buyer Assistance - New Construction
Emergency Housing and Assistance Program (EHAP)	Provides grants to support emergency housing.	- Shelters and Transitional Housing
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services.	- Support Services
Farmworker Housing Assistance Program	Provides State tax credits for farmworker housing projects.	- New Construction - Rehabilitation

Table IV-1: Financial Resources		
Golden State Acquisition Fund (GSAF)	GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing.	- Acquisition/Preservation
Joe Serna Jr. Farm-worker Housing Grant Program (FWHG)	Provides recoverable grants for the acquisition, development and financing of ownership and rental housing for farmworkers.	- Home Buyer Assistance - Rehabilitation - New Construction
Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP)	MPROP makes short- and long-term low interest rate loans for the preservation of affordable mobilehome parks for ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies. MPRROP also makes long-term loans to individuals to ensure continued affordability.	- Preservation
Multifamily Housing Program (MHP)	MHP makes low-interest, long-term deferred-payment permanent loans for permanent and transitional rental housing for lower-income households.	- New construction - Rehabilitation - Preservation
California LIHTC	State credits are only available to projects receiving federal credits. 20% of federal credits are reserved for rural areas and 10% for nonprofit sponsors. Requires 55-year affordability. Credits can be used to fund the hard and soft costs (excluding land costs) of housing projects.	- New construction - Rehabilitation - Preservation
3. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	- Fixed rate mortgages issued by private mortgage insurers.	- Home Buyer Assistance
	- Mortgages, which fund the purchase and rehabilitation of a home.	- Home Buyer Assistance - Rehabilitation
	- Low Down-Payment Mortgages for Single-Family Homes in underserved low income and minority cities.	- Home Buyer Assistance
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	- Home Buyer Assistance

V. AFFIRMATIVELY FURTHERING FAIR HOUSING

All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015. Under State law, affirmatively further fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics". These characteristics can include, but are not limited to, race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

The AFFH analysis must contain the following:

A: Outreach
B: Assessment of Fair Housing
- Key Data and Background Information
- Fair Housing Enforcement and Outreach Capacity
- Integration and Segregation Patterns and Trends
- Racially or Ethnically Concentrated Areas of Poverty
- Disparities in Access to Opportunity
- Disproportionate Housing Needs in the Jurisdiction
- Displacement Risk

C: Sites Inventory
D: Identification of Contributing Factors
E. Goals and Actions

While this section provides a focused analysis of fair housing issues in Amador County, several other sections of the Housing Element address the issue and are included in this section by reference.

Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in their community. As part of this 6th Cycle Housing Element, the Amador County jurisdictions consider their roles in addressing issues of regional concern like availability of assistance with housing concerns, regional patterns of segregation, homelessness, and farmworker housing. An analysis of sites pursuant to AB 686 is included to demonstrate that the sites to accommodate the Countywide RHNA affirmatively further fair housing in Amador County and local jurisdictions and support the Countywide commitment to ensuring that a variety of housing options are available to households of all income levels.

A. OUTREACH

Amador County and the Cities of Amador City, Ione, Jackson, Plymouth, and Sutter Creek value and promote public participation in the planning process. To ensure that the Housing Element Update is accessible to all segments of the community, the jurisdictions have worked diligently to engage all members of the Amador County communities, including non-English speakers and those typically underrepresented in the planning process. This summary highlights those steps taken as part of the Housing Element Update.

1. PROJECT WEB PAGE

A dedicated project website serves as the main conduit of information for individuals who can access material online (https://www.amadorgov.org/departments/planning/2022-housing-element). The project web page launched in 2021 and is regularly updated to reflect ongoing community input opportunities, advertise draft work products, and answer commonly asked questions. The website includes the following information:

- Upcoming meeting information

- Project timeline
- Narrated video introduction to Housing Element updates
- Links to other relevant resources

2. GENERAL MULTI-LINGUAL ADVERTISEMENTS

The City utilized a variety of methods to advertise the project, engage the community, and solicit input on the Housing Element. These efforts are summarized herein to demonstrate the City's meaningful commitment to community collaboration. The City prepared and implemented the following general advertisements:

- Emails to stakeholders and interested individuals
- Workshop and open house flyers (in English and Spanish)
- Community open houses flyer (in English and Spanish)
- Social media posts (in English and Spanish)
- Emails to stakeholders requesting involvement and providing flyers and outreach information in English and Spanish

3. WORKSHOPS, POP-UP, AND PUBLIC HEARINGS

Community Workshop – 2 sessions

As part of the community outreach, a community workshop was conducted to educate the community about housing issues and opportunities facing Amador County, and to gather input on housing-related topics. The March 10, 2022 workshop was a hybrid workshop, with the opportunity to participate in-person or via Zoom. The sessions were held at 3 p.m. and 7 p.m. to increase opportunities for public participation. The workshop presentation materials and audio recording were posted on the Housing Element Update web page to allow other interested parties the opportunity to review the workshop and community input. The workshop consisted of two parts:

- Part A: Overview describing Housing Elements and why they are important, existing conditions in Amador County, and the Countywide Housing Element Update process
- Part B: Housing Needs and Priorities Activities

Community Workshops – Draft Housing Element Public Review

The Draft Housing Element was made available for public review from November 10, 2022 through January 9, 2023. The public review period initially was planned to end on December 14, 2022, but was extended to ensure all segments of the community and interested parties had adequate time to review and comment. To provide opportunities for interested parties to review and comment on the Countywide Draft Housing Element, open houses and community meetings were held throughout the County during the public review period of the Draft Housing Element. All workshops were open to all County residents and interested parties.

- November 16, 2022, 2-2:30 p.m. - Amador County Board of Supervisors Chambers – Community Workshop
- November 29, 2022, 6-7:30 p.m. Amador County Board of Supervisors Chambers -Community Workshop
- December 5, 2022, 6:30 p.m. – Jackson Council Chambers, Planning Commission Workshop
- December 12, 2022, 2:00 p.m. – City of Plymouth City Hall – Community Workshop
- December 12, 2022, 6:00 p.m. – Sutter Creek Joint City Council and Planning Commission Workshop, open to the public
- December 13, 2022, 6:00 p.m. – City of Ione Council Chambers – Planning Commission Workshop, open to the public
- December 13, 2022, 7:00 p.m. – Amador County Board of Supervisors Chambers
- December 20, 2022, 7:00 p.m. – Amador City City Hall

Comments from workshop participants focused primarily on clarifications regarding the RHNA, how sites are identified to accommodate the RHNA, and questions regarding population and demographic numbers; these comments and questions were responded to during the workshops. Several people commented at the Amador County Community Workshop regarding

the need for stronger policies and programs related to smoke-free living environments. Comments regarding the content of the Draft Housing Element that were received during the public review period are summarized and responded to in Appendix C. Public Hearings.

Prior to adoption of the Housing Element, the Amador County Planning Commission and Board or Supervisors, the Amador City Council, and the Planning Commission and City Council of the cities of Ione, Jackson, Plymouth, and Sutter Creek each held a public hearing to provide the community with an opportunity to comment.

4. HOUSING NEEDS AND PRIORITIES SURVEY

An online Countywide Housing Needs and Priorities survey was available from February 25 through April 21, 2022. The survey was available in English and Spanish. The surveys asked for input regarding housing needs throughout the County and housing priorities and strategies to address Countywide future housing growth needs. A total of 109 individuals, including 4 residents from the City of Amador City, 9 residents from the City of Ione, 31 residents from the City of Jackson, 7 residents from the City of Plymouth, and 14 residents from the City of Sutter Creek responded to the survey, which focused on issues of home maintenance, affordability, home type, living conditions and homelessness. A summary of the key survey results is provided in the Affirmatively Furthering Fair Housing chapter, with the complete results included in Appendix B. The County received the following feedback:

Countywide

- 60.78% of respondents rated their housing as sound (very good to excellent condition), 20.59% as showing signs of minor deferred maintenance; 14.71% as needing moderate repairs or upgrades, 2.94% as needing two or more major upgrades, and less than 1% as dilapidated.
- 56.38% of respondents said they are very satisfied with their current housing situation, 24.47% are somewhat satisfied, and 12.77% are somewhat dissatisfied or dissatisfied.
- 15.79% of respondents think that the range of housing options currently available in Amador County meet the needs of the community. 84.21% of respondents think that the range of housing options currently available in Amador County do not meet the needs of the community.
- 35.37% of respondents indicated they are concerned with their rent increasing to an amount they cannot afford.
- 25.32% of respondents indicated they are concerned that if they ask their property manager or landlord to make repairs their rent will increase or they will be evicted.
- 28.05% of respondents indicated they struggle to pay their rent or mortgage payment.
- 16.00% of respondents indicated they need assistance with understanding their rights related to fair housing.
- 9.78% of respondents indicated they have encountered housing-related discrimination.
- 15.05% of respondents indicated they would like to buy a home in Amador County and cannot find a home in their price range; 19.35% of respondents indicated they would like to buy a home in Amador County and do not currently have the financial resources for an appropriate down payment.

City of Amador City

- 5.77% of respondents indicated that single family, medium to large (2,000 square foot home or larger) is the most needed type of housing in Amador City.
- 2.99% of respondents indicated that persons with a disability (including developmental disability) need additional housing types or dedicated policies and programs to ensure they can access housing in Amador City.

City of Ione

- 18.06% of respondents indicated that apartment (multi-family rental homes) is the most needed type of housing in Ione.
- 22.00% of respondents indicated that large families (5 or more persons) need additional housing types or dedicated policies and programs to ensure they can access housing in Ione.

City of Jackson

- 52.31% of respondents indicated that duplex, triplex, and fourplex are the most needed types of housing in Jackson.
- 60.27% of respondents indicated that homeless persons or at risk of homelessness need additional housing types or dedicated policies and programs to ensure they can access housing in Jackson.

City of Plymouth

- 36.00% of respondents indicated that farmworker housing is the most needed type of housing in Plymouth.
- 31.58% of respondents indicated that farmworkers need additional housing types or dedicated policies and programs to ensure they can access housing in Plymouth.

City of Sutter Creek

- 15.38% of respondents indicated that single family, medium to large (2,000 square foot home or larger) is the most needed type of housing in Sutter Creek.
- 14.93% of respondents indicated that seniors need additional housing types or dedicated policies and programs to ensure they can access housing in Sutter Creek.

Unincorporated Area of Amador County

- 38.00% of respondents indicated that farmworker housing is the most needed type of housing in the unincorporated area of Amador County.

5. STAKEHOLDER PARTICIPATION

Representatives from 17 community stakeholders were invited to provide input on housing-related issues affecting Amador County; this invitation list included housing developers (affordable and market-rate), religious organizations, school representatives, fair housing service providers, and other social service providers. Understanding the potential lack of participation from community members of protected classes, the Countywide jurisdictions and consultant team targeted stakeholders, agencies, and organizations that represent protected class members, such as lower income households, persons with disabilities, persons 65 years of age or older, female-headed households, farmworkers, and residents experiencing homelessness, to gain a better understanding of fair housing concerns.

These key stakeholders, agencies, and organizations were asked to participate and assist in two ways. First, to provide outreach assistance by sharing information about the Housing Element Update, workshop, housing needs and priorities survey, and open houses with their service population. Second, by identifying any housing needs and constraints to obtaining housing related to the population or clientele of service providers, housing needs and constraints as observed by advocates and interested parties, and housing needs and constraints to building or providing housing as observed by members of the development community.

Stakeholders invited to participate included representatives from:

- First 5 Amador
- Nexus Youth & Family Services
- Communities Energized for Health, a Project of ETR
- Amador County Behavioral Health
- Homeless Outreach City of Jackson
- Amador Co Department of Social Services
- Amador County Public Health
- Amador County Unified School District
- Nexus Youth & Family Services
- Ione Band of Miwok Indians
- Area 12 Agency on Aging
- St. Vincent de Paul

- Trinity Episcopal Church
- UC Master Gardeners
- Amador Tuolumne Community Action Agency
- County of Amador

Stakeholder and Service Provider Survey

17 stakeholders responded to the service provider survey. Survey results are provided in Appendix A. Stakeholders expressed concern regarding a variety of fair housing issues, with limited affordable housing identified as the primary barriers identified to finding or staying in housing. Stakeholder input is incorporated into the Housing Needs Assessment, Affirmatively Furthering Fair Housing, and other chapters as relevant.

6. ACTIONS TO EXPAND PUBLIC ENGAGEMENT

To ensure meaningful, frequent, and ongoing community outreach is fostered and continued during this 6th Cycle planning period, Programs 2 and 23 are included in the Housing Plan. Program 2 provides for annual outreach related to each jurisdiction's Annual Progress Report. Program 23 provides for ongoing community education and outreach to ensure information regarding housing-related programs is available to households and interested parties throughout the County. Overall, the intent of these programs in the Housing Plan is to ensure meaningful, frequent, and ongoing community participation is fostered and continued during this 6th Cycle planning period.

B. ASSESSMENT OF FAIR HOUSING ISSUES

This section contains an analysis of demographic, housing, and specifically fair housing issues for Amador County. While the County's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations were discussed in previous sections of this Background Report, this section focuses on demographics and income related to protected classes, lower income and poverty-level households and also incorporates information from the community engagement and outreach process used to develop this Housing Element, which is described in the previous section.

1. FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY

Fair housing for each city and the unincorporated area of Amador County is addressed at both the local and regional level. Resources for enforcement and outreach are discussed below.

Enforcement

The County provides information regarding fair housing services and tenant/landlord rights on its website under the Housing and Employment Information webpage and follows State and Federal requirements related to fair housing. The Amador Tuolumne Community Action Agency (ATCAA) offers a variety of assistance and services to the community. Services include securing and stabilizing housing for homeless families and individuals as well as those at risk of becoming homeless. When funding is available, ATCAA offers emergency Homeless Prevention Rental Assistance and Homeless Rapid Re-Housing Assistance. Fair housing inquiries at the County and each jurisdiction are currently referred to the California Department of Fair Housing and Employment.

None of the jurisdictions reported any complaints related to fair housing during the 5th Cycle. The HCD Affirmatively Furthering Fair Housing Data Viewer (AFFH Viewer) provides information regarding federal Fair Housing and Equal Opportunity (FHEO) cases by city for the 2013-2021 period, which provides a local and regional understanding of fair housing issues and complaints and also provides data on total County cases in 2010 and 2020. It is noted that Countywide information is not available for the 2013-2021 period. The City-specific 2013-2021 and Countywide 2010 and 2020 data is information is summarized below for each jurisdiction:

- Countywide: 2 cases in 2020 (1 with a racial bias, 1 with a familial status bias) and 0 cases in 2010
- 0 in Amador City (2013-2021)

- 2 in Ione (2013-2021) with no identified bias based on protected characteristics (disability, race, familial status, national origin, religion, sex, or color) and neither was pursued due to the failure of the complainant to respond
- 8 in Jackson (2013-2021) with no identified bias based on protected characteristics; 4 cases were not pursued due to the failure of the complainant to respond, FHEO decided to not pursue 2 additional cases, and 2 cases were determined to have no valid issue
- 0 in Plymouth (2013-2021)
- 0 in Sutter Creek (2013-2021)

According to the California Department of Fair Employment and Housing (CDFEH) 2020 Annual Report, 880 housing complaints were filed in 2020, with the top basis for housing complaints surrounding disability (650 cases or 73.86 %) and race (177 cases or 20.11%)[9]. None of the 880 housing complaints filed in 2020 was from Amador County residents.

It is noted that the California DFEH does not make data readily available related to fair housing inquiries, specific concerns, and outcomes; if made available, this information would be invaluable to local jurisdictions, residents, and landlords in identifying areas with high incidences of fair housing concerns and opportunities for community education regarding specific topics of concern. The County has requested that the HCD coordinate with the California Department of Fair Employment and Housing to include this information at the local level in HCD's AFFH Viewer to assist local jurisdictions with better understanding fair housing needs.

Public Education

Fair housing outreach and education efforts are not currently conducted in Amador County. Apart from a link to the Department of Fair Employment and Housing on the Amador County website, there is no information readily available from the County, the cities, or ATCAA to assist residents, landlords, and housing providers with understanding fair housing laws and rights.

Findings

Based on the number of cases in Amador County, there appears to be adequate capacity in Amador County to respond to the complaints made. However, there is the potential that the low number of complaints in Amador County reflects a lack of understanding of fair housing rights and limited availability of programs or organizations active in the County that provide assistance with making a complaint. Therefore, additional outreach and education is needed, and annual training of County and local jurisdiction staff should occur to ensure fair housing practices are maintained Countywide and information regarding fair housing, including fair housing resources as well as other housing-related resources for renters and homeowners, is needed. Bi-annual training of County and local jurisdiction staff should occur to ensure fair housing practices are maintained throughout the County. Information regarding fair housing laws and rights and housing programs available to renters and homeowners should be made available at County and City buildings as well as publicly-accessible locations throughout the County such as libraries or community centers, on each jurisdiction's website, and via each jurisdiction's social media on a regular basis to ensure County residents and landlords are aware of fair housing laws and rights, as well as methods to address fair housing concerns.

Amador County and the Cities comply with fair housing laws and regulations as described in Table V-1.

Table V-1: Compliance with Fair Housing Laws

Law	Description	Compliance
California Fair Employment and	The Fair Employment and Housing Act (FEHA) applies to public and private employers, labor organizations and employment agencies. The	Compliance is achieved through DFEH's enforcement of the FEHA and through

[9] California Department of Fair Employment and Housing. 2020. 2019 Annual Report. Available at: https://calcivilrights.ca.gov/wp-content/uploads/sites/32/2022/01/2020-DFEH-Annual-Report.pdf

Housing Act (FEHA)	FEHA prohibits those engaged in the housing business – landlords, real estate agents, home sellers, builders, mortgage lenders, among others – from discriminating against tenants or homeowners on the basis of protected characteristics. It is also illegal for cities, counties, or other local government agencies to make zoning or land-use decisions, or have policies that discriminate against individuals based on those traits.	HUD's enforcement of federal FHEO cases. The Countywide jurisdictions do not actively provide education or assistance with fair housing complaints under federal or state fair housing laws.
Government Code Section 65008	Covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, land ownership , tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy. For example, a violation under Government Code section 65008 may occur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single family homes.	Compliance is achieved by uniform application of each jurisdiction's codes, regulations, policies and practices, including development standards, design guidelines, application submittal requirements, fees and approval findings.
Government Code Section 8899.50	Requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.	Compliance is achieved through consultations with community stakeholders and support agencies as part of program evaluating and funding decisions. The 6th Cycle Housing Element Housing Plan describes how fair housing issues and contributing factors will be addressed throughout the 6th Cycle.
Government Code Section 11135 et seq.	Requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class.	Compliance is achieved through promotion/availability of activities and programs to all persons of all backgrounds to participate equally in community programs and activities.
Density Bonus Law (Gov. Code, § 65915.)	Density bonus law is intended to support the construction of affordable housing by offering developers the ability to construct additional housing units above an agency's otherwise applicable density range, in exchange for offering to build or donate land for affordable or senior units. Density Bonus Law also provides for incentives intended to help make the development of affordable and senior housing economically feasible.	Compliance is achieved by administration of each jurisdiction's code, which provides for compliance with Government Code Section 65915 et seq, as well as with Housing Plan programs requiring modifications to specific jurisdiction's codes to comply with State law.
Housing Accountability Act (Gov. Code, § 65589.5.)	Provides that a local agency shall not disapprove a housing development project, for very low, low-, or moderate-income households, or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for the use of very low, low-, or moderate-income households, or an emergency shelter, including through the use of design review standards, unless it makes certain written findings, based upon a preponderance of the evidence in the record.	Compliance is achieved through the development review process consistent with the Housing Accountability Act. Additionally, Ione has adopted objective development standards and Amador County and the cities of Amador City, Plymouth, Jackson, and Sutter Creek will prepare objective development standards to facilitate an objective and equitable review of applicable projects.

No-Net-Loss Law (Gov. Code, § 65863)	Ensures development opportunities remain available throughout the planning period to accommodate a jurisdiction's regional housing need assessment (RHNA) allocation, especially for lower- and moderate- income households.	This draft Housing Element identifies a surplus of sites with capacity to accommodate each jurisdiction's RHNA allocation and address any shortfall that may occur with respect to anticipated development density capacity.
Least Cost Zoning Law (Gov. Code, § 65913.1)	Provides that, in exercising its authority to zone for land uses and in revising its housing element, a city, county, or city and county shall designate and zone sufficient vacant land for residential use with appropriate standards, in relation to zoning for nonresidential use, and in relation to growth projections of the general plan to meet housing needs for all income categories as identified in the housing element of the general plan.	Compliance is achieved through adoption of each jurisdiction's General Plan and Zoning Code and implementation of Housing Element Housing Plan Programs which commit the jurisdictions maintaining adequate sites at densities appropriate to accommodate their RHNAs and commit Plymouth to rezone to accommodate its RHNA.
Excessive Subdivision Standards (Gov. Code, § 65913.2.)	Provides that, in exercising its authority to regulate subdivisions a city, county, or city and county shall: (a) Refrain from imposing criteria for design, as defined in Section 66418, or improvements, as defined in Section 66419, for the purpose of rendering infeasible the development of housing for any and all economic segments of the community. However, nothing in this section shall be construed to enlarge or diminish the authority of a city, county, or city and county under other provisions of law to permit a developer to construct such housing. (b) Consider the effect of ordinances adopted and actions taken by it with respect to the housing needs of the region in which the local jurisdiction is situated. (c) Refrain from imposing standards and criteria for public improvements including, but not limited to, streets, sewers, fire stations, schools, or parks, which exceed the standards and criteria being applied by the city, county, or city and county at that time to its publicly financed improvements located in similarly zoned districts within that city, county, or city and county.	Compliance is achieved through the implementation of a fair and equitable development review process which is administered consistent with the Excessive Subdivision Standards Act.
Limits on Growth Controls (Gov. Code, § 65302.8.)	Provides that, if a county or city, including a charter city, adopts or amends a mandatory general plan element which operates to limit the number of housing units which may be constructed on an annual basis, such adoption or amendment shall contain findings which justify reducing the housing opportunities of the region. The findings shall include all of the following: (a) A description of the city's or county's appropriate share of the regional need for housing. (b) A description of the specific housing programs and activities being undertaken by the local jurisdiction to fulfill the requirements of subdivision (c) of Section 65302. (c) A description of how the public health, safety, and welfare would be promoted by such adoption or amendment. (d) The fiscal and environmental resources available to the local jurisdiction	None of the Countywide jurisdictions have adopted a General Plan that operates to limit the number of housing units which may be constructed on an annual basis.
Housing Element Law (Gov. Code, §	Section 65583 stipulates that the housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial	Compliance is achieved through preparation and adoption of a Housing

65583, esp. subds. (c)(5), (c)(10).)	resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. Subdivision (c)(5) provides that, in order to make adequate provision for the housing needs of all economic segments of the community, the program shall promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of protected characteristics.	Element that addresses the provisions of State Housing Element law.

2. ANALYSIS OF AVAILABLE FEDERAL, STATE, AND LOCAL DATA AND LOCAL KNOWLEDGE

This section presents an overview of available federal, state, and local data to analyze fair housing issues in Amador County. These data sources are supplemented with local knowledge of existing conditions in the community to present a more realistic picture of fair housing concerns in Amador County and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing.

The figures in this chapter identify data based on census tracts and boundaries, as shown in Figures V-1 and V-2. For an understanding of how existing affordable housing opportunities are distributed throughout the County, Figures V-3 and V-4 identify Housing Choice Vouchers and subsidized housing.

Local Knowledge

It is recognized that segregation and discriminatory practices have occurred throughout the nation. City and County staff and local/regional service providers were surveyed to identify housing issues, including fair housing concerns, for Amador County. Very little data regarding fair housing issues relevant to Amador County has been collected historically.

Due to limited available knowledge and local/regional data related to fair housing issues, this chapter augments input from County and City staff and local service providers with information regarding trends and conditions from the U.S. Census, HCD's AFFH Data Viewer, and the CA School Dashboard, and historic data from the California State Parks Office of Historic Preservation and the National Park Service.

Staff Knowledge

City and County staff reported that they were not aware of any infrastructure or community investment conditions or trends, land use development patterns, or other fair housing issues affecting their communities. A common observation among City and County staff was that Amador County has historically had affordable housing costs, with new housing prices including options affordable to moderate income households and sometimes lower income households and opportunities for lower income households to rent or own in the County which has helped make housing accessible to a broad variety of persons.

Historical Conditions

The eastern Miwok historically occupied Amador County and surrounding areas to the west. While the Plains Miwok shared a common language and cultural background, they consisted of a number of separate and politically independent groups. Each group used a number of permanently inhabited and seasonally occupied locales. The eastern Miwok relied on a broad spectrum of plant and animal food sources, including the valley oak, buckeye, laurel, hazelnut, wild oats, balsam root, several species of edible roots and greens, berries, mushrooms, elk, antelope, rabbits, waterfowl, elk, pronghorn antelope, waterfowl and fish.

The settlement of what is now Amador County dates back to California's early pioneer and gold rush days. As early as 1843, John Sutter dispatched men - some with families - to stands of cedar and sugar pine on the ridge between today's Amador and Sutter Creeks. He called the place "Pine Woods." Sutter's men worked there sawing wood, producing charcoal, and manufacturing other items needed at Sutter's Fort. Even for a time after the gold discovery, Sutter's men still worked at Pine Woods.

As word spread of the discovery of gold, miners flooded to the Mother Lode to search for fortune. In 1849, the population of California surged from 14,000 to over 100,000, comprised of Americans and immigrants from around the world. Throughout the Mother Lode, small mining camps and towns sprung up to supply gold mines and miners – the demand for food, booze, supplies, building materials, and entertainment drove development along the American and Mokelumne Rivers, and deep into the Sierra foothills. Early in the gold rush, streams were placer mined (1846–1857). Most of the important lode deposits were discovered in the 1850s.

Amador County is the only county in the state named after a native Californian - Jose Maria Amador, a wealthy ranchero before the gold rush, whose great ranch covered much of what is now Amador Valley near Danville. He and his employees mined along a creek in Amador County in 1848 and 1849. That creek became known as Amadore's Creek, and soon after, camps called Amadore Crossing and South Amadore or Amadore City were founded.

Before California statehood, what is now Amador County was part of the San Juaquin District and in 1849 had at least three precincts - Drytown, Volcano, and Buena Vista Ranch - in the statewide elections of 1849. Following California's statehood, Amador County was created in 1854. Jackson became the County seat.

From the 1870s to the 1890s, mining expanded to maintain profitability. By 1875, mines such as the Keystone, South Spring Hill, Oneida, Old Eureka and Plymouth had become large and highly profitable. As mining progressed to greater and greater depths, costs increased. The Argonaut, Kennedy, Central Eureka, Bunker Hill, Fremont Gover, and Lincoln Cons were major gold sources in the 1880s and 1890s.

By some estimates, merchants supplying gold miners made more than the miners themselves. In Amador County, a proliferation of other industries, like wine, lumber, and agriculture supplied mining camps and towns with provisions. During the 1850s, the soil in Shenandoah Valley was found to be excellent for growing grapes without irrigation. The official Amador County map of 1866 lists 8 sawmills, and the 1881 map lists 10 sawmills. During the 1870s, cattle ranching became commonplace. As the county developed, towns rose up around early mining settlements and homes and buildings reflecting the popular architectural styles were built.

Mining costs continued to increase, and during the early 1900s and World War I the South Spring Hill, Lincoln Cons, Oneida, Zeila, South Eureka, Bunker Hill and Treasure mines were shut down. However, the county continued to yield large amounts of gold as the Argonaut, Kennedy, Central Eureka and other mines grew. Mining occurred at greater and greater depths until the Argonaut and Kennedy became the deepest mines in the country.

Since the 1950s, Amador County has seen steady population growth, primarily in rural residential areas. As mining and timber production have declined, the County's wine and tourism industries have become more important to the County's economy.

Development Patterns

Amador County has had predominantly low density residential development with modest amounts of community-serving commercial, governmental, public/quasi-public, and recreational uses in the local cities and communities, consistent with the rural and agricultural history of the area. As the County has grown and population has increased, each of the cities has identified sites for multifamily housing, including lower density multifamily opportunities as well as higher density (over 20 units per acre) multifamily and mixed use opportunities. Affordable housing opportunities have been focused in the larger cities, including Jackson, Sutter Creek, and Ione. Outside of the cities and communities, residential development is largely large-lot development, typically with a single family home or mobile home as well as second units.

Travel Routes

State Routes 16, 26, 49, 88, 104, and 124 are the primary roadways in the County, providing linkages between the cities, most larger communities, and destinations beyond the County. Historically, State Route 49 passed through or near four of the County's five cities, Amador City, Jackson, Plymouth, and Sutter Creek. The construction of the State Route 49 bypass in the early 2000's realigned State Route 49 to bypass Amador City and Sutter Creek, reducing the noise, air quality, and safety effects of high vehicle traffic through the centers of these communities and also removing a source of tourism revenue. Reviewing AFFH indicators (race, age, income, familial status, and areas of opportunity) against the primary roadways in the County does not indicate a strong correspondence between fair housing conditions and these roadways.

Service Providers

Seventeen service providers, non-profits, and housing providers responded to the Stakeholder and Service Provider Survey. While the majority did not identify fair housing issues (Assistance with addressing discrimination, legal rent or mortgage practices, tenant/landlord mediation, or other fair housing issues) as a primary need of the general population as one of the highest needs for any of the populations, fair housing issues were identified as one of the concerns (6% of 72 votes regarding for primary needs of the general population, 5% of 38 votes regarding primary needs of seniors, 3% of 31 votes regarding primary needs of persons with a disability, 7% of 27 votes regarding primary needs of persons with a developmental disability, 7% of 43 votes regarding primary needs of female heads of household, 5% of 20 votes regarding primary needs of farmworkers, 5% of 57 votes regarding primary needs of the homeless population.

The primary barrier to housing identified in the Stakeholder and Service Provider Survey was a shortage of affordable housing, with a long waiting list for subsidized housing. Another barrier was a lack of landlords willing to rent to people currently unhoused. High rents and entrance charges and low fixed incomes were also identified as barriers to finding or staying in housing. A need for landlords to allow roommate situations was also identified.

Community Input

The Housing Needs and Priorities Survey responses indicated that 9% of respondents experienced discrimination when trying to rent housing and 6% when trying to purchase housing. A larger group, 16%, identified a need for assistance with understanding rights related to fair housing. 25% of respondents indicated concern that if they asked their property manager or landlord to repair their home that their rent would increase or they would be evicted. Respondents were also asked to explain specific fair housing and discrimination issues. Issues included exposure to lack of available housing resulting in temporary living situations so they are unable to "join" a neighborhood, exposure to second-hand smoke, requirement for a second income for a single employed mom whose income exceeded the amount required to qualify and discrimination against children, denial of housing due to landlord questions regarding political and religious beliefs, difficulty with the loan process, sexism/gender discrimination, racism, age (under 55 with no kids or family), and kicked out of home because of not speaking English. Reviewing responses based on the respondent locations within Amador County identified the following rates of respondents reporting issues with discrimination/fair housing:

- Amador City – 0% of 4 respondents;
- Ione – 0% of 9 respondents;
- Jackson - 13% of 31 respondents reported discrimination or other fair housing issues, including discrimination when trying to purchase housing or rent housing, lack of available housing. and denial of housing due to political and religious beliefs;
- Plymouth - 13% of 8 respondents reported discrimination or other fair housing issues, including discrimination when trying to purchase housing or rent housing and discrimination due to language (non-English) spoken;
- Sutter Creek - 14% of 14 respondents reported discrimination or other fair housing issues, including discrimination when trying to purchase housing or rent housing, discrimination against single mother with children due to lack of a working partner or child support, gender/sexual orientation, and racism; and
- Unincorporated County – 10% of 39 respondents reported discrimination or other fair housing issues, including discrimination when trying to rent housing, discrimination due to age and familial status (under 55 without children/family), sexual orientation, and religious beliefs.

Racially Restrictive Covenants

Restrictive covenants were used to stabilize the property values of white families and caused segregation of neighborhoods. Beginning in 1934, the Federal Housing Authority recommended the inclusion of restrictive covenants in the deeds of homes it insured. Racially restrictive covenants made it illegal for African Americans, as well as other people of color, to purchase, lease rent, or use homes (unless as a servant).

In a landmark 1948 ruling, the Supreme Court deemed all racially restrictive covenants unenforceable. While Titles VIII and IX of the 1968 Civil Rights Act, also known as the Fair Housing Act, prohibited discrimination in the sale, rental, and financing in housing-related transactions based on race, color, national origin, religion, sex, disability, marital status, and familial status, it is anticipated that restrictive covenants continue to remain in property deeds throughout Amador County, including its cities.

The Amador County Clerk/Recorder has a Restrictive Covenant Modification program, which provides for a modification document to be recorded with the unlawful covenant language stricken, where a property owner submits their title documents for such a change and the existence of unlawfully restrictive language is confirmed by County Counsel. However, most people are not even aware that these covenants exist.

In 2021, Assembly Bill 1466 made changes to the RCM processes and added Government Code Section 12956.3, which imposes a state-mandated local program and opens the ability to all, including the County Clerk/Recorder, to submit a RCM document for recording and redact the illegal restrictive language. As part of the new processes, GC Section 12956.3(b)(1), requires the Amador County Clerk/Recorder's Office to create a Restrictive Covenant Modification Program Implementation Plan to address the following requirements:

- Identify unlawfully restrictive covenants
- Redact unlawfully restrictive covenants
- Track identified illegal restrictive covenants
- Establish a timeline to identify, track, and redact unlawfully restrictive covenants
- Make index of recorded RCM documents available to the public
- Maintain original non-redacted recording
- Provide status reports to the County Recorders Association of California

Redlining

Separate from racially restrictive covenants, the Home Owners Loan Corporation mapped regions and "redlined" areas, depicting "best" areas in green, "still desirable" in blue, "definitely declining" in yellow, and "hazardous" in red. This practice was known as "redlining". The County and Cities are not aware of any known redlining maps that include Amador County.

Analysis of Impediments to Fair Housing

Amador County is included in the Stanislaus County Housing Authority service area. The Stanislaus County Fiscal Year 2020-2025 Regional Analysis of Impediments (AI) addressed regional impediments to fair housing for the Stanislaus Urban County, City of Modesto, City of Turlock, and the StanCoHA (Counties of Alpine, Amador, Calaveras, Inyo, Mariposa, Mono, Stanislaus, and Tuolumne).

While the AI does not address fair housing issues of specific concern to Amador County, it summarizes input as a result of stakeholder outreach and consultations, input received through a webinar series, a community survey, and housing data (primarily Census, RHNA, and HCD data sources that do not include local data). While the community needs survey results appear to reflect areas outside of Amador County (none of the areas with the top responses are located within or adjacent to Amador County) and does not reflect local data or knowledge for Amador County, the stakeholders consultation and rural communities webinar data and knowledge included in the AI include information from regional service providers and address needs associated with rural areas such as Amador County.

AI Stakeholder Outreach: The AI stakeholder outreach identified the following 5 issues:

- Lack of Adequate Housing Development: Feedback highlighted a diverse range of factors contributing to a lack of adequate housing development across the state, including the rising cost of land, cost of labor and materials, increased regulatory standards, permitting delays and fees, land use and zoning restrictions, and community resistance to housing development.
- Lack of Affordable Housing: Stakeholders noted rising housing costs and a lack of affordability for renters generally, and very low-income households particularly, as well as concern about rising rates of eviction, displacement, and homelessness.
- Displacement: The disproportionate impact of displacement on low-income and marginalized communities leading to segregation, increased commute times, and a lack of access to opportunity for these populations was highlighted by stakeholders.
- Rising Homelessness: Many stakeholders discussed at length California's rising rate of homelessness driven by lack of housing supply, rapidly rising housing costs, and the effects of increasingly stringent rental requirements driven by high housing demand. Inadequate resources to address the immediate needs of persons currently experiencing homelessness and to promote permanent supportive housing options, as well as inadequate resources to prevent homelessness, were identified as barriers to housing by stakeholders.
- Increased Housing Needs for Special Populations: The need for additional housing resources for special populations, such as persons experiencing homelessness, seniors, persons with disabilities, people identifying as lesbian, gay, bisexual, transgender, or queer, immigrant communities, veterans, low- and very low-income households, and historically marginalized communities who are disproportionately impacted by the lack of affordable housing and rising housing costs.

AI Rural Communities Webinar: The AI included results of a series of webinars hosted by HCD, including one focusing on rural communities that was attended by 26 people. Stakeholders discussed access to opportunity for rural areas, including adequate housing, jobs, access to transit, education, and clean water through the lens of fair housing for rural communities. Participants also discussed barriers to rural housing development, including zoning and opposition to converting agricultural land to residential uses. Stakeholders expressed concern about access to affordable housing for low-income households and access to transportation options in rural areas.

Based on the above input as well as a review of demographic data and fair housing data, the AI identified findings related to fair housing issues. The AI did not include any data or findings specific to Amador County. Three of the five findings from the AI were not jurisdiction-specific and are applicable to Amador County as well as all jurisdictions addressed by the AI:

- There is a limited knowledge of fair housing rights among the general population.
- Discrimination in rental housing often occurs without legal complaint and opportunity for redress/ resolution to fair housing violations.
- There is a support and assistance need for homeowners who have experienced foreclosure, homeowners and renters who are members of a protected class, and others who must find affordable living arrangements.

These findings reinforce the conclusions of the Fair Housing Outreach and Enforcement Capacity discussion, which identified a need for education regarding fair housing laws, assistance with fair housing complaints, and assistance with information regarding resources available for renters and homeowners.

3. INTEGRATION AND SEGREGATION PATTERNS AND TRENDS

To inform priorities, policies, and actions, Amador County has included an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Conversely, integration refers to a condition in which there is a not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. The following analysis will

analyze levels of segregation and integration for race and ethnicity, persons with disabilities, familial status, age, and income to identify the groups in unincorporated Amador County that experience the highest levels of segregation.

Neighborhood Concentrations and Diversity

Tracking the diversity of cities and counties throughout California is crucial to understanding the shifting demographics of race and ethnicity in California and the United States. Figures V-5 and V-6 map the concentrations of racial/ethnic groups by Census tract. With the exception of the northwest portion of the County, including northern Ione and northern Plymouth, which is identified as having a concentration of 3 mixed groups, the County is generally composed of Latinx-White and Mostly White households as shown in Figures V-5 and V-6.

To provide more detail regarding racial/ethnic concentrations and diversity, Esri's Diversity Index captures the racial and ethnic diversity of a geographic area in a single number, from 0 to 100. Scores less than 40 represent lower diversity in the jurisdiction while scores of greater than 85 represent higher diversity. Additionally, scores between 40-55 represent low diversity, 55-70 represent moderate diversity, and 70-85 represent high diversity.

As shown in Figures V-7 and V-8, there generally appears to be lower diversity index scores throughout Amador County, except census block group 2 of the census tract 3.01 in the west portion of the County has a high diversity index (70-85). Census block group 2 of census tract 3.01 covers the north portion of Ione. It is noted that this census block group extends out into areas of the unincorporated County. Amador County, Amador City, Jackson, Plymouth, and Sutter Creek, and the unincorporated area generally have similar levels of diversity index scores when compared with surrounding counties of El Dorado, Calaveras, and Alpine, but lower diversity index scores when compared to Sacramento County to the west. These regional trends do not appear to have a strong correlation with access to opportunities, although there is some correlation between generally lower diversity scores in the eastern portion of San Joaquin Valley and the transition to the foothills/mountain region and areas of low and moderate resources (Figure V-30). However, regionally, higher and highest resource areas appear to occur in both lower and higher diversity areas. Ione, though, has areas ranging from mid to higher diversity and does not include any lower diversity areas. Figures V-9 and V-10 depict the diversity index in 2010. From 2010 to 2018, there has been a slight increase to the diversity index in the western and central portions of the County as well as the cities of Ione (eastern portion), Jackson (western and northern portions), and Sutter Creek (western portion).

Historical information related to the establishment of communities in Amador County does not include much data, local, or regional knowledge regarding historical or current racial, cultural, or ethnic concentrations within the County. Information from California State Parks Office of Historic Preservation and the National Park Service regarding historical landmarks and communities in Amador County and from the local jurisdictions' websites and General Plans regarding the history of each community was reviewed to identify potential historical conditions.

The Eastern Miwok Indians have been living on aboriginal tribal land of what later became Amador County since at least 1817, more than 30 years before the influx of settlers that coincided with the start of the Gold Rush. Non-native contact changed the course of history for the Native Americans in the region, resulting in exposure to diseases and epidemics, absorption of Native Americans into the Spanish Mission populations, and settling of their historic territories by Europeans, Spanish-Americans, and the many other racial and ethnic groups that came to California for the Gold Rush. In 1910, the Miwok population (excluding the Marin and Middletown Tribes) was 670 persons in the United States. As shown in Table II-3, the County's Native American population is approximately 303 persons, less than 1% of the Countywide population, and a decrease from 1.5% in 2010.

Many Chinese came to Amador County during the Gold Rush and subsequent years. The California Sun indicates that when "news of the gold discovery in California circled the world in 1848, no population beyond U.S. shores answered the call in greater numbers than the Chinese" going on to state that by 1860, migrants from China represented nearly a third of California's approximately 83,000 miners. Chinese quarters sprung up in many communities along the Sierra, with Ione and Jackson having historic Chinese areas of town, and one of the communities, Fiddletown, came to be known as a Chinese town. The National Park Service's *Five Views: An Ethnic Historic Site Survey for California* indicates that the Chinese American population

dwindled due to the decrease in mining activity and racism, including enactment of the Chinese Exclusion Law of 1882. By 1900, only 11 Chinese Americans lived in Fiddletown and in 1965, the last Chinese American resident of Fiddletown died. (https://www.nps.gov/parkhistory/online_books/5views/5views3h34.htm) The Asian population of Amador County is approximately 508, an increase of 19% in 2010.

Table V-2 shows the demographic trends over time for the Amador County, each city, and the unincorporated area from 1990 to 2020. Since 1990, the percentage of population that are White residents has decreased from 94.1% to 72.8% in Jackson, from 94.7% to 77.9% in Sutter Creek, and from 92.3% to 73.7% in the unincorporated Amador County, compared to the County which has decreased at a slower rate from 83.7% to 73.4%. Similarly, since 2000, the percentage of population that are White residents has decreased from 85.7% to 79.0% in Amador City, and from 88.3% to 65.4% in Plymouth. Since 1990, the percentage of population that are Black residents has decreased from 24.0% to 2.2% in Ione, compared to the County which has decreased from 5.6% to 3.0%. Since 2000, the percentage of population that are Two or More Races residents has increased in all Countywide jurisdictions - from 0.1% to 6.0% in the Amador City, 1.2 % to 5.5% in Ione, from 1.7% to 5.5% in the Jackson, from 2.8% to 6.0% in Sutter Creek, and from 1.8% to 4.9% in the Unincorporated Amador County, compared to the County which has increased at a rate from 1.8% to 5.1%.Since 1990, the percentage of population that are Hispanic or Latino residents has increased from 6.1% to 16.3% in Jackson, from 4.3% to 11.8% in Sutter Creek, and from 4.7% to 14.1% in the unincorporated Amador County, compared to the County which has decreased at a rate from 8.4% to 14.9%. Similarly, since 2000, the percentage of population that are Hispanic or Latino residents has decreased from 0.3% to 10.5% in Amador City, and from 5.1% to 24.4% in Plymouth. In comparison to the County, there has been little change in the population of other racial and ethnic groups in the County from 1990 to current population.

Table V-2: Demographic Trends

Racial/Ethnic	1990	2000	2010	Current
City of Amador City				
White	-	85.7%	88.1%	79.0%
Black or African American	-	0.0%	0.0%	0.5%
American Indian and Alaska Native	-	0.1%	0.1%	2.0%
Asian or Pacific Islander	-	0.0%	0.0%	0.0%
Some other race	-	0.0%	0.0%	2.0%
Two or More Races	-	0.1%	0.1%	6.0%
Hispanic or Latino	-	0.3%	0.2%	10.5%
City of Ione				
White	50.9%	55.0%	58.2%	72.1%
Black or African American	24.0%	17.7%	10.2%	2.2%
American Indian and Alaska Native	1.4%	2.0%	1.8%	1.2%
Asian or Pacific Islander	0.7%	1.7%	1.5%	1.5%
Some other race	0.9%	2.2%	1.2%	0.4%
Two or More Races	-	1.2%	2.0%	5.5%
Hispanic or Latino	22.2%	20.2%	25.1%	17.0%
City of Jackson				
White	94.1%	89.5%	82.5%	72.8%
Black or African American	0.3%	0.5%	0.6%	0.8%
American Indian and Alaska Native	1.0%	1.1%	1.5%	1.9%
Asian or Pacific Islander	0.5%	0.6%	1.4%	2.2%

Some other race	0.0%	0.1%	0.2%	0.5%
Two or More Races	-	1.7%	2.7%	5.5%
Hispanic or Latino	4.1%	6.5%	11.2%	16.3%
City of Plymouth				
White	-	88.3%	74.4%	65.4%
Black or African American	-	0.2%	0.3%	0.5%
American Indian and Alaska Native	-	1.9%	1.3%	2.3%
Asian or Pacific Islander	-	0.6%	0.7%	1.7%
Some other race	-	0.0%	0.1%	0.9%
Two or More Races	-	3.9%	5.0%	4.8%
Hispanic or Latino	-	5.1%	18.2%	24.4%
City of Sutter Creek				
White	94.7%	88.8%	84.9%	77.9%
Black or African American	0.3%	0.2%	0.4%	0.6%
American Indian and Alaska Native	0.3%	1.1%	1.0%	1.6%
Asian or Pacific Islander	0.4%	1.2%	2.8%	1.9%
Some other race	0.0%	0.2%	0.0%	0.3%
Two or More Races	-	2.8%	2.2%	6.0%
Hispanic or Latino	4.3%	5.8%	8.8%	11.8%
Unincorporated				
White	92.3%	89.5%	86.3%	73.7%
Black or African American	0.5%	0.3%	0.4%	3.9%
American Indian and Alaska Native	1.8%	1.5%	1.4%	1.3%
Asian or Pacific Islander	0.7%	0.8%	0.9%	1.4%
Some other race	0.0%	0.1%	0.1%	0.7%
Two or More Races	-	1.8%	2.5%	4.9%
Hispanic or Latino	4.7%	6.0%	8.4%	14.1%
Amador County				
White	83.7%	82.4%	79.6%	73.4%
Black or African American	5.6%	3.8%	2.5%	3.0%
American Indian and Alaska Native	1.5%	1.5%	1.4%	1.4%
Asian or Pacific Islander	0.7%	1.0%	1.2%	1.5%
Some other race	0.2%	0.5%	0.3%	0.6%
Two or More Races	-	1.8%	2.5%	5.1%
Hispanic or Latino	8.4%	8.9%	12.5%	14.9%

Source: US Census; 1990 US Census; 2000 US Census; 2010 US Census; 2020 US Census.

Mapped Patterns of Integration and Segregation

Patterns of integration and segregation are also considered for people with disabilities, familial status, and income groups. Relying primarily on data available from the US Census and the AFFH dataset from HUD, it is possible to map and consider existing patterns which may indicate historical influences and future trends.

Persons with Disabilities

Amador County is home to a number of persons with disabilities. At a regional level, Amador County reflects a transition in population with a disability. Amador County has concentrations of persons with a disability, particularly in the Sutter Creek/Jackson area and the eastern County that are not present in El Dorado County to the north or the areas of Sacramento, San Joaquin, and Stanislaus County that border Amador County. However, Calaveras County to the south has a higher concentration of persons with a disability as does Tuolumne County even further south. These higher concentrations appear to correlate with the Countywide older resident profile and areas of lower median income, although there is not a full correlation. While the higher disability areas in eastern Amador County as well as Calaveras County correlate with low resource areas (See Section 5 of this chapter) as shown in Figure V-30, there are also areas with high rates of disability that correspond to the high and highest resource Census tracts.

As discussed in the Needs Assessment section of the Housing Element Background Report, approximately 15% of Amador County's population in 2019 had at least one disability and 57% of those individuals were seniors. For persons ages 0 to 64, the most common disabilities are cognitive difficulties (25.6%), ambulatory difficulties (24.5%), and independent living difficulties (20.9%). For the population of ages 65 and over, the most common disabilities are ambulatory difficulties (33.8%), hearing difficulties (22.1%), and independent living difficulties (17.7%). Persons with disabilities are represented throughout Amador County with discernible patterns of segregation, as illustrated on Figures V-11 and V-12. The higher concentrations are identified in the census tracts within the unincorporated areas of the County, and areas surrounding the cities of Sutter Creek and Jackson. As shown in Figure V-12, census tract 1.02 in the east portion of the County and census tract 4.01 to the east of Sutter Creek and to the north of Jackson contain 20 to 30% of the population with a disability. Although census tract 4.01 only covers a portion of the cities of Sutter Creek and Jackson, the incorporated areas of the tract contain a larger share of the population than the unincorporated communities. As shown in Table II-13 of Section II (Housing Needs), the City of Jackson has a higher percentage of population with a disability, at a rate of 17.2%, compared to the rate of 9.4% in Sutter Creek. Therefore, it is anticipated that a larger share of persons with a disability are located in Jackson. All other census tracts within the County, including those tracts covering the cities of Ione, Plymouth, and Amador, contain 10 to 20% of the population with a disability.

In Amador County, unincorporated communities contain a larger share of the County population than unincorporated cities, it is anticipated that a larger share of persons with a disability are located in the unincorporated communities, which typically have less transit, activity centers, and access to goods and services, including medical care and assistance. Additionally, unincorporated communities are generally seen as less suitable for persons with disabilities who may have impaired mobility and difficulty accessing goods and services. However, as highlighted by Table II-13 of Section II (Housing Needs), 1,765 of 2,855 disabilities in the County reside within the unincorporated communities. Further, the California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The DDS data is reported by zip code; therefore, it should be noted that zip codes for incorporated cities may contain portions of unincorporated Amador County. As shown in Table II-15, the DDS data indicates that a total of >249 developmentally persons reside in zip codes for the unincorporated areas of Amador County, while >190 developmentally persons reside in an incorporated city. It is important to note that while the unincorporated communities generally contain a higher concentration of persons with disabilities, no discernable or historical patterns of segregation exist in the unincorporated County. The County has extremely large census tracts, so it is difficult to identify the exact concentrations of populations with a disability in the individual unincorporated communities. However, it is anticipated that the concentrations of populations with a disability would be in the less rural and more urbanized unincorporated communities and communities with assisted housing, such as Scottsville, Volcano, Fiddletown, Buckhorn, and Pine Grove, as these communities have more access to services, transit, and major activity centers than the other unincorporated communities.

Based on this analysis, the County finds that there are not significant patterns of segregation impacting persons with disabilities in Amador County, given that the concentration of persons with disabilities has no correlation with the degree of diversity throughout the County. However, the County finds that the areas east to Sutter Creek and north to Jackson within census tract 4.01 contain a larger percentage of populations with a disability. As shown in Figures V-11 and V-12 compared with V-35

through V-38, census tracts with higher concentrations of populations with a disability are also some of the County's census tracts with higher cost burdens for house renters, indicating that populations with a disability may be particularly susceptible to these economic impacts.

Percent of Population Over the Age of 18 in Households Living Alone

Figure V-13 identifies the percent of population over the age of 18 in households living with spouse in Amador County. Compared with surrounding areas such as Calaveras County and Alpine County, it appears that Amador County has similar percentage of population over the age of 18 in households living with spouse. While the County is similar to Calaveras County, Stanislaus County, portions of San Joaquin County and the northern portion of El Dorado County, there are less concentrations of population over the age of 18 in households living with spouse in El Dorado County and Sacramento County than Amador County as a whole. The majority of census tracts in Amador County have 40% to 60% of population over the age of 18 in households living with spouse, except census tract 1.02 in the central portion of the unincorporated Amador County that has 60% to 80% of population over the age of 18 in households living with spouse. Considering there are only a limited number of households that reside in census tract 1.02, it appears that there are no significant patterns of segregation impacting persons over the age of 18 living alone in Amador County.

Percent of Children in Married Households As shown in Figures V-14 and V-15, all census tracts in Amador County have 60% to 80% or over 80% of its children in married households. Regionally, Amador County is home to more married households. Compared with surrounding counties, including Calaveras County, El Dorado County, and San Joaquin County, Amador County has more census tracts with higher percentage of children in married households.

Countywide, the areas with higher concentrations of married households are located in less densely developed areas of the County. Dense communities have a lower percentage of married households. All census tracts that cover the cities of Amador, Sutter Creek, and Jackson have 60% to 80% of the population in married households. Census tract 3.01 that covers the north portions of the cities of Ione and Plymouth have over 80% of its population in married households. It is noted that census tract 3.01 in the cities of Ione and Plymouth with over 80% of married households extends out into areas of the unincorporated County. Based on this analysis, the County finds that there are no significant patterns of segregation impacting married households in Amador County, given that the concentration of married households has no correlation with the degree of diversity throughout the County. As compared to Figures V-35 through V-38, the concentrations of married households throughout the County have no correlation to the cost burdens for house owners and renters, indicating that married households are not susceptible to these economic impacts.

Female-Headed Households

Amador County is also home to a number of female-headed households. Regionally, Amador County has similar percentage of female-headed households compared with surrounding counties. In the areas north and south of Amador County, higher rates of female-headed households with children correspond to TCAC low opportunity areas (Figure V-30) and lower median household incomes (Figure V-20). However, this trend is not as strong in the counties west of Amador County with no strong correlation shown between female-headed households with children and median income or access to opportunity. As shown in Figures V-16 and V-17, all census tracts in Amador County have 20% to 40% or less than 20% of its population in female-headed households, with more densely developed/more populated census tracts in Amador County having lower levels of female-headed households. All census tracts that cover the cities of Amador, Ione, and Plymouth have less than 20% of population in female-headed households. Census tract 4.01 that covers the west portion of Sutter Creek and the north portion of Jackson have 20% to 40% of its population in female-headed households. It is noted that census tract 4.01 in the cities of Sutter Creek and Jackson with 20 to 40% of households with a female head extends out into areas of the unincorporated County. According to Table II-10 in the Section II (Housing Needs), households with female heads make up approximately 11.3% of households in Amador County, with 1,119 female-headed households reside in the Amador County and 575 female-headed households reside in the unincorporated communities in the County. In 2019, about 27.5% of female-headed families in Amador County had incomes below the poverty line while families in poverty made up only 11.5% of all households in Amador County. With over 6,331 households in unincorporated areas of Amador County, there are 575 households with female heads, making up approximately 9.1% of households in unincorporated areas of Amador County. Among all

incorporated jurisdictions in Amador County, Jackson has 22.0% households with female heads, Amador City has 20.5% households with female heads, and Plymouth has 17.3% households with female heads, compared to 11.3% households with female heads countywide. A higher percentage of female-headed households are anticipated to be located within the incorporated cities, as these areas have better access to transit and major activity and employment centers. There are no known historic patterns of segregation by familial status, including by household gender, which the County finds as contributing factors to continued segregation in Amador County. However, it is important to note that although female-headed households made up only 11.3% of all families, they accounted for 50.3% of families in poverty. For this reason, it is expected that female-headed households are more likely to be located in the less rural and more urbanized unincorporated communities with existing assisted housing, as these communities have more access to transit and major activity centers than the other unincorporated communities. Additionally, reviewing Figures V-35 and V-36 indicates that the census tracts with concentrations of female-headed households are also some of the County's census tracts with higher cost burdens for house renters, indicating that female-headed households may be particularly susceptible to these economic impacts.

Persons 65 Years of Age or Older

Amador County's older residents, persons 65 years of age or older, are dispersed throughout the County, as shown in Figures 18 and 19. Regionally, Amador County has similar percentage of its census tracts with more senior population compared with surrounding counties, with Calaveras County has more census tracts with more than 30% of their population as senior residents, and San Joaquin County has less census tracts with high rates senior residents. Regionally, areas with higher proportions of senior residents do correspond to some of the lower opportunity areas, particularly in southern El Dorado County, eastern Amador County, and central Calaveras County but there are also areas high rates of seniors that correspond to the high and highest resource Census tracts, particularly in Amador County along the Highway 49 corridor, southern Calaveras County, and eastern Sacramento County. Regionally, lower median incomes generally correspond to areas with high and highest proportions of seniors, although there are exceptions particularly in western El Dorado County, eastern Sacramento, and southern Calaveras/northern Tuolumne Counties,

All census tracts in Amador County are comprised of populations where over 10% of residents are 65 years of age or older, with census tracts 1.01 and 4.01 in the central portion of the County having over 30% of residents that are 65 years of age or older and census tracts 3.01 and 3.04 in the west portion of the County that have 10% to 20% of residents are 65 years of age or older. All other census tracts in the County have 25 - 30% of residents that are 65 years of age or older. Among incorporated cities in the County, majority of census tracts that cover the cities of Amador, Sutter Creek, Jackson, Ione, and Plymouth have 25 to 30% or over 30% of residents that are 65 years of age or older, with only the north portion of the cities of Ione and Plymouth and the northwest portion of Jackson having less than 15% of residents that are 65 years of age or older. It is noted that these census tracts with less proportion of senior residents extend out into areas of the unincorporated County. Table II-12 in the Section II (Housing Needs) compares senior households and populations in Amador County from 2010 to 2019. In 2019, there were 6,110 households with a head of household who is 65 years of age or older, representing 41.9% of all households in Amador County. Overall, the number of households with a head of household who is 65 years or older increased by about 33.6% or 1,538 households when compared to 2010. Ione experienced the largest growth in senior households at the rate of 15.2%, compared to the rate of 10.8% countywide. The cities of Ione and Sutter Creek also experienced significant growth of senior households at the rate of 12.4%, compared to the rate of 10.8% countywide. In 2019, the unincorporated communities of the County have 11.3% of households with a head of household who is 65 years of age or older, which account for 63.8% households with a head of household in the County. Therefore, there is a need to provide affordable senior housing in these cities as well as throughout the unincorporated areas to assist the growing population of older residents in the County. Additionally, reviewing Figures V-35 and V-36 indicates that the census tracts with concentrations of senior households are also some of the County's census tracts with higher cost burdens for house renters, indicating that senior households may be particularly susceptible to these economic impacts.

Median Household Income

Figures V-20 and V-21 identify the 2019 median household income for Amador County. Compared with census tracts in surrounding counties, it appears that census tracts in Amador County have similar median household income. Census tracts in adjoining El Dorado and Sacramento Counties have higher percentage of census tracts with moderate to higher median

household income, whereas census tracts in Calaveras County have relatively lower median household income San Joaquin County to the southwest has a range of income levels, with more moderate and high income areas than Amador County. Correlations between median household income and specific populations is discussed in the previous sections. Areas of low income correlate with reduced access to opportunity at both the regional and local level. This is seen in the lower median income areas in El Dorado County, Amador County, Calaveras Conty, and portions of San Joaquin County. Access to opportunity, including specific types of opportunity, is discussed in greater detail in the next section.

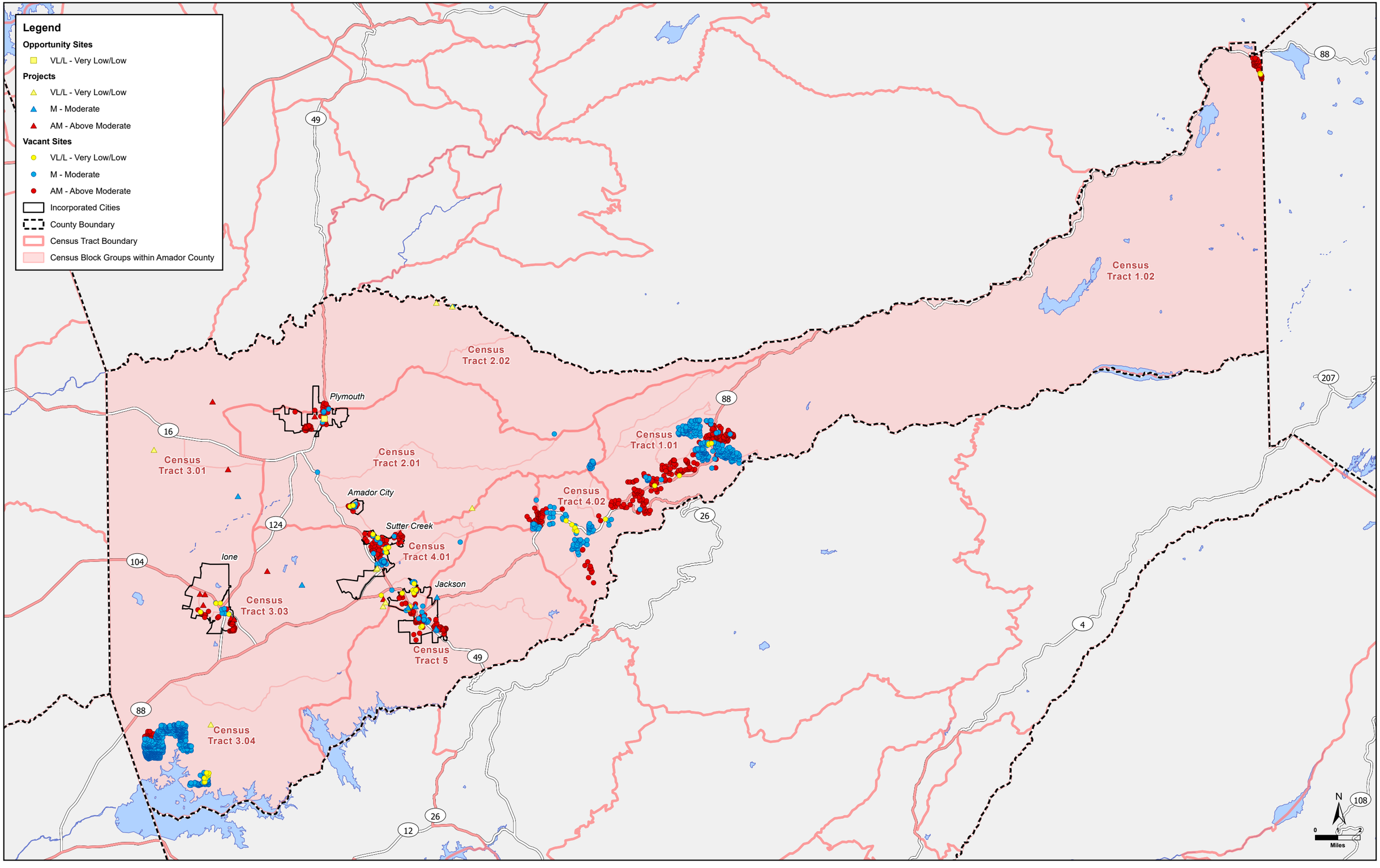
As shown, households of different income levels are dispersed throughout Amador County. According to HCD, the estimated median household income (AMI) for a four-person family in the State of California in 2020 was $87,100. The estimated median household income for a four-person family in Amador County in 2020 was $78,700. The majority of census block groups within the County have a median household income that is lower than $87,100. The only census block groups that have a median household income higher than the State median household income are the census block group 2 of census tract 3.01 that covers the north portion of Ione and the census block group 2 of the census tract 4.02 in the central portion of the County. The north portion of Jackson, the southwest portion of Sutter Creek, and the east portion of Ione are covered by census block groups that have a median household income between $30,000 - $55,000, below the AMI. It is noted that these census block groups extend out into areas of the unincorporated County. These lower income census block groups in Jackson and Ione correspond with assisted multifamily housing in these communities; although there are additional assisted housing developments in Jackson and Sutter Creek that are located in moderate income areas. Table II-10 in the Section II (Housing Needs) compares families in poverty in Amador County in 2019. Overall, 612 of 9,872 families were in poverty (6.2%) in the County. In the cities of Jackson and Sutter Creek, there were 9.5% and 7.9% families living under the poverty level, higher than the rate of 6.2% countywide. Based on the above, it appears that patterns of moderately segregated economic wealth, as indicated by median household income, do exist in Amador County, especially within the cities of Jackson and Sutter Creek.

Findings

As previously discussed, higher diversity scores indicate higher levels of segregation among those race and ethnic groups. There generally appears to be lower diversity index scores throughout Amador County. The County has considered trends and patterns related to integration and segregation based on racial and ethnic factors, disability, family status, seniors, and median household income. In some cases, as in the case of racial and ethnic integration, there are no distinguishable patterns of segregation, and the community appears to be well-integrated. However, there are patterns of isolation or segregation apparent at both the regional and local levels when considering the other characteristics, including the distribution of persons with disabilities, married households, female-headed households, seniors, and households with lower median household incomes.

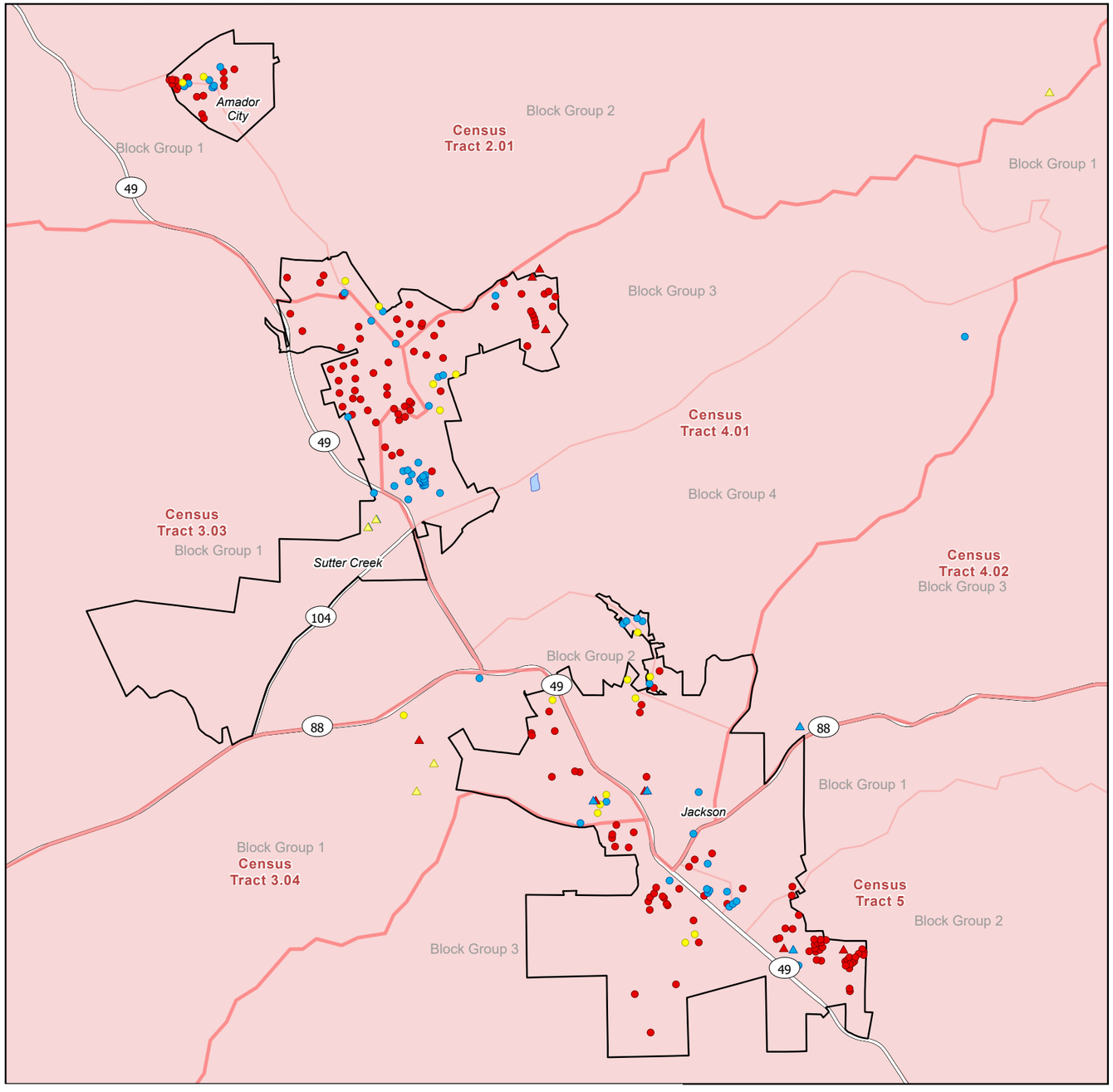
The Housing Plan includes Program 4, which promotes ADU, JADU, and SB 9 units throughout the County and will increase opportunities for a variety of populations, including persons with disabilities, seniors, and households with lower median incomes. Program 9 promotes affordable and special needs housing, which would increase opportunities for all household types with an emphasis on lower income households and households with special housing needs (seniors, persons with a disability, female-headed households with children present, large families, agricultural workers, and unsheltered persons). Program 13 affirmatively furthers fair housing and includes provisions to enhance housing mobility to assist households in being able to locate throughout the County, includes measures to ~~-~~increase~~ing~~ housing opportunities and resources Countywide as well as in the lowest-performing areas, and to increase housing choices and affordability including identifying at least two sites to increase housing diversity.

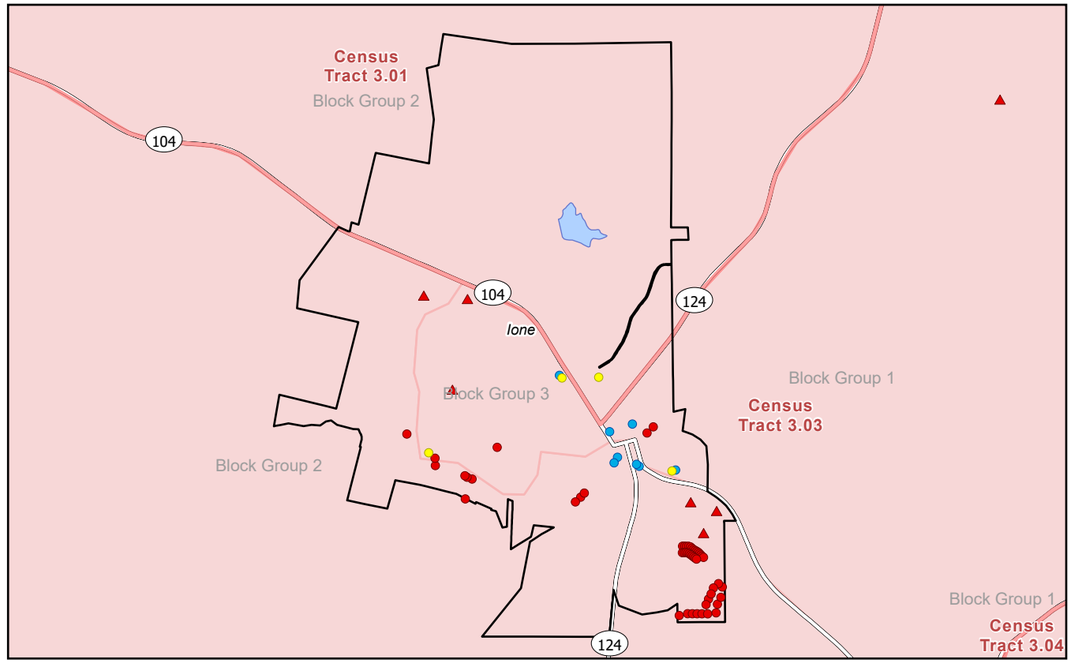
FIGURE V-1: CENSUS TRACT - COUNTYWIDE

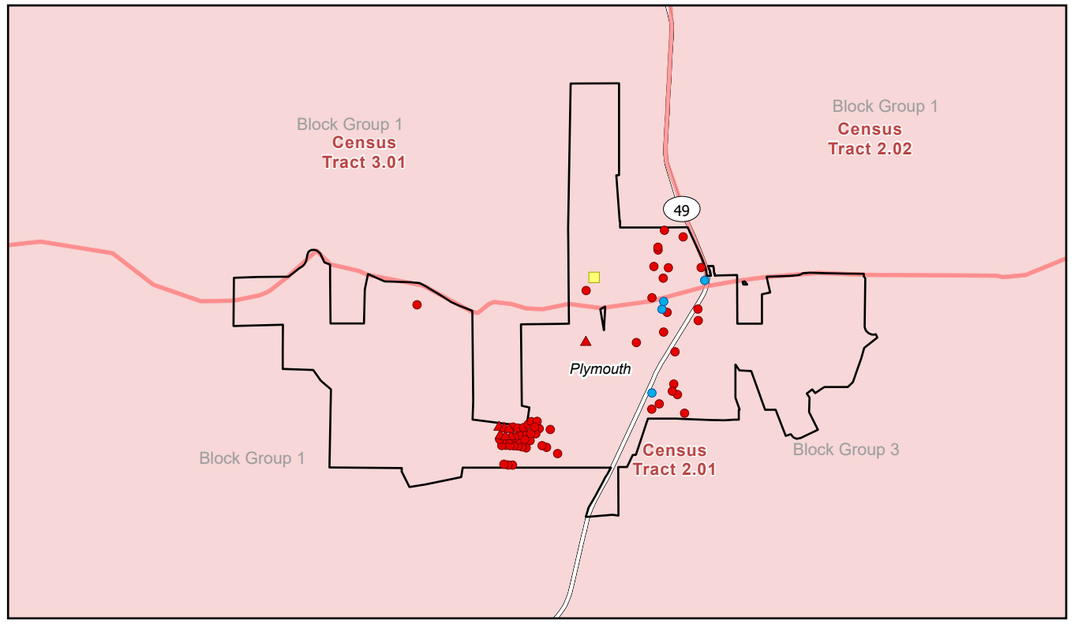


Sources: U.S. Census Bureau. Map date: August 17, 2023.

FIGURE V-2: CENSUS TRACT







Legend

Opportunity Sites
- VL/L - Very Low/Low

Projects
- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate

Vacant Sites
- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate

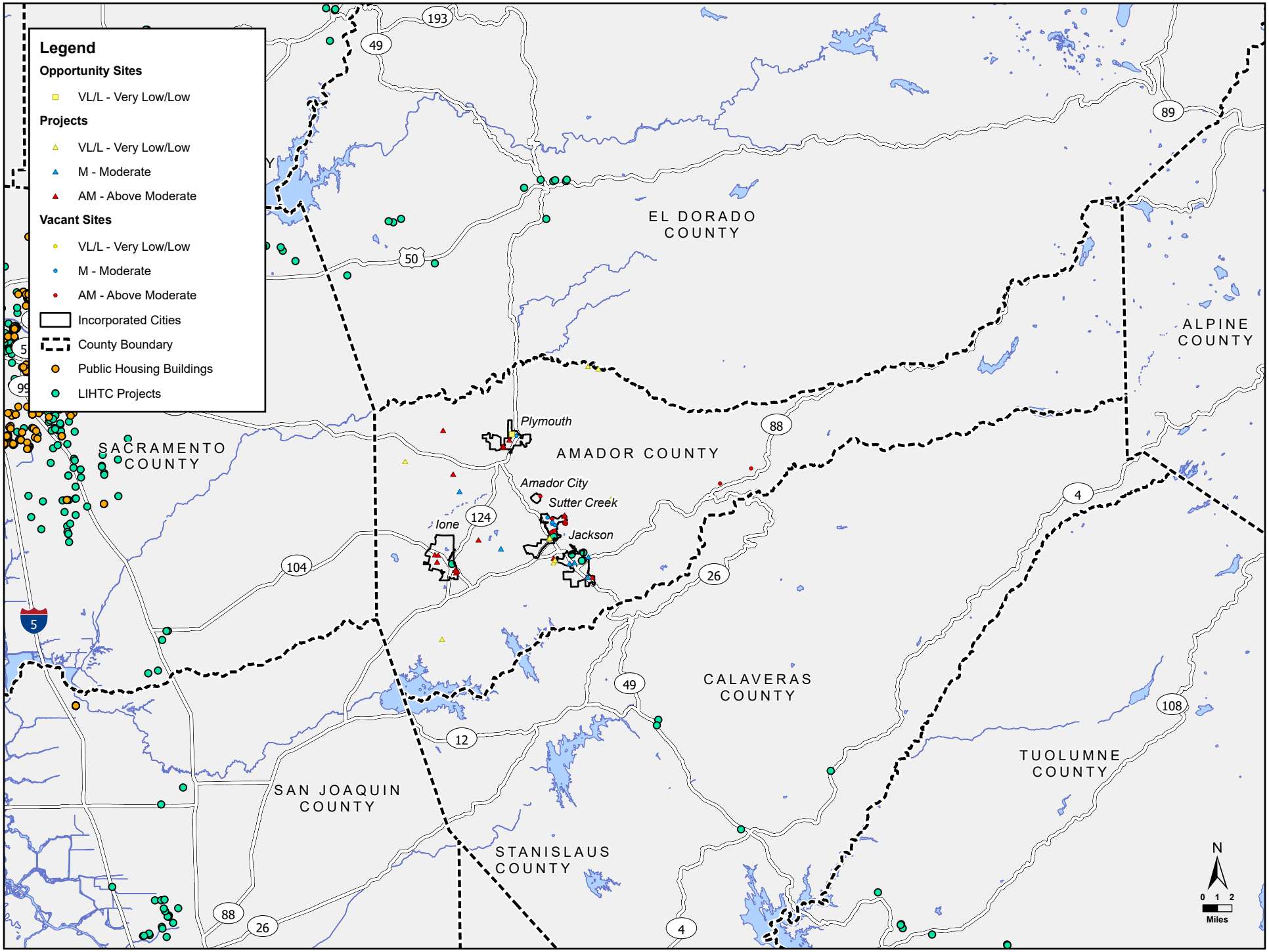
- Incorporated Cities
- County Boundary
- Census Tract Boundary
- Census Block Groups within Amador County

N

0 ½ 1
Miles

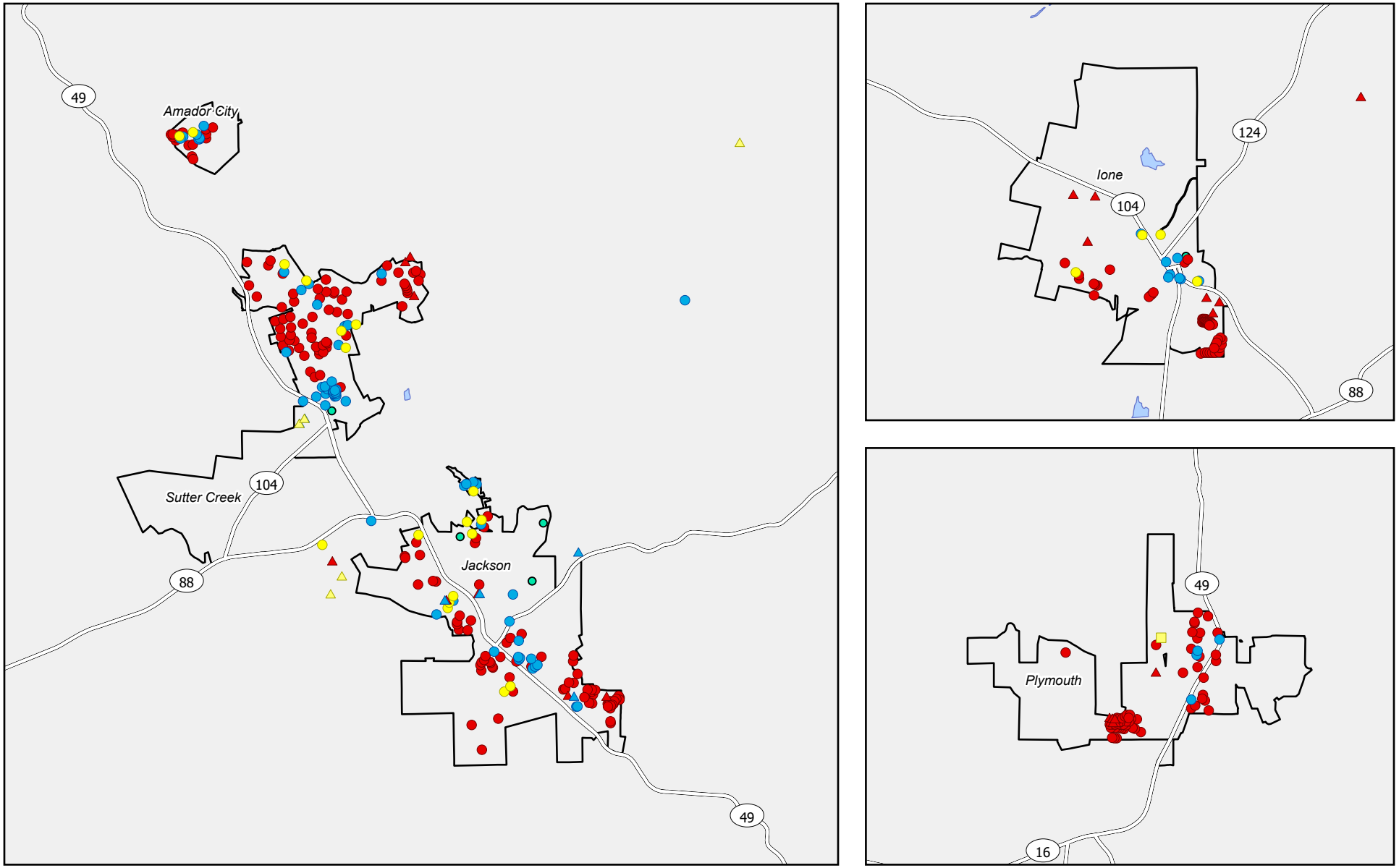
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "NeighborhoodSegregation_Tract_2019." Map date: August 17, 2023.

FIGURE V-3: HOUSING CHOICE VOUCHERS AND ASSISTED HOUSING - COUNTYWIDE



Sources: U.S. Department of Housing and Urban Development; California Tax Credit Allocation Committee.
Map date: August 17, 2023.

FIGURE V-4: HOUSING CHOICE VOICHERS & ASSISTED HOUSING - CITIES



Legend

Opportunity Sites
- VL/L - Very Low/Low

Projects
- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate

Vacant Sites
- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate
- Incorporated Cities
- County Boundary

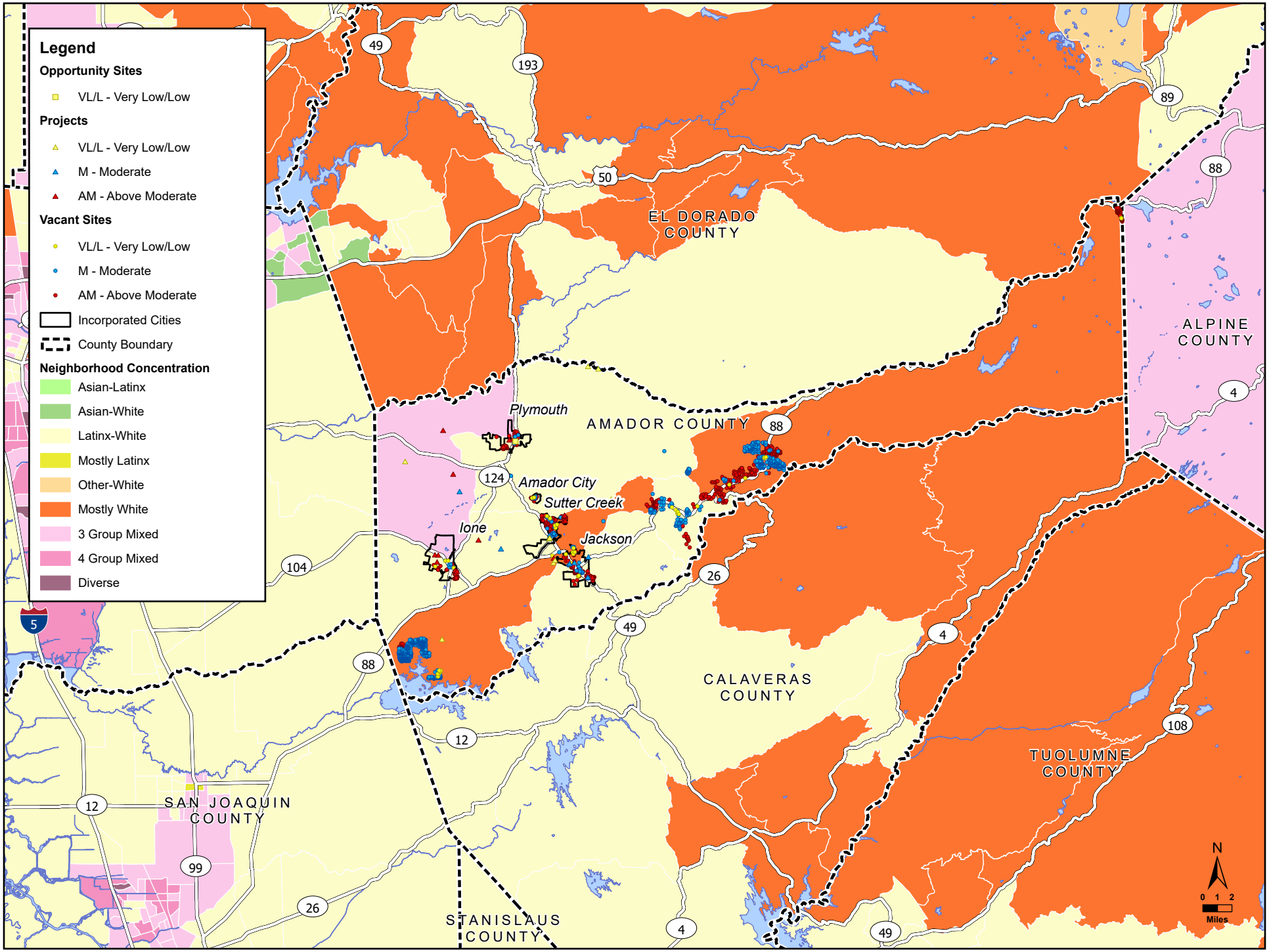
- Public Housing Buildings
- LIHTC Projects

N

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Miles

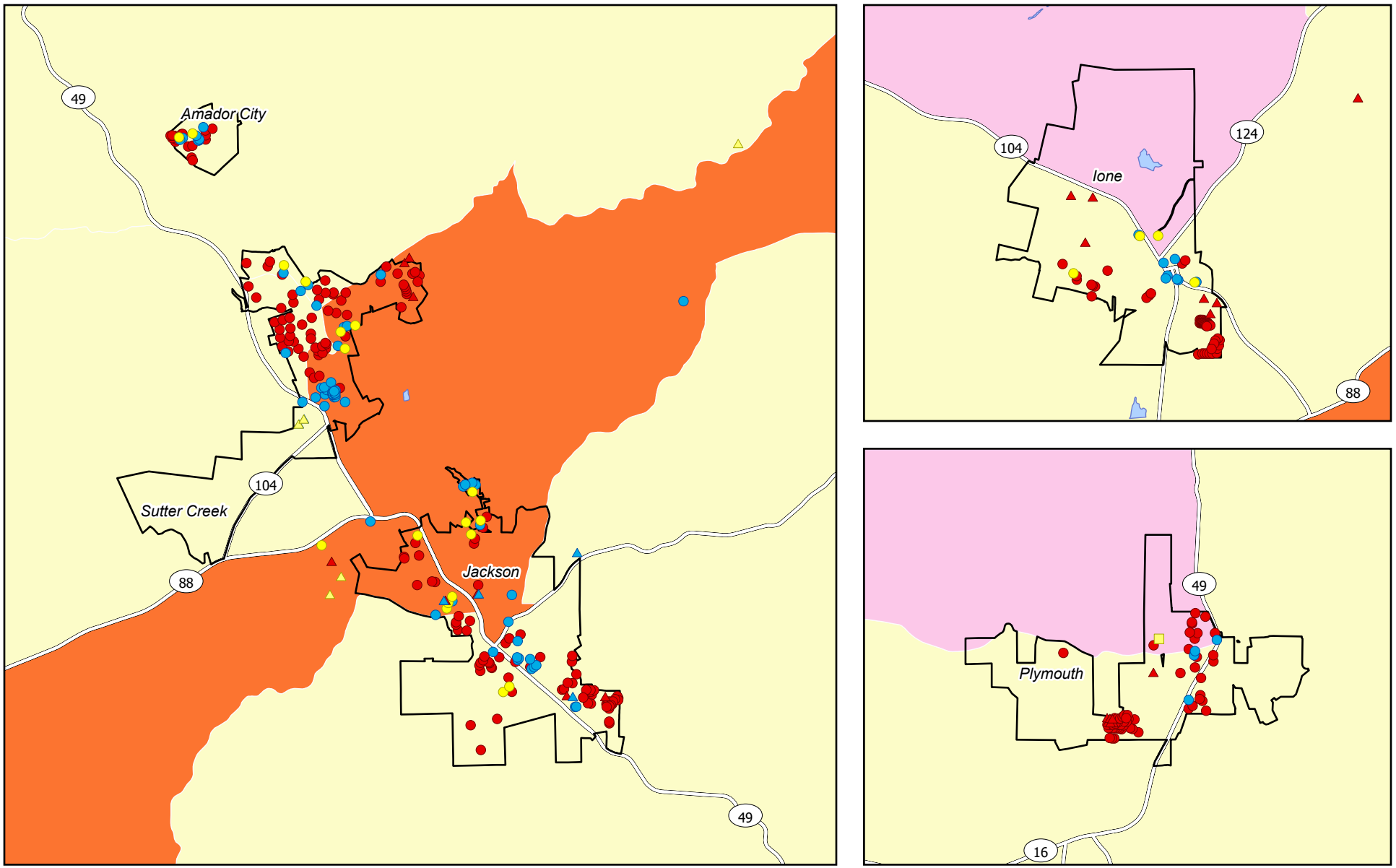
Sources: U.S. Department of Housing and Urban Development; California Tax Credit Allocation Committee.
Map date: August 17, 2023.

FIGURE V-5: NEIGHBORHOOD CONCENTRATION - COUNTYWIDE



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "NeighborhoodSegregation_Tract_2019." Map date: August 17, 2023

FIGURE V-6: NEIGHBORHOOD CONCENTRATION



Legend

Opportunity Sites
- VL/L - Very Low/Low

Projects
- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate

Vacant Sites
- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate
- Incorporated Cities
- County Boundary

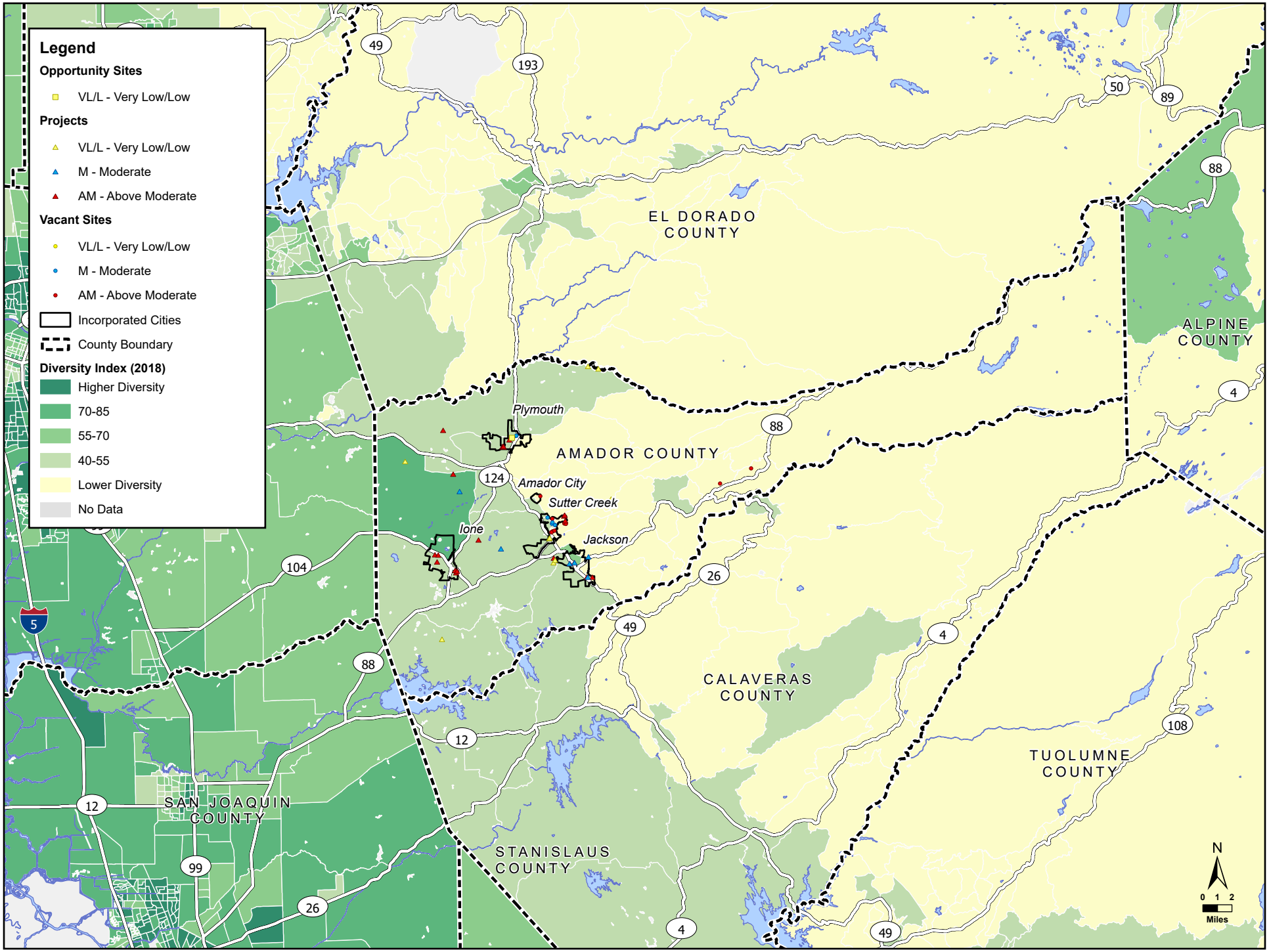
Neighborhood Concentration
- Asian-Black
- Asian-Latinx
- Asian-White
- Mostly Asian
- Black-Latinx
- Black-White
- Mostly Black
- Latinx-White
- Mostly Latinx
- Other-White
- Mostly White
- Mostly Other
- 3 Group Mixed
- 4 Group Mixed
- Diverse
- Unpopulated Tract

N

0 ½ 1
Miles

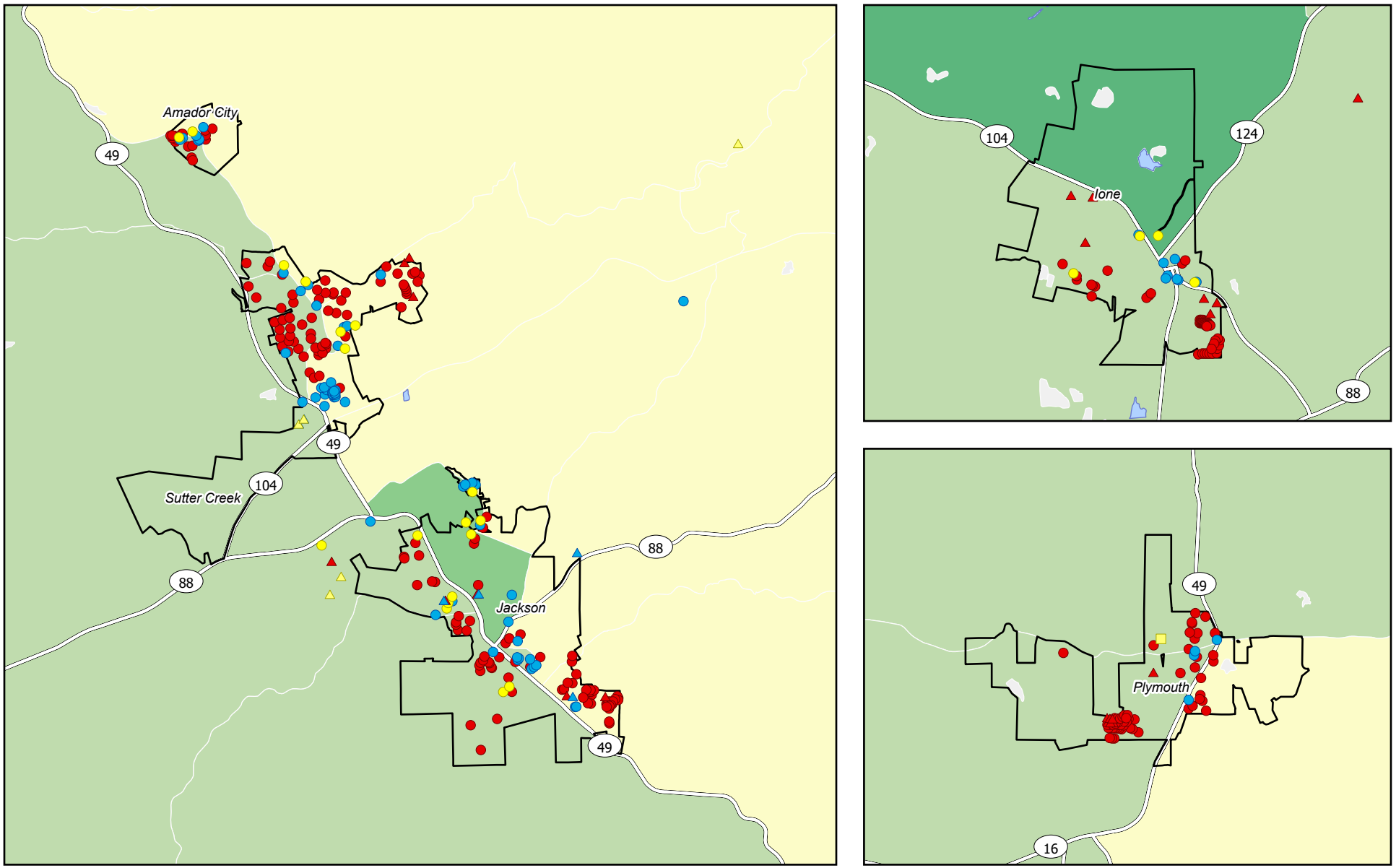
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "RaceDemographics_BlockGrp_2018." Map date: August 17, 2023.

FIGURE V-7: DIVERSITY INDEX BY CENSUS BLOCK GROUP 2018 - COUNTYWIDE



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "RaceDemographics_BlockGrp_2018." Map date: August 17, 2023.

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



Legend

Opportunity Sites
- VL/L - Very Low/Low

Projects
- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate

Vacant Sites
- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate
- Incorporated Cities
- County Boundary

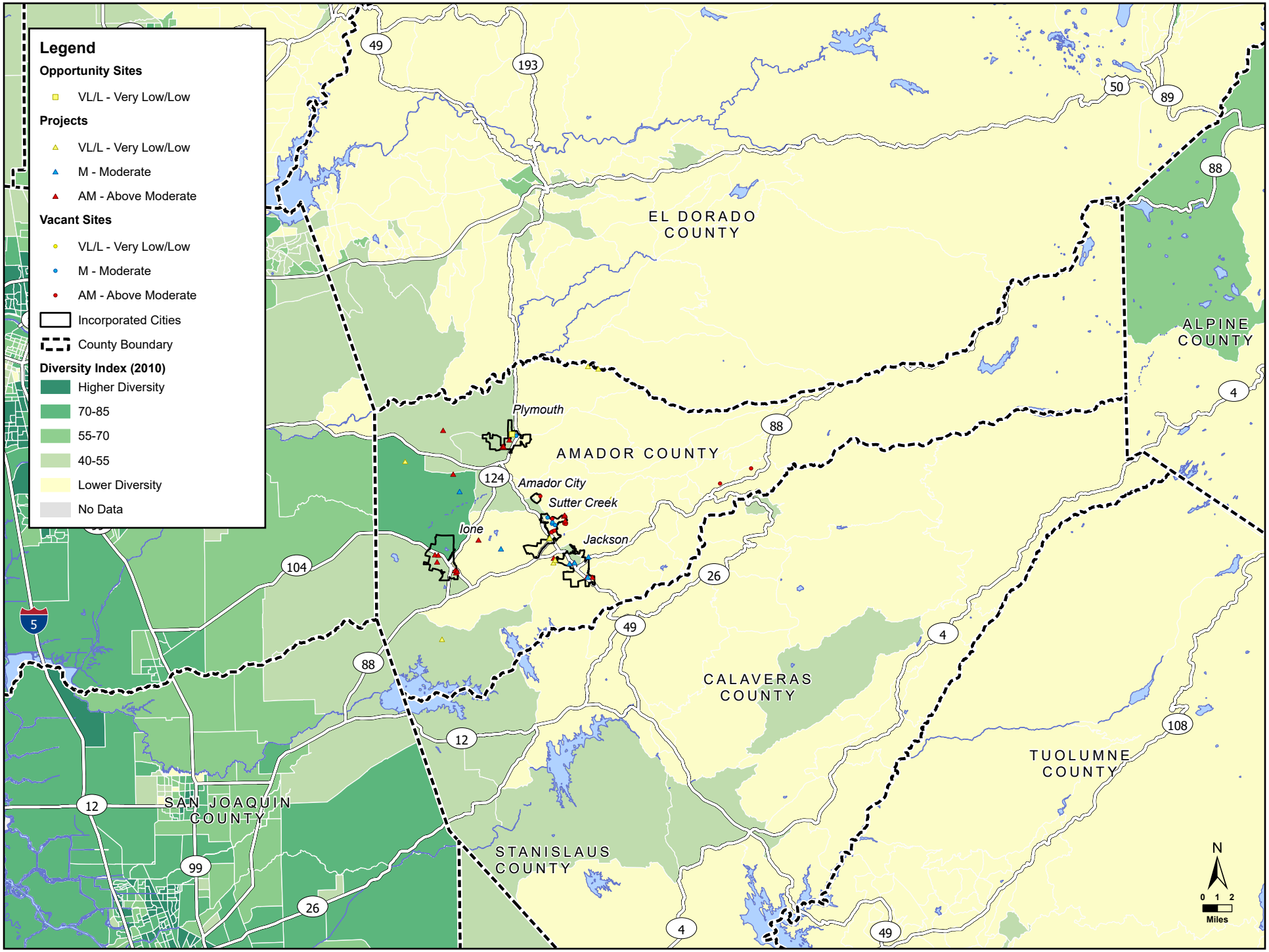
Diversity Index (2018)
- Higher Diversity
- 70-85
- 55-70
- 40-55
- Lower Diversity
- No Data

N

0 ½ 1
Miles

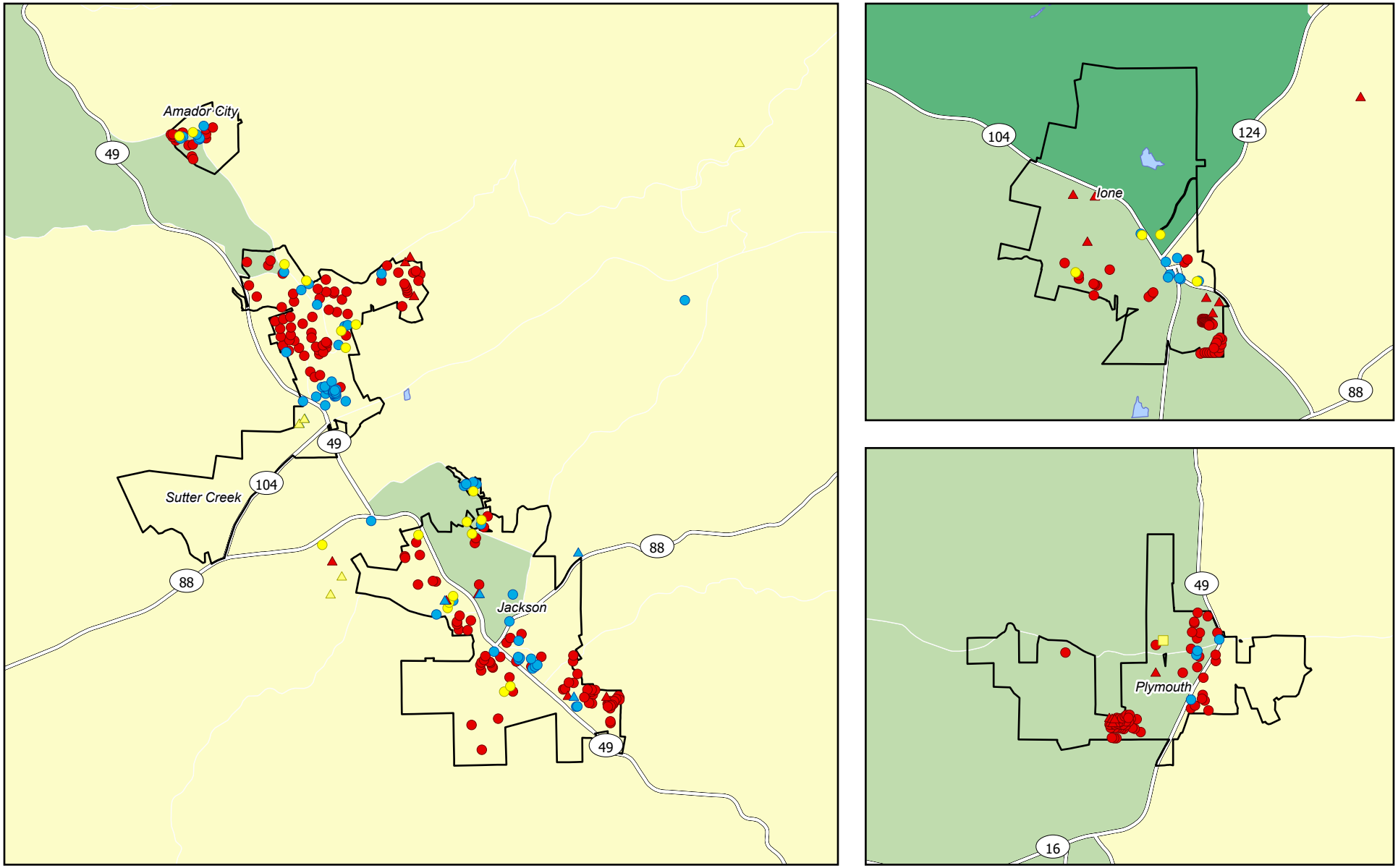
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "RaceDemographics_BlockGrp_2018."
Map date: August 17, 2023.

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



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "RaceDemographics_BlockGrp_2010." Map date: August 17, 2023.

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



Legend

Opportunity Sites
- VL/L - Very Low/Low

Projects
- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate

Vacant Sites
- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate
- Incorporated Cities
- County Boundary

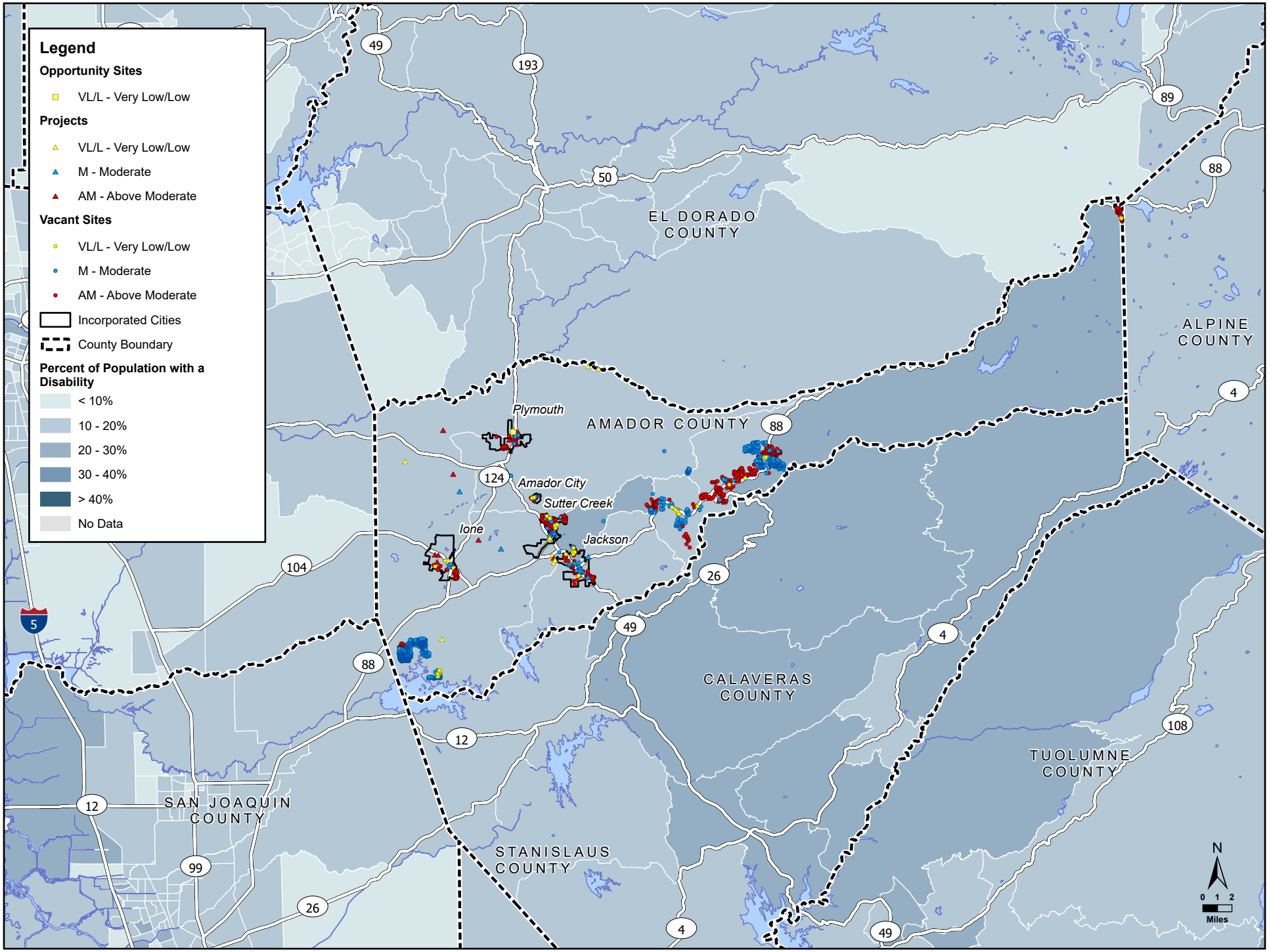
Diversity Index (2010)
- Higher Diversity
- 70-85
- 55-70
- 40-55
- Lower Diversity

N

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Miles

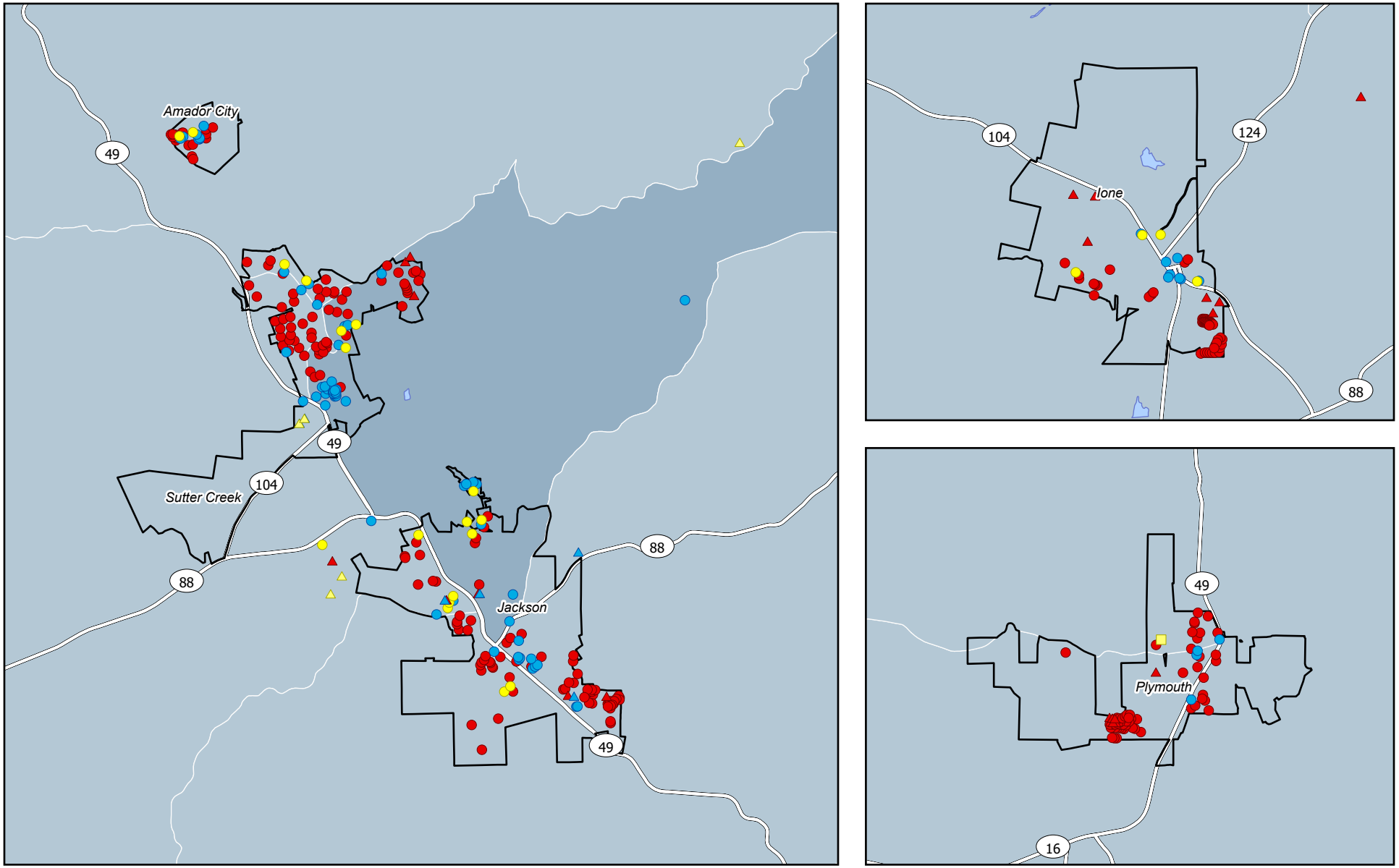
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "RaceDemographics_BlockGrp_2010."
Map date: August 17, 2023.

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



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "DisabilityPopulation_Tract_2015_19." Map date: August 17, 2023.

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



Legend

Opportunity Sites
- VL/L - Very Low/Low

Projects
- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate

Vacant Sites
- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate
- Incorporated Cities
- County Boundary

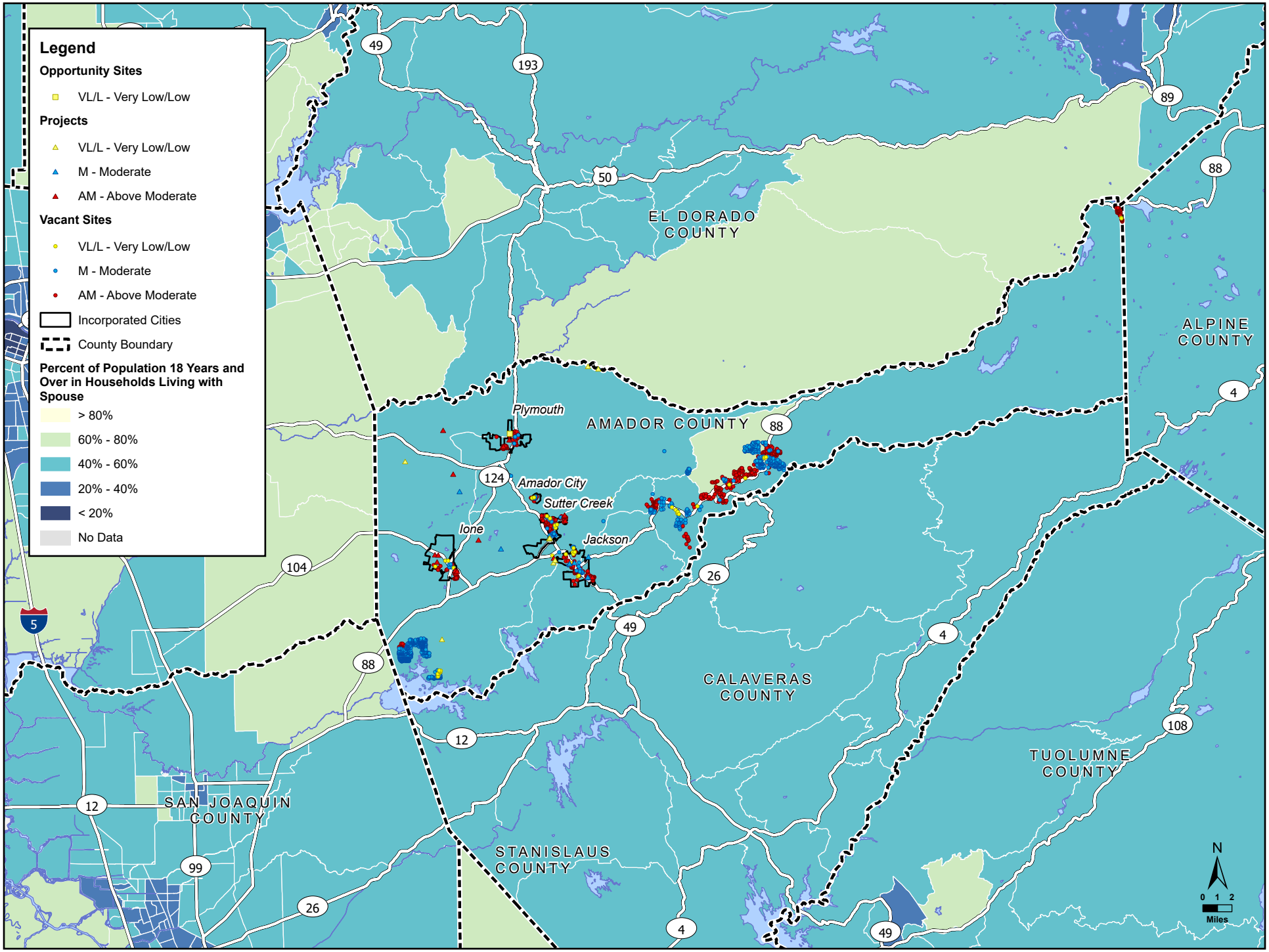
Percent of Population with a Disability
- < 10%
- 10 - 20%
- 20 - 30%
- 30 - 40%
- > 40%

N

0 ½ 1
Miles

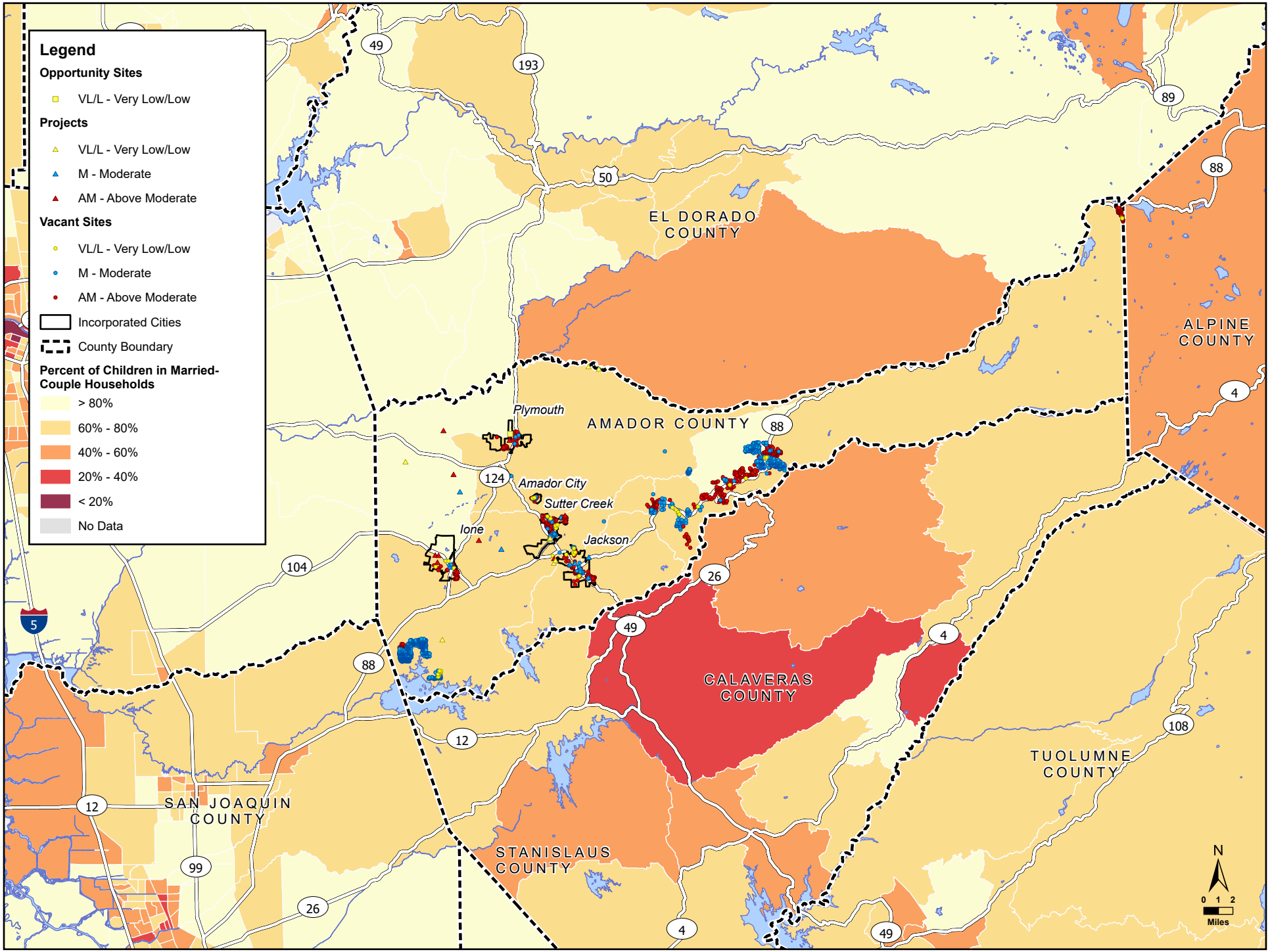
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "DisabilityPopulation_Tract_2015_19."
Map date: August 17, 2023.

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



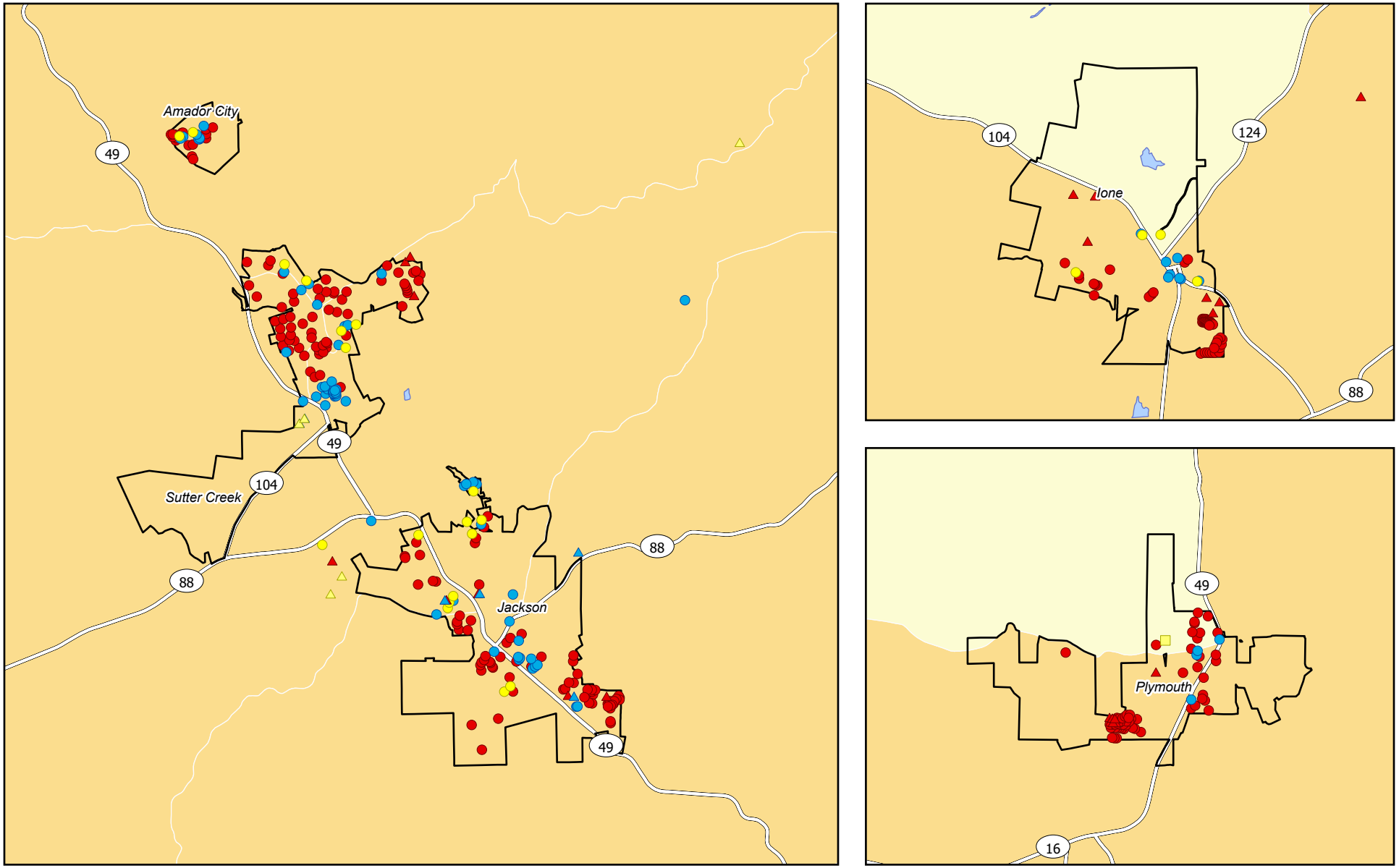
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus_Tract_2015_19." Map date: August 17, 2023.

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



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus_Tract_2015_19." Map date: August 17, 2023.

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



Legend

Opportunity Sites
- VL/L - Very Low/Low

Projects
- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate

Vacant Sites
- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate
- Incorporated Cities
- County Boundary

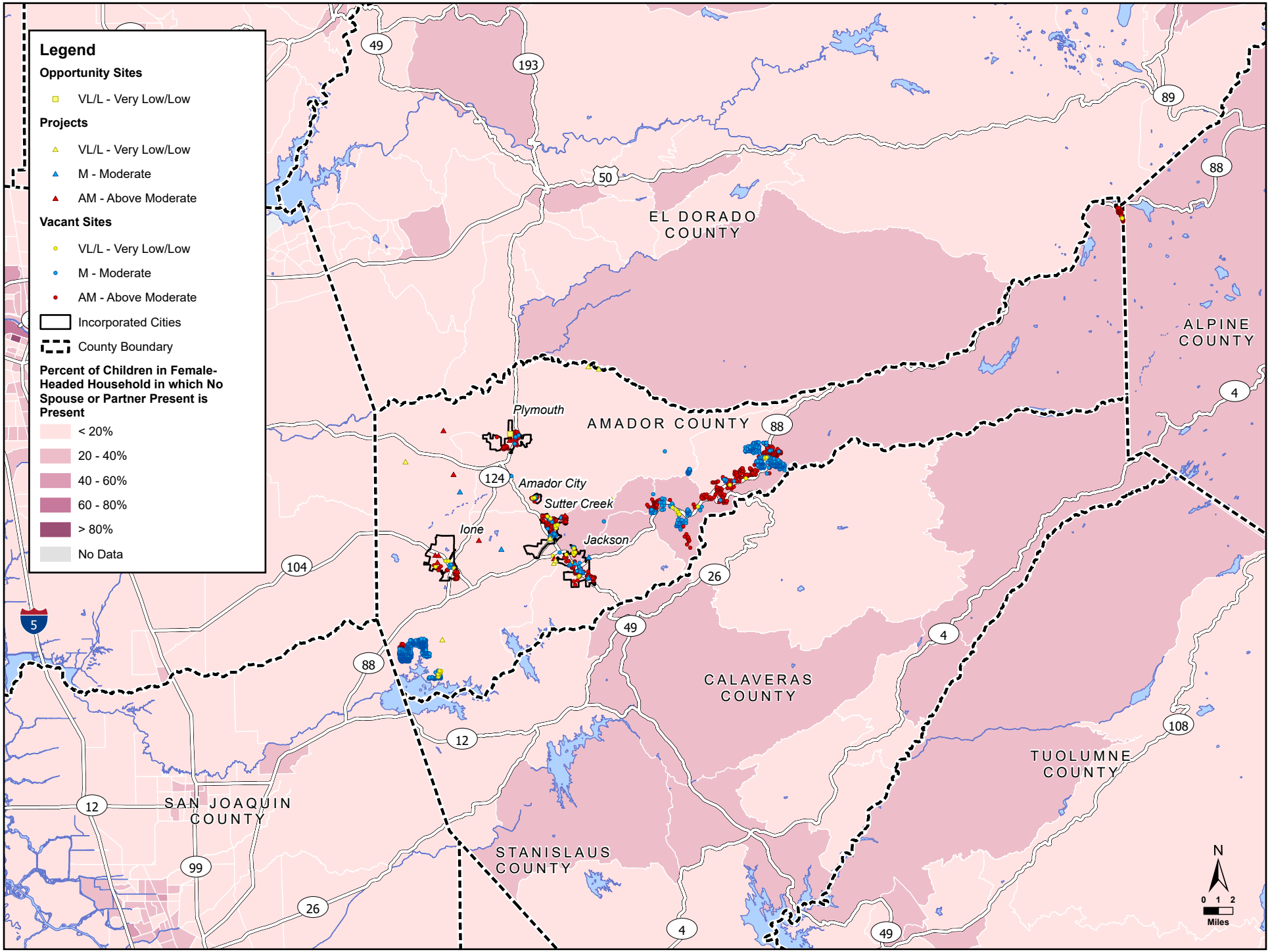
Percent of Children in Married-Couple Households
- > 80%
- 60% - 80%
- 40% - 60%
- 20% - 40%
- < 20%

N

0 ½ 1
Miles

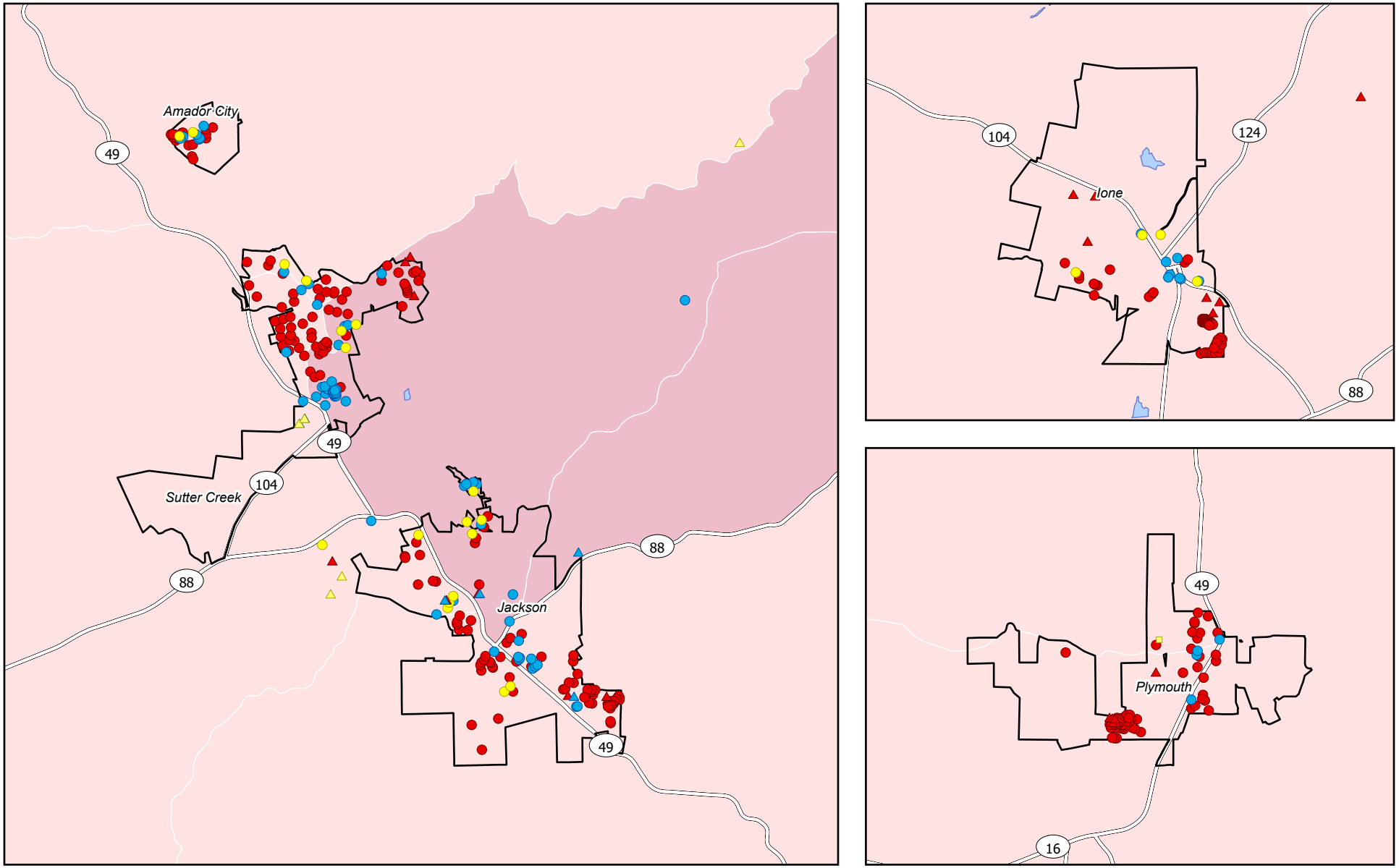
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus_Tract_2015_19."
Map date: August 17, 2023.

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



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus_Tract_2015_19." Map date: August 17, 2023.

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



Legend

Opportunity Sites

- VL/L - Very Low/Low

Projects

- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate

Vacant Sites

- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate
- Incorporated Cities
- County Boundary

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

- < 20%
- 20 - 40%
- 40 - 60%
- 60 - 80%
- > 80%

N

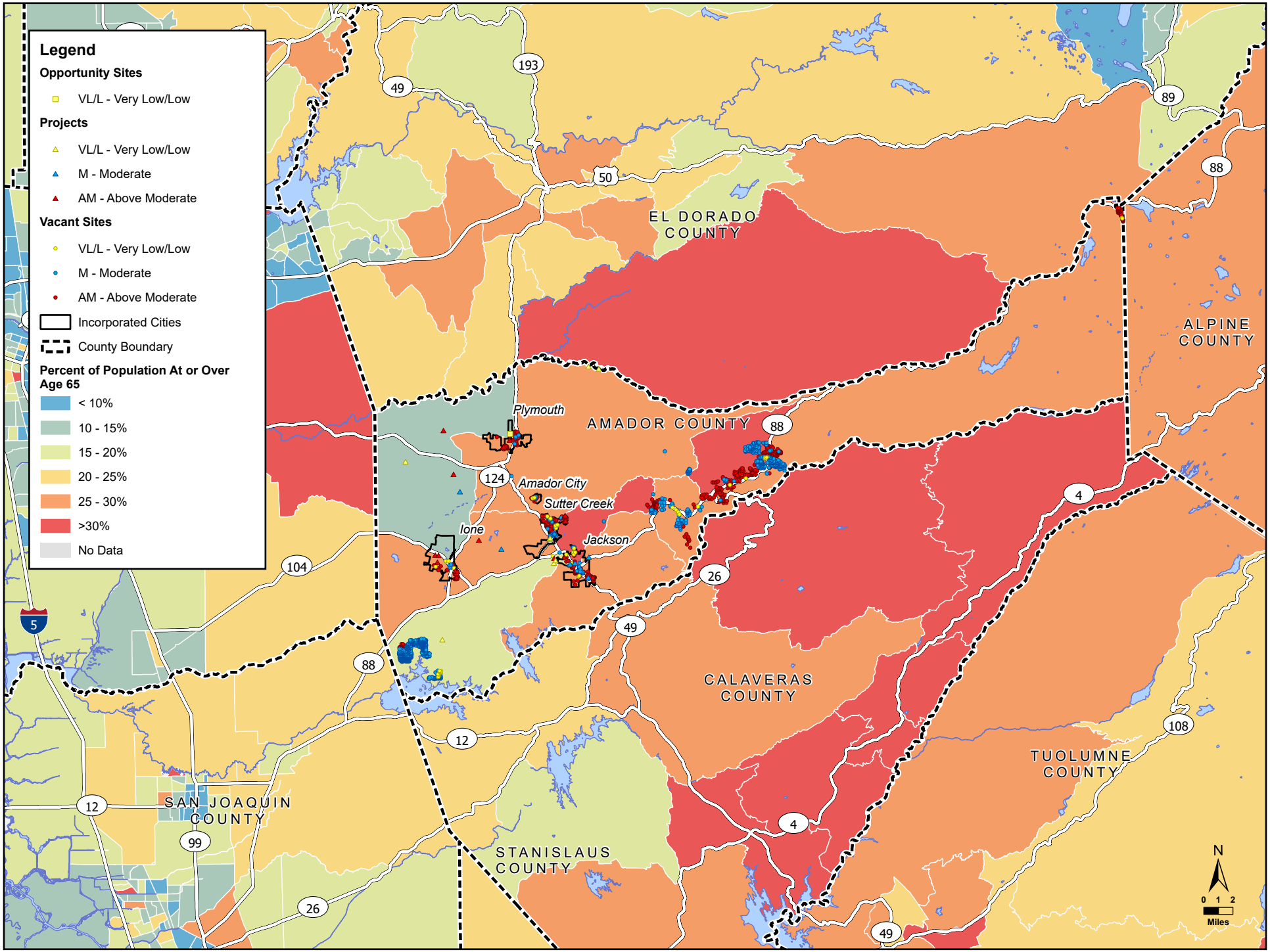
0 ½ 1

Miles

Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus_Tract_2015_19." Map date: August 17, 2023.

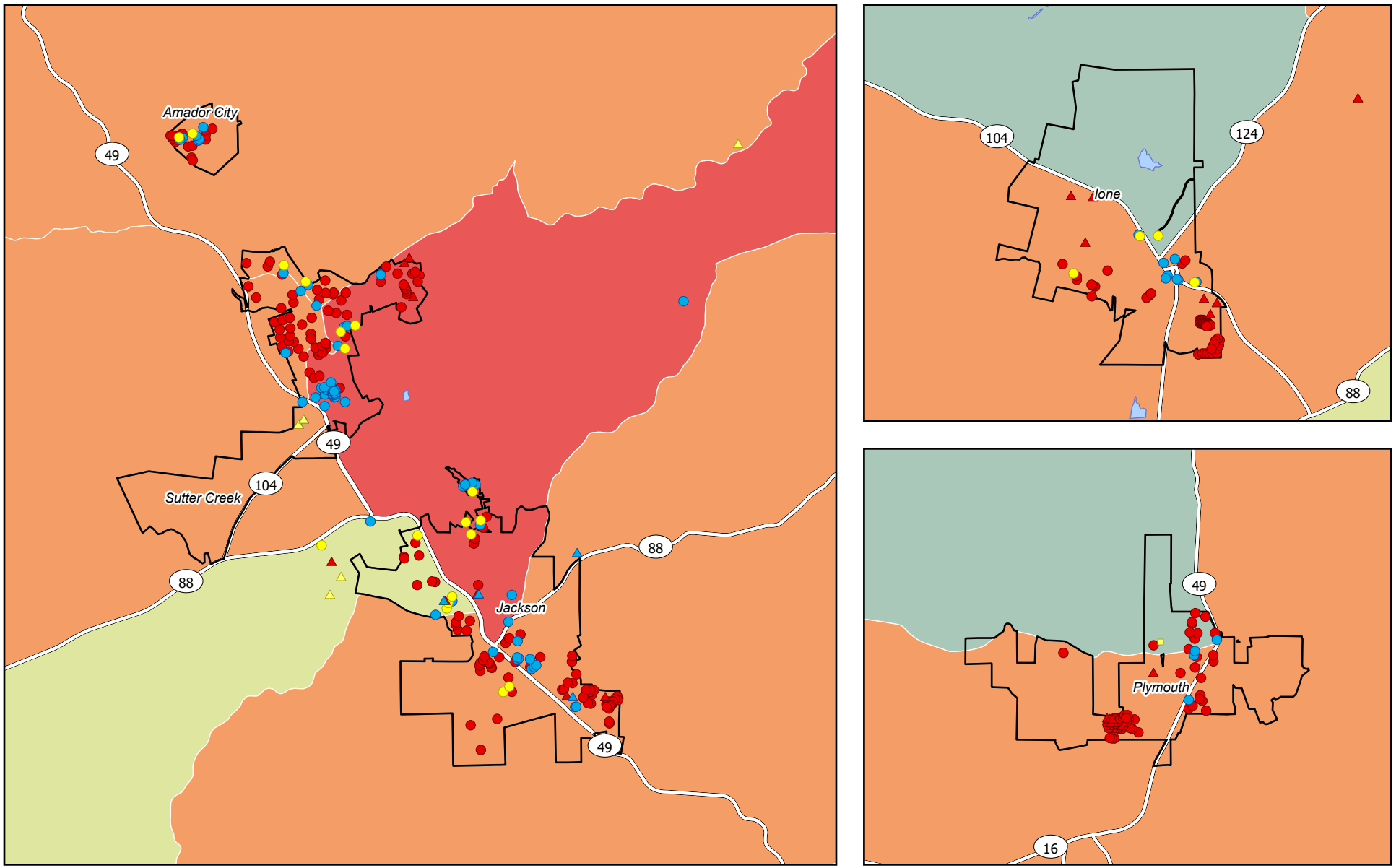
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

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



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

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



Legend

Opportunity Sites
- VL/L - Very Low/Low

Projects
- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate

Vacant Sites
- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate
- Incorporated Cities
- County Boundary

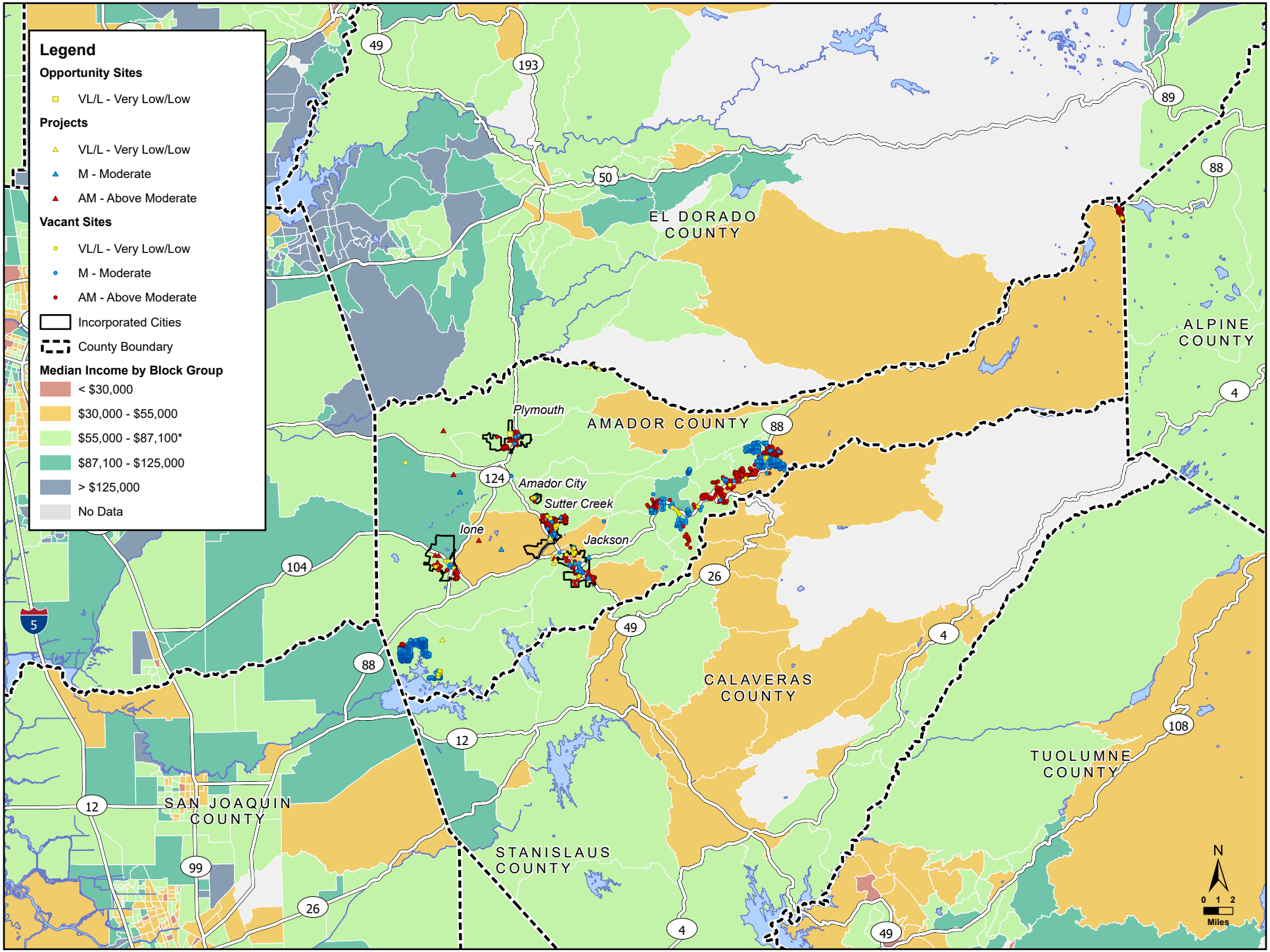
Percent of Population At or Over Age 65
- < 10%
- 10 - 15%
- 15 - 20%
- 20 - 25%
- 25 - 30%
- >30%

N

0 ½ 1
Miles

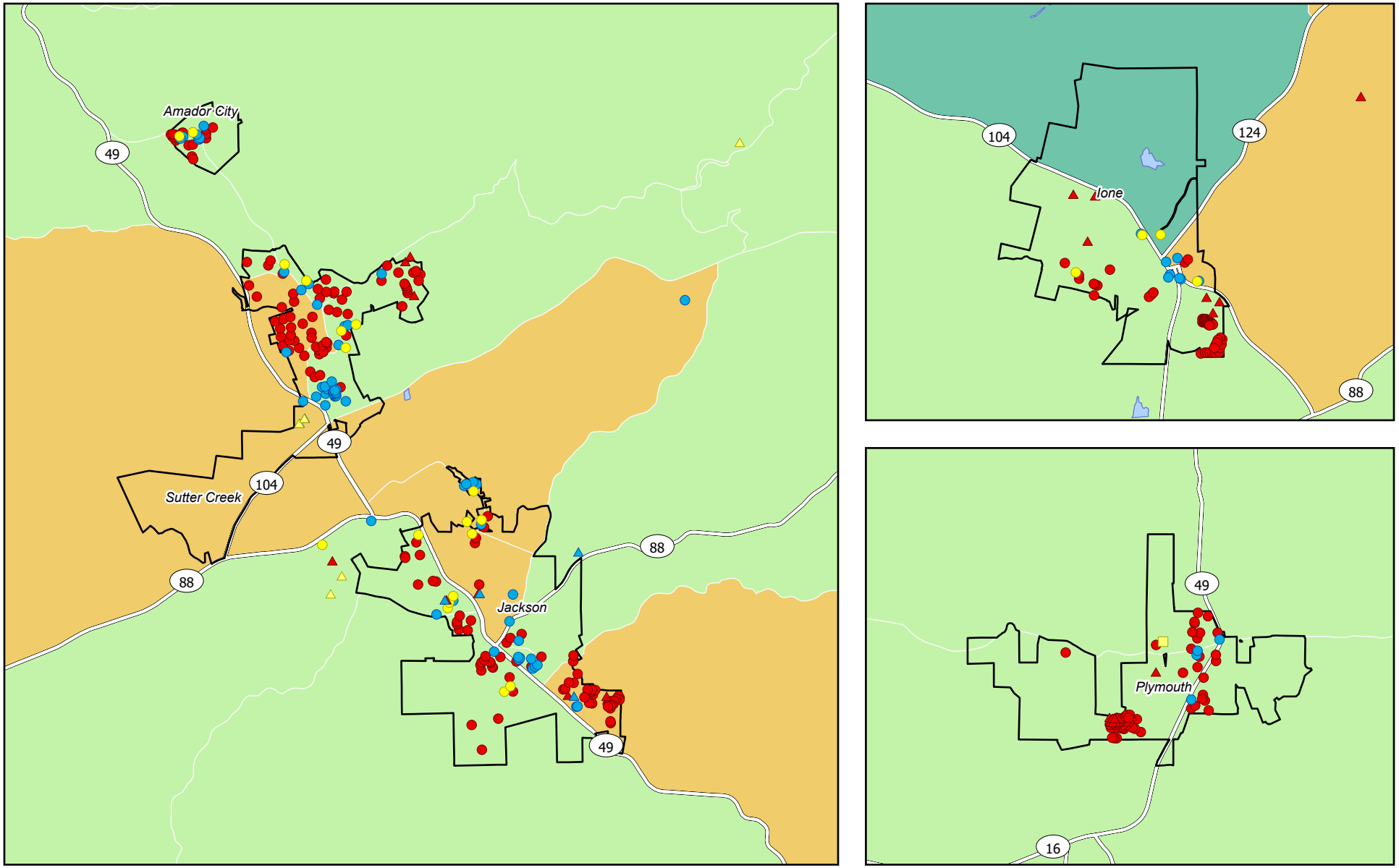
Sources: U.S. Census Bureau's American Community Survey (ACS) 2015-2019 5-year estimates, Table(s) B01001.
Map date: August 17, 2023.

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



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "MedianIncome_BlockGrp_2015_19." Map date: August 17, 2023.

FIGURE V-21: MEDIAN HOUSEHOLD INCOME BY BLOCK GROUP



Legend

Opportunity Sites
- VL/L - Very Low/Low

Projects
- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate

Vacant Sites
- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate
- Incorporated Cities
- County Boundary

Median Income by Block Group
- < $30,000
- $30,000 - $55,000
- $55,000 - $87,100*
- $87,100 - $125,000
- > $125,000

N

0 ½ 1
Miles

Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "MedianIncome_BlockGrp_2015_19." Map date: August 17, 2023.

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

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

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

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

Racially/Concentrated Areas of Affluence (RCAA)

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

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

Table V-3: Median Household Incomes

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

Source: US Census, 2015-2019 ACS

5. DISPARITIES IN ACCESS TO OPPORTUNITIES

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

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

Table V-4: Domains and List of Indicators by Factors

Domain	Indicator
Economic	• Poverty • Adult education • Employment • Job proximity • Median home value
Education	• Math proficiency • Reading proficiency • High school graduation rates • Student poverty rates
Environmental	• CalEnviroScreen 3.0 pollution indicators and values

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

TCAC/HCD Opportunity Area Maps

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

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

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

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

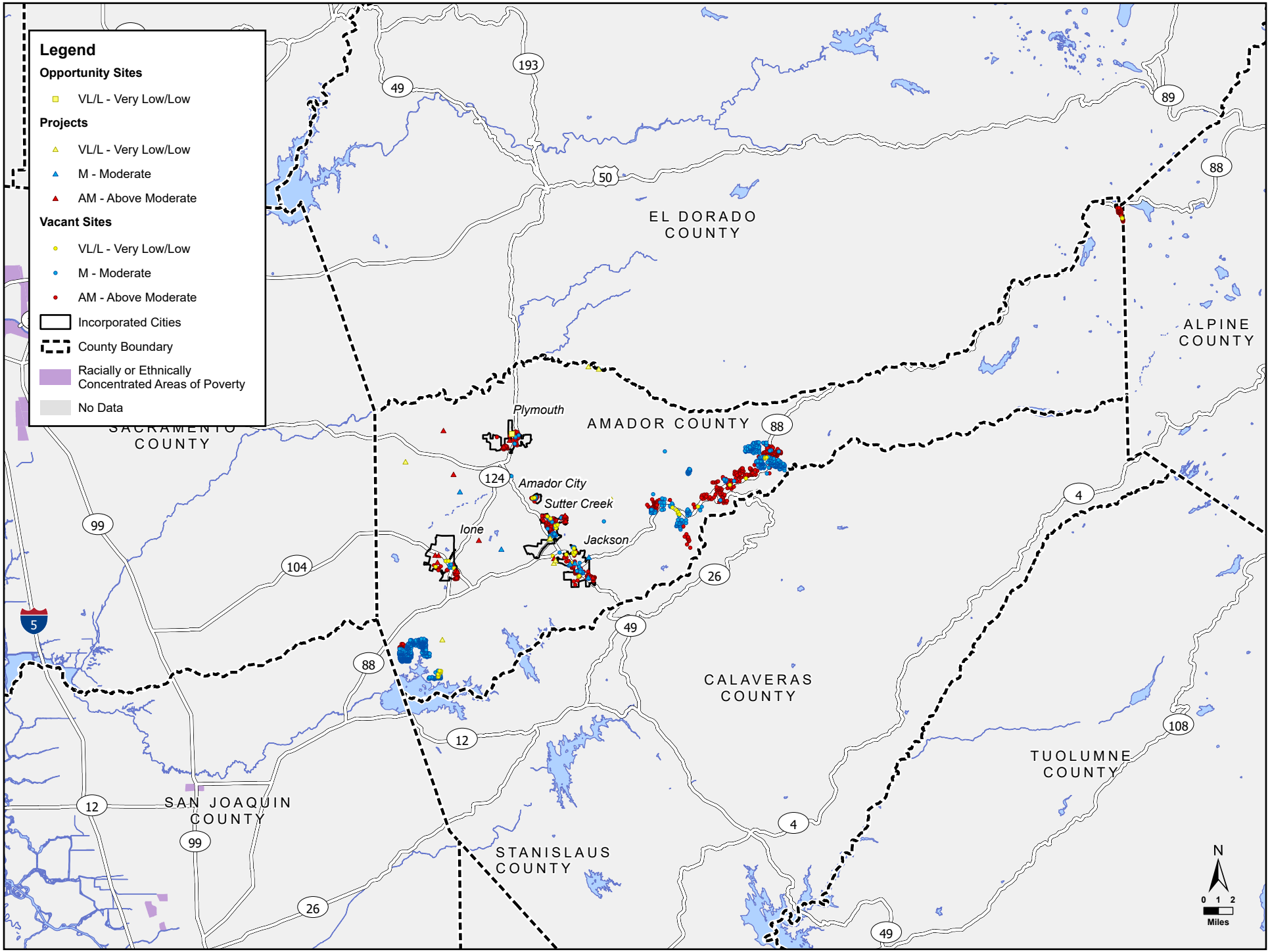
Figures V-30 and V-31 identify the final resource categories of each census tract, as identified on the TCAC/HCD Opportunity Map, as well as the locations of the proposed sites to accommodate the 6th Cycle RHNA. As shown in Figure V-30, 4 block groups of the County have the highest levels of opportunity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

Table V-5: Opportunity Resource Levels by Census Tract

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

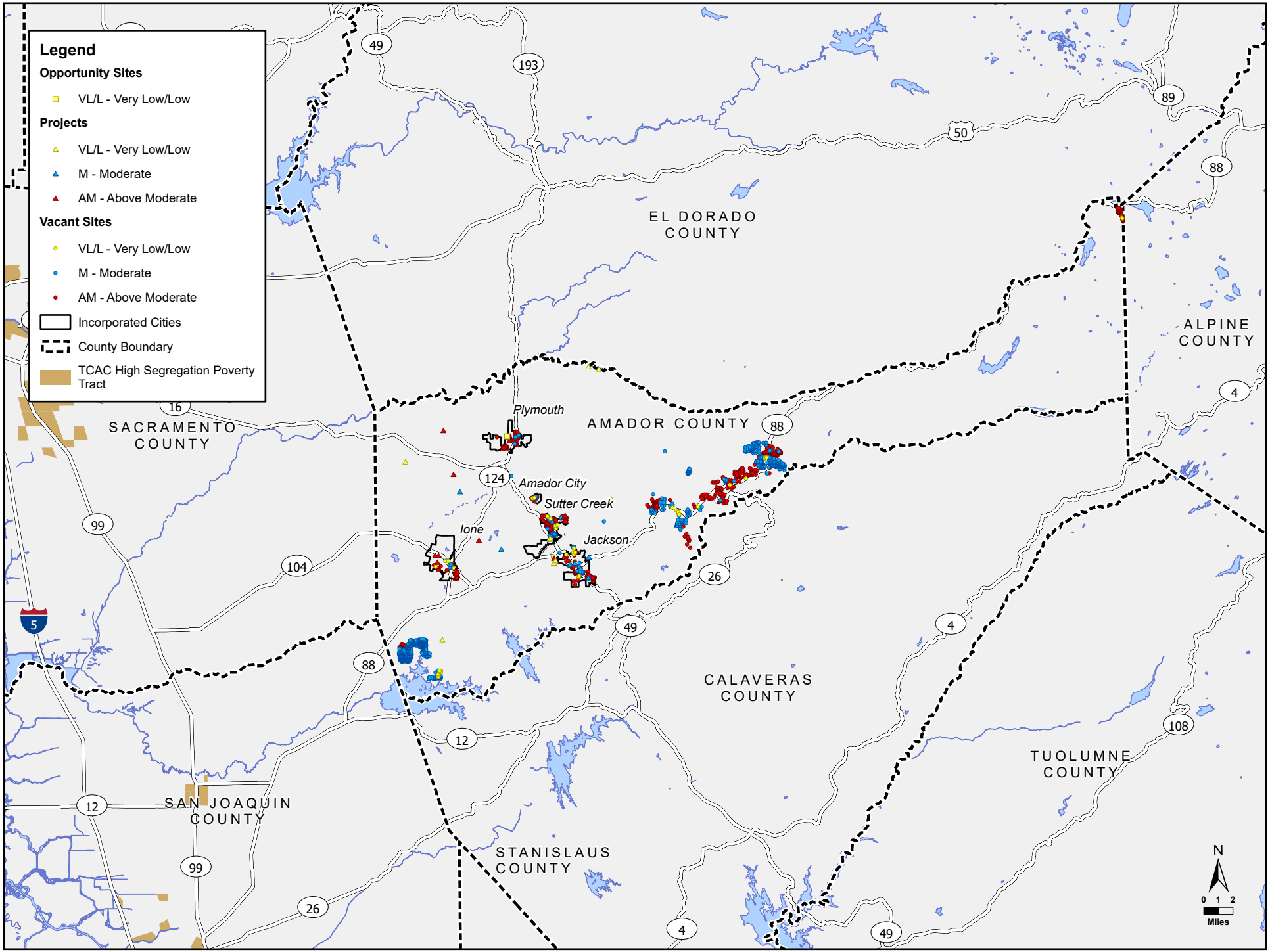
Source: California Department of Housing and Development, Affirmatively Furthering Fair Housing Data and Mapping Resources, accessed June 29, 2022.

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



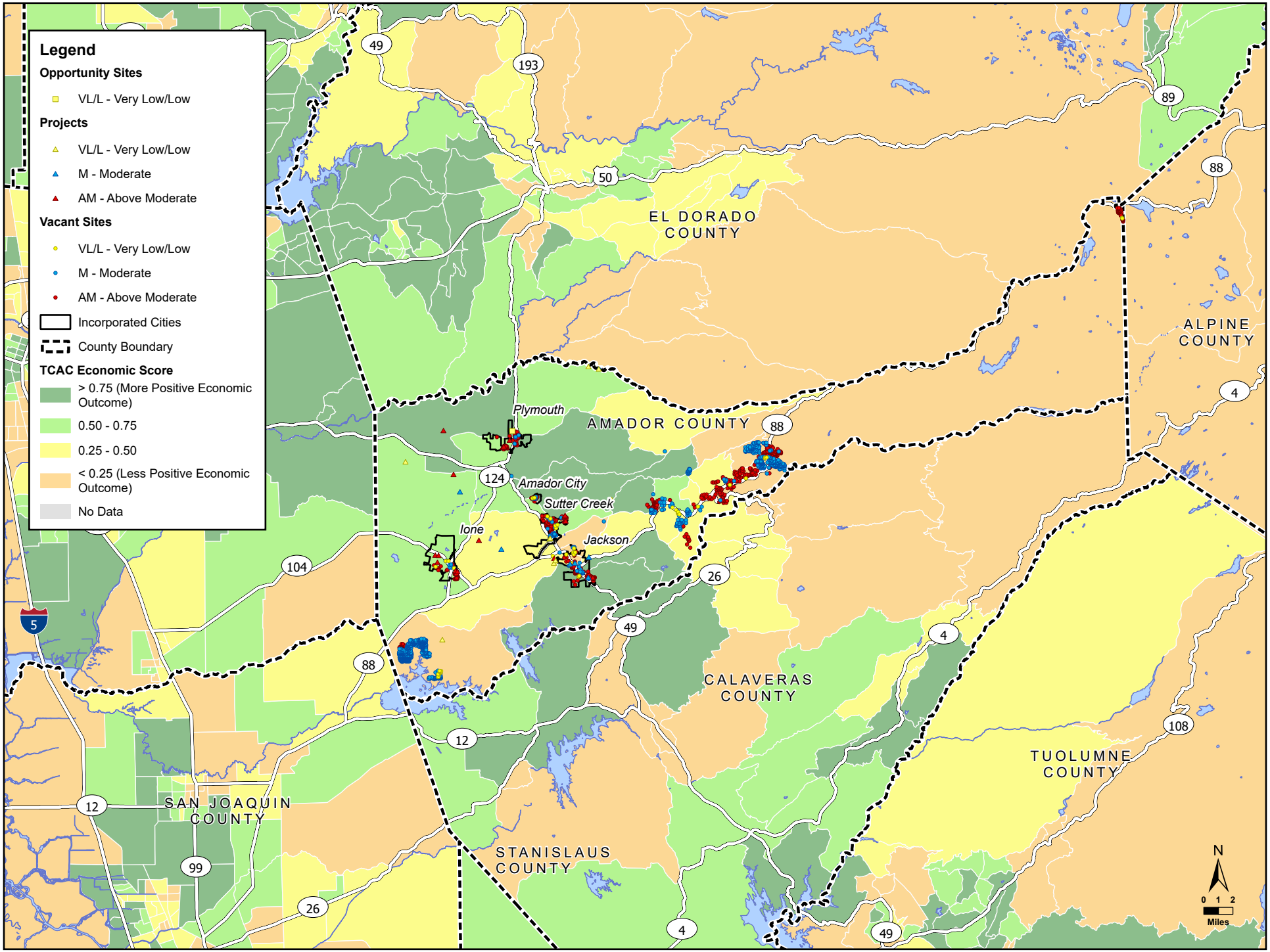
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Racially_or_Ethnically_Concentrated_Areas_Poverty_RECAPs." Map date: August 17, 2023.

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



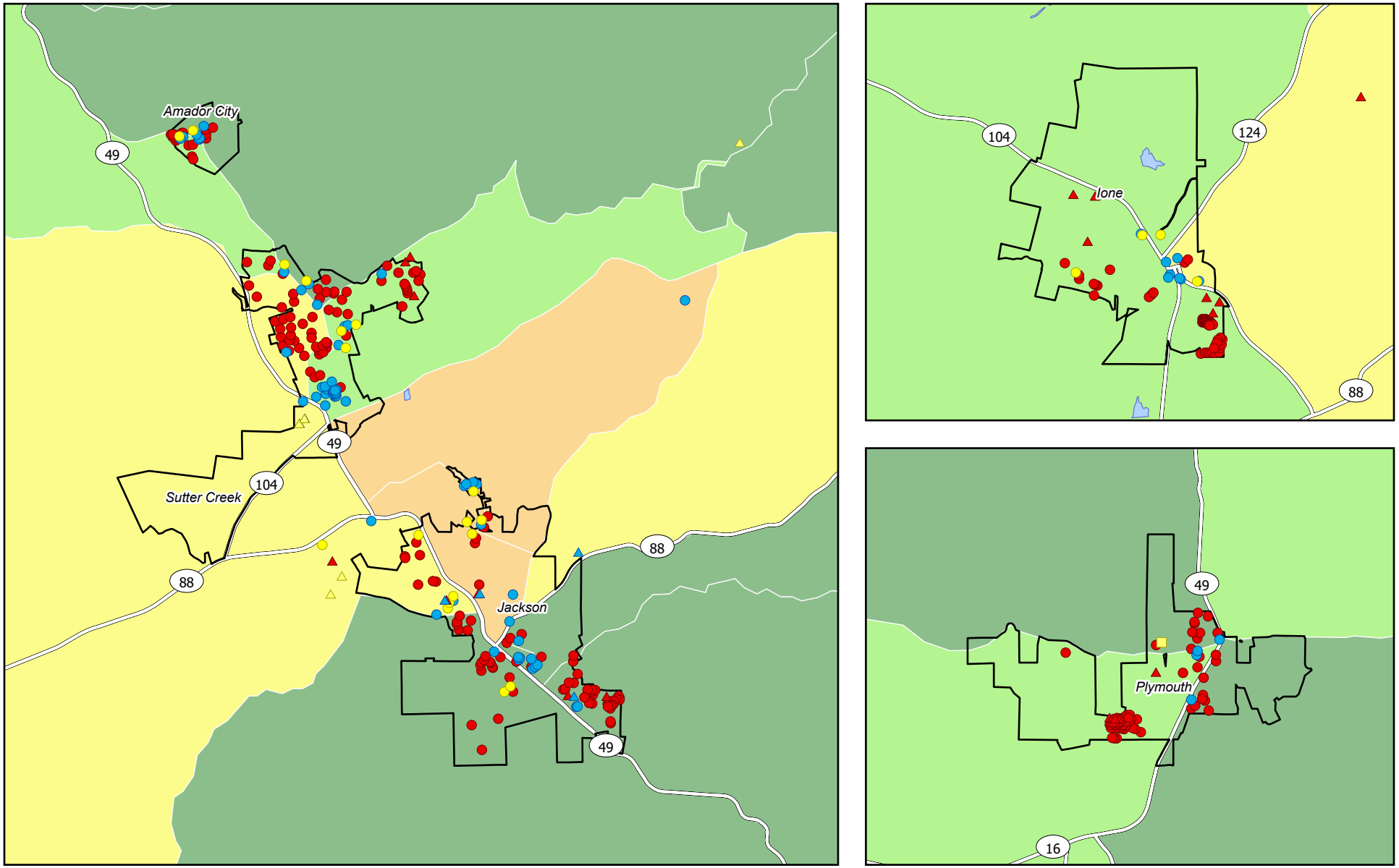
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_HighSegregation_Poverty_Tract_2021." Map date: August 17, 2023.

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



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: August 17, 2023.

FIGURE V-25: TCAC ECONOMIC SCORE BY CENSUS TRACT



Legend

Opportunity Sites
- VL/L - Very Low/Low

Projects
- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate

Vacant Sites
- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate
- Incorporated Cities
- County Boundary

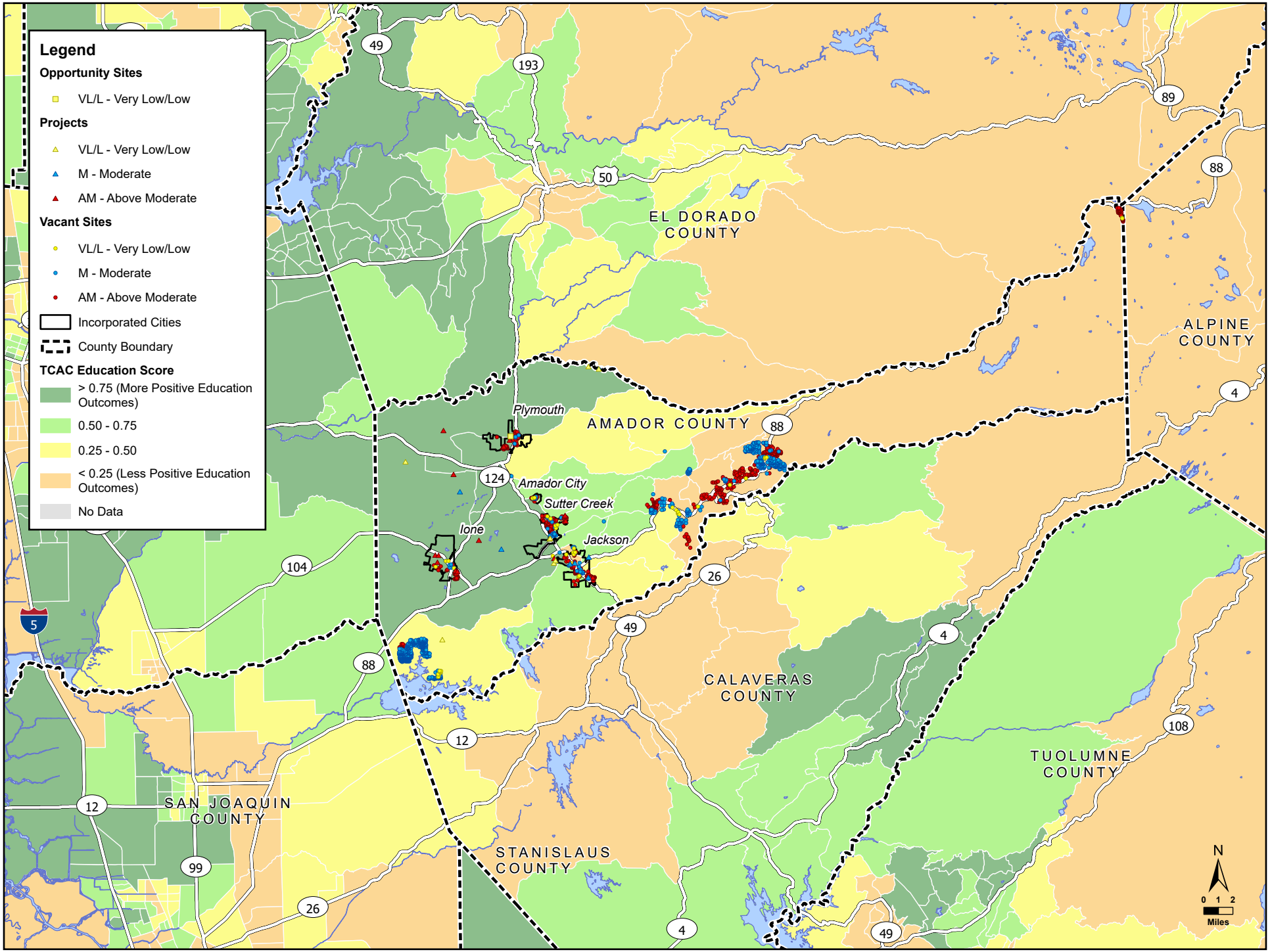
TCAC Economic Score
- > 0.75 (More Positive Economic Outcome)
- 0.50 - 0.75
- 0.25 - 0.50
- < 0.25 (Less Positive Economic Outcome)

N

0 ½ 1
Miles

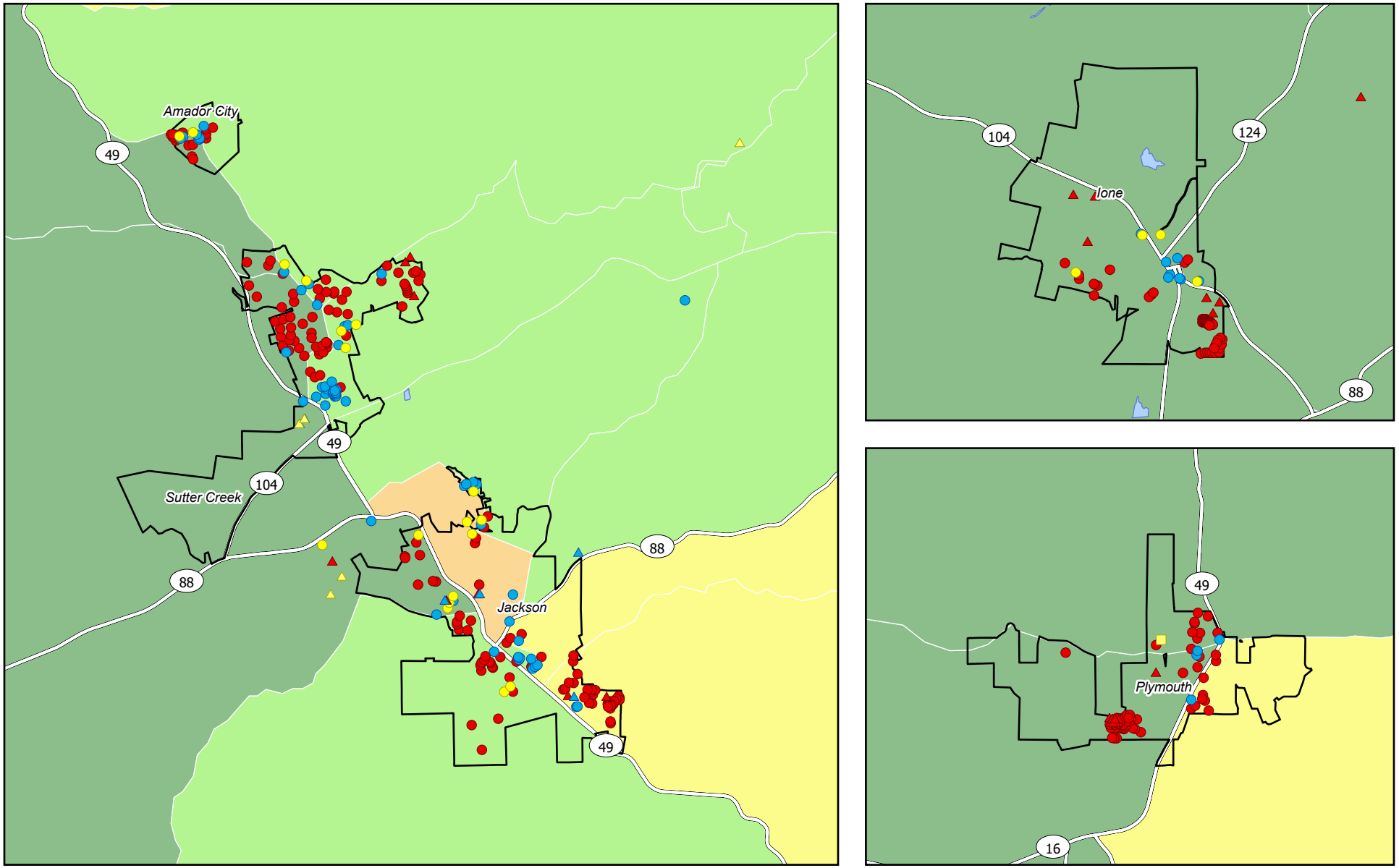
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: August 17, 2023.

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



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: August 17, 2023.

FIGURE V-27: TCAC EDUCATIONAL SCORE BY CENSUS TRACT



Legend

Opportunity Sites
- VL/L - Very Low/Low

Projects
- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate

Vacant Sites
- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate
- Incorporated Cities
- County Boundary

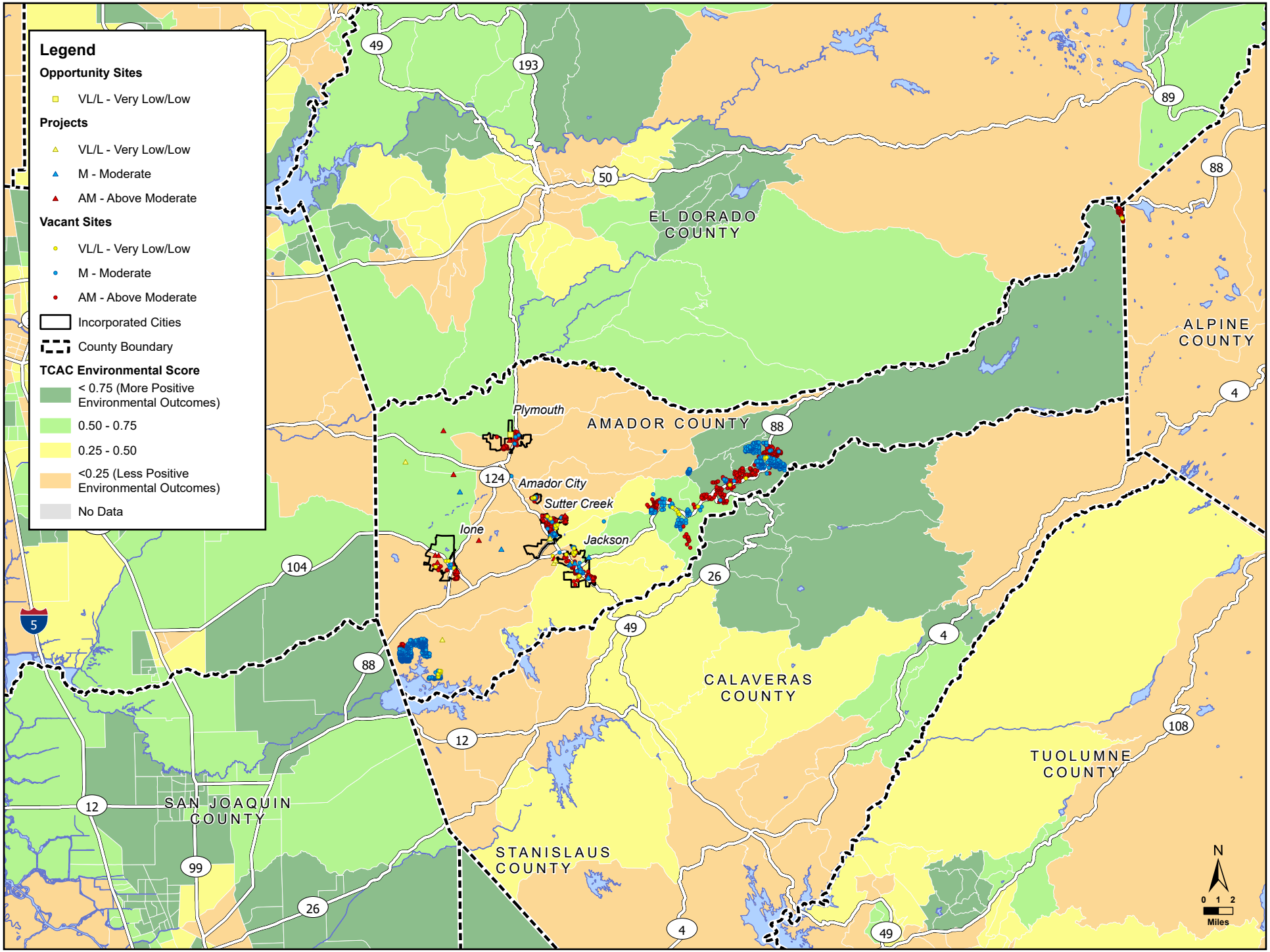
TCAC Education Score
- > 0.75 (More Positive Education Outcomes)
- 0.50 - 0.75
- 0.25 - 0.50
- < 0.25 (Less Positive Education Outcomes)

N

0 ½ 1
Miles

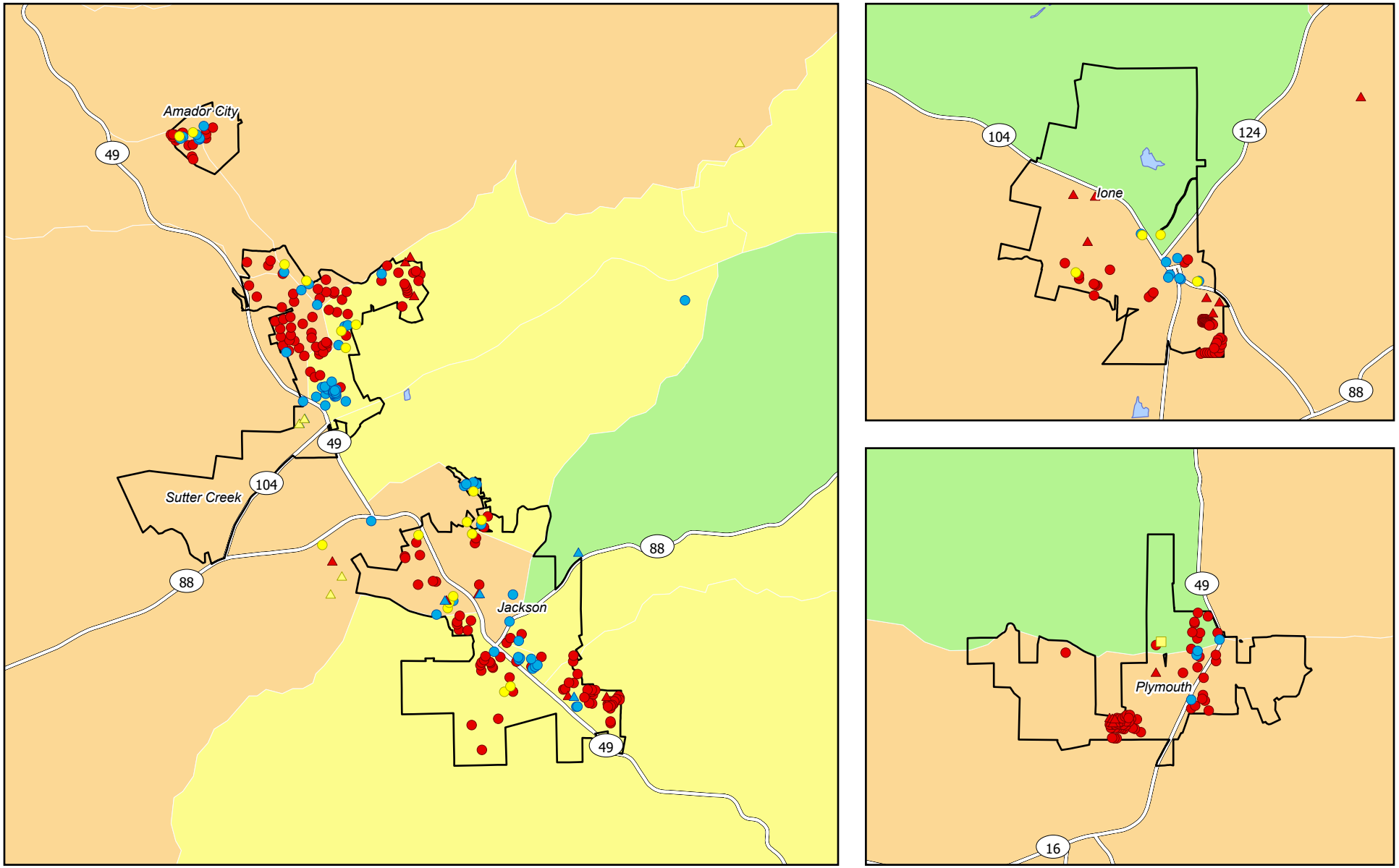
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: August 17, 2023.

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



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: August 17, 2023.

FIGURE V-29: TCAC ENVIRONMENTAL SCORE BY CENSUS TRACT



Legend

Opportunity Sites
- VL/L - Very Low/Low

Projects
- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate

Vacant Sites
- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate
- Incorporated Cities
- County Boundary

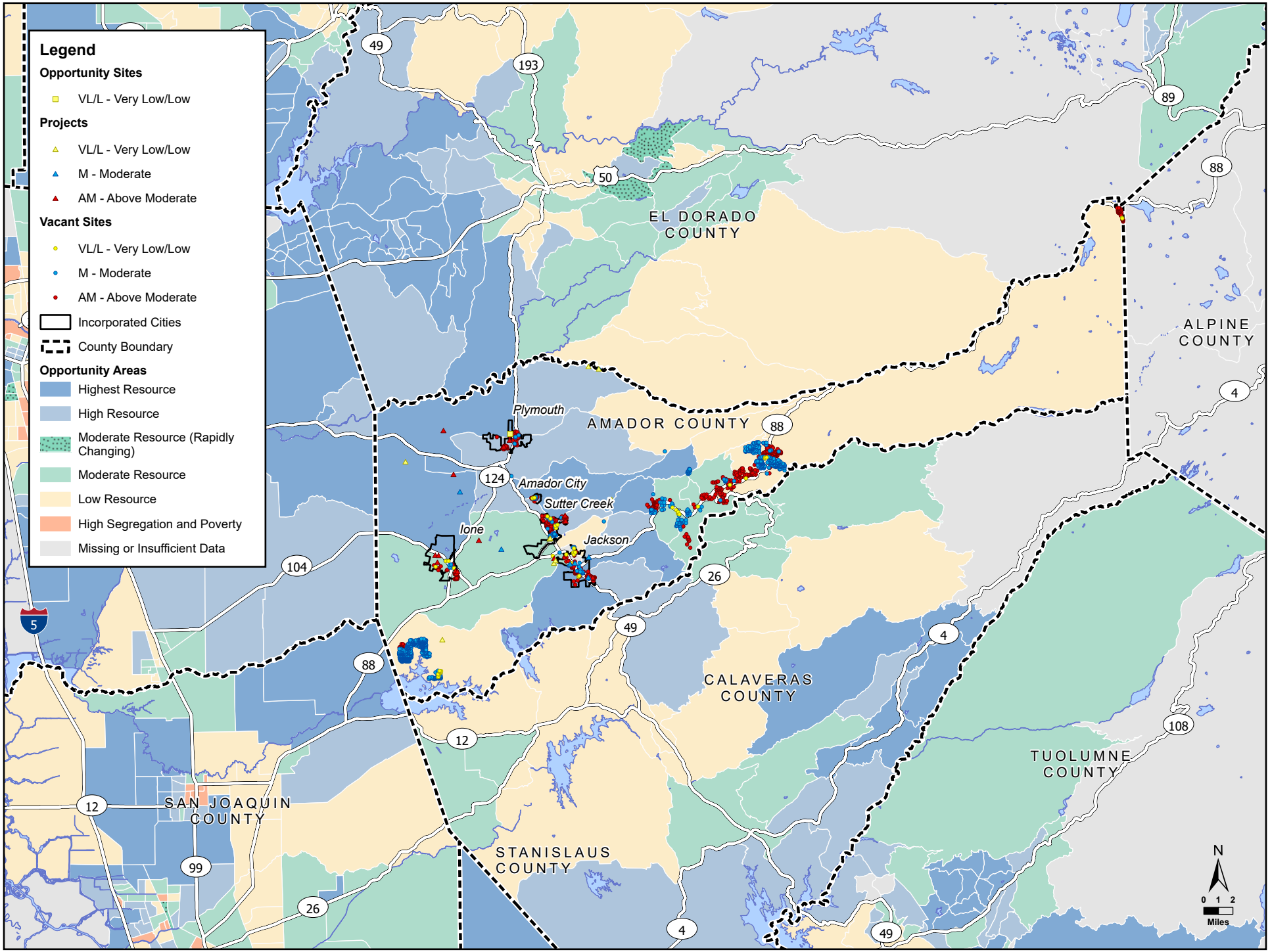
TCAC Environmental Score
- < 0.75 (More Positive Environmental Outcomes)
- 0.50 - 0.75
- 0.25 - 0.50
- <0.25 (Less Positive Environmental Outcomes)

N

0 ½ 1
Miles

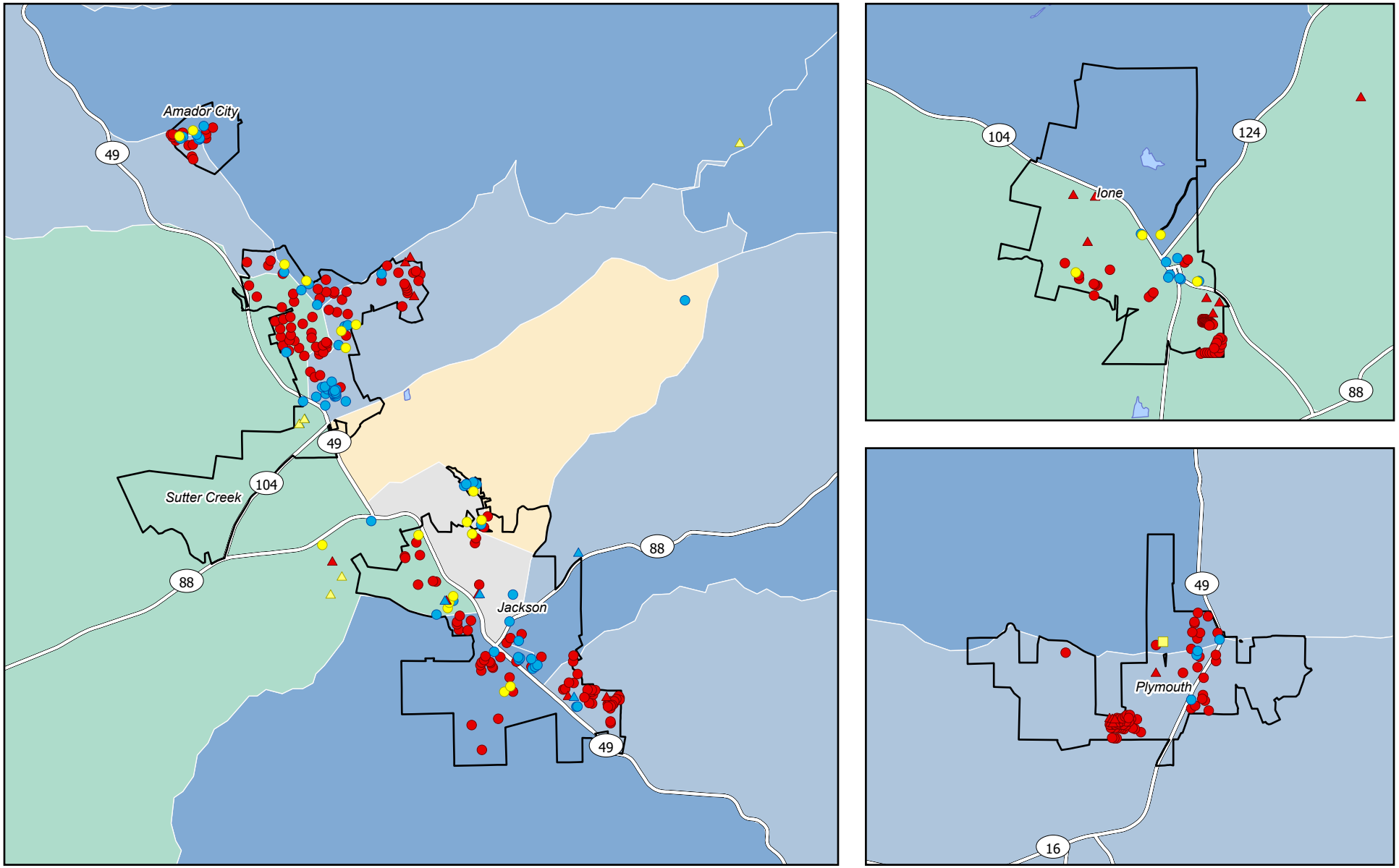
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: August 17, 2023.

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



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: August 17, 2023.

FIGURE V-31: TCAC OPPORTUNITY AREAS BY CENSUS TRACT



Legend

Opportunity Sites
- VL/L - Very Low/Low

Projects
- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate

Vacant Sites
- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate
- Incorporated Cities
- County Boundary

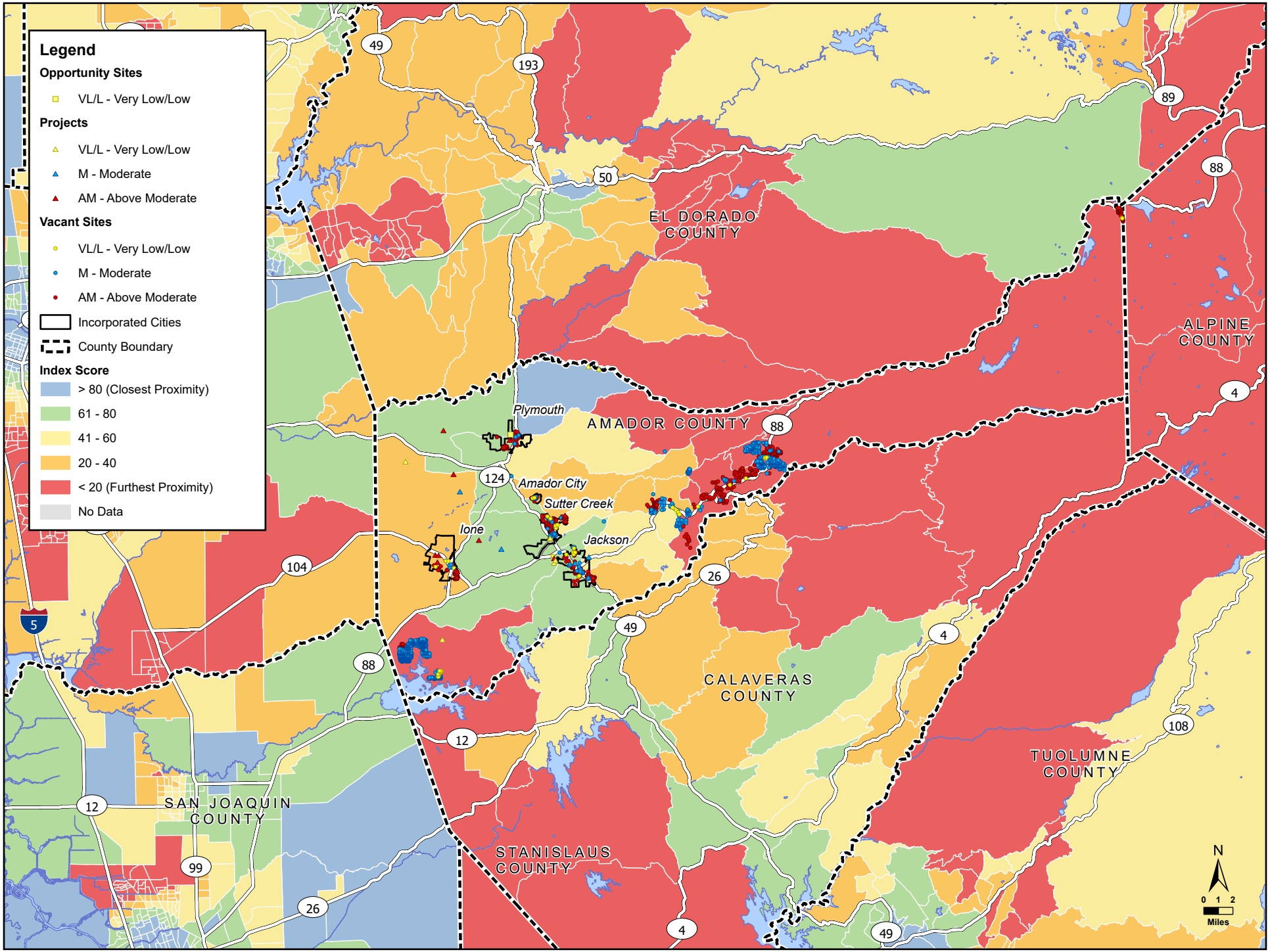
Opportunity Areas
- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation and Poverty
- Missing or Insufficient Data

N

0 ½ 1
Miles

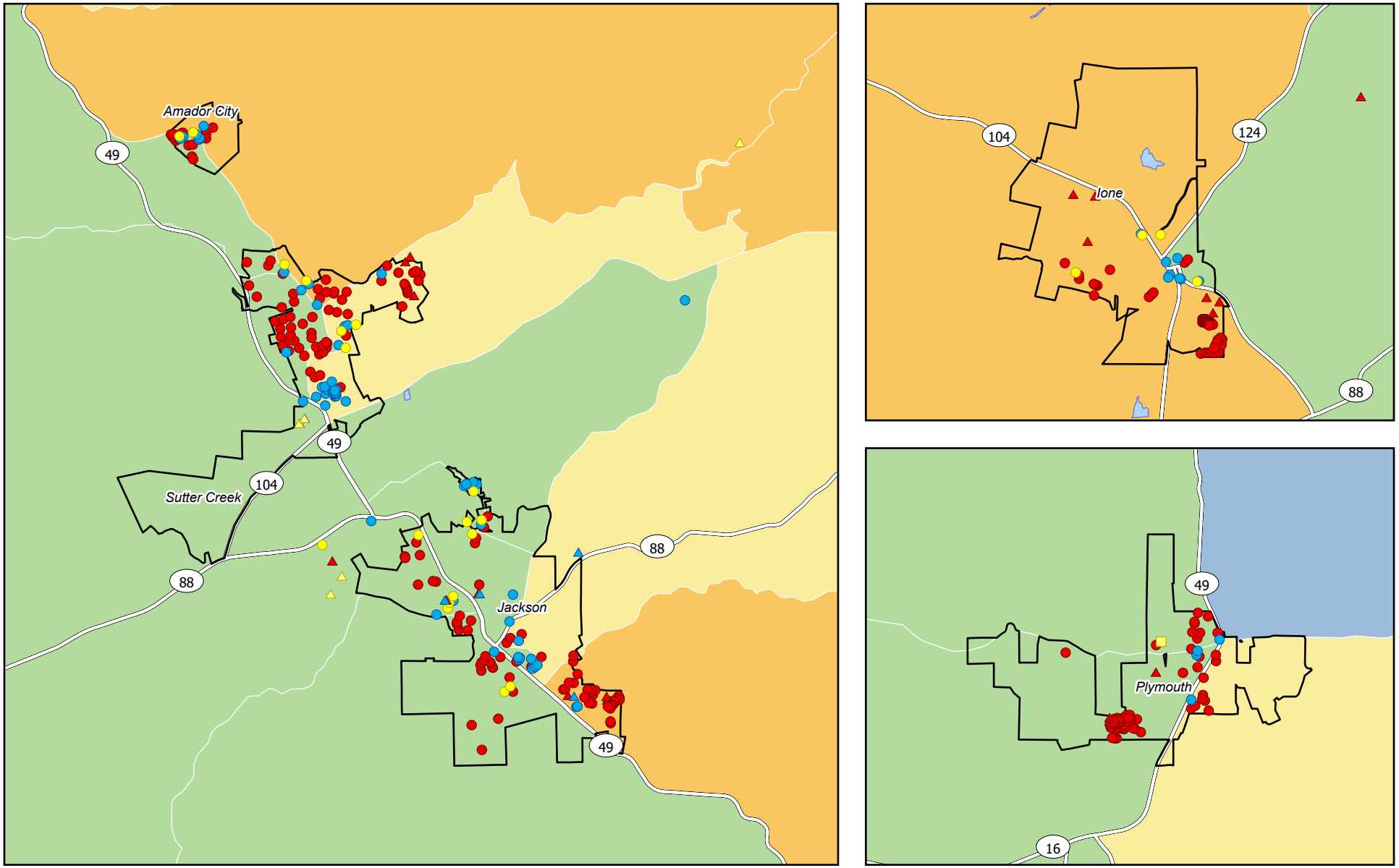
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: August 17, 2023.

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



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "JobsProximityIndex_BlockGrp_2014_17." Map date: August 17, 2023.

FIGURE V-33: JOB PROXIMITY INDEX BY BLOCK GROUP



Legend

Opportunity Sites
- VL/L - Very Low/Low

Projects
- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate

Vacant Sites
- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate
- Incorporated Cities
- County Boundary

Index Score
- > 80 (Closest Proximity)
- 61 - 80
- 41 - 60
- 20 - 40
- < 20 (Furthest Proximity)

N

0 ½ 1
Miles

Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "JobsProximityIndex_BlockGrp_2014_17." Map date: August 17, 2023.

Economic Opportunity

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

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

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

Transportation Opportunity

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

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

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

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

Educational Opportunities

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

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

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

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

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

Environmental Opportunity

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

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

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

Findings

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

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

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

C. DISCUSSION OF DISPROPORTIONATE HOUSING NEEDS

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

1. FUTURE GROWTH NEEDS

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

2. EXISTING NEEDS

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

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

Overcrowding

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

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

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

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

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

Cost-Burden

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

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

Substandard Housing

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

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

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

3. DISPLACEMENT RISK

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

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

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

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

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

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

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

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

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

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

4. FINDINGS

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

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

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

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

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

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

D. SITES INVENTORY ANALYSIS

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

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

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

1. SEGREGATION/INTEGRATION

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

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

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

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

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

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

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

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

2. R/ECAPs

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

3. ACCESS TO OPPORTUNITY

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

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

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

4. DISPLACEMENT RISK

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

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

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

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

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

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

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

5. FINDINGS

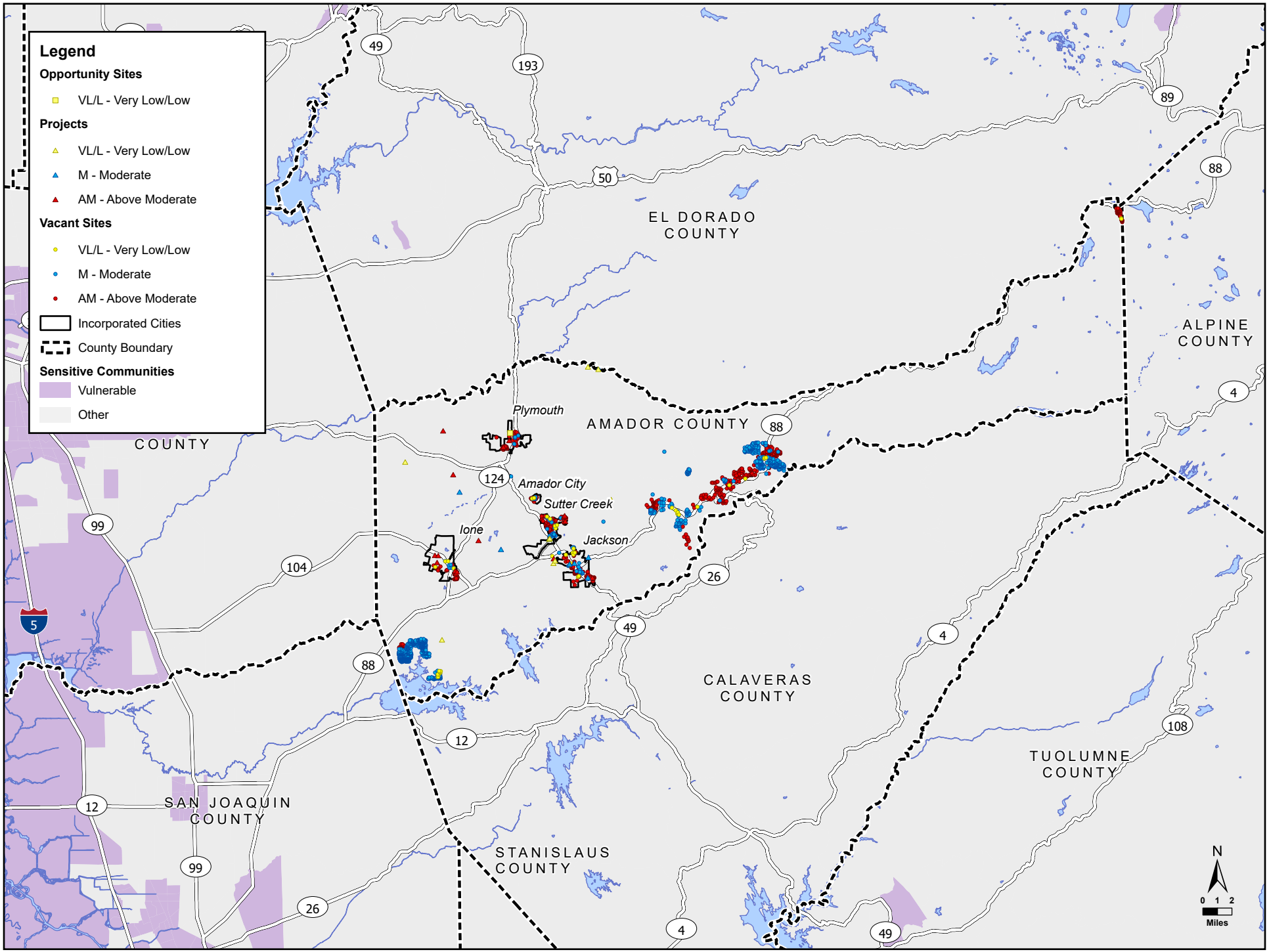
1. Amador County and the Cities of Amador City, Ione, Jackson, and Sutter Creek have identified sites for very low/low, moderate, and above moderate income households in a manner that affirmatively furthers fair housing, through increasing access to opportunities and distributing housing opportunities in a fair and equitable manner. As discussed above, the jurisdictions have identified sites for housing that would avoid segregation, and provide for integration, of households based on race/ethnicity, disability, familial status, age (seniors), or income. The only exceptions to this finding are limited opportunities for households in ~~high median income areas in Plymouth and in~~ the Pine Grove area of unincorporated Amador County. As part of the Housing Element process, Plymouth modified its sites to accommodate additional lower income opportunities in its higher median income areas. To address this, Program 3 ensures the County ~~and the City of Plymouth each~~ reviews the upper income areas in their jurisdictions to designate additional sites for very low and low income housing to increase access for all households to these areas.

2. There are no R/ECAPs or RCAAs in Amador County and the distribution of the sites would not result in any R/ECAPs or RCAAs in Amador County nor affect R/ECAPs in adjoining counties.

3. The sites designated for very low/low, moderate, and above moderate income in Amador County and the Cities of Amador City, Ione, Jackson, and Sutter Creek would increase access to opportunity in the highest and high resource areas throughout the County and would increase access to areas with more positive economic, educational, and environmental outcomes and would not place a disproportionate amount of very low/low housing in areas with less positive outcomes. ~~In the City of Plymouth, there are no very low/low income sites located in the portion of the City designated highest resource with more positive economic, educational, and environmental outcomes. Program 3 ensures the City of Plymouth will accommodate at least 50% of its~~Plymouth's sites have been revised to accommodate the very low and low income RHNA in its area designated as highest resource as well as the more positive environmental, education, and economic outcomes to identify opportunities to designate additional sites for very low and low income housing to increase access for all households to these areas. Program 13 addresses targeting special needs housing throughout the County and cities with an emphasis on higher opportunity areas and areas of concentrated poverty. Program 13 also includes measures to improve and enhance opportunities in lower opportunity areas, improving overall conditions as well as focused areas (economic, education, transportation, and environmental) for the residents of such areas.

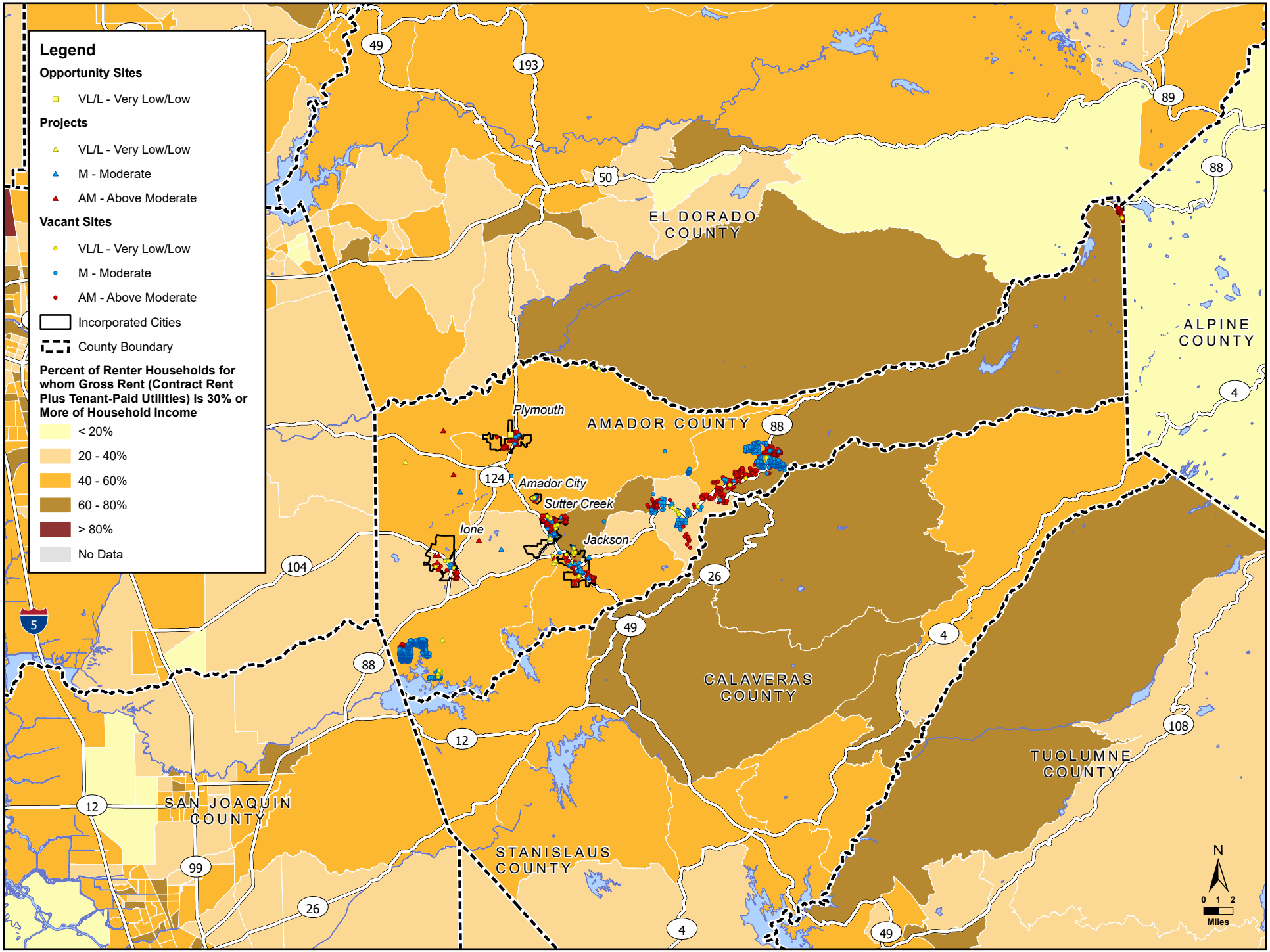
4. There are no areas identified as vulnerable to displacement in or proximate to Amador County and, thus, the inventory of sites for each jurisdiction would not have an effect on sensitive communities that are vulnerable to displacement. Further examination of sites in association with factors that may lead to displacement, such as overpayment, overcrowding, income levels, and investment in communities did not identify any geographic locations of vulnerability that would be influenced by the sites identified to accommodate the RHNA. By promoting housing opportunities at all levels throughout the County, the increased housing choice will assist residents who are at risk of displacement.

FIGURE V-34: SENSITIVE COMMUNITIES - COUNTYWIDE



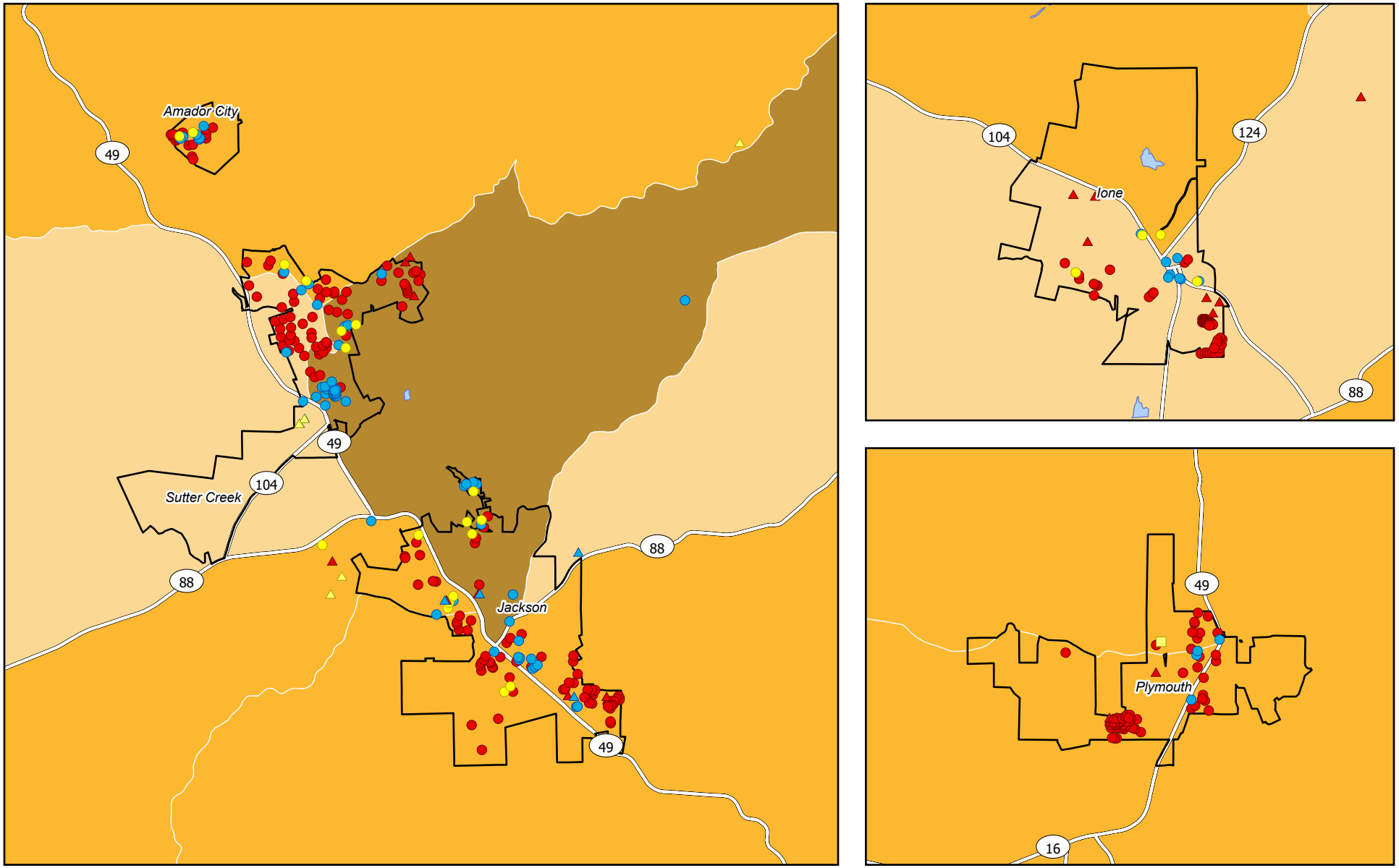
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "SensitiveCommunities_UrbanDisplacementProject_Tract." Map date: August 17, 2023.

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



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Overpayment_Tract_2015-19." Map date: August 17, 2023.

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



Legend

Opportunity Sites

- VL/L - Very Low/Low

Projects

- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate

Vacant Sites

- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate
- Incorporated Cities
- County Boundary

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

- < 20%
- 20 - 40%
- 40 - 60%
- 60 - 80%
- > 80%

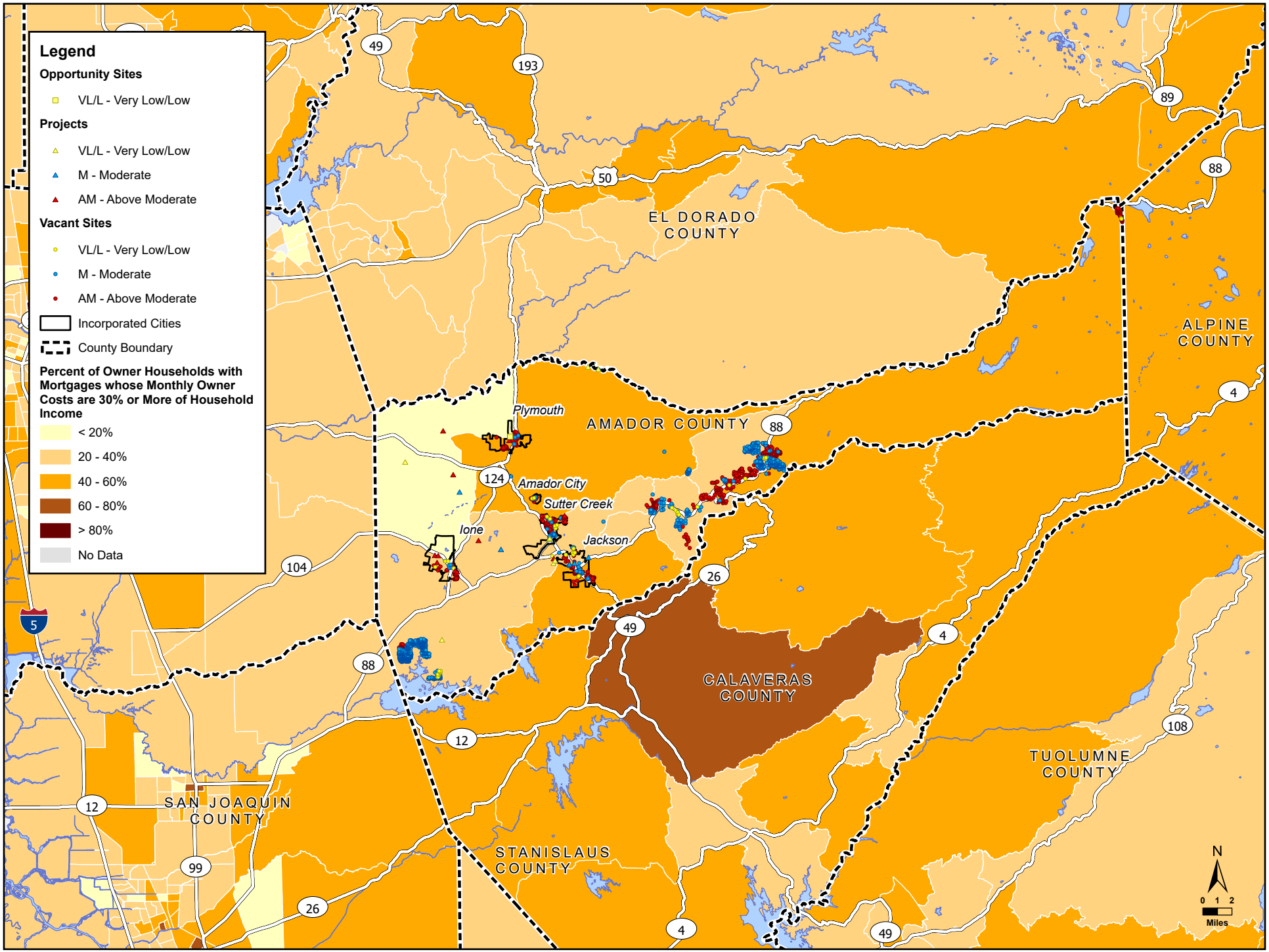
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Miles

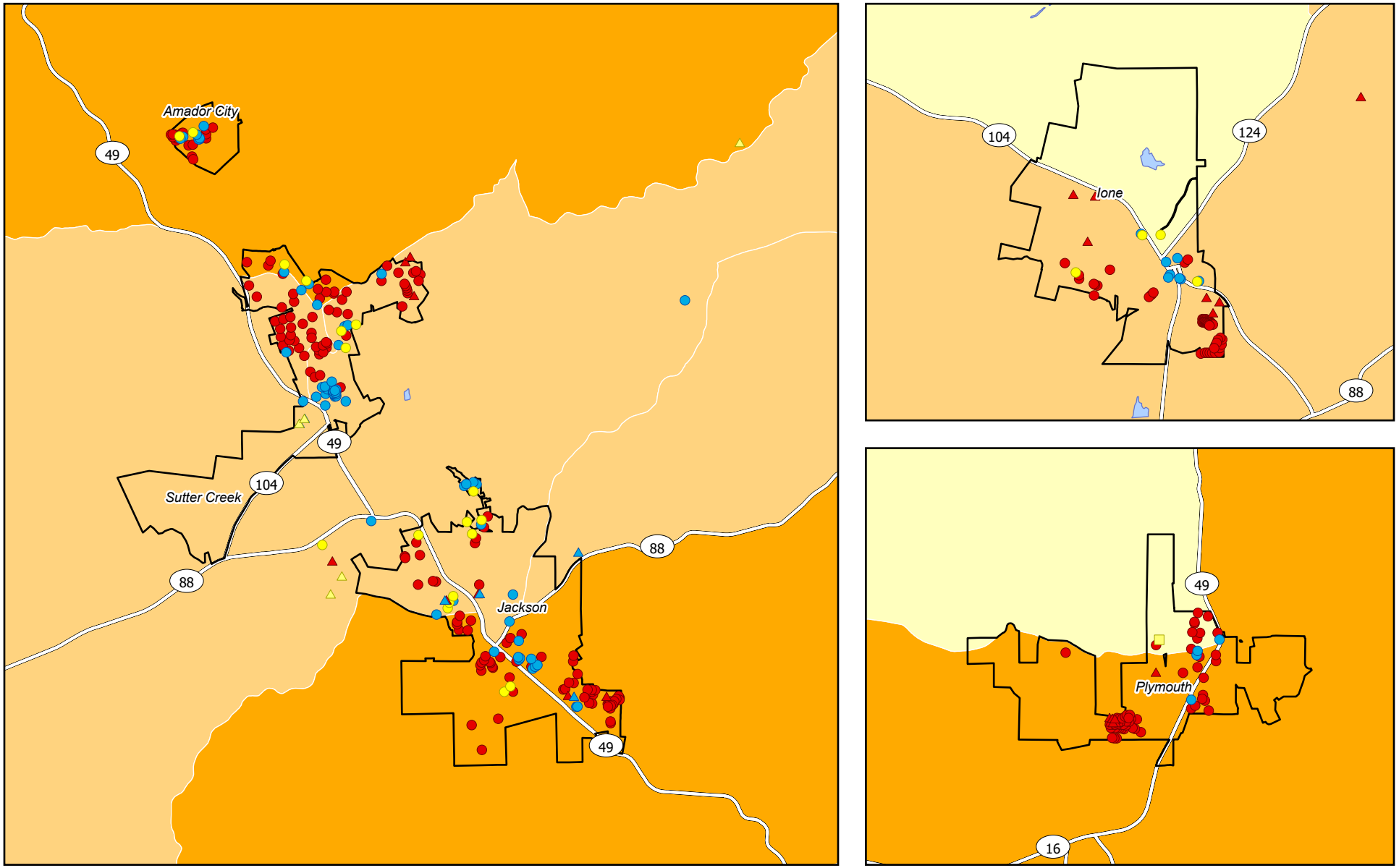
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Overpayment_Tract_2015-19." Map date: August 17, 2023.

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



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Overpayment_Tract_2015-19." Map date: August 17, 2023.

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



Legend

Opportunity Sites

- VL/L - Very Low/Low

Projects

- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate

Vacant Sites

- VL/L - Very Low/Low
- M - Moderate
- AM - Above Moderate
- Incorporated Cities
- County Boundary

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

- < 20%
- 20 - 40%
- 40 - 60%
- 60 - 80%
- > 80%

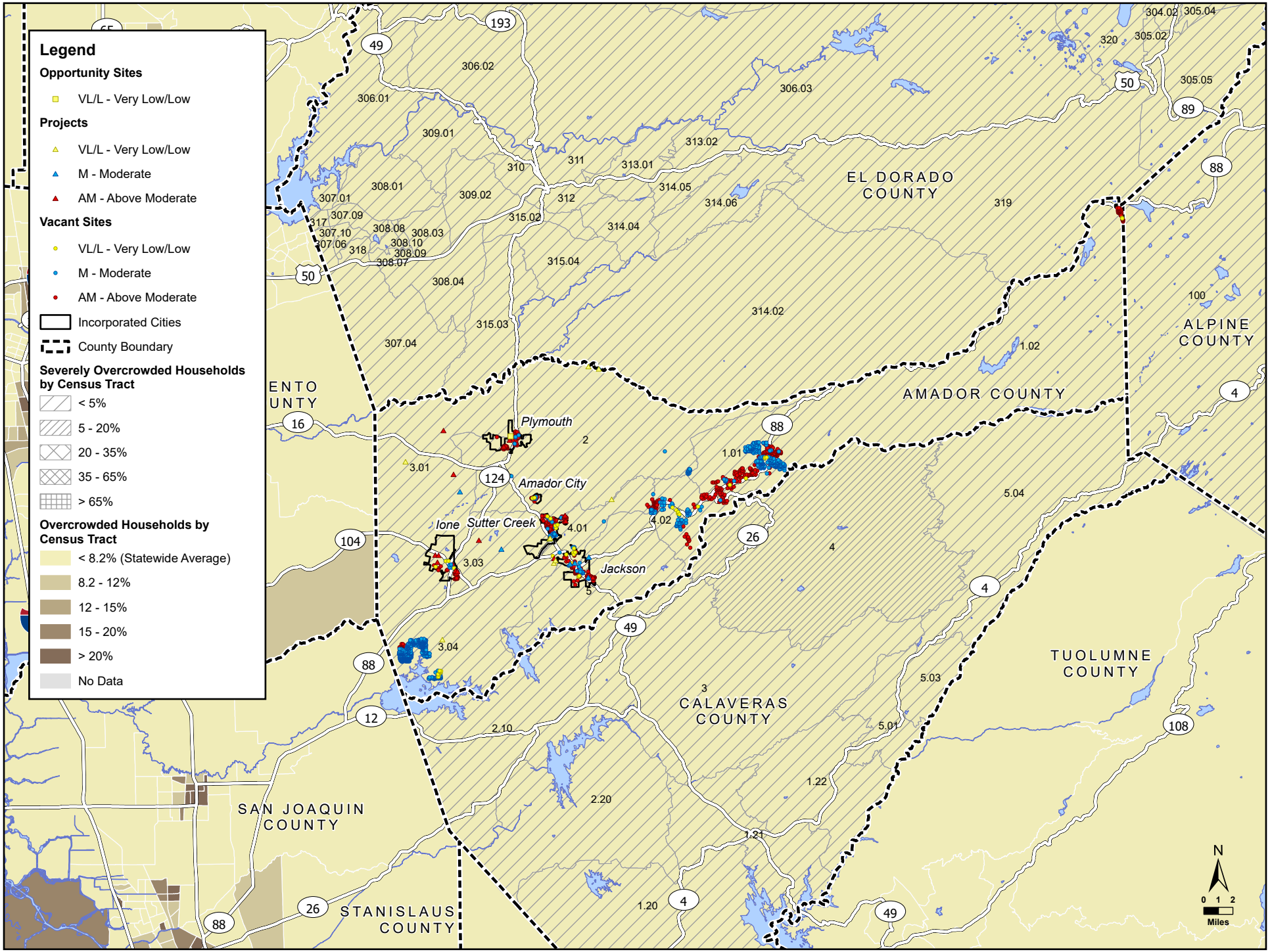
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Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Overpayment_Tract_2015-19." Map date: August 17, 2023.

FIGURE V-39: OVERCROWDED HOUSEHOLDS - COUNTYWIDE



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "OvercrowdedHouseholds_Tract," and "OvercrowdedHouseholds_Severe_Tract." Map date: August 17, 2023.

E. ASSESSMENT OF CONTRIBUTING FACTORS TO FAIR HOUSING ISSUES

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

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

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

Table V-6: Fair Housing Issues and Contributing Factors

Fair Housing Issue	Contributing Factors	Priority	Meaningful Action
Fair Housing Resources, including Enforcement and Outreach, and Reported Levels of Discrimination	● Lack of outreach and education to inform persons of their housing rights under State and Federal Law, including limited regional coordination to ensure consistent information is available throughout the County ● Lack of known service providers or entities to assist residents and interested parties in filing a fair housing complaint in order to address discriminatory or unfair housing practices ● Low availability of information regarding resources for renters and homeowners, particularly for lower income households ● Lack of training of property managers, lenders, and landlords regarding fair housing practices and communications with homebuyers and renters	High	● Program 1 ● Program 12 ● Program 13
Housing Mobility and Lack of Access to Affordable Housing and	● No existing sites for very low/low income housing in 1 Highest	High	● Program 3

Opportunity Areas, including highest resources and areas with higher incomes	Resource/high income area in Plymouth and in high income area (Pine Grove area north of State Route 88) in Amador County ● Lack of high quality transit areas to improve access to economic and educational opportunities ● Many single family subdivisions – need for affordable opportunities within single family subdivisions ● Concentrations of persons with a disability, seniors, and female-headed households with children in low opportunity areas ● Need for adequate water/wastewater infrastructure to accommodate affordable and special needs housing in highest/high resource areas, areas with more positive outcomes, and areas with higher median incomes		● Program 4 ● Program 6 ● Program 9 ● Program 13 ● Program 14 ● Program 16 ● Program 17
Disproportionate Housing Needs, including Overpayment and Substandard Housing	● Limited assisted affordable housing stock to ensure long-term housing that is affordable to extremely low, very low, and low income households in each of the cities, particularly Amador City, Plymouth, and Sutter Creek which have no assisted projects, and the unincorporated communities ● On-going need for affordable housing options ● Low vacancy rates for existing affordable housing options, including rental housing and housing that is accessible to the general population; ● Limited availability of housing assistance programs and limited to no ability for residents to receive assistance with Housing Choice Vouchers through StanCoHA; ● Need for assistance with monthly housing costs ● Lack of local information regarding available housing rehabilitation, emergency repair, and weatherization programs	Medium	● Program 3 ● Program 4 ● Program 5B ● Program 8 ● Program 9 ● Program 13 ● Program 14 ● Program 16

Displacement Risk	● Displacement of residents due to economic pressures ● Displacement of residents due to disaster	Medium/ Low	● Program 3 ● Program 4 ● Program 10 ● Program 11 ● Program 13 ● Program 14 ● Program 17

VI. EVALUATION OF THE 2014–2019 HOUSING ELEMENTS

A. INTRODUCTION

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

B. SUMMARY OF ACHIEVEMENTS

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

Goal H-1 Land Inventory. Provide adequate sites to encourage provision of affordable housing.

Goal H-2 Affordable and Special Needs Housing. Provide support for affordable and special-needs housing in Amador County.

Goal H-3 Housing Stock, Energy Use and Natural Resources. Support the conservation and rehabilitation of the existing housing stock and promote the reduction of energy use and the conservation of natural resources in the development of housing.

Goal H-4 Inclusive Housing and Living Environment. Provide decent housing and quality living environment for Amador County residents, regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level.

Goal H-5 Housing Production Constraints. Reduce public and private constraints to housing production while providing an appropriate level of environmental review, as well as maintaining design and construction quality and fiscal responsibility.

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

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

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

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

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

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

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

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

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

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

Table VI-1. Regional Housing Needs Allocation (RHNA) 2014-2019 – Countywide

Allocation	Very Low	Low	Moderate	Above Moderate	TOTAL
Countywide RHNA Allocation – 2014-2019					
Amador County					
Amador County 2014-2019 RHNA	10	7	9	23	49
Total Constructed	1	6 non-deed restricted 1 deed-restricted	48	38	94
Remaining Need	9	0	39	15	9
Amador City					
Amador City 2014-2019 RHNA	1	1	0	0	2
Total Constructed	0	0	0	0	0
Remaining Need	1	1	0	0	2
City of Ione					
Ione 2014-2019 RHNA	3	3	3	7	16
Total Constructed	0	0	86	75	161
Remaining Need	3	3	0	0	6
City of Jackson					
Jackson 2014-2019 RHNA	4	3	4	8	19
Total Constructed	0	0	43	41	64
Remaining Need	4	3	0	0	7
City of Plymouth					
Plymouth 2014-2019 RHNA	1	1	1	1	4

Total Constructed	0	0	0	34	34
Remaining Need	1	1	1	0	3
City of Sutter Creek					
RHNA	2	2	2	4	10
Total Constructed	0	0	20	18	38
Remaining Need	2	2	0	0	4

Source: Amador County, 2019 Annual Element Progress Report; City of Ione, 2019 Annual Element Progress Report; City of Jackson, 2015-2019 Annual Element Progress Reports; City of Plymouth, 2020 Annual Element Progress Report; City of Sutter Creek, 2020 Annual Element Progress Report; City of Plymouth 2018-2019 APR Data from HCD Dashboard

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Housing Plan included in this 2021-2029 Housing Element includes modifications to make programs more effective, clarifications of objectives, minimizes constraints to affordable and special needs housing, strengthens outreach programs to provide additional information to affordable housing developers, and ensures that the programs are implementable. The Housing Plan provided within the Housing Element includes policies to document goals and programs, and includes a more robust approach to addressing senior, farmworker, disabled, and other special needs groups.

Table VI-3: Description of Achievements from Previous 2014 – 2019 Housing Element

Action	Accomplishments / Status
GOAL H-1: Provide adequate sites to encourage provision of affordable housing.	
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. *Time Frame: Annually*	Accomplishments: Implemented and ongoing. Each jurisdiction (Amador County and the cities of Ione, Jackson, Plymouth, and Sutter Creek) reviewed its land inventory annually and determined it had adequate sites to accommodate the 5th Cycle RHNA, including single family and multifamily uses. As discussed below, the City of Plymouth rezoned land to ensure multifamily opportunities to accommodate the very low- and low-income portion of its 5th Cycle RHNA. *Status:* ☑ Keep ☐ Modify ☐ Remove This program has assisted each jurisdiction to ensure adequate land for single-family and multi-family housing and will be kept in the 6th Cycle Housing Element.
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 pursing funding on an annual basis or pursue funding individual by submitting grant applications depending on the availability of funding. Local, state, and federal programs include: ● 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	Accomplishments: Partially implemented and ongoing. Each jurisdiction (Amador County and the cities of Ione, Jackson, Plymouth, and Sutter Creek) is working on jointly and individually pursuing funding through various state and federal programs. *Status:* ☐ Keep ☑ Modify ☐ Remove This program continues to be appropriate in securing affordable housing funding and will be modified in the 6th Cycle Housing Element to include more specific objectives regarding inter-jurisdictional coordination, commitment to applying for funding, and a specific timeline for implementation.

Time Frame: Annually, and as NOFAs are released	
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. *Time Frame: Review and update annually*	**Accomplishments:** Partially implemented and ongoing. Amador County and the cities of Ione, Jackson, Plymouth, and Sutter Creek are promoting the development of second unit dwellings. Additionally: Amador County: The County approved an Accessory Dwelling Unit Ordinance in April 2022. Ione: The Draft Focus Zoning Code Update was completed in 2021. Provisions for Accessory Dwelling Units and Junior Accessory Dwelling Units were revised to address State law. Jackson: The Planning Department proposed new accessory dwelling regulations to promote secondary units. The City Council approved the ordinance update in February 2019. The Building Department is processing ADUs and implementing updates to the Development Code. Plymouth: The City needs to adopt provisions for Accessory Dwelling Units and Junior Accessory Dwelling Units per State law. Sutter Creek: The City's General Plan and regulations are posted on the City's website (www.cityofsuttercreek.org) providing applicants with information on second dwelling units. The City provides links on the City website to the "housing and employment information" on the County website. Due to the changing nature of state law, grant funding, and the economy, the Planning staff does not maintain a packet of information that would quickly become outdated but works with each applicant to inform them of the options available for second unit dwellings. No second units were approved during the previous planning period. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program has facilitated many of the jurisdictions to adopt provisions for Accessory Dwelling Units and Junior Dwelling Units per State law and will be modified in the 6th Cycle Housing Element to add a specific timeline for implementation to help remaining jurisdictions do the same.
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.	**Accomplishments:** Partially implemented and ongoing. Amador County and the cities of Ione, Jackson, Plymouth, and Sutter Creek intended to pursue available CDBG funding in the 5th Cycle Housing Element but have not been able to do so due to limitations on staff resources. ***Status:*** ☐ Keep ☑ Modify ☐ Remove

Time Frame: Apply annually	This program has not been pursued due to lack of staff resources to apply for CDBG funding for the First-time Homebuyer Program and will be modified in the 6th Cycle Housing Element to require a specific timeline for implementation and provide for coordination between the jurisdictions to take advantage of shared resources.
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 though the State Housing and Community Development Department (HCD). *Time Frame: Consider developing a trust fund by June 2016*	**Accomplishments:** Partially implemented. Amador County and the cities of Ione, Jackson, and Plymouth have not actively pursued available funding due to limitations on staff resources. In Sutter Creek, this program is implemented on a case-by-case basis for major subdivisions. The most recent example of implementation of this program was the approval of the Gold Rush Ranch Specific Plan (GRRSP) in 2010. Public housing benefits provided by the GRRSP are highlighted in Chapter 3 of the Specific Plan including establishment of an affordable housing trust fund for the funding of affordable housing, administered by the City. A Trust Fund or Countywide Housing Committee was not established in 2020. *Status:* ☐ Keep ☑ Modify ☐ Remove This program has not been pursued in its entirety due to lack of staff resources to developing an Affordable Housing Trust Fund and will be modified in the 6th Cycle Housing Element to require a specific timeline for implementation.
Goal H-2: Provide support for affordable and special-needs housing in Amador County	
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	**Accomplishments:** Partially implemented and ongoing. Amador County and the cities of Ione, Jackson, Plymouth and Sutter Creek have intended to pursue support for affordable and special-needs housing in the 5th Cycle Housing Element but have not been able to do so due to limitations on staff resources. *Status:* ☐ Keep ☑ Modify ☐ Remove This program has not been pursued in its entirety due to lack of staff resources and will be modified to include specific actions and timing to make the program easier to implement in the 6th Cycle Housing Element.

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. *Time Frame: Annually*	
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. *Time Frame: December 2015*	Accomplishments: Partially implemented. Amador County and the cities of Ione, Jackson, Plymouth and Sutter Creek have not prioritized funding and/or offer financial incentives or regulatory concessions due to limitations on staff resources. *Status:* ☐ Keep ☑ Modify ☐ Remove This program to analyze existing and projected housing needs of extremely low-income households has not been pursued in its entirety due to lack of staff resources and will be modified to address the needs of extremely low-income households in the 6th Cycle Housing Element.
Program H-2.3: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall consider working together or individually with the Amador-Tuolumne Community Action Agency (ATCAA) to find suitable sites for transitional, supportive, and female heads of households housing. The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall consider working together to host an annual meeting with ATCAA to ensure that opportunities	Accomplishments: Implemented. Amador County and the cities of Ione, Jackson, Plymouth and Sutter Creek have made various levels of progress with ATCAA with a Countywide effort to identify sites resulting in the identification of 4 potential sites and selection of 1 site as a priority site for housing: Amador County: Amador County initiated a Countywide effort to identify suitable sites to assist persons at-risk or experiencing homelessness, including female heads of household. In 2020, the NPLH Housing Site Feasibility Study was prepared, which evaluated four potential sites for permanent supportive housing. The study evaluated 3 sites in Martell and 1 in Ione. The study concluded that the Wicklow site in Martell should be prioritized for

for transitional and special needs housing are implemented to the greatest extent possible. *Time Frame: Ongoing with annual meetings*	NPLH-funded affordable housing due to the County's ownership of the site, the flexibility to determine appropriate parcel size through planning for the larger Wicklow Way subdivision, the proximity to local amenities, and substantial benefit to the community. **Ione:** Ione has not had interest from developers regarding transitional or other special housing needs and therefore has not implemented this program separately from the Countywide effort to identify suitable sites for permanent supportive housing. **Jackson:** The City of Jackson worked with ATCAA to site a new transitional housing facility. The City is also working with the County of Amador to apply for PHLA grant funds for transitional housing. **Plymouth:** The City did not implement this program separately from the Countywide effort. **Sutter Creek:** The City did not implement this program separately from the Countywide effort. *Status:* ☐ Keep ☑ Modify ☐ Remove This program has been successful in identifying a suitable site for supportive housing within the County. This program will be modified to include specific actions and timing to build on the progress during the 5th Cycle and work to develop the identified site with housing in the 6th Cycle.
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.	
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.	**Accomplishments:** Partially implemented. Amador County and the cities of Ione, Jackson, Plymouth and Sutter Creek have made various levels of progress with supporting the conservation and rehabilitation of existing housing stock and promoting the reduction of energy use and the conservation of natural resources in housing development: **Amador County:** Not implemented due to prioritization of other housing efforts during the planning period. **Ione:** Not implemented due to lack of funding for a citywide housing condition and rehabilitation needs survey. **Jackson:** Not implemented due to lack of staff resources. **Plymouth:** Not implemented due to lack of staff resources.

Time Frame: June 2016	**Sutter Creek**: Partially Implemented. The City has not developed a rehabilitation program. The City requires that buildings meet code at the time of ownership change or at the time a building permit is requested. City staff reviews funding for potential programs on an annual basis to determine if the programs are available and if the City has the ability to implement the program. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program to survey housing stock to pursue funding for development of rehabilitation projects has not been pursued in its entirety due to lack of staff resources and will be modified to include specific actions and timing to make the program easier to implement in the 6th Cycle Housing Element.
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 Amador-Tuolumne Community Action Agency 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 ATCAA program include providing brochures at public counters, providing brochures to senior centers, or applying for funds either jointly or individually to assist homeowners in undertaking weatherization projects in conjunction with government-assisted rehabilitation projects. *Time Frame: Ongoing*	**Accomplishments:** Implemented and ongoing. Amador County and the cities of Ione, Jackson, Plymouth and Sutter Creek currently have adopted and enforce the State of California's Title 24 energy requirements. Additionally, the City of Jackson participates with the Amador Energy Savings Working Group to implement the City's Energy Action Plan and the City of Sutter Creek collaborates with Pacific Gas and Electric (PG&E) on installing energy-efficient lighting. In 2012 the City of Sutter Creek and PG&E selected new standard energy-efficient lights to be used in the city. The City also provides a link to the PG&E energy-efficiency website from the City's website and provides residents with the local PG&E representative's contact information when an inquiry is made regarding energy efficiency. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program will be modified to include specific actions and timing to continue implementing energy efficient programs and support energy-efficient sustainable development in the 6th Cycle Housing Element.
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. *Time Frame: Ongoing*	**Accomplishments:** Implemented and ongoing. Amador County and the cities of Ione, Jackson, Plymouth and Sutter Creek identify PG&E's weatherization program as a resource for their communities. Further: **Amador County:** The Energy Action Plan (EAP) was adopted by the Board of Supervisors in 2015 as the County's roadmap for expanding energy-efficient and renewable-energy. This includes the PG&E Money Saver Program, the Energy House Calls (presented by PG&E)

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

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

	This program was partially implemented and will be replaced with a more robust program to comprehensively further fair housing consistent with the requirements of State law.
Program H-4.2: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall refer housing discrimination complaints to the Amador- Tuolumne Community Action Agency and the fair housing authority for Amador County. *Time Frame: 2014-2019*	**Accomplishments:** Implemented and ongoing. Amador County and the cities of Ione, Jackson, Plymouth and Sutter Creek refer housing discrimination complaints to the Amador-Tuolumne Community Action Agency on an as-needed basis. ***Status:*** ☑ Keep ☐ Modify ☐ Remove This program helps residents to have access to decent housing and quality living environment and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.
Goal H-5: Reduce public and private constraints to housing production while providing an appropriate level of environmental review, as well as maintaining design and construction quality and fiscal responsibility.	
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. *Time Frame: Annually, 2015*	**Accomplishments:** Implemented and ongoing. Amador County and the cities of Ione, Jackson, Plymouth and Sutter Creek have submitted Annual Progress Reports. ***Status:*** ☑ Keep ☐ Modify ☐ Remove This program reduces public and private constraints to housing production and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.
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	**Accomplishments:** Partially implemented. Amador County and the cities of Ione, Jackson, Plymouth and Sutter Creek have considered or implemented expedited processing times for affordable residential development permits. **Amador County:** Not implemented due to lack of staff resources.

residential development permits, especially affordable residential projects and those which conform to respective jurisdiction's development requirements. 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. *Time Frame: Annually*	**Ione:** Implemented. The City's processing and review procedures, particularly related to housing development, were reviewed as part of the SB 2 funded grant effort. The City began amendments to the Zoning Code to improve development review and to establish more streamlined approval processes for housing development projects; the amendments were adopted during the 6th Cycle. **Jackson:** Implemented. **Plymouth:** Not implemented due to lack of staff resources. **Sutter Creek:** Implemented. City staff reviews application-processing procedures annually. In 2012, checklists were developed to assist applicants in meeting the City's requirements. The Planning Commission reviewed and agreed to the use of the recommended checklist. Checklists were updated in 2019 and 2020. The City has periodically reviewed the development fees. In 2013 the City established fee review as part of the annual budgeting process. ***Status:*** ☑ Keep ☐ Modify ☐ Remove This program, when implemented, reduces public and private constraints to housing production and will be kept in the 6th Cycle Housing Element to ensure continued review and refinement of development processes.
Program H-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. *Time Frame: Establish in 2015 and meet biannually or as necessary*	**Accomplishments:** Partially implemented. This program has assisted each jurisdiction in securing funding and coordinating for the 6th Cycle Housing Element Update and continues to be appropriate to ensure implementation of the 6th Cycle Housing Element. While a formal County Housing Task Force was not formed, Planning/Community Development staff from the County and each City have coordinated to address housing issues and to jointly prepare the 6th Cycle Housing Element Update. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program will be revised to ensure that the Countywide task force meets quarterly to ensure each jurisdiction is on target for Housing Element implementation throughout the 6th Cycle and to coordinate implementation of individual programs.
AMADOR COUNTY	
Program H-1: Support AWA's Efforts to Develop Infrastructure Capacity in Martell	**Accomplishments:** Partially implemented and ongoing. The Amador Water Agency (AWA) currently serves Martell in Amador County, including collecting wastewater from the Martell area for treatment at Sutter Creek Wastewater Treatment Plant. AWA completed a Wastewater Master Plan Study in May 2022 that evaluated alternatives for needed improvements to infrastructure

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

Submit a funding application to the USDA's Small Communities Rural Utilities Service Grants & Loans Program. *Time Frame: June 2015 and ongoing*	
Program H-4: Use Development Agreements for Large Developments within the SPA General Plan Land Use Designation to Create Affordable Housing Develop affordable housing targets for each of the undeveloped SPAs in the county. These targets should include a number of affordable units (including units affordable to low, very low, and/or extremely low income households), as well as total units. The County will require development agreements for future residential projects within SPA designations to provide a minimum of 5 percent of total units on site as housing affordable to extremely low, very low, low and moderate income households, or pay an in-lieu fee to support affordable housing development at an alternative location. The purpose of this program is to create units for a range of income level to accommodate the County's RHNA and housing goals, and the income level required (extremely low, very low, low, and/or moderate) shall be at the discretion of the County, with an emphasis on creating units affordable to extremely low income households. *Time Frame: Ongoing*	**Accomplishments:** Partially implemented and ongoing. Amador County has begun the process of formalizing development agreements for incoming large developments; however, due to limitations on staff resources the County has not been able to implement any development agreements in the 5th Cycle Housing Element. *Status:* ☐ Keep ☑ Modify ☐ Remove This program to develop affordable housing targets has not been implemented due to lack of staff resources and will be modified to require a deadline for implementing targets in the 6th Cycle Housing Element.
Program H-5: Amend Code to Offer Incentives for Affordable Infill Housing County staff will bring forward a proposal to amend the County code after the adoption of the updated General Plan. The draft General Plan was ready for public review in Fall 2014. The proposed amendments will provide a menu of possible incentives for infill projects on land zoned R-1, R-2, or R-3 in which: (a) the project will provide a minimum density equal to 80 percent of the allowable maximum density for the subject site; and (b) the landowner enters into an agreement with long-term affordability covenants and restrictions to maintain the housing for at least 10 years for low or very low income households; and special needs housing for 6 or fewer residents in R-1 zones and for 7 or more residents in R-2 and R-3 zones: ● No minimum wall dimensions	**Accomplishments:** Partially implemented and ongoing. The Amador County General Plan was adopted in October 2016, and the Zoning Code was updated in April 2022. The Zoning Code revisions include removal of fence and wall dimensions, an incentive for the Planning Commission to authorize deviations in lot size but with no more than ten percent increase in density in the overall development, and to refer to the County roadway standards in Title 12 regarding street widths. No reductions in parking for senior housing or small units were included. The specific amendments listed in the 5th Cycle Housing Element did not occur. *Status:* ☑ Keep ☐ Modify ☐ Remove This program to amend the Zoning Code to offer incentives for affordable infill housing has not been fully implemented and will be updated to identify amendments to the code to remove constraints to housing discussed in Chapter 12 and to provide for parking reductions as described by this program.

● 20' width for paved streets (standard ROW dedication would still be required) ● Off-street parking may be graveled, instead of paved (subject to ADA requirements) ● Reduced parking requirements for senior housing ● Reduced parking requirements for units 800 sq. ft. or smaller in size ● Other alternative standards as may be deemed acceptable by the Board of Supervisors *Time Frame: 2015 as part of the County General Plan update*	
Program H-6: Housing Choice Voucher Program Contact the Housing Authority of the County of Stanislaus (HACS) at least once every three years to determine the number of vouchers currently being issued within the county and to determine if additional vouchers may become available. Provide information on the availability of the Housing Choice Voucher Program on the County's website and in various departments throughout the County. *Time Frame: Annually during General Plan reporting*	**Accomplishments:** Partially implemented and ongoing. Amador County has been in coordination with HACS during the 5th Cycle Housing Element in part to confirm the number of vouchers available. Multiple staff at the Stanislaus County Housing Authority have been contacted multiple times via phone and email as part of the Housing Element Update but have not yet provided information regarding vouchers allocated to and used by Amador County residents. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program to coordinate with Stanislaus County Housing Authority has not been fully implemented due to difficulty in coordinating with the Authority. This program will include measures to consider separation from the Authority and local administration of vouchers as part of the 6th Cycle Housing Element.
Program H-7: Publicize Opportunities and Resources to Support the County's Housing Goals ● Maintain the County's website and continue to provide brochures which publicize opportunities, agencies, and programs which can help to meet the County's housing goals. Specific actions to support this program include: ● Provide information on the County's second unit regulations at the public counter and on the County's website; ● Maintain the County's existing webpage providing links and contact information for of the County's housing and job-training organizations (e.g., Amador County Association of Realtors, Gold Country Alliance for the Mentally Ill, ATCAA, Voices for Families, Area 12 Agency on Aging, Amador Affordable Housing Coalition, Amador Economic Development Corporation,	**Accomplishments:** Partially implemented and ongoing. Amador County disseminates housing goals across multiple platforms on an ongoing basis but has not implemented other housing program goals due to limitations on staff resources. ***Status:*** ☑ Keep ☐ Modify ☐ Remove This program supports the County's efforts to support housing goals will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.

Amador County Department of Health & Human Services, and similar organizations). ● In coordination with ATCAA, encourage low income homeowners or renters to apply for free energy audits and home weatherization through ATCAA. Provide handouts at the public counter and on the County's website. Promote these programs through the senior center for seniors seeking assistance with home maintenance ● Continue to make available published materials and resource referral information for renters on the following subjects: housing discrimination, landlord/tenant relations, access to legal aid services for housing complaints, and information on housing advocacy programs and similar information. Information should be made available on the County's website, at the public counter, at the Health and Human Services Agency, at the County library (and its branches), and similar locations where individuals may be in need of fair housing information. ● Provide information on the availability of the Housing Choice Voucher Program at the public counter and on the County's website. *Time Frame: 2015 and ongoing*	
Program H-8: Maintain a Code Enforcement Position Maintain a code enforcement officer position, as funding permits. The code enforcement officer should provide Planning Department staff with a list of substandard and dilapidated housing units identified in the course of his or her duties which could benefit from rehabilitation consistent with the requirements of the Health and Safety Code Section 17995.3 including: ● Termination, extended interruption, or serious defects of gas, water or electric utility systems provided such interruption or termination is not caused by the tenant's failure to pay such gas, water or electric bills. ● Defects or lack of adequate space and water heating. ● Rodent, vermin or insect infestation. ● Deterioration rendering significant portions of the structure unsafe or unsanitary. ● Inadequate numbers of garbage receptacles or service. ● Unsanitary conditions affecting a significant portion of the structure as a	**Accomplishments:** Implemented and ongoing. The County has created a position for a Code Enforcement Officer and plans to keep the position filled. ***Status:*** ☑ Keep ☐ Modify ☐ Remove This program supports the County's efforts to identify and resolve substandard and dilapidated housing units and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.

result of faulty plumbing or sewage disposal. ● Inoperable hallway lighting. *Time Frame: Ongoing*	
Program H-9: Encourage Farmworker Housing Consistent with the Health and Safety Code To comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the County will amend the zoning code to treat employee housing that serves six or fewer employees as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The zoning code will also be amended to treat employee housing consisting of no more than 12 units or spaces or 36 beds in group quarters as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in the zones where agricultural uses are permitted. *Time Frame: Amend Zoning Code by December 2015*	**Accomplishments:** Implemented. Amador County has amended the Zoning Code to encourage farmworker housing consistent with the Health and Safety Code. ***Status:*** ☐ Keep ☐ Modify ☑ Remove This program has been implemented and is therefore no longer needed.
Program H-10: Amend the Zoning Code to comply with SB2 requirements Amend the zoning code to allow transitional and supportive housing in all zones that allow for residential housing subject to the same restrictions that apply to other residential dwellings of the same type in the same zone. *Time Frame: June 2015*	**Accomplishments:** Partially implemented and ongoing. While the County has made an ongoing effort to update the Zoning Code, the current Code currently only allows emergency shelters and transitional/supportive housing in the C-1 zone. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program is meant to allow transitional and supportive housing in all zones that allow for residential housing and will be modified in the 6th Cycle Housing Element to stipulate that this update is incorporated into the next Zoning Code update.
Program H-11: Amend the Zoning Code to Remove Constraints Propose amendments to the zoning code to remove the following regulatory constraints to the provision of affordable housing: ● Amend setback language to provide for handicap access ramps where necessary. ● Revise the County's density bonus program to state that density bonuses will be provided in accordance with the requirements laid out in	**Accomplishments:** Partially implemented and ongoing. While the County updated the Zoning Code in April 2022, the current Zoning Code does not remove regulatory constraints to the provision of affordable housing. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program is meant to remove constraints to affordable housing provisions and will be modified in the 6th Cycle Housing Element to stipulate that this update is incorporated into the next Zoning Code update.

State law. ● Allow for single-room occupancy units in the R-3 zone. *Time Frame: June 2015*	
Program H-12: Adopt a Reasonable Accommodation Procedure for Housing "Reasonable accommodation" refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. State law requires jurisdictions to specify a formal procedure for evaluating and granting reasonable accommodations for people with disabilities and special housing needs. County staff will propose a program addressing reasonable housing accommodation for persons with disabilities, including, but not limited to, the following: ● Providing notice to the public of the availability of an accommodation process. The notice will be provided at all counters where applications are made for a permit, license, or other authorization for siting, funding, development, or use of housing. ● 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. *Time Frame: January 2015*	**Accomplishments:** Partially implemented and ongoing. While the County has made an ongoing effort to update the Zoning Code, the current Zoning Code does not have an adopted reasonable accommodation procedure for housing. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program to adopt a reasonable accommodation procedure for housing will be modified in the 6th Cycle Housing Element to stipulate that this update is incorporated into the next Zoning Code update.

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

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

Program H-5: Second Units The City shall continue to allow second units on existing lots under zoning ordinance guidelines, and encourage such units to be accessible for the disabled. The City shall specifically: • Make information available about requesting a reasonable accommodation for individuals with disabilities. • Review the standards for second units and address any constraints to provide secondary-unit housing for tenants with mobility or other disabilities. *Time Frame: As projects are submitted*	**Accomplishments:** The City allows second units but has not had requests for second units. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program will be revised to update the City's Zoning Code to allow ADUs and JADUs consistent with State law and to promote ADU and JADU development.
Program H-6: Fees/Public Facilities The City shall identify alternative sources to finance public services as necessary to maintain current levels of service (e.g. CDBG grants, etc.) while minimizing operating costs. *Time Frame: Ongoing*	**Accomplishments:** The City did not seek any funding for public services in support of new housing due to lack of staff resources and a lack of interest in housing development. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program is considered appropriate and will be combined with other programs addressing funding for infrastructure and public services.
Program H-7: Infill Priority The City shall give first priority to infill sites within the current water and sewer service areas and to projects which propose lower income housing as required by State law; second priority to those in future extensions of service areas. The City shall also distribute the Housing Element to Amador County Water Agency as required by Government Code Section 65589.7. *Time Frame: As annexation requests are submitted*	**Accomplishments:** The City did share its Housing Element with the water agency upon adoption. The City will prioritize infill sites and lower income housing, however, no development applications were received that necessitated implementation of this policy. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program continues to be appropriate and will be modified to coordinate with Amador Water Agency to ensure adequate planning for water supply for the City's affordable and market-rate housing sites..
Program H-8: Mobile Homes/Manufactured Housing The City shall consider new mobile home development and manufactured housing as proposed if appropriate locations can be found that are screened from public view, do not require massive grading, and meet the other objectives of this element. *Time Frame: Upon request by property owners*	**Accomplishments:** The City did not receive any applications or interest in new mobile home or manufactured housing development. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program will be replaced with a program to ensure Amador City allows manufactured housing and mobile homes consistent with the requirements of State law.

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

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

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

Element every 5 years and implement Housing Element policies and actions. Complete annual report on Housing Element implementation progress relative to the Quantified Objectives in Table 24 of the General Plan Implementation Report. *Time Frame: Ongoing; annually, major update every 5 years*	***Status:*** ☐ Keep ☑ Modify ☐ Remove This program is considered appropriate and necessary. This program will be replaced with programs that identify specific actions for the City to take, including modifications to the Zoning Code to encourage housing development and implement this 6th Cycle Housing Element. This program will also be superseded by a program specifically addressing completion of the State-mandated Annual Performance Report on an annual basis to ensure that the City's efforts to implement the Housing Element are ongoing throughout the 6th Cycle and to better track the City's progress.
City of Ione	
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. *Time Frame: Annual evaluation of the adequacy of the City's building codes*	**Accomplishments:** Implemented and ongoing. The City has adopted updates to the California Building Standards Code and review the local code requirements and ensures amendments to the CBSC are made to ensure that amendments are made where necessary to reduce impacts to life and property. ***Status:*** ☑ Keep ☐ Modify ☐ Remove This program supports housing compliance and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.
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. *Time Frame: Ongoing through 2019*	**Accomplishments:** Partially implemented and ongoing. The City is working on approaches to address wastewater treatment and capacity. The City has not had any applications for lower income developments, so Government Code Section 65589.7 requirements have not been applicable during the planning period. ***Status:*** ☑ Keep ☐ Modify ☐ Remove This program, when implemented, ensures that there is enough wastewater treatment capacity to support the region's housing needs and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.
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	**Accomplishments:** Implemented and ongoing. The City has worked with Amador Water Agency to ensure water provision to projects and has coordinated with AWA to receive advance comments on potential multifamily projects in order to ensure adequate water

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. *Time Frame: Ongoing*	supply to future development projects. In 2022, AWA sent a memorandum to the City indicating ADUs would be treated in the same manner as any new service connection, although ADUs within an existing SFU are exempt from needing a separate connection and payment of service capacity fees. ***Status:*** ☑ Keep ☐ Modify ☐ Remove This program will be kept in the 6th Cycle Housing Element to ensure continued effectiveness. This program ensures that there is enough potable water to support the region's housing needs and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.
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. *Time Frame: Ongoing as complaints are received; debris hauling and cleanup program biannually*	**Accomplishments:** Partially implemented and ongoing. The City continues to respond to code complaints and does not have a code inspection or other program that conducts regular inspections of property and buildings in Ione. The City's solid waste services provider, ACES, offers junk removal services to Ione residents. The City has not made changes to the Municipal Code to limit garage sales. ***Status:*** ☑ Keep ☐ Modify ☐ Remove This program, when implemented, ensures that Municipal Code violations are handled and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.
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. *Time Frame: June 2015*	**Accomplishments**: Implemented. The City completed the focused Zoning Code Update, which includes changes to the Zoning Code to allow infill development through allowing two units on eligible single-family lots and allowing accessory dwelling units and junior accessory dwelling units on all lots with an existing or planned residential dwelling unit. ***Status:*** ☑ Keep ☐ Modify ☐ Remove This program has been implemented and is therefore no longer needed.
Program H-6: Affordable Housing Program	**Accomplishments:** Partially implemented and ongoing. While the City is amenable to coordinating with others to develop and implement an affordable housing program, projects

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

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

Status: ☐ Keep ☑ Modify ☐ Remove

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

reduced as defined in the Buyer's Resale Agreement (to be determined at the time of purchase). ● Per the deed restriction of the affordable units, all affordable units resold shall be required to be sold to an income-eligible household. The City will develop and maintain a waiting list of eligible persons wishing to purchase or occupy an affordable housing unit. **Alternatives** ● Payment of an in-lieu fee for ownership or rental units may be acceptable and the amount of in-lieu fees shall be established by a nexus study to be completed by June of 2010. The money will then be placed into an affordable housing trust fund. The City will develop a set of priorities for the use of Housing Trust Fund monies once the Housing Trust Fund is established (Joint Action). ● If the developer is permitted to dedicate land for the development of affordable units in satisfaction of part or all of its affordable housing requirement, the agreement shall identify the site of the dedicated land and shall provide for the implementation of such dedication in a manner deemed appropriate and timely by the City. **Incentives** Possible incentives that may be included but are not limited to the following: ● Assistance with accessing and apply for funding (based on availability of federal, state, local foundations, and private funds); ● Mortgage-subsidy or down payment assistance programs to assist first time homebuyers and other qualifying households, when such funds are available; ● Expedited/streamlined application processing and development review; ● Modification of development requirements, such as reduced set backs and parking standards on a case-by-case basis; and ● Density Bonuses.	

Time Frame: Implement as residential projects are processed through the Planning Department. Nexus study to be completed by June 2016	
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. *Time Frame: Ongoing*	**Accomplishments:** Partially implemented and ongoing. The City offers incentives to rental projects for large families, but has not had any applications for rental housing. Staff assisted a potential multifamily rental project by offering pre-application review of the project to assist the developer with identifying the requirements of the City's Zoning Code and the General Plan. ***Status:*** ☑ Keep ☐ Modify ☐ Remove This program is effective with assisting large renter households and will be kept in the 6th Cycle Housing Element to ensure continued efforts to encourage large rental units.
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. *Time Frame: Ongoing*	**Accomplishments:** Partially implemented and ongoing. The City offers incentives for affordable senior housing projects, but has not had any interest during the planning period. ***Status:*** ☑ Keep ☐ Modify ☐ Remove This program, when implemented, is effective at encouraging the development of affordable senior projects and will be kept in the 6th Cycle Housing Element to include additional assistance to ensure continued effectiveness.
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. *Time Frame: Ongoing*	**Accomplishments:** Partially implemented and ongoing. The City promotes the provision of child care in conjunction with residential development, but has not had any applications for residential projects, such as multifamily development or residential subdivisions, or non-residential projects that could include a child care component. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program is considered effective, despite not having been implemented and will be modified in the 6th Cycle Housing Element to require the accommodation of child care centers in conjunction with affordable developments.

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*	**Accomplishments:** Partially implemented and ongoing. It is noted that there are deed-restricted units in the City. The City continues to monitor housing stock even though there are no at-risk units currently in the City. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program is considered effective and will be modified in the 6th Cycle Housing Element to address current requirements of State law for the assistance of at-risk units.
City of Jackson	
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. *Time Frame: Ongoing, continue to monitor the Ordinance annually*	**Accomplishments:** Partially implemented and ongoing. Through 2019, the Planning Commission and City Council have annually reviewed the need to implement the City's Resource Constraints and Priority Allocation Ordinance to manage growth. In 2020, the City Council suspended the City's Resource Constraints and Priority Allocation Ordinance which reviewed constraints. ***Status:*** ☐ Keep ☐ Modify ☑ Remove This program will be removed from the Housing Element as the Resource Constraints and Priority Allocation ordinance is no longer active.
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. *Time Frame: Ongoing*	**Accomplishments:** Implemented and ongoing. The City's Development Code includes provisions to promote planned developments. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program will be modified to address planned developments in the context of providing a variety of housing types and affordability levels.
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	**Accomplishments:** Implemented and ongoing. The City continues to utilize development agreements to ensure fair-share funding of off-site improvements. ***Status:*** ☑ Keep ☐ Modify ☐ Remove

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. *Time Frame: Ongoing*	This program is effective at minimizing additional construction costs from being passed onto the housing consumer and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.
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. *Time Frame: Annual evaluation of the adequacy of the City's building codes* *Funding Source: General Fund*	**Accomplishments:** Implemented and ongoing. The City continues to review and update the City's building code to ensure that local building codes are consistent with the state mandated or recommended green building standards. ***Status:*** ☑ Keep ☐ Modify ☐ Remove This program is effective at maintaining the City's building code and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.
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 water supply for new housing development in the City of Jackson with preference given to affordable housing projects. *Time Frame: Annual review of the City's resources*	**Accomplishments:** Partially implemented and ongoing. Through 2019, as part of the Resource Constraints and Priority Allocation Ordinance process potable water supply was reviewed annually. In 2020, the City Council suspended the City's Resource Constraints and Priority Allocation Ordinance which reviewed constraints. The City has not notified public and/or private sewer and water providers per Section 65589.7 of the Government Code to provide service for new affordable housing projects, without conditions or a reduction in the amount requested. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program was effective when implemented and will be modified in the 6th Cycle Housing Element to ensure continued review and confirmation of wastewater treatment capacity.
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. *Time Frame: Annually*	**Accomplishments:** Partially implemented and ongoing. Through 2019, as part of the Resource Constraints and Priority Allocation Ordinance process wastewater treatment capacity was reviewed annually. In 2020, the City Council suspended the City's Resource Constraints and Priority Allocation Ordinance which reviews constraints. ***Status:*** ☑ Keep ☐ Modify ☐ Remove This program was effective when implemented and will be modified in the 6th Cycle Housing Element to ensure continued review and confirmation of wastewater treatment capacity.

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. *Time Frame: Annually*	**Accomplishments:** Partially implemented and ongoing. Through 2019, as part of the Resource Constraints and Priority Allocation Ordinance process child care resources are reviewed annually. In 2020, the ordinance was suspended due to lack of available resources. ***Status:*** ☑ Keep ☐ Modify ☐ Remove This program was effective when implemented and will be modified in the 6th Cycle Housing Element to promote provision of child care facilities in conjunction with new residential development, particularly affordable units.
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. *Time Frame: Ongoing*	**Accomplishments:** Partially implemented and ongoing. While the City is amenable to the concept and implementation of inclusionary affordable housing, there have been no projects submitted since adoption of this Housing Element where this ordinance would apply. ***Status:*** ☐ Keep ☐ Modify ☑ Remove No changes to Section 17.32 have been proposed. Section 17.32 will continue to apply to projects. This program will be removed from the Housing Element as it is not necessary to provide programs to implement existing provisions of the Development Code. .
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. *Time Frame: Annually*	**Accomplishments:** Implemented and ongoing. The City most recently updated development service charges in September 2021. ***Status:*** ☑ Keep ☐ Modify ☐ Remove This program to continually update development fees is effective and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.
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	**Accomplishments:** Partially implemented and ongoing. While the City is amenable to the implementation of multi-family development, there have been no multi-family projects submitted since adoption of this 5th Cycle Housing Element. ***Status:*** ☑ Keep ☐ Modify ☐ Remove This program to assist the development of housing for lower income households on larger sites is considered effective, despite not having been executed and will be kept in the 6th Cycle Housing Element.

fees, technical assistance to acquire funding, and modification of development requirements consistent with the Planned Development Overlay program. *Time Frame: On-Going*	
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 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. *Time Frame: June 2015*	**Accomplishments:** Implemented. The City's Development Code was updated February 2014 to address reasonable housing accommodations for persons with disabilities. ***Status:*** ☐ Keep ☐ Modify ☑ Remove This program has been implemented and is therefore no longer needed.

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. *Time Frame: Ongoing*	**Accomplishments:** Partially implemented and ongoing. While the City is amenable to the implementation of large family housing, the City has not been able to provide large family incentives due to limitations on staff resources. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program continues to be appropriate and will be combined with other programs to support special needs housing in the 6th Cycle Housing Element.
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. *Time Frame: June 2015*	**Accomplishments:** While the City's Inclusionary Housing Ordinance provides for consistency with Government Code Section 65915 for density bonuses, the Development Code does not establish provisions for any residential development (regardless of the City's inclusionary requirement) to request a density bonus. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program will be kept in the 6th Cycle Housing Element with an updated timeframe to ensure the Development Code revisions are adopted early in the 6th Cycle.
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	**Accomplishments:** Partially implemented and ongoing. The City has been in contact with property owners of affordable housing units. There has been no indication that the owners are going to convert to market rate units. City staff will continue to monitor the status of these facilities. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program will be kept in the 6th Cycle Housing Element and will be updated to reflect current requirements, including notification provisions, of State law.

(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. *Time Frame: Ongoing communication with the Housing Authority of the County of Stanislaus and local nonprofits*	
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. *Time Frame: Amend the zoning code by December 2017*	**Accomplishments:** While the City is amenable to the removal of parking constraints, the City's current Zoning Code was revised in November 2021 and does not include provisions for multi-family dwelling carports in lieu of enclosed garages. This program will be modified to state that the program will be implemented with the next Zoning Code update. *Status:* ☐ Keep ☑ Modify ☐ Remove This program to amend parking requirements has not been implemented due to lack of staff resources and will be modified to require implementation in the next Zoning Code update in the 6th Cycle Housing Element.
City of Sutter Creek	
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 *Time Frame: Annually*	**Accomplishments:** Partially implemented and ongoing. The City has been coordinating with AWA (http://www.amadorwater.org) regarding water capacity fees. The City has recommended, but does not have the authority to amend AWA's water capacity fees or water rates. Water capacity fees, updated in June 2021 and wastewater capacity fees updated in July 2022, do not currently provide an incentive for development of second unit dwellings. On July 1, 2022, AWA submitted a memorandum to the City regarding ADU connections, indicating ADUs would be treated in the same manner as any new service connection, although ADUs within an existing SFU are exempt from needing a separate connection and payment of service capacity fees. AWA has identified it is available to coordinate with Sutter Creek, and other jurisdictions, to ensure continued compliance with State law related to ADU and associated fees. *Status:* ☐ Keep ☑ Modify ☐ Remove This program will be modified to include specific timeframes to coordinate with AWA and internal staff to develop modified water and sewer rates for residential second unit dwellings,

	and also to ensure continued effectiveness and compliance with State law in the 6th Cycle Housing Element.
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. *Time Frame: Annually*	**Accomplishments:** Implemented and ongoing. City staff reviews application-processing procedures annually. In 2012, checklists were developed to assist applicants in meeting the City's requirements. The Planning Commission reviewed and agreed to the use of the recommended checklist. Checklists were updated in 2019 and 2020 to streamline and improve electronic forms and provide clarity. ***Status:*** ☑ Keep ☐ Modify ☐ Remove This program effectively reviews and updates application processing procedures and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.
Program H-3: Development Fees 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. *Time Frame: Annually*	**Accomplishments:** Implemented and ongoing. The City's Engineering and Planning Fee Schedule was last modified in 2017. ***Status:*** ☑ Keep ☐ Modify ☐ Remove This program to continually assess and update development fees is effective and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.
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. *Time Frame: Ongoing*	**Accomplishments:** Implemented and ongoing. This program is implemented on a case-by-case basis for major subdivisions. Affordable housing benefits provided by the Gold Rush Ranch Specific Plan are highlighted in Chapter 3 of the Specific Plan and include an affordable housing trust fund, 70 units restricted to affordable prices, a minimum of 64 ADUs, and mixed-use development near the County Transit Center. ***Status:*** ☑ Keep ☐ Modify ☐ Remove This program to encourage developers to construct affordable housing is effective and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.
Program H-5: Density Bonus	**Accomplishments:** Implemented and ongoing. A density bonus is implemented on a case-by-case basis for major subdivisions. The most recent example of implementation of this

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. *Time Frame: June 2015*	program is approval of the GRRSP. The City, however, has not yet formally codified a density bonus ordinance, but is in the process of completing this through the zoning code update. ***Status:*** ☑ Keep ☐ Modify ☐ Remove This program will be modified in the 6th Cycle Housing Element to codify a density bonus to ensure continued effectiveness.
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. *Time Frame: Annually and with each development application*	**Accomplishments:** Partially implemented and ongoing. This program is implemented on a case-by-case basis for major subdivisions. The fees for the Gold Rush Ranch Specific Plan were waived in recognition of benefits to the City committed to by the Development Agreement, including new low- and moderate-income housing. An ordinance has not been adopted to reduce fees in recognition of the changing economy, changing regulations, and the desire to negotiate maximum benefits to the City during project review. The City Building Code provides opportunities for waiving requirements for low-income housing. The City has reviewed its subdivision, zoning, and building codes and has continued to find the requirements are necessary. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program for the City to waive and/or defer fees for reduced or low- and moderate-income housing developments is effective when implemented and will be modified in the 6th Cycle Housing Element to capture additional strategies to ensure continued effectiveness.
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. *Time Frame: June 2015*	**Accomplishments:** Partially implemented and ongoing. The City has implemented this program through adoption of City Code Section 18.58 "Accommodation of Persons with Disabilities." No further amendment to the City Code was made in regard to SB 520. Updates to the Code are in progress for 2022. A brochure on reasonable accommodation for disabled persons has not yet been created or provided on the City's website. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program for the City to incorporate reasonable accommodations is effective and will be modified in the 6th Cycle Housing Element to complete outstanding elements.
Program H-8: Transitional and Supportive Housing	**Accomplishments:** Implemented and ongoing. The City's Zoning Ordinance was updated to allow transitional housing in 2008. Ordinance 330 was created to allow transitional 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. *Time Frame: January 2015*	in the R4 zone and additional Zoning Code updates are being made to allow transitional and supportive housing in the R-3 zone. ***Status:*** ☑ Keep ☐ Modify ☐ Remove This program to support transitional and supportive housing is effective and will be kept in the 6th Cycle Housing Element to ensure the modifications that are underway are consistent with State law.
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. *Time Frame: Ongoing*	**Accomplishments:** Partially implemented and ongoing. The City Planning Department coordinates the rehabilitation and adaptive reuse of historically significant structures as appropriate. No historically significant residential structures have been processed since the last update of the Housing Element. The Sutter Creek Community Benefit Foundation is currently working on making improvements to the Old Sutter Creek Grammar School. ***Status:*** ☑ Keep ☐ Modify ☐ Remove This program to support historically significant structures is effective and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness and compliance with new and updated regulations.
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. *Time Frame: January 2015*	**Accomplishments:** Partially Implemented and ongoing. Group dwellings are permitted within the R-4 and C-2 zones, as well as transitional housing, farm worker housing, and single room occupancy dwellings. No amendment to the Zoning Ordinance occurred, but the he Zoning Ordinance is in the process of being updated (2022) to allow residential care homes in the following zones: RR, RL, R-1, R-2, and R-3 zones. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program to support residential care facilities has been partially effective since group dwellings are permitted within certain zones and will be modified in the 6th Cycle Housing Element to designate a deadline for the City to amend the Zoning Ordinance to be consistent with State Law.
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	**Accomplishments**: Partially implemented and ongoing. The City currently contains no deed-restricted units and therefore there are no "at-risk" units at this time. Should the City have any affordable units in the future, the City will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for future preservation of assisted housing developments. The City will work with not-for- profit

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

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

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

Time Frame: January 2015	will be modified to ensure that the program will be implemented with the next Zoning Code update. ***Status:*** ☑ Keep ☐ Modify ☐ Remove This program to amend parking requirements has not been implemented due to lack of staff resources and will be modified to require implementation in the next Zoning Code update in the 6th Cycle Housing Element.
Program H-8: Single-Room Occupancy Units Allow for single-room occupancy units with a Conditional Use Permit in the Commercial (C) zone. *Time Frame: January 2015*	**Accomplishments:** Partially implemented and ongoing. While the City is amenable to the accommodation of single-room occupancy units, the City does not have a mechanism to allow for single-room occupancy units with a Conditional Use Permit. This program will be modified to state that the program will be implemented with the next Zoning Code update. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program to allow for single-room occupancy units with a Conditional Use Permit has not been implemented due to lack of staff resources and will be modified to require implementation in the next Zoning Code update in the 6th Cycle Housing Element.
Program H-9: Rezone to Meet the RHNA The City had a shortfall of land available to extremely low-, very low-, and low-income households during the 4th cycle. The City needs enough land to accommodate 26 units. To address this shortfall, the City is planning to rezone and redesignate a 12.2 acre parcel (APN 010-178-011-000) Village Residential (VR) with a Planned Development (PD) overlay by June 30, 2015. A new General Plan designation will be created and applied to this parcel that will allow up to 21 dwelling units per acre. The Village Residential zoning district allows 16 units per acre. The process will include finalizing the inclusion of the description of the PD overlay zoning district in the Zoning Ordinance. This will include allowing up to 21 dwelling units per acre where the PD Overlay is applied. Through the PD overlay residential uses without discretionary review will be allowed on enough of the parcel to accommodate 26 dwelling units at 16 units per acre or 1.63 acres. A minimum residential density of 16 units per acre will be placed on at least this portion of the parcel per Government Code Sections 65583(c)(1) (A), and 65583(c)(1) (B), Chapter 724. This portion of the site would also be required to develop with at least 50	**Accomplishments:** Implemented and ongoing. The City updated its General Plan and Development Code. In 2015, the City amended the General Plan to create a High Density Residential land use designation that allows up to 21 units per acre and amended the Zoning Code to establish the High Density Residential Overlay (-HOR) to accommodate 16 to 21 units per acre without discretionary review. In 2016, the City adopted Resolution 2016-04 to apply the High Density Residential designation and -HOR overlay district to a vacant 6.24-acre parcel. The -HOR allows residential uses without discretionary review, ensuring ministerial review for all residential projects including projects with at least 20% of units affordable to lower income households. ~~While the City did not apply the PD overlay to achieve the 21 units per acre as envisioned by Program H-9, the General Plan Update and rezone did establish the Village Residential and Village Commercial zones. The Village Residential zone allows a maximum of 16 units per acre and the Village Commercial zone does not have a maximum density. The maximum floor area ratio allowed in the Village Commercial zone is 0.7, which would accommodate up to 54 units per acre assuming an average unit size of 1,500 s.f., resulting in sites that met the default density requirements (at least 15 units/acre) to accommodate the City's lower income units from the 4th and 5th Cycle RHNA. However, the rezoning effort did not provide for ministerial (by right) review~~

percent of the total project floor area as residential uses when development is proposed. The remainder of the site could allow a mix of uses including residential. In addition, any subdivision of this portion of the parcel would result in parcels that could accommodate at least 16 units on each parcel. Approximately 5 acres of the 12.2 acre site are easily developable and can accommodate up to 32 units, at a minimum. The minimum of 1.63 acres described above will be a subarea of the 5 easily developable acres. There are no conditions that exist on the easily developable portion of the site that would preclude development. Once the rezoning and redesignation occurs, the six extra units from this site when the 26 units from the 4th cycle are subtracted can also count towards the 5th cycle lower income RHNA. The site will be available for development within the planning period where water and sewer can be provided and not have any physical or environmental constraints on the site. *Time Frame: June 30, 2015*	~~for developments in which at least 20 percent of the units are affordable to lower income households per Government Code Section 65583.~~ ***Status:*** ☐ Keep ☐ Modify ☑ Remove ~~While sites were rezoned to accommodate the 5th Cycle RHNA, the Housing Plan includes a program to ensure that units on rezoned sites to accommodate the need are allowed with ministerial review pursuant to Government Code Section 65583~~This program was completed and is no longer necessary.
Program H-10: Monitor Constraints on Multi-family Housing. Currently, the City allows for the development of multifamily homes in the Village Commercial (VC) zoning district with a Conditional Use Permit. Throughout the planning period the City will evaluate whether requiring a Conditional Use permit in the VC zone is an impediment to developing multifamily housing in that zone. If it is determined that this is an impediment, the City will amend the Zoning Ordinance to remove the Conditional Use Permit requirement for multifamily in the VC zone. *Time Frame: Evaluate annually*	**Accomplishments:** Partially implemented and ongoing. While the City is amenable to monitoring constraints on multi-family housing, the City has not monitored constraints on multi-family housing due to lack of staff resources. The County has not notified public and/or private sewer and water providers per Section 65589.7 of the Government Code to provide service for new affordable housing projects, without conditions or a reduction in the amount requested. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program is considered effective, despite not having been implemented and will be modified in the 6th Cycle Housing Element to ensure compliance with State law.

VII. OTHER REQUIREMENTS

A. ENERGY CONSERVATION OPPORTUNITIES

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

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

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

New Development

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

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

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

Retrofit

There are a number of methods available to improve conditions of existing structures and to decrease their energy demand, all of which fall under the general label of "retrofit." Among the most common techniques for increasing building efficiency are: insulation of ceilings, heating-ventilating-air conditioning ducts and hot water heaters; weather stripping and caulking; night setback thermostats; spark ignited pilot lights; low-flow shower heads; window treatment to provide shade; and furnace efficiency modifications. The jurisdictions within Amador County monitor such modifications on substantial rehabilitation projects pursuant to the California Building Codes.

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

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

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

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

Energy Providers and Programs

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

> CARE (California Alternate Rates for Energy) This program is designed to aid lower-income households and provides a 20% discount on monthly energy bills and ensures that these customers are not subject to surcharges.
>
> REACH (Relief for Energy Assistance through Community Help) This program is oriented toward lower-income customers who cannot pay their PG&E bill due to a sudden, unexpected financial hardship. It is a one-time payment through the Salvation Army with the help of donations from the utility's shareholders, employees, and others.
>
> Energy Partners is a free weatherization program involving local utility contractors who work with lower-income customers to make their homes more energy efficient.

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

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

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

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

B. CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

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

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

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

C. PRIORITY WATER AND SEWER SERVICE

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

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COUNTYWIDE 6TH CYCLE HOUSING ELEMENT

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

Housing Element Contents

Part 1. Housing Plan
Part 2. Background Report
Part 3. Annexes to the Background Report
Part 4. Appendices to the Background Report

Part 3. Annex to the Background Report – Jackson

Note: Each jurisdiction will only adopt its Annex and will only make edits to its Annex as part of HCD review of the adopted Housing Element.

Adopted by Jackson City Council October 23, 2023
Minor Revisions November 2024

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CITY OF JACKSON ANNEX

This Annex provides information specific to the City of Jackson regarding governmental constraints and the City's inventory of residential sites. This Annex supplements the information in the Background Report and contains the following:

Chapter II – Jackson Housing Needs Profile

Chapter III, Section B – Governmental Constraints – Jackson

Chapter IV – Inventory of Residential Sites – Jackson

Chapter V – Affirmatively Furthering Fair Housing Issues and Housing Sites – Jackson

I. JACKSON HOUSING NEEDS PROFILE

This section of the Annex highlights characteristics of Jackson's population and housing stock as a means of better understanding the nature and extent of the community's housing needs. The Housing Needs Summary is comprised of the following components: A) Demographic Profile; B) Household Profile; C) Housing Stock Characteristics; and D) Regional Housing Needs. This section is based on data and information provided in Chapter II, Housing Needs Assessment, of the Background Report. For more detailed discussion of demographic, economic, and housing characteristics for each jurisdiction as well as Countywide, see the Chapter II of the Background Report.

1. DEMOGRAPHIC PROFILE

Demographic changes such as population growth or changes in age groups can affect the type and amount of housing that is needed in a jurisdiction. According to data prepared by the California DOF, the population of Jackson in 2021 was 4,621 people, an increase of approximately 3.4% or 154 people since 2000. Compared with the population percent change of other jurisdictions and countywide percent change (6.5%) since 2000, Jackson experienced relatively lower population percent change. The median age of Jackson residents increased from 42.7 in 2010 to 46.5 in 2019, which is approximately 10 years higher than the State's median age of 36.5 and indicates an aging population that may need more housing options oriented toward seniors. Among all jurisdictions in Amador County, Jackson experienced the third-greatest increase of median age. Jackson's residents are predominantly White (88.3%) or Hispanic (10.6%).

According to the ACS, the estimated civilian labor force in Jackson totaled 1,842 people in 2019, decreasing by 263 workers or 14.3% since 2010. The largest industry in Jackson in 2019 was Educational Services, and Health Care and Social Assistance at 24.0%, followed by Professional, Scientific, Management, and Administrative/Waste Management Services at 13.2%, and Arts, Entertainment, Recreation, Accommodation, and Food Services at 11.9%. Over the last decade, Construction, Educational Services, Health Care, Social Assistance, and Finance, Insurance, Real Estate, Rental/ Leasing experienced highest growth in civilian labor force. Wages of occupations are based on the Quarterly Census of Employment and Wages (QCEW) countywide data. Amador County is located within the Eastern Sierra-Mother Lode Region. Unemployment in Jackson was 7.7% in 2019, compared to 6.9% Countywide. EDD projections indicate that the total employment within the Eastern Sierra-Mother Lode Region is expected to increase by 6.4% between 2018 and 2028. The highest forecast for job growth is in Educational Services (Private), Health Care, and Social Assistance (20.9% increase) and Private Household Workers (14.3% increase).

2. HOUSEHOLD PROFILE

In 2021, Amador County had 15,712 households, including 2,183 in Jackson. Countywide, households increased by 23% since 2000 (12,759 households). Households in Jackson have increased at a slightly higher pace, increasing by 25% from 1,746 households in 2000.

Household size and type, income levels, and the presence of special needs populations all affect the type of housing needed by residents. Countywide, 76.5% of households own their home and 23.5% rent. Jackson's renter rate is higher than the countywide renter rate, and conversely the homeowner rate in Jackson is lower than the countywide rate, with 62.1% homeowner household and 37.9% renter households. In 2019, the majority of households in Jackson consisted of 2 to 4 persons. Large households of 5 or more persons only made up 8.1% of the total households in Jackson, but still are higher than the countywide average of 6.9%.

Approximately 895 (43.8%) households in Jackson overpay for housing, which is significantly higher than the countywide average of 31.9%. The majority of households in Jackson overpaying for housing are in the extremely low (175 households overpaying), very low (335 households overpaying), and low categories (245 households overpaying). In Jackson, more renter households overpay for housing (475 renter households overpaying) than owner households (420 owner households overpaying). In 2019, 11.2% of individuals and 9.5% families in Jackson were listed as living below the poverty level. Among all jurisdictions within Amador County, Jackson has the highest rate of families living in poverty. Although female-headed households made up only 22.0% of all families in Jackson, they accounted for 63.6% of families in poverty. Additionally, large families made up 12.3% of all families and none of these families were in poverty.

3. HOUSING STOCK CHARACTERISTICS

In 2000 there were 2,047 housing units in Jackson. By 2010, the number increased to 2,309 units, most of which was due to single family construction. The DOF E-5 Report indicates that the number of total housing units in Jackson increased from 2,309 in 2010 to 2,363 in 2021, most of which was due to an increase in single family construction. According to the 2019 ACS data, of the total occupied housing units in 2010, 52.2% (1,047 units) were owner-occupied and 47.8% (960 units) were renter households. In 2019, the distribution of occupied housing units in Jackson slightly increased with 62.1% (1,310 units) of the occupied housing units as owner-occupied and 37.9% (800 units) as rental units.

The 2019 ACS data also indicates that there were 242 vacant units (11.5%) in Jackson. Of the total vacant units, there are 90 units (37.2%) classified as for rent, 74 units (30.6%) classified as for sale, 51 units (21.1%) classified as for seasonal, recreational, or occasional use, and 27 units (25.7%) classified as other vacant. Vacant units available for sale or rent included 90 units (37.2%) for rent and 74 (30.6%) for sale.

In 2019, 707 or 29.8% of housing units in Jackson were built 1970 or earlier, with 3.3% have no house heating fuel or use wood fuel only. The City of Jackson identified that there are no areas of the City with concentrations of housing that is in need of repair and it is anticipated that homes in need of repair are distributed throughout the City. Respondents from Jackson to the Housing Needs and Priorities Survey (Appendix B) indicated that units are primarily in excellent condition (55%) and that the remaining units need various degrees of repair, including 26% in minor condition with need for minor repairs, 16% in need of moderate repair (e.g., one or more modest rehabilitation improvements, such as new roof, new siding, etc.), and 3% that are dilapidated and require replacement. Additionally, 24% of respondents indicated that their home is in poor condition and needs repair. Overall, it is estimated that approximately 15-20% of the housing stock needs moderate repair to substantial rehabilitation and 3-6% of the housing stock may need replacement.

Overcrowded households in Jackson do not appear to be significant compared to the State and surrounding areas. According the 2015–2019 American Community Survey, overcrowding in Jackson was 2.3% (18 housing units), compared to 6.8% countywide and 8.2% statewide. All overcrowded households in Jackson were renter households and there were no overcrowded owner households. There were no severely overcrowded households in Jackson in 2019.

From 2010 to 2019, renters in Jackson saw a rent increase of 17.6% while homeowners experienced a 19.7% increase in monthly ownership costs. The median home sales price in Jackson in September 2021 is $555,000, an increase of 56% from $355,750 in September 2020. Jackson saw the largest increase in median sales price than any other jurisdiction in Amador County and had the highest median sales price in September 2021. A review of rental data on Craigslist.com, Zillow.com, and RentalSource.com identified 27 units for rent in Amador County in early November 2022. Rents in the Jackson are generally affordable to moderate

and above moderate income households with 6 units ranging from $900-$1,300 for a 1 bedroom (Low and higher), $1,300-$1,495 for a 2 bedroom (Moderate and higher)), and $2,300 for a 3 bedroom (Moderate and higher).

4. HOUSING NEEDS

As described in the Background Report, the Regional Housing Needs Allocation (RHNA) is a State-mandated process devised to distribute planning responsibility for housing need throughout the State of California. Chapter IV discusses Jackson's ability to accommodate its RHNA. The regional housing needs allocation for each jurisdiction in Amador County, as shown by Table II-Jackson-1 below, is allocated by HCD to address existing and future needs and covers a time period from 2021-2029.

Table II-JACKSON-1. Regional Housing Needs Allocation by Jurisdiction (2021–2029 Planning Period)

Income Group	Affordable Monthly Housing Costs[2]	Unincorporated Amador County	Amador City	Ione	Jackson	Plymouth	Sutter Creek
Very Low[3]: < 50% AMI < $39,350	$984	109	1	30	27	7	15
Low: 50-80% AMI $39,350 - $62,950	$984 - $1,574	62	1	20	23	5	12
Moderate: 80-120% AMI $62,950 - $94,450	$1,574 - $2,361	72	1	25	24	5	13
Above Moderate: 120 + AMI $94,450	$2,361	134	2	42	64	13	34
Total	n/a	377	5	117	138	30	74

[1] HCD has established these income limits for Amador County for 2021.
[2] In determining how much families at each of these income levels should pay for housing, HCD considers housing "affordable" if the amount of rent or total ownership cost (principal, interest, taxes, and insurance) paid does not exceed 30% of gross household income.
[3] 50% of the County's very low-income housing needs (95 units) are for extremely low-income households, which are defined as those families earning less than 30% of median income.
Source: HCD 2021 State Income Levels

SPECIAL NEEDS HOUSEHOLDS

Chapter II, Housing Needs Assessment, of the Background Report provides more information regarding special needs households. Refer to Chapter IV, Section B, for a summary of housing assistance and community service providers that serve lower income and special needs households.

Extremely Low-Income Households

There are 205 Extremely Low-Income (ELI) households in Jackson, making up 11.0% of all households in Jackson. Within these ELI households, there are 175 households overpay for housing, making up 85.4% of total ELI households. In detail, 115 ELI renter households and 90 ELI owner households overpay for housing. Within 175 ELI households that overpay for housing, 165 of these households severely overpay for housing, including 75 renter households and 90 owner households. Housing issues faced by ELI households include overpayment, overcrowding, and higher reliance on public transit, walking, and bicycling.

Seniors

In 2019, there were 863 households with a head of household who is 65 years of age or older representing 40.9% of all households in Jackson. Overall, the number of households with a head of household who is 65 years or older increased by about 37.6% or 236 households when compared to 2010. Because seniors tend to live on fixed incomes dictated by Social Security and other

retirement benefits, those who do not own their homes are significantly affected by rising housing costs. Also, while some seniors may prefer to live in single-family detached homes, others may desire smaller, more affordable homes with less upkeep, such as condominiums, townhouses, apartments, or mobile homes.

Persons with a Disability

Between 2015 and 2019, the number of persons with a disability in Jackson increased from 352 in 2015 to 410 in 2019. The number of persons employed with a disability decreased by 15.7% from 153 persons in 2015 to 129 persons in 2019. Similarly, the number of persons with a disability not in the labor force increased by about 105.1% from 117 persons in 2015 to 240 persons in 2019. For persons ages 0 to 64 in Jackson, the most common disabilities are cognitive difficulties (25.2%), independent living difficulties (22.5%), and ambulatory difficulties (21.1%). For the population of ages 65 and over, the most common disabilities are ambulatory difficulties (36.1%), independent living difficulties (25.0%), and hearing difficulties (19.0%). Generally, people with disabilities experience disproportionate rates of poverty. Housing needs of disabled people include units that have features to accommodate persons with disabilities. Additionally, many individuals with ambulatory, self-care, or independent living difficulties need support including caregivers or In-Home Supportive Services (IHSS) to live independently. Persons with disabilities in rural areas may face additional challenges in finding housing that is affordable, accessible, and near supportive services, such as transit and hospitals.

Large Households

Approximately 170 households (8.1%) are large households with 5 or more persons. In 2019, approximately 62.1% of large households in Jackson owned their own homes and the remaining 37.9% are renter households. In Jackson, 5-person households make up nearly 87.1% of the large family households with households with 6 or more persons accounting for the remaining 12.9% of large households. For owner households, 5-person households make up 79.8% of the large family households with 6 or more persons accounting for the remaining large households. For renters, 5-person households make up all large households. Large housing units, both rental and owner units, are needed for large households. There is a need for large (3 or more bedroom units) affordable to lower income households, including renters and owners.

Female-Headed Households with Children

With over 1,257 households in Jackson, there are 276 households with female heads, making up approximately 22.0% of households in Jackson. Although female-headed households made up only 22.0% of all families in Jackson, they accounted for 63.6% of families in poverty. Female-headed households with children can have lower incomes and higher living expenses and may lack the resources needed for adequate childcare or job training services, often making the search for affordable, decent, and safe housing more difficult.

Homeless

The 2022 Point-in-Time (PIT) Count identified 184 total homeless persons countywide, consisting of 27 sheltered and 157 unsheltered homeless, which reflects a decrease in homelessness from the 2019 count which identified 224 homeless persons. Based on available data, it is estimated there are approximately 41 unsheltered homeless persons in Jackson. While characteristics of the homeless population are not available at the local level, of the 184 homeless individuals countywide, 48% are chronically homeless, 12% are veterans, 3% are between 18 to 24 years old, 30% experienced domestic violence, 17% have substance abuse disorder, and 24% have mental illness. Housing needs for homeless persons and households, as well as those at risk of homelessness, range from vouchers for short-term stays in hotels or transient housing to emergency shelters to transitional and supportive housing.

Farmworkers

Employed persons in Jackson included 11.4% of those employed in agriculture, forestry, fishing/hunting, and mining Countywide. The USDA Agricultural Census does not provide information at the local level, but does show that there are 482 farms in Amador County including 111 farms with a total of 515 hired, 715 unpaid, and 459 migrant workers. Unpaid workers include those that are family members of the farm operator and unpaid partners of the operator. Based on Jackson's share of persons with agriculture-related employment Countywide, it is estimated that there are approximately 59 hired, 82 unpaid, and 52 migrant

workers. Farmworkers often live in substandard homes or overcrowded situations. Housing needs of farmworkers range from the need for seasonal migrant housing (both for single persons and households), affordable homeownership opportunities, permanent rental farmworker housing affordable to lower income households, with a significant portion of units for extremely low income households, and housing rehabilitation programs (both for farmworkers and property owners of housing occupied by farmworkers).

FINDINGS - HOUSING NEEDS

Population growth has been modest in Jackson, increasing by 3% from 4,467 persons in 2000 to 4,621 persons in 2021. Household formation has occurred at a much greater pace, increasing by 25% from 1,746 in 2000 to 2,183 households in 2021. During this period, the average household size has decreased from 2.13 persons in 2000 to 2.21 persons in 2021, with approximately 54% of households consisting of 2 to 4 persons, 1-person households accounting for 38%, and large households of 5 or more persons making up 8% of total households. Approximately 62% of households own their homes and the remaining 38% of households rent.

As described above, Jackson's households with special housing needs include ELI households (11% of households), senior households (41% of households), households with a disabled member (17% of the population with a disability, with disabilities including 24% with independent living difficulties, 16% with cognitive difficulties, 30% with ambulatory difficulties, and 5% with a developmental disability), large households with 5 or more members (8%), and households with a female head (22%), and farmworkers (59 hired and 52 migrant workers). There are approximately 41 unsheltered homeless persons.

The majority of homes in Jackson are single family detached homes (63%) with single family attached homes representing 6% and mobile homes representing 9%. Duplex through fourplex units represent 12% of the housing stock and multifamily apartments with 5 or more units representing less than 10.7% of homes. Vacancy rates are relatively high in Jackson, with a rate of 10% in 2019 and the majority of vacancies (68%) are for rent or for sale, indicating available units in the housing market.

Housing prices vary throughout the County. In Jackson, rental rates are affordable to lower income households, but the majority affordable to moderate and higher income households and median sales prices primarily affordable to above moderate income households. Approximately 44% of households overpay for housing, with 21% of households paying more than 50% of their income toward housing costs. The majority of households overpaying are lower income, with 69% of low income homeowners and 85% of low income renters overpaying for housing. Extremely low income households have even higher rates of overpayment, with 85% of extremely low income households overpaying, including all (100%) extremely low income homeowners and 98% of extremely low income renters severely overpaying for housing. Overcrowding rates are low in Jackson, with 2% of households overcrowded and none that are severely overcrowded.

Homes in need of repair are generally distributed throughout Jackson, with higher rates of disrepair in areas of the City with concentrations of older structures. Approximately 15-20% of Jackson's housing stock needs moderate to substantial rehabilitation and 3-6% of the housing stock may need replacement.

Resources available for the City are described in Chapter IV of the Background Report. Programs and resources that provide general housing assistance, including for lower income, large family, farmworker, and female-headed households, include Amador Tuolumne Community Action Agency (ATCAA) which provides a comprehensive range of services including rental and mortgage assistance, rapid re-housing, and emergency shelter, offers low income households assistance with home weatherization, provides child enrichment and family learning services, and links families and individuals to housing and assistance programs, Interfaith Food Bank of Amador County, CalWORKS, CommuniCare, WIC, and the Stanislaus County Housing Authority. Resources that assist the aging and disabled population include ADRC, Amador County Adult Protective Services, Amador County In-Home Supportive services, Amador Senior Center, Area 12 Agency on Aging, Multipurpose Senior Programs, ATCAA, and Common Ground Senior Services. Programs available to assist homeless and at-risk populations include the Central Sierra Continuum of Care, which provides coordinated and comprehensive homeless services to the region, and ATCAA.

Jackson's housing needs include additional affordable multifamily units, including units affordable to extremely low, very low, and low income households, as well as market rate multifamily units. Affordable multifamily and single family units would reduce the overpayment burden on existing lower and extremely low income renters and homeowners, a greater variety of housing types including duplex, triplex, multifamily, and mobile home units, including smaller units to serve the County's decreasing housing sizes. Additional housing choice vouchers would also assist lower income households, particularly extremely low income households, that are overpaying for housing.

Of Jackson's RHNA of 138 units, it is anticipated that approximately 15 units are needed for extremely low income households, 57 units will serve seniors, 23 units will serve a person with a disability, 11 units will serve large households, 30 units will serve female-headed households with children present, and approximately 20 units to serve farmworkers, based on the City's existing household trends.

As described in the Background Report, for units serving seniors and persons with a disability, it is important to ensure that units have accessibility features to accommodate the varied needs of the aging population and persons with a disability and to locate units close to services, including shopping and medical/social services. Persons with disabilities may also need general assistance with renting a home and grants or loans to make modifications to make a home accessible to a disabled resident and persons with developmental disabilities may also need assistance finding housing affordable to extremely low and low income households as well as occasional financial assistance to pay rent, mortgage, and/or utilities. To serve large households, there is a need for market-rate multifamily units with 3 or more bedrooms, and affordable multifamily and ownership opportunities with 3 or more bedrooms. Large households may also need emergency shelter or transitional or supportive housing, as well as housing close to public transportation and occasional financial assistance to pay rent, mortgage, and/or utilities. Female-heads of household with children would benefit affordable single family and multifamily housing as well as housing close to services, including schools, day care, shopping, and medical/social services. Female-headed households may need occasional financial assistance to pay rent, mortgage, and/or utilities Farmworkers would benefit from affordable rental and ownership opportunities, as well as both permanent and seasonal farmworker housing and increased access to housing services. Homeless persons need affordable single family and multifamily housing, assistance with accessing emergency shelter, transitional housing, supportive housing, or finding permanent housing.

The Housing Plan will increase affordable housing opportunities and expand the variety of housing types through Program 4 (Accessory Dwelling Units, Junior Accessory Dwelling Units, and SB 9 Units), Program 5 (Affordable Housing Land Acquisition), Program 6 (Affordability Targets), Program 9 (Affordable and Special Needs Housing Assistance and Incentives), Program 13 (Affirmatively Further Fair Housing – Housing Mobility Enhancement, New Housing Choices and Affordability), Program 19 (Water and Wastewater Infrastructure Capacity), and Program 20 (Partnerships with Affordable Housing Developers). Housing rehabilitation, emergency repair, and weatherization assistance is provided through Program 8. Program 9 (Affordable and Special Needs Housing Assistance and Incentives) addresses creating additional housing opportunities for households with special housing needs, including extremely low income, seniors, persons with a disability, large families, single heads of household with children, and farmworkers. Additional resources to access housing and housing services are provided through Program 14. Program 15A addresses reasonable accommodation to increase accessibility for persons with a disability. Additional shelter opportunities and increased assistance to homeless persons is supported through Program 5B. Program 17 (Development Code/Zoning Code Amendments) removes constraints to a variety of housing types, including lower income housing and housing for persons with a disability, farmworkers, and homeless persons.

III. B. GOVERNMENTAL CONSTRAINTS – JACKSON

1. LAND USE CONTROLS

Land use controls guide local growth and development. City of Jackson (Jackson) applies land use controls through the City's General Plan, Community/Area Plans, and Development Code. All residential land use classifications pose a constraint on residential development in the sense that various conditions, building requirements, and limitations restrict a pure free market

ability to construct housing. Land use regulations also have the potential of adding costs to construction, which may indirectly constrain the housing inventory. These impacts are measured against the general health and public safety served in the adoption of such regulations. Standards have been determined by Jackson to establish minimum constraints to provide for adequate separation of buildings for fire protection, air and light between structures, and the intensity of development. Implementation of these standards has not resulted in a serious constraint in providing housing to the various income levels.

a. GENERAL PLAN LAND USE DESIGNATIONS

By definition, local land use controls constrain housing development by restricting housing to certain sections of Jackson and by limiting the number of housing units that can be built on a given parcel of land. The City's 2008 General Plan (General Plan) establishes land use designations for all land within Jackson's area and defines community growth boundaries. The Land Use Element also includes a land use map that establishes the location of each of these designations. Table III-J-1 identifies the different land use designations in Jackson's General Plan that accommodate residential development.

Table III-J-1. Residential Land Use Categories and Density

Land Use Category	Description	Residential Density	Implementing Zoning District(s)
Residential Suburban (RS)	The "RS" designation is applied to lands for residential use, but with large lot sizes in order to promote and maintain the rural character of the zoned area. The "RS" designation is also applied to areas characterized by terrain which is less suitable for higher residential densities. Minimum lot size is 1 acre. Population density and building intensity is one household and one single family dwelling per acre.	1 dwelling unit/acre	Residential Suburban (RS)
Residential Low Density (RL)	The "RL" designation is intended to provide a semi-rural residential land use. The minimum lot size is ½ acre. Population density and building intensity is one household and one single family dwelling unit per ½ acre.	2 dwelling units/ acre	Residential Low Density (RL)
Residential Single Family (RSF)	Residential Single Family - The "RSF" designation has been applied to areas in which urban services already exist or where they can easily be extended. The minimum lot size for "RSF" is 8,000 square feet. The population density and building intensity is one household and one single family dwelling per 8,000 square feet. When combined with the Planned Development (PD) designation the Planning Commission, at their discretion, may reduce the minimum lot size to 6,000 square feet as long as the following findings are made: 1. Average slopes per lot are less than 15%; 2. Surrounding transportation infrastructure can accommodate the increased density; and 3. Surrounding land uses are compatible with more dense single family residential.	5.445 dwelling units/acre or 7.26 dwelling units/acre with PD combining designation	Residential Single Family (RSF)
Residential Duplex (RD)	The "RD" designation is intended to be applied to properties predominately with duplexes, however, two detached residential units would also be allowed. The minimum lot size for "RD" development is 8,000 square feet. Population density and building intensity is one dwelling unit per 4,000 square feet of lot area.	10.89 dwelling units/acre	Residential Duplex (RD)
Residential Medium Density (RM)	The "RM" designation is placed on lands where more intense residential uses, such as four-plexes, would be acceptable. The minimum parcel or lot size for "RM" development is 8,000 square feet with the building intensity limited to one dwelling unit per 3,000 square feet.	14.52 dwelling units/acre	Residential Medium Density (RM)

Residential High Density (RH)	The "RH" designation is placed on lands which are suitable for multi-family housing. Minimum parcel or lot size is 4,000 square feet. The maximum allowable density and building intensity is one dwelling unit per 2,000 square feet.	21.78 dwelling units/acre	Residential High Density (RH)
Professional Office (PO)	The professional office designation is intended for low intensity "soft commercial" land uses. A more detailed list of allowable uses is specified in the City's Title 17 Development Code. Minimum parcel or lot size is 8,000 square feet. Dwelling units shall be allowed within this designation.	No specified limit	Professional Office (PO)
Limited Commercial (LC)	The "LC" designation is intended to accommodate existing business within predominantly residential neighborhoods. Limited Commercial allows for any use allowed in the Commercial (C) designation, except certain businesses over 3,000 s.f., automobile services, banks, bowling alleys, department, grocery, and furniture stores, medical laboratories, vehicle sales, theaters, and other specified commercial uses. Minimum parcel or lot size is 8,000 square feet. Dwelling units are allowed in areas with the "LC" designation.	No specified limit	Limited Commercial (LC)
Historic Commercial (HC)	The "HC" designation is applied to the downtown area of the City where the bulk of the commercial activities are related to tourism and the buildings are historic. Proposed uses in the HC land use designation would include any use allowed in the Neighborhood Commercial and Professional Office designations along with retail or wholesale stores or businesses not involving any kind of manufacture, processing or treatment of products other than that which is clearly incidental to the retail business conducted on the premises. Residential uses are allowed within this designation. A more detailed list of acceptable land uses are in the City's Development Code. Also in the zoning code, there are development standards regarding set-backs and parking that are intended to be less stringent than those for the Commercial Designation. Additionally the zoning for Historic Commercial includes guidelines (voluntary) for architectural design intended to maintain/restore the historic nature of the downtown area. No minimum lot size is required.	No specified limit	Historic Commercial (HC)
Commercial (C)	The "C" designation is applied to those areas of the City where retail, commercial and professional business services are acceptable. Minimum lot size is 8,000 square feet. Residential uses are allowed only with a Conditional Use Permit.	No specified limit	Commercial (C)
Industrial (I)	The industrial designation is intended for land which is suitable for manufacturing and light industrial uses. Commercial and residential uses may be allowed in an area designated industrial with a Conditional Use Permit. Minimum lot size is 8,000 square feet.	No specified limit	Industrial (I)
Public (P)	The "P" designation applies to lands with public or quasi-public uses such as schools, hospitals, churches, and County offices.	No specified limit	Public (P)
Recreation (R)	The recreation designation is applied to lands where recreational facilities are to be located and protected from conflicting uses.	No specified limit	Recreation (R)

Open Space (OS)	Areas with an "OS" designation are intended to be undeveloped and left in a natural state. Some landscaped areas, pedestrian pathways and plazas may be allowed.	No specified limit	Open Space (OS)
Source: City of Jackson General Plan 2008 Land Use Element			

As described above, the Land Use Element of the Jackson General Plan establishes the location and intensity of planned land uses. Additionally, the Land Use Element also includes a buildout analysis (or development capacity analysis) to determine the maximum number of potential residential units and maximum amount of commercial, industrial, and non-residential square footage that are anticipated to be built during the planning period of the General Plan. According to the State of California General Plan Guidelines, a buildout analysis or development capacity analysis represents "an estimate of the total amount of development that may be built in an area under a certain set of assumptions, including applicable land use laws and policies (e.g., zoning), environmental constraints, etc." This is done through calculating the acreage within each land use category and multiplying that number by the applicable density and intensity factor to estimate a theoretical development capacity[1].

b. DEVELOPMENT CODE

The Development Code is among the chief implementing tools for the General Plan. The Development Code specifies development standards for all applications such as setbacks, parking requirements, height limits, and lot coverage for individual zoning districts. Periodically, the Development Code is reviewed to ensure its consistency with the policies of the General Plan, as required by Government Code Section 65860, and amendments are initiated to enhance its value in accommodating new development. The Development Code provides for an array of residential districts throughout Jackson that allow a variety of different residential uses. Table III-J-2 identifies the zoning districts in Jackson that allow residential uses and the appropriate General Plan land use designations.

Table III-J-2 Land Use Categories and Zoning

Land Use Category	Zone Districts
Residential Suburban (RS)	Residential Suburban (RS)
Residential Low Density (RL)	Residential Low Density (RL)
Residential Single Family (RSF)	Residential Single Family (RSF)
Residential Duplex (RD)	Residential Duplex (RD)
Residential Medium Density (RM)	Residential Medium Density (RM)
Residential High Density (RH)	Residential High Density (RH)
Professional Office (PO)	Professional Office (PO)
Limited Commercial (LC)	Limited Commercial (LC)
Historic Commercial (HC)	Historic Commercial (HC)
Commercial (C)	Commercial (C)
Industrial (I)	Industrial (I)
Source: Jackson Development Code (Title 17)	

Development Standards

The Development Code prescribes minimum standards for residential lot sizes, yards, and lot coverage. Minimum lot size and permitted density are shown in Table III-J-3. These standards contribute to the protections of public health, safety, and welfare, and the maintenance of the City's quality of life while not being an obstacle to the development of affordable units.

[1] Office of Planning and Research (OPR). 2020. State of California General Plan Guidelines [Chapter 4: Required Elements, pg. 48]. Available at: https://opr.ca.gov/docs/OPR_C4_final.pdf

Table III-J-3. Zoning District Densities and Minimum Lot Size

Zone District	Permitted Density	Minimum Lot Size
Residential Suburban (RS)	1 du/acre	1 acre
Residential Low Density (RL)	2 dwelling units/ acre	½ acre
Residential Single Family (RSF)	5.445 dwelling units/acre	8,000 sq. ft. (1)
Residential Duplex (RD)	10.9 dwelling units/acre	8,000 sq ft.
Residential Medium Density (RM)	14.5 dwelling units/acre	8,000 sq. ft.
Residential High Density (RH)	21.8 dwelling units/acre	4,000 sq. ft.
Professional Office (PO)	N/A	8,000 sq. ft.
Limited Commercial (LC)	N/A	8,000 sq. ft.
Historic Commercial (HC)	N/A	None
Commercial (C)	N/A	8,000 sq. ft.
Industrial (I)	N/A	8,000 sq. ft.

(1) Per Section 17.07.020(C) (Purposes of Residential Zoning District) the RSF minimum lot size may be reduced to 6,000 square feet if meeting the requirements.
Source: Jackson Development Code (Title 17)

Table III-J-4 provides setback, coverage, and height requirements for various zoning districts within Jackson which allow for residential development. The setbacks and height requirements are comparable to other communities throughout the State. In contrast with many communities throughout the State, the City's Development Code does not establish lot width or open space requirements and only applies site coverage requirements to the commercial, office, and industrial districts.

Table III-J-4. Zoning District Standards

Zone District	Front Setback	Side Setback	Rear Setback	Maximum Height	Site Coverage
Residential Suburban (RS)	25 ft.	5 ft.	10.ft.	2.5 stories and 35 feet	--
Residential Low Density (RL)	25 ft.	5 ft.	10.ft.	2.5 stories and 35 feet	--
Residential Single Family (RSF)	10 or 15(1) (2)	5 ft.	10.ft.	2.5 stories and 35 feet	--
Residential Duplex (RD) (3)	10 or 15(1)	5 ft.	10.ft.	2.5 stories and 35 feet	--
Residential Medium Density (RM) (4)	15 ft.	5 ft.	10.ft.	2.5 stories and 35 feet	--
Residential High Density (RH) (4)	10 ft.	5 ft.	10.ft.	4 stories and 50 feet	---
Professional Office (PO)	10 ft.	5 ft.	10.ft.	2 stories or 35 ft.	70%
Limited Commercial (LC)	10 ft.	5 ft.	10.ft.	2 stories or 35 ft.	80%
Historic Commercial (HC)	None	None	10.ft.	4 stories or 70 ft.	100%
Commercial (C)	10 ft.	None	10.ft.	Wall height not greater than 30 ft. (5)	100%
Industrial (I)	10 ft.	None	10.ft.	4 stories or 70 ft	100%

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 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) Six-foot setback between dwelling unit and accessory buildings. (4) Ten-foot setback between dwelling structures and six foot setback between dwellings and accessory buildings. (5) Wall height excludes architectural features. Exceptions to this development standard may be allowed by the Planning Commission if the overall architectural design is superior with a taller wall.
Jackson Development Code (Title 17)

Parking Requirements

Jackson's parking regulations are set forth in Chapter 17.48 of the Jackson Development Code, which identifies the number of spaces required for each land use. Table III-J-5 below shows the parking regulations pertaining to the development of residential units. As part of development review process, each new or modified land use is required to provide a parking plan using the standard number of off-street vehicle parking spaces identified in Section 17.48.040 (Number of Parking Spaces Required) and Section 17.48.060 (Disabled/Handicapped Parking Requirements). While Jackson's parking requirements are comparable to regional jurisdictions, the City has not established parking requirements for mixed use developments which can lead to uncertainty for developers. The City's requirements also include 1 garage space per multifamily and duplex units to be in a fully enclosed garage, which can constrain multifamily and duplex development. While construction costs are not available specifically for Amador County, the cost of parking can range from $5,000 to $10,000 for a parking space in a surface lot (strongtowns.org, 2023), to a cost of $27,900 for enclosed space (WGI Parking Structure Outlook for 2022). While the cost of parking (as well as the cost of all other features of development) increases the cost to develop housing, the cost to provide parking for residential development in the County is not considered a constraint as the City's parking requirements are generally not excessive. As parking requirements for an enclosed space in a structure are significantly higher than surface parking, multifamily housing including duplexes, should be required to only provide parking in a carport rather than a garage. However, the City's requirements for group quarters requires 1 space per bed. For group quarters intended to accommodate persons with a disability, seniors, or other populations that may have lower parking requirements, this may be a constraint. Program 17 requires the Development Code to be updated to: 1) establish parking requirements for mixed use developments and to allow for shared parking between residential and non-residential uses, 2) remove the parking requirement for secondary residential units as Chapter 17.58 establishes parking requirements for ADUs, 3) allow a carport rather than a garage for duplexes and multi-family dwellings. Parking for accessory dwelling units and emergency shelters are discussed separately, and 4) require 1 space per 4 beds or 1 space per rented room (whichever is less) plus 1 space per each employee on the largest shift in group quarters.

Table III-J-5. Residential Parking Requirements

Residential Use	Vehicle Spaces Required
Accessory dwelling units	No bedrooms: 1 space; otherwise 1 space per bedroom; exemptions provided pursuant to State law
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 M.H. parks)	2 spaces per each mobile home (tandem parking allowed in an attached carport), plus 1 guest parking space for each 4 units.
Multifamily 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. 2 bedrooms or more - 2 spaces per each unit, with 1 space per unit in a fully enclosed garage. No garage is required for affordable housing units.
Multifamily dwelling, condominiums and other attached dwellings	Guest parking - 25% of total required spaces.
Mixed-use developments	Determined by 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: Jackson Development Code (Chapter 17.48)	

Allowed and Conditional Uses

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 III-J-6 shows the housing types that are permitted by Zoning District.

Table III-J-6. Zoning Districts Permitting Residential Uses

Uses	RS	RL	RSF	RD	RM	RH	PO	LC	HC	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
Caretaker and Employee Housing	N	N	N	N	N	P	P	P	P	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
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

Notes: P= permitted by right C = conditional use permit N = not permitted

Source: Jackson Development Code

The Development Code permits a variety of housing types and densities. The following describes the allowed and conditional uses allowed by the Development Code:

Single Family Units and Duplexes

Single family units are defined in 17.220.020 of the Development Code as a building designed for and/or occupied by one family. Also includes factory-built, modular housing units, constructed in compliance with the Building Code, and mobile homes/manufactured housing on permanent foundations. Single family units may include the rental of rooms within a dwelling also occupied by the property owner or a primary tenant. A duplex is defined as a detached residential structure under single ownership containing two dwellings. Single family units are allowed in all residential districts and the PO, LC, and HC districts as a permitted use and subject to a conditional use permit in the C and I zones. Allowing single family units in the RD, RM, and RH units may result in reduced densities and reduce the variety of housing types in the City, by reducing availability of land in these zoning districts to accommodate duplex and multifamily units. Program 17 in the Housing Plan reduces this constraint by limiting development of single-family units in the RD, RM, and RH zones.

Multi-family Units

Multi-family units are defined in 17.220.020 of the Development Code as a building or a portion of a building used and/or designed as residences for three or more families living independently of each other. Includes: triplexes, fourplexes (buildings under one ownership with three or four dwelling units, respectively, in the same structure) and apartments (five or more units under one ownership in a single building); townhouse development (three or more attached single-family dwellings where no unit is located over another unit); senior citizen multifamily housing; apartments above commercial space in commercial zoning districts; and common ownership, attached unit projects such as condominiums. Multifamily units are allowed as a permitted use in the RH, PO, LC, and HC zones and subject to a conditional use permit in the C and I zones.

Accessory Dwelling Units

Government Code Section 65852.2 establishes State standards for accessory dwelling units (ADUs). Jurisdictions may adopt local ordinances that meet the state standards; however, without a local ordinance, state ADU regulations apply and local governments cannot preclude ADUs. The purpose of an ADU is to provide additional housing options for family members, students, the elderly, in-home health care providers, the disabled, veterans and others, in existing urban, suburban, and rural residential areas without substantially changing the use, appearance, or character of a neighborhood.

In 2019, the Governor signed a series of bills that significantly limit local jurisdiction's ability to restrict the development of ADUs. Assembly Bill (AB) 68, AB 587, AB 670, AB 671, AB 881, and Senate Bill (SB) 13 provide revisions to Government Code Section 65852.2 to further lift constraints on ADUs. These recent laws also provide numerous other standards, addressing lot coverage restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily restrict ADUs. Jackson has implemented the provisions of State law, including allowing junior ADUs and ADUs as a permitted, ministerial use, including the following provisions:

- One ADU is allowed on a lot zoned for single family or multifamily use and contains a single-family dwelling that is existing or will be constructed concurrently with the ADU;

- An ADU shall be within or attached to the primary structure with a common wall, and shall not exceed 50 percent of the existing living area, with a maximum increase in floor area of 1,200 square feet, nor be less than 150 square feet in size. Alternatively, the accessory dwelling unit may be detached from the primary structure and shall not exceed 1,200 square feet, nor be less than 150 square feet in size.

- No setback shall be required for an existing garage that is converted to an accessory dwelling unit, and a setback of no more than five feet from the side and rear lot lines shall be required for an accessory dwelling unit that is constructed above a garage.

- The exterior design, building materials, colors, window style, and exterior finishes shall be substantially the same as those on the existing dwelling.

- No passageway shall be required in conjunction with the construction of an ADU and outside access shall be located or screened so as not to be visible from the abutting street.

- A new or separate utility connection directly between the accessory dwelling unit and the utility may be required. The connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit, based upon either its size or the number of its plumbing fixtures, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.

- One parking space is required for ADUs with no bedroom and one parking space per bedroom is required for ADUs with one or more bedrooms.

- Parking requirements are exempted if the ADU is within ½-mile of public transit, located within an architecturally and historically significant historic district, is part of the existing primary residence or accessory structure, when on-street parking permits are required but no offered to the occupant of the ADU, or if there is a care share vehicle within one block of the ADU.

- If the existing primary dwelling unit is a legally nonconforming unit, an ADU may be constructed only if the nonconformity is not expanded and the ADU meets all current applicable zoning and building standards.

The City's requirements do not address several provisions of State law:

- One ADU and one JADU must be allowed on lots with an existing or concurrently built single family unit and ADUs shall be allowed with multifamily buildings.

- A detached ADU that is less than 800 feet, is shorter than 16 feet, and has at least four-foot rear and side-yard setbacks must be ministerially approved.

- Compliant ADUs must be reviewed and approved within 60 days.

- Development impact fees, excluding connect fee or capacity charges, shall not be required on ADUs smaller than 750 feet.

- Parking shall not exceed 1 space per ADU or 1 space per bedroom, whichever is less.

- Junior ADUs shall be allowed as identified at Government Code Sections 65852.2 and 65852.22.

Program 17 in the Housing Plan ensures the City will update the Development Code to accommodate ADUs and JADUs consistent with the requirements of State law.

Residential Care Homes

California Health and Safety Code (HSC) Section 1566.3 establishes requirements for the local zoning standards for residential facilities that serve 6 or fewer persons. Section 1566.3(e) specifies that no conditional use permit, zoning variance, or other zoning clearance shall be required of a residential facility that serves 6 or fewer persons that is not required of a family dwelling of the same type in the same zone while paragraph (g) indicates "family dwelling," includes, but is not limited to, single-family dwellings, units in multifamily dwellings, including units in duplexes and units in apartment dwellings, mobile homes, including mobile homes located in mobile home parks, units in cooperatives, units in condominiums, units in townhouses, and units in planned unit developments. HSC Section 1569.85 further specifies these same requirements for residential care facilities for the elderly that serve 6 or fewer persons.

The Development Code defines "residential care home" as a dwelling unit licensed or supervised by any Federal, State, or local health/welfare agency which provides 24-hour nonmedical care of unrelated persons who are handicapped and need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment, including but not limited to residential care facilities for the elderly and persons with chronic life-threatening illness, foster care homes, alcoholism or drug abuse recovery or treatment facilities, pediatric day health and respite care facilities, intermediate care facilities for the developmentally disabled, and congregate living health facilities. For the purposes of this definition, a "family dwelling unit" includes a single-family dwelling, a unit in a multifamily dwelling, including a unit in a duplex and a unit in an apartment building, a mobile home, including a mobile home located in a mobile home park, a unit in a cooperative, a unit in a condominium development, a unit in a townhouse development, and a unit in a planned development. A residential care facility is defined as a dwelling unit and permitted in the same manner as a dwelling unit of the same type. Residential care homes are treated in the same manner as residential uses and are allowed as a permitted use in the RS, RL, RSF,

RD, RM, RH, PO, LC, and HC zones. The Development Code does not place limitations on the number of beds or persons served by a residential care home.

Single-Room Occupancy Units

The Development Code defines Single-Room Occupancy Units as a compact dwelling unit with limited cooking and living facilities designed primarily for one individual, within a multiple-unit structure. SROs are a permitted use in the RH, PO, LC, and HC zones and allowed with a conditional use permit in the C and I zones.

Caretaker and Employee Housing

The Development Code defines "caretaker and employee housing" as a temporary or permanent residence that is accessory to a nonresidential primary use of the site, where needed for security, or 24-hour care or supervision. This does not include living quarters within a single-family dwelling for domestic staff, which are included under the definition of "Single-Family Dwelling." This definition does not address the requirements of State law related to employee housing as listed below.

HSC Section 17021.5 requires that employee housing serving 6 or fewer employees shall be deemed a single-family structure and shall be treated subject to the standards for a family dwelling in the same zone. The Development Code does not treat caretaker and employee housing serving 6 or fewer employees as a single-family structure.

HSC Section 17021.6 requires that any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses, with exceptions related to various health, safety, and resource conservation provisions identified in HSC Section 17021.8. 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. Further, HSC Section 17021.8 requires streamlined, ministerial approval and application of reasonable objective development standards for eligible agricultural employee housing, which must not contain dormitory-style housing and must be 36 or fewer units or spaces designed for use by a single family or household. To qualify for the streamlined, ministerial approval process, an eligible agricultural housing development must meet the health, safety, and resource conservation provisions HSC 17021.8(a). The Development Code does not address agricultural housing for employees.

Program 17 in the Housing Plan ensures that the Development Code will be updated to address employee housing and agricultural employee housing consistent with the requirements of State law.

Emergency Shelters

Government Code Section 65583 requires each jurisdiction to identify 1 or more zoning districts where emergency shelters are allowed without a discretionary permit, such as a use permit. California HSC Section 50801(e)) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of 6 months or less by a homeless person. The Development Code defines emergency shelters as a facility for the temporary shelter and feeding of indigents or disaster victims, operated by a public or non-profit agency.

AB 2339 has updated emergency shelter requirements to:

- Expand the definition of "emergency shelters" to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care.
- Require that zoning designations identified to allow emergency shelters as a permitted use without a conditional use or other discretionary permit must allow residential uses.
- Require analysis of any adopted written objective standards for potential governmental constraints.

The City's definition of emergency shelter has not been expanded to include other interim interventions.

The State's regulatory requirements for emergency shelters are outlined in Government Code Section 65583(a)(4), which establishes objective standards for emergency shelters. The objective standards address parking, proximity (no closer than 300 feet of any other emergency shelter unless such shelter is located on the same lot or within the same building), receiving and

reception area, a security plan, and a management plan. These standards are consistent with State law and do not constrain the location of development of an emergency shelter. The City allows emergency shelters without discretionary review in the RH/, HC, PO and LC zones, and with a conditional use permit in the C and I zones. The City's 6 vacant RH sites range from 0.15 to 79.9 acres, with 5 sites below 2 acres. The smaller sites, sized 0.15, 0.17, 0.21, and 0.67 acres each have capacity for more than 20 beds, assuming 1 bed per 200 s.f. per person as assumed under Government Code Section 65583(a)(4). These sites provide more than adequate capacity to accommodate the City's unsheltered homeless need of approximately 41 persons. Additional sites are available in the HC, PC, and LC zones, as well as the C and I zones. Several of the RH sites are within ½-mile of Downtown and at least one school. The HC, PC, and LC sites include sites in proximity to Downtown, services, schools, and transit.

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. 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.

While the City's standards generally address safe operation of the shelter, including time of operation, presence of on-site management, experience of the provider, and a written management plan, the parking requirement and size limitation may constrain emergency shelters. The size limitation may reduce the potential for shelter development as well as reduce the number of persons assisted. Under Program 17, the limit on beds will be increased to allow up to 25 beds per shelter, to better accommodate the City's unmet need for shelter for its homeless population and do not constrain development of shelters.

State law requires that emergency shelter parking requirements shall accommodate sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential and commercial uses within the same zone. The Development Code requires parking for employees as well as 1 space per every 4 beds. This exceeds the requirements of State law.

Recent California Legislation (AB 761) has provided an update to Government Code Section 65583 to authorize vacant armories to be used as emergency shelters; however, there are no armories located in Jackson.

As indicated in the Background Report, there are two emergency shelters with a total of 31 family beds and 5 adult-only beds in the City, while the unsheltered homeless need is predicted to be 41, indicating a demand for additional emergency shelters.

Program 17 in the Housing Plan requires the City to revise the Zoning Code to 1) remove the 12 bed limit on emergency shelters, 2) define emergency shelters consistent with Government Code Section 65583(a)(4)(C) to include other interim interventions, including but not limited to navigation centers, bridge housing, and respite or recuperative care, 3) allow emergency shelters with an administrative site plan review in a zone that allows residential uses and has one or more vacant sites of 0.1 acres or larger that are proximate to services and transportation and with sufficient capacity consistent with the provisions of Government Code Section 65583(a)(4)(A) and 4) limit parking requirements for emergency shelters to the amount allowed by State law.

Transitional and Supportive Housing

Government Code states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined (Government Code Section 65582(j) and HSC 50675.2(h)) as "buildings configured as rental housing developments, but operated under program requirements that require for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months." Supportive housing is defined (Government Code Section 65582(g) and HSC 50675.14(b)) as "housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist 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."

The Development Code defines supportive housing as Housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite 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. Additionally, The Development Code defines transitional housing as buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating 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.

Government Code Section 65583(c)(3) and Government Code Article 11 (commencing with Section 65650) were revised in 2019 to implement AB 2162 which requires that specified supportive housing developments shall be a use by right in multifamily and mixed-use zones with a streamlined and ministerial review and not be subject to discretionary review (e.g.: use permit, etc.). For a project to be eligible for the streamlined and ministerial AB 2162 process, it is required to meet specific criteria.

The Development Code addresses transitional and supportive housing in Section 17.07.035, which requires that transitional and supportive housing shall be allowed in all residential zoning districts and not subject to any restrictions not imposed on similar dwellings in the same zone. However, State law requires that transitional and supportive housing require that transitional and supportive housing be treated as a residential use and only subject to standards for a residential use in the same zone and does not allow transitional and supportive housing to be limited to residential zones. The Development Code does not address the requirement to allow eligible supportive housing developments by right in multifamily and mixed-use zones. Program 17 in the Housing Plan requires the Development Code to be modified to allow supportive and transitional housing consistent with the requirements of State law.

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 multifamily development, which can include units affordable to extremely low income households through various funding sources including Low Income Housing Tax Credits and either portable or project-based Housing Choice Vouchers, in the RH, PO, HC, and LC zones as a permitted use. SRO units can provide another lower cost housing option for extremely low-income households; the City allows SROs in the RH, PO, HC and LC zones as a permitted use.

Low Barrier Navigation Centers

A "low barrier navigation center" is housing or shelter in which a resident who is homeless or at risk of homelessness may live temporarily while waiting to move into permanent housing. Assembly Bill (AB) 101 was approved on July 31, 2019, which added Article 12 (commencing with Section 65660) to Chapter 3 of Division 1 of Title 7 of the Government Code to address "low barrier navigation centers". Government Code Section 65660 requires a low barrier navigation center use to be allowed by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. Additionally, AB 101 defines "low barrier navigation center" as a housing first, low-barrier, service-enriched shelter focused on moving people into

permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low barrier navigation center developments are essential tools for alleviating the homelessness crisis and are considered a matter of statewide concern. "Low barrier navigation centers" are a "by right use" in areas "zoned for mixed use and nonresidential zones permitting multifamily uses." The Development Code currently does not address or define low barrier navigation centers. Program 17 in the Housing Plan requires the Development Code to be modified to allow low barrier navigation centers consistent with the requirements of State law.

Mobile Home Park and Manufactured Homes

A manufactured home or a mobile home located outside a mobile home park shall conform to all of the residential use development standards for the zoning district in which it is located. Government Code Section 65583 requires that manufactured homes attached to a permanent solid foundation system be allowed on lots zoned for single-family residential dwellings and, except for architectural requirements for the roof overhang, roofing material, and siding material, shall only be subject to the same development standards applicable to a single-family residential dwelling on the same lot.

Manufactured home is defined by the Development Code as a residential building, dwelling unit, or an individual dwelling room or combination of rooms thereof, or building component, assembly, or system manufactured in such a manner that all concealed parts or processes of manufacture cannot be inspected before installation at the building site without disassembly, damage, or destruction of the part which is either wholly manufactured or is in substantial part manufactured at an off-site location to be wholly or partially assembled on-site in accordance with building standards published in the State Building Standards Code. Manufactured homes does include a mobile home which was constructed after July 1, 1976, and was issued an insignia of approval by the U.S. Department of Housing and Urban Development. A Mobile Home is defined by the Development Code as a trailer, transportable in one or more sections, that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over eight feet in width and 40 feet in length, with or without a permanent foundation and not including recreational vehicle, commercial coach or factory-built housing. A mobile home on a permanent foundation is included under the definition of "Single-Family Dwellings."

The Development Code specifies that in accordance with Government Code Section 65852.3, the siting and permit process for manufactured housing is provided in the same manner as a conventional or stick-built structure. The City allows mobile homes in all residential zones with comply with citywide architectural regulations. The Development Code is consistent with State laws and regulations pertaining to manufactured housing and factory-built homes and do not constrain the development of manufactured and factory-built homes.

Persons with Disabilities (Reasonable Accommodation)

In accordance with Government Code 65583(a)(7), Jackson recognizes the importance of providing housing for persons with disabilities. As part of the Housing Element update process, Jackson analyzed the Development Code, permitting procedures, development standards, and building codes to identify potential constraints. This analysis represented a comprehensive review of Jackson's regulatory requirements and their potential impact on reasonable accommodations for persons with disabilities.

The City's analysis included an evaluation of zoning standards, building code interpretation and enforcement, other regulatory standards, and permit processes for compliance with the State of California accessibility standards. The City determined whether these requirements are constraints to special housing accommodations for persons with disabilities (such as handicapped access within required set-backs or yards), whether Jackson facilitates alternative housing types with supportive services for persons with disabilities who cannot live independently and whether conditions for approval are reasonable.

The Lanterman Development Disabilities Act (Lanterman Act) is that part of California law that sets out rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local Zoning Codes by requiring the use of property for the care of 6 or fewer disabled persons to be classified as a residential use under zoning, subject only to the single family or multifamily permit processing requirements and standards applicable to housing of the same type.

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.

To ensure a 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. 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."

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 defines a residential care home as a dwelling and allows residential care homes in the same manner as a single family, multifamily, or other dwelling of the same type. There is no restriction as to minimum distances between residential care facilities.

The City implements the 2022 edition of the California Building Standards Code, including Chapter 11 of the California Building Code (CBC) which establishes accessibility requirements. The adopted CBC includes Chapter 11A which addresses the provisions for housing accessibility for people with disabilities; this chapter incorporates provisions from the ADA and specifies the number of the residential units in new multi-family construction, care facilities, SROs, and emergency shelters, that must be accessible or adaptable. Chapter 11B addresses the provisions for accessibility to public buildings, public accommodations, commercial buildings, and public housing for people with disabilities.

The universal design principles include visibility accommodations for interior features, hardware, and bathroom grab bars, as well as widened halls and doorways, no-step entrances, and sufficient bathroom features and floor space to accommodate wheelchairs. The City uses the Title 14, Land Buildings and Construction, and Title 17, Development Code, of the Municipal Code, and Title 24 of the CBC to ensure universal design principles are being considered for all new construction.

The City does not impose special permit procedures or requirements that could impede the construction or retrofitting of homes for accessibility or that would constrain affordable units, multifamily units, or other development types necessary to accommodate households with special needs. The City consistently applies the requirements of the Development Code to all residential projects and has not noted any impacts which suggest a constraint or limitation on the construction of housing units designed for persons with disabilities or persons with other housing needs. The City has received no complaints from local building contractors or lower-income and/or senior citizen housing advocates regarding any impacts on the construction or rehabilitation of housing for persons with physical disabilities created as a result of building codes.

The City does not impose special occupancy permit requirements or business licenses for the establishment or retrofitting of structures for residential uses serving persons with a disability.

The City enforces the development standards and building codes, which are minimum standards for health and safety. Planning staff works 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. While staff works with the public to address accommodation requests, the City has not adopted a reasonable accommodation program to ensure that requests for reasonable accommodation are addressed in compliance with ADA and fair housing laws. As this is considered a constraint, Program 17 in the Housing Plan will require the City to review and minimize potential constraints and adopt a reasonable accommodation program consistent with the HCD Reasonable Accommodation Model Ordinance.

Zoning and Land Use Provisions for a Range of Housing Types

State and federal housing laws encourage an inclusive living environment, where persons of all walks of life have the opportunity to find housing suited to their needs. As previously described, single family homes, multi-family homes, single room occupancies, residential care facilities, emergency shelters, transitional housing, supportive housing, caretaker and employee housing, accessory dwelling units, mobile/manufactured homes, and mobile home parks are accommodated by the City's Development Code. As discussed in Chapter IV, there are a number of sites in the City 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 Development Code does not have a restrictive definition of family; as previously identified a "family" is 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. Since Jackson does not require persons in a family to be related, this definition does not pose a constraint to the provisions of housing for persons with disabilities in those zoning districts which allow for residential uses or any type of household that is not a related family. Additionally, the Development Code does not establish specific site planning requirements for residential care facilities. Residential care facilities housed in single family or multifamily homes are subject to the relevant site planning requirements.

c. OTHER DEVELOPMENT PROVISIONS

DENSITY BONUS

California Government Code sections 65915 and 69517 facilitate the development of affordable housing to serve families of moderate, low, and very low incomes through density bonus and other incentives, including an 80% density bonus and 4 incentives or concessions for housing projects that contain 100% affordable units. State density bonus law also establishes limitations on parking requirements for affordable housing projects. The Development Code does not establish any procedures for implementing State density bonus law. Program 17 in the Housing Plan will update the Development Code to reflect the requirements of State density bonus law and to ensure projects requesting a density bonus are processed consistent with the requirements of State law.

AFFORDABLE HOUSING REQUIREMENT

Chapter 17.32 of the Development Code establishes affordable housing requirement, which requires all residential developments of 10 or more units to provide 10% of units (inclusionary units) affordable to lower income households, including 2.5% affordable to extremely low-income households, 2.5% affordable to very low-income households, and 5% affordable to lower income households. Inclusionary units 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. Projects must enter into an Inclusionary Housing Plan that specifies the location, income levels, mechanisms to ensure affordability for the required term, phasing, requested incentives, and other information necessary to evaluate the plan.

Inclusionary units must be comparable in infrastructure (including sewer, water and other utilities), construction quality, and exterior design to the Market-rate Residential Units. Inclusionary 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 inclusionary units need not provide more than three bedrooms.

All inclusionary units must be constructed and occupied concurrently with or prior to the construction and occupancy of market-rate units or development. in phased developments, inclusionary units may be constructed and occupied in proportion to the number of units in each phase of the residential development.

The City provides incentives for on-site construction of affordable units, including use of density bonus provisions to increase the density of a development, modified development standards to increase density, allowing mixed use zoning if such uses are compatible with existing or planned development in the area, 50% fee reduction of the City's Schedule of Charges for the portion

of the development providing inclusionary units and up to 75% fee reduction for extremely low income units, and, to the extent available, financial assistance in the form of loans or grants.

To provide an alternative to onsite construction, the City allows developers to propose off-site construction if the City Manager finds that there is a greater need in the area proposed for off-site construction than in the proposed development. The City Manager has the discretion to approve, conditionally approve, or reject any alternative proposed by a developer as part of the Affordable Housing Plan.

Inclusionary housing requirements are a common mechanism of cities and counties throughout the State to ensure that new development provides a share of affordable housing and to ensure that new affordable housing opportunities are integrated into all communities. Affordable housing requirements generally range from 5 to 20%. The City's affordable housing requirement is below the State average and is not anticipated to significantly constrain the production of housing. However, in the event on-site production of affordable units is not feasible for a project, the City's affordable housing requirement provides limited alternatives to on-site units and does not address the steps necessary for a project to demonstrate that it is infeasible to provide on-site units. Program 17 in the Housing Plan ensures that the Development Code is updated to allow additional alternatives to on-site production, including dedication of land, payment of in-lieu fees, and a reduced requirement to the extent that a development project demonstrates it is infeasible to meet the affordable housing requirement. Program 18 further ensures that the affordable housing requirement is reviewed every 5 years to ensure that it does not constrain housing production.

PLANNED DEVELOPMENT OVERLAY ZONE

Within the Development Code (Section 17.20.030), the Planned Development Overlay Zone (PD) classification provides a mechanism to allow flexibility in project design. The PD Overlay is intended to encourage planned developments with a mixture of land uses including different densities of residential units, professional office uses, commercial uses, and public and recreational uses. The PD overlay is applied to lands that are presently largely undeveloped where planned unit developments or neighborhood developments are encouraged. The PD overlay may be combined with any residential, commercial, manufacturing/industrial, or special purpose zoning district established by Section 17.06.020 (Zoning Districts Established). The PD overlay provides developers with flexibility in order to encourage a broader variety of housing types and densities, by allowing projects to implement modified development standards (e.g., reduced setbacks, parking, and lot sizes) and to allow land uses not otherwise allowed in the zoning district. Developers have the option of proceeding with standards in the base district, but the PD overlay provides an opportunity to deviate from established standards. The PD overlay requires development projects to receive Planning Commission approval of development plans that show how projects in these areas will conform to all general plan goals, policies, objectives and design guidelines. Some of the City of Jackson inventory sites have an approved PD overlay, where the PD provides for some flexibility. For example, the City has approved subdivisions with the PD overlay to deviate from the front yard setbacks and to only require sidewalks on one side of the street.

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 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, childcare availability, fire and police services, etc. and establish the number of housing units that should be available without over-burdening those resources. Additionally, the City Council establishes 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 and existing infrastructure.
- Protection of open space and oak woodlands.
- Contribute to the restoration and revitalization of downtown Jackson.

Once the Housing Equivalent Unit (HEU) 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. 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.

The Resource Constraints and Priority Allocation Ordinance HEU allocation process was suspended by the City Council in 2012. In 2019, the City Council determined that the Resource Constraints and Priority Allocation Ordinance HEU allocation process would continue to be suspended indefinitely.

STREAMLINED REVIEW AND OBJECTIVE DESIGN STANDARDS

California legislation has been adopted to address the housing shortage within the State, requiring a streamlined and ministerial process for specific residential developments. SB 35 (Government Code Section 65913.4), which went into effect on January 1, 2018, was part of a comprehensive package aimed at addressing the State's housing shortage and high costs. SB 35 requires the availability of a streamlined ministerial approval process for developments located in jurisdictions that have not yet made sufficient progress towards their required allocation of the regional housing need. For a project to be eligible for streamlining pursuant to SB 35, it must:

- Contain at least 2 multifamily units;
- Provide a specified level of affordability;
- Be located on an eligible site in an urbanized area or urban cluster;
- Comply with residential and mixed-use General Plan or Zoning provisions; and
- Comply with other requirements, such as locational and/or demolition restrictions.

A streamlined and ministerial review, per State legislation, requires projects to be reviewed against existing objective standards, rather than through a discretionary entitlement process, in specified timeframes. Residential development that is a permitted use by right is not required to go through a discretionary process. However, there is potential for multifamily projects with an affordable component to be eligible for the streamlining provisions of SB 35 that require a degree of discretionary review under current zoning requirements. The Development Code does not define or describe compatible or compatibility and thus such standards cannot be enforced through a streamlined ministerial process. Consistent with existing State Law, objective standards are those that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark.

While Jackson has not adopted objective zoning standards and design standards to allow eligible projects to be permitted through a streamlined ministerial review, Jackson has not received any applications for processing pursuant to SB 35. A streamlined and ministerial review removes multiple constraints to residential development including, financial, time, and environmental constraints. Program 17 in the Housing Plan provides for a streamlined, ministerial (by-right) approval process to be established for projects eligible for streamlined ministerial review under State law and objective standards will be developed to ensure that all eligible projects are reviewed in a consistent manner consistent with the requirements of State law.

AFFORDABLE HOUSING ORDINANCE

Chapter 17.32 requires all residential developments of 10 or more units to provide at least 10% of the total units as inclusionary units restricted for occupancy by extremely low (2.5%), very low (2.5%), and low (5%) income households. Inclusionary units must be comparable in infrastructure, construction quality, and exterior design to market rate units, but may be smaller in aggregate size and have different interior finishes and features. The inclusionary units must be constructed and occupied concurrently with or prior to the construction of market rate units and may be proportionate to market rate units in phased development. Rental units must be affordable for 55 years and owner units for 45 years. Developers may propose off-site construction as an alternative means of compliance. The Affordable Housing Ordinance provides incentives for rental and on-site housing, including density increase (20% over maximum), reductions in parking and setback requirements, and fee reductions (50% of City fees for very-low and low-income units and 75% for extremely low income units). Affordable, or inclusionary, housing requirements are common in California and generally range from 10% to 20%. While the 10% requirement is not anticipated to constrain housing development, the City could offer additional alternatives such as land dedication or payment of in-lieu fees for projects that demonstrate it is not feasible to provide the units on- or off-site. Further, the City could provide for exceptions from the requirement for projects that demonstrate that it is not financially feasible for the development to comply with the inclusionary requirement. Program 17 in the Housing Plan requires Chapter 17.32 to be revised to provide additional alternatives for compliance with the affordable housing requirement and to establish a process for projects to be exempted from all or a portion of the requirement upon demonstration that compliance would render the development infeasible.

SUBDIVISION ORDINANCE

The City's Subdivision Ordinance defines Jackson's official requirements governing the division of land into separate parcels for future development. The City's Subdivision Ordinance is patterned after the model version recommended by the State Office of Planning and Research and adheres to the requirements of the Subdivision Map Act. The requirement for adequate roads, lot size dimensions, provisions for water supply and sewage disposal and drainage improvements are among the key factors addressed in the Subdivision Ordinance. The Ordinance has proven valuable in sustaining a cohesive pattern of development with unified street standards that are coordinated with the existing City street network. These regulations ensure that residential building sites can exist in a safe environment to accommodate a wide range of residential building options desired by the public. Annual monitoring of the effectiveness of these regulations is achieved through input received from Jackson's Department of Community Services, including the Building Division, Planning Division, Public Works Division, and Jackson's fire protection districts.

SHORT-TERM RENTALS

Section 17.58.075 establishes the City's short-term rental ordinance, which is intended to protect the character of the City's residential and mixed-use neighborhoods by limiting and regulating short-term rental of dwelling units. This section requires that no person shall occupy, use, operate or manage, nor offer or negotiate to use, lease or rent, a dwelling unit for short-term rental occupancy unless issued a short-term rental permit or exempted.

BUILDING CODES AND ENFORCEMENT

Building Codes regulate the physical construction of dwellings and include plumbing, electrical, and mechanical divisions. The purpose of the Building Code and its enforcement is to protect the public from unsafe conditions associated with construction. The City adopted (see Title 14 of the Municipal Code) and enforces the 2019 California Building Code Standards (Title 24) for existing units, new construction, and residential rehabilitation. State law affords local government some flexibility when adopting the uniform codes; the building codes can be amended based on geographical, topological, or climate considerations. Further, State Housing law provides that local building departments can authorize the use of materials and construction methods other

than those specified in the uniform code if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the building codes.

Jackson has adopted and enforces the 2022 California Building Standards Code. The City has not adopted any amendments to the California Building Standards Code, meaning that the California Building Code, California Electric Code, California Plumbing Code, CalGreen, and other state building codes are applied uniformly in Jackson. As previously described, the adopted California Building Code includes Chapter 11A which addresses the provisions for housing accessibility for people with disabilities and Chapter 11B which addresses the provisions for accessibility to public buildings, public accommodations, commercial buildings, and public housing for people with disabilities. Enforcement in the City is complaint-driven and focuses on maintaining public health and safety. While addressing code requirements will result in a cost to the property owner to remedy the repairs, the City is not aware of any impact on lower income housing units or significant impacts to housing costs. Program 8 in the Housing Plan addresses connecting property owners and residents with emergency repair and rehabilitation resources to decrease the impact of any needed repairs on housing costs and to ensure lower income households in need of repair have access to resources for assistance.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT) AND RELATED CONSULTATION

Section 21082 of the Public Resources Code, referred to as the California Environmental Quality Act of 1970, or "CEQA" requires all projects subject to discretionary review to comply with State requirements, including the Public Resources Code and the CEQA Guidelines, pertaining to environmental review. Since there is uncertainty as to what specific environmental impacts a development might have, there is a lack of predictability of how long it can take to negotiate this process before a project can be approved by Jackson. In some instances, a project can be exempt from environmental review which has very little impact on the timing or costs of review. However, in other instances, where a project may be found to have a potential adverse impact on the environment, the environmental review process can take over a year to complete, undergoing thousands of dollars in environmental analysis, before it is ready to be approved.

2. FEES AND EXACTIONS

The City requires a number of permits and development fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new development. Although these fees are necessary to provide services necessary for health and safety and to meet State environmental mitigation requirements, they can have a substantial impact on the cost of housing, particularly affordable housing.

Residential development is assessed fees by Jackson and applicable school and fire protection districts to cover the costs of infrastructure improvements and maintenance, and the provision of services. The largest fees are related to sewer and water service, and reflect the cost of providing, improving and expanding these utilities. Fees are also charged to cover the costs of City staff's review and processing of applications and permits related to housing development. A number of the project's application fees are estimated upon project submittal and the developer pays a deposit covering the estimate. Actual staff time spent in the project is then deducted from the deposit amount and any unspent remainder is refunded.

Other types of exactions include land dedication, which may be required of residential development for right-of-ways or as an alternative to the park development fee, in addition to on-site improvements that are necessary for the public health, safety and welfare. On-site improvements may include water, sewer and other utility line extensions, street construction and traffic control device installations that are reasonably related to a project.

In 2019, Jackson released a revised master fee schedule updating a number of City Department fees, including Building Permit Fees, Planning Fees, and Public Works and Engineering Fees . Table III-J-7 details Jackson's current planning processing fees for project entitlements based on the level of approval required. The fees in Table II-J-7 represents the total anticipated cost from the Planning, Public Works, and Environmental Health Divisions to process the entitlement. One or more of the entitlements would be required to process a residential project and a building permit is required for each residential structure.

Table III-J-7. Development Project – Planning Entitlement Fees	
Fee Title	**Fee[1]**
Development Participation Charges	
Encroachment Permit	$40.00 plus 4% of estimated cost of work
Demolition	$40.00 plus 4% of estimated cost of work
Tentative Map	$500 plus 10.00/lot deposit + direct costs
Final parcel Map	$500 plus 20.00/lot deposit + direct costs
Final Subdivision Map	$500 plus 10.00/lot deposit + direct costs
Map Modification	$500 deposit + direct costs
Boundary Line Adjustment	$500 deposit + direct costs
Site Development Plan (Non-residential and multi-low residential)	$75.00 + 2% of construction cost (estimated)
Site Development Plan (Individual house/plot plan)	$50.00 + $25.00 each time after 2nd day submittal
Improvement Plan	2% of estimated construction costs with $100 minimum
Mining Use Permit	$1,500 / deposit + direct costs
Rezoning/Pre-zoning	$250 / deposit + direct costs
Variance	$250 / deposit + direct costs
General Plan Amendment	$500 / deposit + direct costs
PD Amendment	$250 / deposit + direct costs
Appeal	$200
California Environmental Quality Act (CEQA) Review	
Exemption	$50.00
Initial Study / (Mitigated) Negative Declaration	$300.00 / deposit + direct costs
Environmental Impact Report	$500 / deposit + direct costs
Source: City of Jackson, Schedule of Charges for Special Service Fees, September 1, 2021.	

In addition to entitlement fees, residential fees are also subject to development impact fees. Table III-J-8 illustrates the City's adopted Impact Fees for residential development.

Table III-J-8. Estimated Fees for Typical Single- and Multi-Family Units					
Housing Type	**Essential Services**	**Wastewater**	**Water**	**Parkland Dedication In-Lieu Fees**	**Local Traffic**
Single-Family Unit[1]	$2,8390	$7,262	$2,101	$1,641	$3,465
Multi-family Unit[2]	$2,705	$6,826	$1,975	$1,634	$2,495
Source: City of Jackson, Schedule of Local Development Impact Fees, September 1, 2021. 1. *Typical single-family unit estimated at 1,600 square feet.* 2. *Typical multi-family unit of 900 square feet.*					

Table III-J-9 compares the estimated total City fees, including planning, building, engineering, and development impact fees for a single-family unit and multi-family unit. Additionally, the calculations assume that the single-family residential homes average 1,750 square feet while the multifamily development averages 925 square feet per unit. Residential projects in Jackson would be required to pay fees ranging from approximately $60,068 for a single-family unit (built on an existing lot), $65,025 per unit in a single family 50-unit subdivision, and $41,251 per unit in a 48-unit multifamily subdivision.

Table III-J-9. Total Fees for Typical Single- and Multi-Family Units			
Development Assumptions			
Development Type	**Single Family unit**	**Single Family Subdivision**	**Multifamily Project**
Number of Units	1	50	48

Square Feet per Unit			1,750	1,750	925
Estimated Construction Cost			$262,500.00	$13,125,000.00	$6,937,500.00
Residential Valuation			$200,834.40	$10,041,720.00	$5,908,000.00
Total Square Feet			1,750	70,000	46,250
Planning and Engineering Entitlement Fees					
Site Development Plan			$75.00	$200,075.00	$150,075.00
Tentative Map			$0.00	$0.00	$0.00
Final Map			$0.00	$1,500.00	$0.00
CEQA			$0.00	$50,000.00	$25,000.00
Subtotal Planning and Engineering Entitlement Fees			*$75.00*	*$251,575.00*	*$175,075.00*
Building Permit Fees					
CA Building Standards Fee			$8.03	$401.67	$236.32
Electrical, Mechanical, Plumbing			$73.37	$3,668.50	$11,514.80
Building Permit Fees			$4,418.36	$220,917.84	$129,976.00
Plan Check			$54.00	$2,700.00	$2,592.00
Strong Motion Fee			$26.11	$1,305.42	$768.04
Subtotal Building Permit Fees			*$4,579.87*	*$228,993.43*	*$145,087.16*
Development Impact Fees					
City Impact Fees	**Single Family Unit**	**Multifamily Unit**	**Single Family unit**	**Single Family Subdivision**	**Multifamily Project**
City Impact Fees					
Essential Services	$2,832.91	$2,705.00	$2,832.91	$141,646.00	$129,840.00
Wastewater	$7,262.00	$6,826.00	$7,262.00	$363,100.00	$327,648.00
Water	$2,101.00	$1,975.00	$2,101.00	$105,050.00	$94,800.00
Parkland Dedication In-Lieu	$1,641.00	$1,634.00	$1,641.00	$82,050.00	$78,432.00
Local Traffic	$3,465.00	$2,495.00	$3,465.00	$173,250.00	$119,760.00
Subtotal City Impact Fees			*$417,301.91*	*$865,095.50.00*	*$750,480.00*
Other Agency Impact Fees					
School Fees (s.f.)	$4.08	$4.08	$7,140.00	$357,000.00	$188,700.00
Amador Water Agency (meter size)	$23,800.00	$380,305.00	$23,800.00	$1,190,000.00	$380,305.00
County Regional Traffic Impact Fee (unit)	$3,878.00	$3,878.00	$3,878.00	$193,900.00	$186,144.00
County Recreation Agency Park Impact Fee (unit)	$3,293.00	$3,085.00	$3,293.00	$164,650.00	$154,250.00
Subtotal Other Agency Impact Fees			*$38,111.00*	*$1,905,550.00*	*$909,399.00*
TOTAL FEES			$60,067.78	$3,251,213.93	$1,980,041.16
TOTAL FEES PER UNIT			$60,067.78	$65,024.48	$41,250.86

Table III-J-10 identifies the typical fees that would be collected for the development of single-family and multi-family projects in the region, based on the fees for each jurisdiction as calculated in its respective section of this Background Report. Jackson's fees are comparable to the mid-range fees of jurisdictions in the County.

While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, these requirements are deemed necessary to provide City facilities and services and regional services necessary for health, safety, and quality of life desired by residents. The City also recognizes that developers can not as easily pass the cost of fees, as well as other costs, to the buyer or future homeowner when providing deed-restricted housing that is affordable to lower and moderate income households. Program 9 in the Housing Plan ensures the City promotes and offers incentives to developers, such as such as reduced or deferred development fees, in exchange for a commitment to provide affordable or special needs housing.

Table III-J-10. Estimated Fees Compared to Regional Jurisdictions

Jurisdiction	Single-Family Unit 1,750 s.f.	Single Family Unit – 50-unit subdivision, 1,750 s.f. average size	Multi-Family Unit – 48-unit apartment, 925 s.f. average size
Unincorporated Amador County[1]	$50,879.01	$50,057.97	$26,887.06
City of Amador City[2]	$41,464.61	$41,545.05	$21,336.45
City of Ione[3]	$58,559.27	$63,357.78	$40,567.57
City of Jackson	$60,067.78	$65,024.28	$41,250.86
City of Plymouth[4]	$81,369.27	$81,362.00	$50,662.54
City of Sutter Creek[5]	$71,769.15	$71,191.88	$45,830.28

Source:
1. Amador County Fee Schedule, Amador County Single Family Unit Example Fee Calculation; De Novo Planning Group
2. City of Amador Fee Schedule; De Novo Planning Group
3. City of Ione Fee Schedule; De Novo Planning Group
4. City of Plymouth Fee Schedule; De Novo Planning Group
5. City of Sutter Creek Fee Schedule; De Novo Planning Group

3. PROCESSING AND PERMIT PROCEDURES

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 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. Table III-J-10 identifies the typical processing times for the City's development approvals and permits.

Table III-J-10. Application Processing Times

Type of Approval or Permit	Review Body	Typical Processing Time
Building Permit	Staff	2–4 Weeks
Site Plan Review	Staff	2–4 Weeks
Development Permit	Planning Commission	2-3 Months
Tentative Parcel Map	Planning Commission	3-4 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
Conditional Use Permit	Planning Commission	2–4 Months
Variance/Exception	Planning Commission	2-3 Months
Negative Declaration	Planning Commission and/or City Council	2–4 Months
Environmental Impact Report	Planning Commission and/or City Council	9 –12 Months
Rezone/General Plan Amendment	City Council with Planning Commission Recommendation	4 –6 Months
Source: City of Jackson, 2021		

Table III-J-13. Processing Procedures by Project Type

Type of Approval or Permit	Single-Family Unit	Subdivision	Multi-Family
Approval Requirements	• Building permit review • Zoning Clearance • CEQA Exemption	• Tentative/final subdivision map • Site Development Plan/Architectural Design Review • CEQA – anticipate Initial Study/Mitigated Negative Declaration • Building permit review/Zoning clearance	• Site Development Plan/Architectural Design Review • CEQA – anticipate Initial Study/Mitigated Negative Declaration or exemption if eligible affordable or infill project • Building permit review/zoning clearance
Processing Time	5-15 days (no design review) 30-90 days (design review)	6 – 12 months	3 – 4 months 6-8 months if Mitigated Negative Declaration required
Source: City of Jackson, 2022			

PROCESSING PROCEDURES

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. Review of residential projects typically involves the determination of conformance with the City's General Plan, Zoning requirements, site improvement standards, development standards and design guidelines, and environmental compliance in accordance with CEQA and CEQA Guidelines. The time frames for these processes are largely dictated by state planning law and CEQA; the time period necessary for environmental review may vary substantially depending on whether an Environmental Impact Report, a Mitigated Negative Declaration, or a Categorical Exemption is required. The project is also reviewed to determine if the type and amount of residential development is consistent with the zoning for the site; otherwise, a zoning change would be required. The permitting and review process for all project types in Jackson includes:

- An optional pre-application review meeting (to identify issues early on, thereby expediting application processing).

- Submittal of the application.
- Review for completeness by the City Departments.
- A letter to the applicant specifying in detail what additional information is needed to complete the application—this would include information about the project and environmental background reports, if applicable (traffic and noise studies, soils reports, etc.).
- Internal review of all application materials, site plan, maps, and design by Planning staff, City Engineer, and Building Inspector.
- Additional meetings (phone and/or in person) with the applicant, if necessary.
- Public hearing by the Planning Commission or City Council for review and approval due to the type of permit required, if necessary.

Building Permit

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 City Building/Engineering and then the application is sent to City Planning to ensure that the development conforms to the required standards for that district. City Building/Engineering then issues the permit to the developer. This process takes approximately 5 to 10 days for a single-family unit.

Site Plan Review

Smaller single family and multifamily developments of 10 units or less, 7,500 square feet or less, or 26,000 s.f. or less of site disturbance require a Site Plan Review which takes approximately 2 to 4 weeks and building permit review which takes an additional 5 to 25 days. The Site Plan Review process is performed by the Site Plan Review Committee, comprised of the City Planner, City Engineer, and City Building Inspector. The Site Plan Review Committee meets every Thursday, when site plans are submitted for review. Site Plan Review is a ministerial process that does not require a public hearing. A Site Plan Review must be approved if the following findings are made:

A. The proposed development is:

   1. An allowed use within the applicable zoning district, and complies with all applicable provisions of this Title, the Development Code, and the Standard Specifications; and

   2. Consistent with the General Plan, and any Specific or Master Plan.

B. The Site Plan is in compliance with the requirements of the California Environmental Quality Act (CEQA); and

C. There are adequate provisions for public and emergency vehicle access, pedestrian access, fire protection, sanitation, water, drainage, erosion control, and public utilities to ensure that the proposed development would not be detrimental to public health and safety. Adequate provisions shall mean that distribution and collection facilities and other infrastructure are installed at the time of development and in operation prior to occupancy of buildings and the land, and all development fees have been paid prior to occupancy of buildings and the land.

The Site Plan Review Committee may impose conditions to protect the surrounding neighborhood and the public health, safety, and welfare consistent with the standards established by the General Plan and Development Code. Conditions and requirements beyond the standards specified by the General Plan and Development Code cannot be imposed as part of Site Plan Review as it is not a discretionary process. The entire process for a small single family or multi-family development takes up to one month and does not constrain the development of housing.

Development Permits

A development permit is required for uses permitted within a zoning district that are more than 10 units or 7,500 s.f. of development or require more than 26,000 s.f. of site disturbance. A development permit requires review of a site plan to verify compliance with all applicable development standards, any applicable design guidelines, and the requirements of City

departments. Development permits are reviewed by the Planning Commission, require a public hearing, and require the following findings to be made:

A. The proposed development is:

1. Allowed by Article II within the applicable zoning district with the approval of a Development Permit, and complies with all applicable provisions of this Development Code, the Municipal Code, and the Public Improvement and Engineering Standards; and

2. Consistent with the General Plan, and any applicable Specific Plan.

B. The proposed development is consistent with the design guidelines, achieves the overall design objectives of the design guidelines, and would not impair the design and architectural integrity and character of the surrounding neighborhood;

C. The Development Permit approval is in compliance with the requirements of CEQA and there would be no potential significant adverse effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless a Statement of Overriding Considerations is adopted; and

D. There are adequate provisions for public and emergency vehicle access, fire protection, sanitation, water, and public utilities and services to ensure that the proposed development would not be detrimental to public health and safety. Adequate provisions shall mean that distribution and collection facilities and other infrastructure are installed at the time of development and in operation prior to occupancy of buildings and the land, and all development fees have been paid prior to occupancy of buildings and the land;

E. The subject site is:

1. Physically suitable for the type and density/intensity of development being proposed;

2. Adequate in size and shape to accommodate the use and all fences and walls, landscaping, loading, parking, yards, and other features required by this Development Code; and

3. Served by streets adequate in width and pavement type to carry the quantity and type of traffic generated by the proposed development.

F. The proposed development is consistent with all applicable regulations of the Amador County Department of Environmental Health and the City of Jackson Fire Department for the transport, use, and disposal of hazardous materials.

In approving a Development Permit, the Planning Commission may impose specific development conditions relating to the construction (both on- and off-site improvements), establishment, maintenance, location, and operation of the proposed activity, as it finds are reasonable and necessary to ensure that the approval will be in compliance with the above-findings. While the Development Permit findings reference design guidelines, these refer to the City's Architectural Regulations, which are described below.

Design Guidelines/Architectural Regulations

The City's Architectural Regulations apply to all new and redevelopment projects. The Architectural Regulations include objectives that must be met, including keeping development simple, keeping development in scale for the City, respecting all historic resources, making new development compatible with its existing context, and using all applicable design standards.

Site planning standards are established in Chapter 17.30 for all projects that address:

1. Considering adjacent development, including land uses, site organization, and architectural character of neighboring uses, existing natural features, views, privacy and solar access, links to adjacent development, and use of construction/restoration materials.

2. Building and parking location, including the general placement of buildings and parking inconsideration of protection of views and natural features, the relationship of multiple buildings in a single project, open space areas, pedestrian walkways, off-site views/solar access, building on slopes, parking facilities, and fence and wall design, include requirements for multifamily residential uses.

3. Landscaping, including use of landscaping to define outdoor spaces and to screen parking, loading, storage, and equipment areas, use of on-site pedestrian amenities, and compliance with Development Code requirements for landscaping.

4. Solar exposure and orientation, including accommodating solar designs, orienting to maximize solar access, and ensuring solar panels and skylights are unobtrusive.

5. On-site lighting, including compliance with Development Code lighting standards, hierarchy of lighting fixtures, use of exterior lighting to accent architecture, and lighting in parking areas.

6. Screening to separate protect and separate uses and to decrease adverse noise, wind, or visual impacts, and to provide privacy.

7. Location of refuse, storage, and equipment areas.

Architectural standards are also established in Chapter 17.24 to ensure project architecture is consistent with Jackson's context and the Mother Lode character of the community and area. The Section on Mother Lode Style provides photos of buildings that demonstrate various concepts identified in the Regulations.

Design Standards for Historic Residential areas are established that address compatibility of materials, building design, exterior spaces, fences, and garages and outbuildings with historic structures and the neighborhood. This chapter describes the historic styles in Jackson, including the National and Shotgun, Greek Revival, Victorian and Queen Anne, and Craftsman/California Bungalow architectural styles, and provides examples of single-family homes constructed in those styles.

Design Standards for Single Family Residential Construction and Remodels are applicable to single family development throughout the City's non-historic areas. This chapter encourages compatibility of building size, scale, proportion, and style with neighboring buildings and encourages conservation of natural resources through building method and materials choices. Standards for new construction address consistency with the Mother Lode context and ensure front yards, building scale, building heights, roof forms, garages, and outbuildings are similar to the neighborhood. Additions to structures are required to be compatible and in context with the general scale, proportion, massing, and detailing as the original structure.

Design Standards for New Subdivisions address the architectural styles to be employed, building design orientation, and layout, exterior architectural treatments, building massing, scale, and proportion, garages and driveways, projections and bays, roof form, windows and doors, and materials and features.

Specific requirements are also established for a range of uses, which include multifamily development. Multifamily residential standards address:

1. Site organization, including clustering of units, orientation of living spaces to one another to maximize privacy and to create common open areas.

2. Building design, indicating that no specific architectural style is proposed for multi-family clustered residential structures and providing requirements for the form and massing of buildings, inclusion of architectural features (balconies, porches, arcades, dormers, and cross gables, access to stairways and elevators, and ensuring support structures are consistent with the rest of the complex.

3. Parking and circulation, including the project entry, principal vehicle access, and standards for parking driveways, courts, and garages.

4. Open space areas, including taking advantage of sunlight, sheltering open space from noise and traffic of adjacent streets and other incompatible uses, conveniently locating common open space areas, and ensuring visibility of children's play areas.

While the Architectural Regulations include definitions for some of the terminology, many of the standards are subjective, with language like "should" and "encourage" and "may" and do not include specific, quantitative requirements. While the Regulations include pictures of buildings that are consistent with some of the terms and concepts used in the Regulations, the accompanying text does not always identify what components of the buildings are used to determine consistency. For example, there are pictures of buildings that are "compatible" with the surrounding neighborhood, but the text does not identify the features or characteristics of the buildings that have resulted in compatibility. There are also conflicts within the Regulations; for example, Chapters 3 and 4 indicate that the Mother Lode Style is required for residential buildings while Chapter 9 indicates that no specific style is proposed for multifamily buildings. This makes it difficult to ensure that the Regulations are applied consistently and may pose a constraint to development projects by not providing certainty in interpreting and applying the Regulations. Program 17 in the Housing Plan ensures that the Architectural Regulations will be updated to provide objective standards for residential uses and to define subjective terms.

Subdivision Maps

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 120 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 of the CEQA document is no less than 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. Jackson 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.

Historic 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 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 Historic Design Review.

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 17.20.060 (Historic Corridor (HC) Overlay) in order to provide guidance to applicants seeking to comply with the requirements of Historic Design Review.

Use Permit Process

According to Chapter 17.76 of the Development Code, the purpose of a use permit establishes procedures which are required by Article IV (Zoning Districts and Allowable Land Uses) for land use activities which may be desirable in the applicable zoning district and compatible with adjacent land uses, but whose effects on site and surroundings cannot be determined before being proposed for a particular location. The review process begins with the evaluation of the proposed use/construction to determine if the activity should be allowed on the subject site. The process includes the review of the design, location, and potential impact(s) of the proposed use/construction by comparing it to established development standards and design guidelines.

Following a public hearing, the Site Plan Review Committee (Minor Use Permit) or Planning Commission (Use Permit), as applicable, shall record the decision in writing with the findings upon which the decision is based. The Site Plan Review Committee may refer the application to the Planning Commission for review and decision. The Site Plan Review Committee or Planning Commission may approve a Use Permit application, with or without conditions, only if all of the following findings can be made:

1. The proposed development is:
    a) Allowed by Article II (Zoning Districts and Allowable Land Uses) within the applicable zoning district with the approval of a Use Permit and complies with all other applicable provisions of this Development Code, the Municipal Code, and the Public Improvement and Engineering Standards; and
    b) Consistent with the General Plan and any applicable Specific Plan.
2. The proposed development is consistent with the design guidelines, achieves the overall design objectives of the design guidelines, and would not impair the design and architectural integrity and character of the surrounding neighborhood;
3. The Use Permit approval is in compliance with the requirements of the California Environmental Quality Act (CEQA) and there would be no potential significant adverse effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless a Statement of Overriding Considerations is adopted;

4. The design, location, size, and operating characteristics of the proposed development would be compatible with the existing and future land uses in the vicinity;
5. Granting the Use Permit would not be detrimental to the public health, safety, or welfare of the City, or injurious to the property or improvements in the vicinity and zoning district in which the property is located;
6. The site for the proposed use is:
    c) Physically suitable for the type and density/intensity of development being proposed;
    d) Adequate in size and shape to accommodate the use and all fences and walls, landscaping, loading, parking, yards, and other features required by this Development Code; and
    e) Served by streets adequate in width and pavement type to carry the quantity and type of traffic generated by the proposed development.
7. There are adequate provisions for public and emergency vehicle access, fire protection, sanitation, water, and public utilities and services to ensure that the proposed development would not be detrimental to public health and safety. Adequate provisions shall mean that distribution and collection facilities and other infrastructure are installed at the time of development and in operation prior to occupancy of buildings and the land, and all development fees have been paid prior to occupancy of buildings and the land.
8. The proposed development is consistent with all applicable regulations of the Amador County Department of Environmental Health and the City of Jackson Fire Department for the transport, use, and disposal of hazardous materials.

All residential sites included in the Inventory of Residential Sites in Chapter IV allow development to accommodate the Regional Housing Needs Allocation (RHNA) without a Use Permit. Further, the variety of housing types described earlier in this chapter are all allowed in multiple zoning districts without a Use Permit, so the Use Permit requirement is not anticipated to constrain the development or rehabilitation of housing.

4. TRANSPARENCY

Government Code Section 65940.1 requires Jackson to make the following available on its website:

- A current schedule of fees, exactions, and affordability requirements applicable to a proposed housing development project, presented in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel and the fees that apply to each new water and sewer utility connection.
- All zoning ordinances and development standards adopted by the city presenting the information, which shall specify the zoning, design, and development standards that apply to each parcel.
- The list(s) that specify in detail the information that will be required from any applicant for a development project, pursuant to Government Code Section 65940.
- The current and five previous annual fee reports or the current and five previous annual financial reports, that were required pursuant to subdivision (b) of Section 66006 and subdivision (d) of Section 66013.
- An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by the city on or after January 1, 2018.

To provide financial transparency, the City of Jackson also provides current budget and rate information, including the archived City budget and Comprehensive Annual Financial Report of the previous four years to the current recommended budget and previous fiscal year's comprehensive annual financial report. The City's current fee schedules, development application and permit forms, General Plan, including all its Community Plans, General/Specific Plans, or Area Plans for the City, Zoning Map, a link to the Zoning Ordinance, and other applicable planning-related documents are also available on its website to assist interested parties in understanding the fees and requirements associated with development of a parcel (or parcels). However, the City does not have the five previous annual fee reports or the archive of impact fee nexus studies, cost of service studies, or equivalent, conducted

on or after January 1, 2018 available on its website. Program 17 in the Housing Plan ensures that the City will provide fiscal information on its website pursuant to Government Code Section 65940.1.

CHAPTER IV. INVENTORY OF RESIDENTIAL SITES – JACKSON

This section of the Jackson Annex describes sites available for housing development in Jackson.

A. AVAILABILITY OF SITES FOR HOUSING

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the regional housing need, including housing to accommodate the needs of all household income levels.

This section documents the availability of sites for future residential development and the adequacy of these sites to accommodate Jackson's 6th Cycle RHNA. In addition to assessing the quantity of land available to accommodate the City's total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs. Jackson will fulfill its share of regional housing needs using a combination of the methods below, as further described in this section:

- Units constructed/permitted during the 6th Cycle RHNA projection period in 2019 through 2021
- Residential projects with development entitlements with anticipated development post January 1, 2022
- Sites with zoning in place
    - Vacant and underutilized sites with a proposed project
    - Vacant sites with zoning in place (RR, SR, SC, VC, and VC-HDO zoned sites):
        - Residential sites (RS, RL, RSF, RD, RM, and RH) are assumed to develop at 75% of capacity,
        - Mixed use (C) sites are assumed to develop with residential uses at 50% of capacity, and
        - Realistic capacity assumptions anticipate up to 20% of a residential site may accommodate infrastructure and right-of-way consistent with approved and built densities shown in Table III-18.

Table IV-J-1 summarizes the residential unit potential from the above methods and provides a comparison with Jackson's RHNA and inventory parcels are shown on Figure Jackson-1. Parcel-specific site inventories are included in Attachment A.

Table IV-J-1: Comparison of RHNA to Inventory of Sites and Approved Projects

Category	Maximum Density	Acres	Realistic Capacity				
			Very Low	Low	Moderate	Above Moderate	Total
2021-2029 RHNA (Table II-39)			27	23	24	64	138
Units Constructed/Permitted in 6th Cycle RHNA Projection Period (2019 – 2021)[1]			0	0	0	77	49
NET REMAINING RHNA			27	23	24	0 (13 excess units)	89
Approved and Pending Projects							
Approved Projects		12.5	0	0	0	~~61~~67	~~61~~67
Pending Projects		16.2	0	0	~~121~~23	~~121~~37	~~242~~60
Subtotal Projects		28.7	0	0	~~121~~23	~~182~~104	~~303~~127
Inventory of Residential Sites (All Vacant) by Zoning District							

Table IV-J-1: Comparison of RHNA to Inventory of Sites and Approved Projects

Category	Maximum Density	Acres	Realistic Capacity				
			Very Low	Low	Moderate	Above Moderate	Total
Residential Suburban (RS)	1	156.3	0	0	0	116	116
Residential Low Density (RL)	2	0.4	0	0	0	1	1
Residential Single Family (RSF)	5.4	53.95	0	0	0	208	208
Residential Duplex (RD)	10.9	1.8	0	0	13	0	13
Residential Medium Density (RM)	14.5	4.0	0	0	42	0	42
Residential High Density (RH)	21.8	3.2	25	17	7	0	49
Commercial	34.8	23.9	237	158	16	0	411
Subtotal Vacant Sites		245.3	262	176	78	325	840
Total Capacity (Inventory plus Approved/Pending Projects)							
TOTAL CAPACITY			262	175	~~199~~101	~~507~~429	~~1,143~~967
Shortfall			-	-	-	-	
Excess Capacity			235	152	~~175~~77	~~520~~365	

[1]HCD APR Table A2, California Open Data Portal, Accessed 10/14/2022
Source: Jackson, 2022; Amador County Assessor Data, 2021; De Novo Planning Group, 2022

As shown in Table IV-J-1, Jackson has a total realistic capacity for ~~1,143~~967 units, with an excess capacity of 235 very low, 152 low, ~~175~~ 77 moderate and ~~520~~ 365 above moderate income units to accommodate the RHNA.

A. REALISTIC CAPACITY AND AFFORDABILITY

To evaluate the adequacy of the sites identified to address the affordability levels established by the RHNA, State law (Government Code Section 65583.2(c)(3)) provides for the use of "default densities" to assess affordability. Based on its population and location within Amador County, Jackson falls within the default density of at least 15 units per acre for providing sites affordable to very low and low income households.

All identified developable land designated for residential use (all residential land use designations in the General Plan) is considered available for residential development; however, large sites that are not proximate to roadways and existing/planned water and sewer infrastructure are not included in the 6th Cycle inventory as such sites are more likely to develop in the 7th or future cycles. Additionally, land within the commercial zoning districts is also considered available for residential development as the Development Code permits residential uses on these sites, does not have a maximum allowed density, and does not require a non-residential component. All sites included in the inventory are vacant.

Realistic capacity was calculated at 75% of maximum density for residential zoning districts and 50% of maximum density for commercial and mixed use districts that allow residential development. The realistic capacity assumptions anticipate that residential sites may be reduced by up to 20% to provide for infrastructure and that mixed use sites may be reduced by up to 50% to accommodate non-residential uses and infrastructure. However, it is noted that affordable projects typically develop at the upper end of the density range or with a density bonus, so it is likely that very low and low income developments on these sites will yield a higher amount of units than reflected in the inventory. The City's development trends support use of vacant C sites to accommodate the RHNA. During the 5th Cycle to the present, there have only been two projects proposed on C sites, including the entitled Park View residential project (0.7-acre C site) and an approved drive-through project (0.16-acre C site). This trend in the City supports the assumption that up to 50% of C sites would be developed with residential uses. To further ensure that adequate mixed use sites are designated to accommodate the RHNA, Program 3 of the Housing Plan requires the City to update the Development Code to require a minimum of 50% residential uses allowed as a permitted use on at least one of the

Commercial sites in the inventory that is a minimum of 1.5 acres in size which will accommodate 18 units and ensure adequate capacity for the City's RHNA for very low and low income units when considered in conjunction with the RH sites.

Sites suitable for very low and low income households are sites that are RH and Commercial zones, sized from 0.5 to 10 acres, based on Government Code Section 65583.2(c)(2). Lower income sites are assumed to develop with 60% very low and 40% low income units as the majority of lower income projects receive tax credits and other subsidies typically emphasize very low income units and have a majority of units affordable to very low income households. In order to encourage efficient use of land, affordable housing, and development at the upper end of the permitted densities, Program 17 in the Housing Plan requires zoning districts identified to accommodate the very low and low income need to develop at 75% or more of the permitted density with certain exceptions.

Sites suitable for moderate income households can be provided at 10 or more units per acre (RD and RM districts). The City has used these default density thresholds as a guide in allocating its sites inventory by income category, as presented in Table IV-J-1 and detailed by site in Attachment A.

B. PROJECTS WITH ENTITLEMENTS

The City has 1 project with development entitlements that are anticipated to be permitted and occupied during the 6th Cycle and will contribute towards addressing its 6th Cycle RHNA, as described below:

- **Jackson View** – APNs 044-470-038, ~~61~~67-unit single family subdivision, above moderate. ~~The~~ 61 of these units have been completed or are under construction~~majority of these units have been completed~~ during the 6th Cycle. ~~, with 6 units remaining to be built.~~In September 2024, a subdivision map for an additional phase of 6 lots was approved. Based on the pace of development of this subdivision during the 5th Cycle, the City anticipates completion of these lots during the 6th Cycle.

C. PENDING PROJECT

The City has 3 pending residential projects that are anticipated to be entitled and under development during the 6th Cycle and contribute toward addressing its 6th Cycle RHNA, as summarized below. Affordability of units is based on market sales and rent prices of recent developments, including those addressed in the City's 5th Cycle APR, and the timing of units is based on developer interest. Market-rate development of moderate and above moderate units during the 5th Cycle yielded 39% moderate and 61% above moderate income units based on the HCD Housing Element Implementation and APR Dashboard for the 5th Cycle; this breakdown is applied to market rate units during the 6th Cycle. This is reinforced by the market rental data provided in the Background Report, which included information regarding market rental rates (see p. 35) – of the 26 rentals, 233 were affordable to Moderate income households and only 3 were affordable to Above Moderate or higher incomes, demonstrating that market rents are generally affordable to moderate income households in Amador County. Additional information regarding each site is provided in Appendix A. These projects are all going through the development review process and the City is not aware of any impediments to development during the 6th Cycle or any past dropout rates of development projects that would reduce the likelihood of these projects to develop. In order to reflect the potential for the projects to develop in multiple phases, which has occurred with other large projects in the City, 25% of development is assumed to occur in the 6th Cycle.

- **Tunnel Hill** –APN 020-420-031, 200 multi-family units (anticipated rents are 78 moderate/122 above moderate total units; 19 moderate and 30 above moderate projected for the 6th Cycle) proposed on a 7.9-acre site zoned RH.
- **Sun View**–APN 044-090-038, 30 multi-family units (anticipated rents are 12 moderate/18 above moderate total units; 3 moderate and 5 above moderate projected for the 6th Cycle) proposed on a 1.6-acre site zoned RM.
- **Park View** –APN 020-171-014, 12 multi-family units (anticipated rents are 5 moderate/7 above moderate total units; 1 moderate and 2 above moderate projected for the 6th Cycle - due to the smaller size of this project it is anticipated the entire project would be completed during the 6th Cycle but only 3 of the units are projected in order to have conservative assumptions) proposed on a 0.7-acre site zoned C.

D. SIZE OF SITES

As shown in Table IV-J-2, the City has vacant sites in a range of sizes. Sites available for single-family development appropriate for above moderate income households range from small lots of less than 0.4 acres in existing and approved subdivisions to infill lots over acres in size. Vacant lots for moderate income households accommodate higher density single-family (e.g., townhomes, attached single-family, and cluster housing) and medium/high density multi-family units, primarily in the RD and RM zones on lots of any size and in the RH and C zones on lots of less than 0.5 acre and lots larger than 10 acres. Vacant lots for lower income housing include lots that are 0.5 to 10 acres in size in the RH zone (2 lots) and in the C zone (8 lots).

Table IV-J-2: Vacant and Underdeveloped Parcels by Size

Zoning District	<0.25	<0.5	<1	<2.5	<5	<10	>10	Total Parcel
Approved and Pending Projects								
RSF	-	-	-	-	-	-	1	1
RM	-	-	-	1	-	-	-	1
RH	-	-	-	-	-	1	-	1
C	-	-	1	-	-	-	-	1
Vacant Sites								
RS	--	--	--	1	1	--	2	4
RSF	22	31	11	2	1	1	1	69
RL	--	1	--	--	--	--	--	1
RD	3	2	1	1	--	--	--	7
RM	2	3	--	1	--	--	--	6
RH	3	--	1	1	--	--	--	5
C	1	2	3	1	2	2	--	11
Subtotal Vacant	*31*	*39*	*17*	*8*	*4*	*5*	*4*	*108*

V. AFFIRMATIVELY FURTHERING FAIR HOUSING ISSUES AND HOUSING SITES – JACKSON

This section summarizes the AFFH issues in Jackson in the context of the inventory of sites AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of improving segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. The Annex for Jackson identifies its inventory of sites with approved and pending projects and vacant sites that can accommodate the RHNA during the 6th Cycle. Countywide site inventory and regional issues, including but not limited to, historical conditions in the region, development patterns, travel routes, integration and segregation patterns and trends, opportunities and conditions related to economic, environmental, transportation, and education conditions, disproportionate housing needs, and displacement, are discussed in the AFFH chapter of the Background Report.

LOCAL KNOWLEDGE

Based on local knowledge and data, no location-specific AFFH issues were identified that would be affected by the inventory of sites. The primary AFFH needs identified were for fair housing education and enforcement to assist residents, landlords, and property managers in understanding and complying with fair housing laws and the need for additional affordable housing to increase housing choice and mobility and to improve access to opportunities and services.

Input from City staff indicated that there are no areas known to the City with significant or disparate concentrations of protected classes (race, ethnicity, disability, age, familial status, or income), apart from those areas identified through Census and American Community Survey data. The City has not received any reasonable accommodations requests.

With Highway 49 running north-south through Jackson and Highway 88 running east-west, the City's Downtown area developed around the crossroads of these two regional routes. In addition to the presence of two regional transportation routes, Jackson's history as a regional center during the Gold Rush spurred its early growth and development. Multiple gold mines were located in the Jackson area, including the Kennedy, Zeile, and Argonaut.

In 1851, Jackson became the County seat of Calaveras. A U.S. mail stage delivery stop and post office came to Jackson in 1851. Jackson incorporated in 1853 and has been the Amador County seat since formation of Amador County in 1854. Early development in Jackson, including a mixture of residential, commercial, public, and industrial uses, centered around the Downtown core area.

While mining slowed with World War II, timber harvest and milling continued and intensified circa 1940 with the arrival of Amador Lumber. In 1948, after the war, the State division of highways by-passed downtown with Highways 49 and 88. Development occurred along these two major regional transportation corridors.

Residential development patterns in Jackson have provided a range of housing options, including single family detached homes (63%), multifamily duplex through fourplex homes (12%), multifamily apartments (11%), mobile homes (9%), and attached single family housing (6%), providing more diversity than regional Countywide conditions where 82% of units are detached single family homes and 4% of units are multifamily apartments. This greater variety of housing types results in greater housing choice in Jackson, including opportunities that are more affordable than single family for-sale housing, such as apartment rentals and mobilehomes. Apart from the general concentrations of persons by race, age, income, disability, and familial status in the city as discussed below, there are no known concentrations of protected classes with the exception affordable housing projects. The majority of affordable housing in the County (6 of 9 affordable housing developments) is located in Jackson. A number of affordable housing projects are located in the northeastern area of the City, which corresponds with higher concentrations of seniors, persons with a disability, and lower median income levels in this area. The City's General Plan and Zoning Code both support a variety of housing types. Jackson has designated areas throughout the city for a variety of housing types, including duplexes, medium density residential, higher density multifamily residential and mixed use development to avoid over-concentrations of multifamily housing in any one area. While relatively low housing prices in the County have supported primarily single family development in the past cycle, the City has begun receiving applications for multifamily development. As part of this 6th Cycle, the Housing Plan includes more proactive measures to support a greater variety of housing types, including promoting affordable and special needs housing as well as ADU, JADU, and SB 9 units.

There is limited local data associated with trends that influence fair housing factors. Local knowledge of historic conditions and City investments is briefly described above. Where local information is available for a specific topic, such as school performance, data related to demographic and socioeconomic conditions, it is included in the discussion below.

SEGREGATION/INTEGRATION

As shown in Figures V-6 and V-8, Jackson includes census tracts with mostly White concentrations (northern portion of the City) and Latinx/White and the most diverse areas are located in the north-central portion of the City with lower diversity east of SR 49 in the southern and eastern areas. Sites to accommodate all income levels are provided in all census tracts. Mostly White areas

include the most very low/low income sites while there are proportionally more moderate/above moderate sites located in the Latinx/White and lower diversity areas. No low income sites are located in the area of Jackson with the least amount of diversity. Although moderate and above moderate income sites are available regardless of race/ethnicity concentrations, compared with census tracts with lower diversity, areas with higher diversity index have relatively less share of moderate and above moderate income sites. As shown in Figure V-12, very low/low, moderate, and above moderate income sites are distributed throughout Jackson and provide opportunities for all income levels in areas with moderate disability levels (20-30%) as well as in areas with lower disability levels (10-20%). However, less moderate and above moderate income sites are located within areas with higher percentage of population with a disability. Regarding familial status, areas in Jackson have similar share of households as married couple households throughout the community. Therefore, very low/low, moderate, and above moderate income sites are not concentrated by income level in census tracts exhibiting higher share of married couple households, as shown in Figure V-15. However, regarding female-headed households by proportion of children present, less moderate and above moderate income sites are located in areas with higher percentage of female-headed households by proportion of children present and very low/low income sites are located in areas regardless of percentage of female-headed households with children. As shown in Figure V-19, less of the share of moderate and above moderate income sites are concentrated in areas with higher percentage of senior population. Regarding income patterns, as shown in Figure V-21, a mixture of very low/low, moderate, and above moderate income opportunities are available in areas with different income levels.

R/ECAPS AND RCAAS

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

ACCESS TO OPPORTUNITY

Economic

As the County seat, Jackson has more jobs than the other cities in the County. A review of Census OntheMap data indicates that job opportunities in Jackson are similar to the number of workers residing in the City. In 2021, there were 1,793 jobs in Jackson, with only 166 workers living in the City. The majority of Jackson's employed residents (1,750 of 1.916 employed residents) work outside the City – 80 in Sacramento, 64 in Sutter Creek, 64 in Martell, 56 in San Jose, 56 in Stockton, and the remaining work in varied locations in the Sacramento region, the Central Valley, and the Bay Area.

Figures V-25 shows that, in Jackson, sites to accommodate all income levels are located in areas with diverse economic outcomes. Compared with areas with more positive economic outcomes, less share of moderate and above moderate income sites are located in areas with less positive economic outcomes. As shown in Figure V-33, Jackson has identified all very low and low income sites in areas with higher job proximity scores.

Education

The California School Dashboard uses color indicators (red = very low, orange = low, yellow = medium, green = high, and blue = very high) to address school performance. Countywide, Amador County Unified School District averaged orange for English language arts and mathematics and yellow for high school graduation rates in 2023. Due to the small size of communities in Amador County, schools typically serve students from multiple cities and unincorporated communities and areas which assists in not concentrating educational opportunities in one specific community. Jackson students are assigned to Jackson Elementary School, Jackson Junior High School, and Argonaut High School (all in Jackson). Jackson Elementary School rates consistent with County averages, with orange ratings for English language arts and for mathematics. Jackson Junior High School rates at slightly above County averages, with yellow ratings for English language arts and mathematics. Argonaut High School rates slightly above County averages in English language arts (yellow) and at County averages in mathematics (orange) and graduation rates (yellow.)

~~Similarly~~, as shown in Figure V-27, a higher share of very low and low income sites are provided in areas with less positive education outcomes.

Environmental

As shown in Figure V-29, sites to accommodate all income levels are provided in areas with different environmental outcomes. There are no very high fire hazard severity zones in Jackson. As discussed under Displacement Risk below, Jackson has areas within the 100-year floodplain that could affect residential areas, including those along North Fork of Jackson Creek west of the segment of North Main Street that is north of Church Street, single family and multifamily developments along the South Fork of Jackson Creek, including multifamily developments northeast of Clinton and Broadway, and intermittent areas along other creeks. The areas within the 100-year floodplain are located throughout the City and there are not disproportionate concentrations associated with race, ethnicity, age, disability, income, or familial status associated with development in or adjacent to the 100-year floodplain. Related to hazardous materials, Jackson has several sites identified in GeoTracker, including multiple sites associated with past mining activities in Jackson (see Table III-4 of the Background Report). There are active remediation activities taking place on the open sites with hazardous materials, with the exception of the New Faze site which is in an undeveloped area and will be required to be remediated prior to any residential development. There are not disproportionate concentrations associated with race, ethnicity, age, disability, income, or familial status in relation to the location of the hazardous materials sites.

Transportation

Jackson is located at the crossroads of Highway 49 and State Route 88, providing vehicle access to local destinations, including Amador City, Plymouth, Sutter Creek via Highway 49 and Ione via Highway 49/State Route 88, as well as connections to regional destinations in the Sacramento and Stockton areas. Amador Transit Route 5 has two shuttles, Shuttle A and Shuttle B, providing services to Jackson and Sutter Creek Monday through Friday. Both shuttles begin and end their routes at the Sutter Hill Transit Center, with stops along the route located within ½-mile of Jackson's various neighborhoods. The shuttles provide connections 11 times per day to medical and social services facilities, grocery and other shopping, parks, and other community destinations. Sutter Hill Transit Center provides connections to routes serving locations throughout the County and twice daily trips to downtown Sacramento with connections to the Sacramento International Airport. In addition, Amador Transit provides curb-to-curb Dial-a-Ride service Monday through Friday for disabled passengers and passengers with health-related conditions. Dedicated pedestrian and bicycle facilities are located throughout Jackson. Similar to much of the region, Jackson's neighborhoods historically have been developed to be rural in character without sidewalks and bicycle lanes/routes. The General Plan Existing Conditions Report identifies as of 2017, approximately 26 percent of roads within the City had sidewalks, with sidewalks present in main commercial areas and some neighborhoods, and there were significant gaps in the pedestrian network. The 2017 Countywide Pedestrian and Bicycle Plan identifies the following objectives for Jackson: 1) make it safer to walk and bike in downtown zone especially along sections of SR 88 and SR 49, 2) develop Oro de Amador site with recreational trails that connect to downtown zone, and 3) improve pedestrian and bicycle connectivity between Jackson Junior High School and Argonaut High School.

Overall Opportunity Scores

As shown in Figure V-31, very low and low income sites are located in moderate, high, and highest resource TCAC opportunity areas in Jackson. ~~As shown in Figure V-33, Jackson has identified all very low and low income sites in areas with higher job proximity scores.~~

DISPLACEMENT RISK

As shown in Figure V-34, the County and the cities do not include any areas identified as vulnerable to displacement. While there are vulnerable communities along the I-5 and Highway 99 corridors in Sacramento and San Joaquin Counties to the west, there are no areas identified as vulnerable to displacement that are adjacent or proximate to Amador County. While there are no vulnerable communities in Amador County, factors that may lead to displacement are examined below to identify potential displacement risks. As shown in Figure V-36, renter households with the highest rates of overpayment are located in the eastern portion of Amador County south of State Route 88 and from Sutter Creek to the Jackson area west of State Route 49. Census tract 4.01 that covers the northern portion of Jackson has higher rates of overpayment (60 - 80%) for renter households. Very low and low income housing sites are designated in these areas of overpayment to increase opportunities for affordable housing and to

reduce the cost burden and associated displacement risk to renter households. As shown in Figures V-21, a portion of the very low and low income sites are located in areas where household incomes are low, thereby promoting new opportunities for more affordable housing choices for existing lower-income households in the communities where they already live, while also providing additional moderate/above moderate income opportunities in these areas.

Market-driven displacement occurs when a residential site is redeveloped and the existing residential use is either discontinued or stopped and the existing residents must find new housing. There has been no known displacement during the 4th and 5th Cycles. The majority of development in Jackson has occurred in recent subdivisions, such as Pine Meadows and Jackson View Estates, which have consisted of development of vacant lots with dwelling units. In-fill development has been primarily vacant sites, or an accessory dwelling unit added to an existing residential use. There are no known areas with a high risk for market-driven displacement during the 6th Cycle. All sites in the City's inventory of sites are vacant and the City has not had any requests to redevelop existing residential uses with either residential or non-residential uses. Further, the City has adequate commercial and industrial sites to accommodate economic development and non-residential growth and does not anticipate conversion of existing residential uses to nonresidential uses.

Disaster-driven displacement can occur as a result of wildfires, flooding, earthquakes, and other disasters. Jackson is not located near known, active faults and is not anticipated to experience significant levels of earthquake shaking, resulting in a low potential for earthquake-related disaster-driven displacement. No areas of Jackson are designated as very high risk for wildfires. Therefore, displacement due to wildfire risks is not anticipated to be any higher in Jackson in comparison to other cities in Amador County. There are several 100-year floodplains traversing Jackson, associated with local creeks and drainages. While new development projects are required to mitigate floodplain risks, typically through site design measures such as setbacks from the floodplains, older development in Jackson is located within the 100-year floodplain and includes structures that have not been raised or designed to withstand 100-year floods. These areas are located throughout the City with the corridors that most affect residential uses located along the North Fork of Jackson Creek segment of North Main Street that is north of Church Street, single family and multifamily developments along the South Fork of Jackson Creek, including multifamily developments northeast of Clinton and Broadway. The City has worked to address disaster-related risks and to reduce displacement associated with disasters, through participating in the Amador County Local Hazard Mitigation Plan, which includes the Jackson Annex that addresses risks specific to Jackson. As part of the LHMP, the City has identified strategies to reduce damage and displacement associated with disasters, including flooding. The City's actions include:

- Enhance Public Education and Awareness of Natural Hazards and Public Understanding of Disaster Preparedness: This action will increase residents' knowledge of potential hazards and activities required to mitigate hazards and be better prepared.
- Buena Vista Flood Mitigation Project: The Argonaut Heights area was built with virtually no storm drain system. This action protect homes from flooding and mitigate roadway hazards.
- Annual Creek Cleaning: This action will maintain the capacity of the City's creeks and drainages to accommodate storm flows, reducing risks associated with loss of life and property.

CONCLUSION

Sites in Jackson do not exacerbate any AFFH issues associated with segregation and integration, access to opportunity, R/ECAPs and RCAAs, displacement risk. Sites do not concentrate very low, low, moderate, or above moderate income sites in areas with high (or low) concentrations of the studied populations relative to the rest of the City. While there are no very low/low income sites located in the area of Jackson with the least racial/ethnic diversity, this area also includes relatively lower income levels, educational scores, and environmental scores, indicating that less lower income housing in this area is not reducing access to high-performing educational or environmental areas and is not resulting in a concentration of moderate/above moderate sites in an upper income area. Regionally, the distribution of sites within the City would provide, but not increase, access to more positive and high educational outcomes for very low/low income sites, includes more very low/low income sites in areas with lower positive

economic and environmental outcomes, but does include more very low/low income sites in areas with more positive education outcomes. and includes lower income sites in areas of moderate and highest resource opportunity areas. Similarly, the sites would not contribute to any disproportionate housing needs or displacement risk. In order to further enhance access to opportunity, the City will implement Program 4, to encourage ADUs, JADUs, and SB 9 units throughout the City including in higher opportunity areas, Program 9 to prioritize assistance to very low/low income projects that increase access to opportunity, and Program 13, which includes place-based strategies for community preservation and revitalization to improve place-based opportunities and strategies to implement flood risk reduction measures to reduce displacement associated with flooding and disasters.

ASSESSMENT OF CONTRIBUTING FACTORS TO FAIR HOUSING ISSUES

Based on the analysis included in the Background Report and Annex, the City of Jackson has identified potential contributing factors to fair housing issues and outlined the meaningful actions to be taken in Table V-6. The meaningful actions listed in Table V-6 relate to the programs identified in the Housing Plan.

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

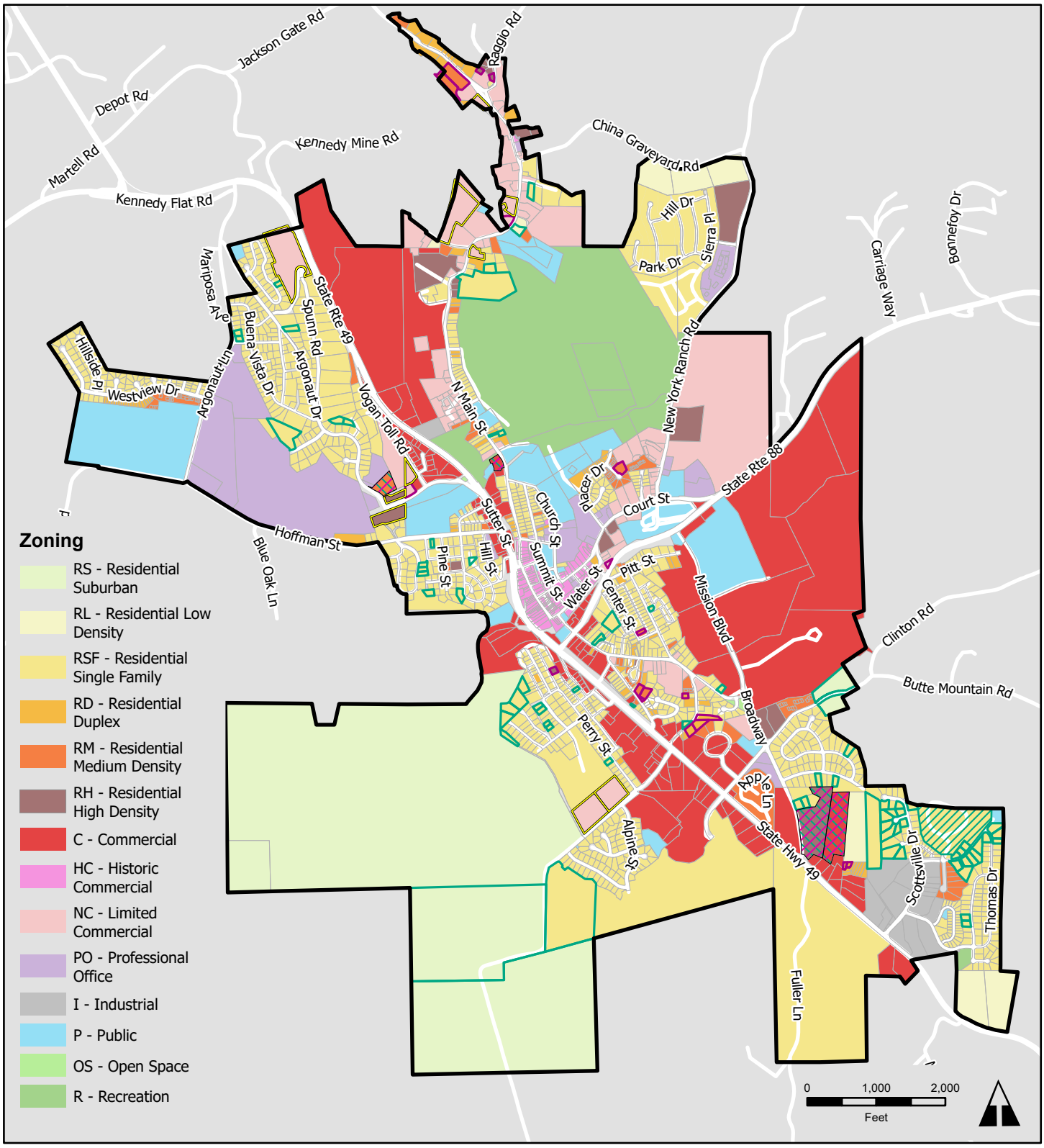
Therefore, the Countywide jurisdictions have identified the following priorities to affirmatively further fair housing: 1) availability of affordable housing, 2) expanding infrastructure in moderate/high/highest resource areas, 3) improving services and infrastructure to ensure access to housing opportunities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

Table V-6: Fair Housing Issues and Contributing Factors

Fair Housing Issue	Contributing Factors	Priority	Meaningful Action
Fair Housing Resources, including Enforcement and Outreach, and Reported Levels of Discrimination	● Lack of outreach and education to inform persons of their housing rights under State and Federal Law, including limited regional coordination to ensure consistent information is available throughout the County ● Lack of known service providers or entities to assist residents and interested parties in filing a fair housing complaint in order to address discriminatory or unfair housing practices ● Low availability of information regarding resources for renters and homeowners, particularly for lower income households	High	● Program 1 ● Program 12 ● Program 13

	• Lack of training of property managers, lenders, and landlords regarding fair housing practices and communications with homebuyers and renters		
Housing Mobility and Lack of Access to Affordable Housing and Opportunity Areas, including highest resources and areas with higher incomes	• Lack of high quality transit areas to improve access to economic and educational opportunities • Many single family subdivisions – need for affordable opportunities within single family subdivisions • Concentrations of persons with a disability, seniors, and female-headed households with children in low opportunity areas • Need for adequate water/wastewater infrastructure to accommodate affordable and special needs housing in highest/high resource areas, areas with more positive outcomes, and areas with higher median incomes	High	• Program 3 • Program 4 • Program 6 • Program 9 • Program 13 • Program 14 • Program 16 • Program 17
Disproportionate Housing Needs, including Overpayment and Substandard Housing	• Limited assisted affordable housing stock to ensure long-term housing that is affordable to extremely low, very low, and low income households in each of the cities, particularly Amador City, Plymouth, and Sutter Creek which have no assisted projects, and the unincorporated communities • On-going need for affordable housing options • Low vacancy rates for existing affordable housing options, including rental housing and housing that is accessible to the general population; • Limited availability of housing assistance programs and limited to no ability for residents to receive assistance with Housing Choice Vouchers through StanCoHA; • Need for assistance with monthly housing costs • Lack of local information regarding available housing rehabilitation,	Medium	• Program 3 • Program 4 • Program 5B • Program 8 • Program 9 • Program 13 • Program 14 • Program 16

	emergency repair, and weatherization programs		
Displacement Risk	• Displacement of residents due to economic pressures • Displacement of residents due to disaster	Medium/ Low	• Program 3 • Program 4 • Program 10 • Program 11 • Program 13 • Program 14 • Program 17



Legend

City Boundary

Vacant Sites

Above Moderate

Moderate

Very Low/Low

Pending/Approved Project Sites

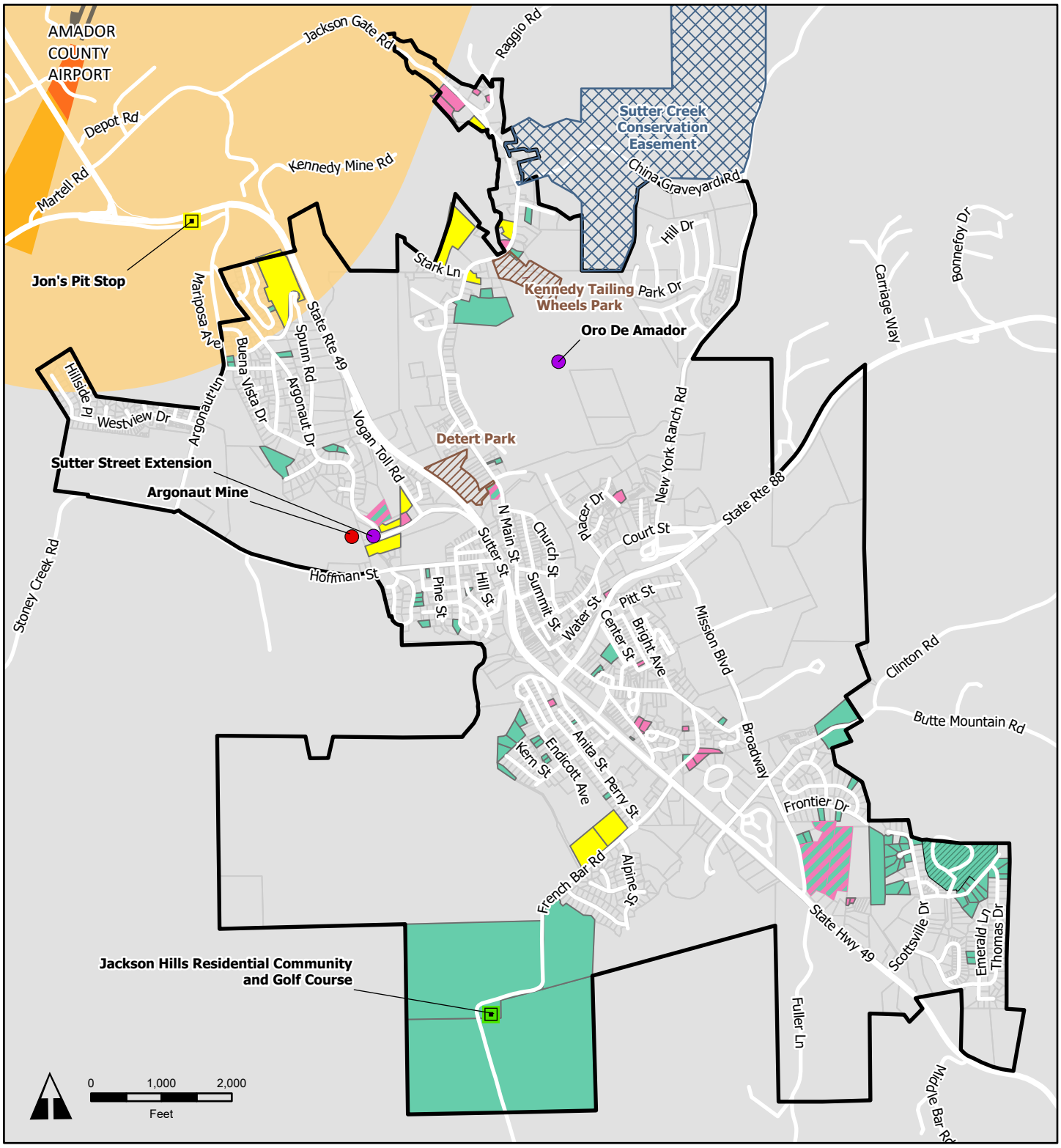
Above Moderate

Moderate/Above Moderate

Sources: Amador County GIS; USGS Roads Database. Map date: August 25, 2023.

AMADOR COUNTYWIDE HOUSING ELEMENT

Figure Jackson-1. Jackson Inventory of Sites Zoning Map



Legend

- City Boundary

Vacant Sites

- Above Moderate
- Moderate
- Very Low/Low

Pending/Approved Project Sites

- Above Moderate
- Moderate/Above Moderate

Hazardous Materials

- LUST Cleanup Site
- Cleanup Program Site
- Voluntary Cleanup Site
- State Response Site*
- Federal Superfund Site

* *None identified within the mapped extent*

Easements and Restrictions

- California Protected Areas Database (CPAD)
- California Conservation Easement Database (CCED)

Airport Land Use Plan

- Runway
- Safety Area 1
- Safety Area 2
- Safety Area 3

AMADOR COUNTYWIDE HOUSING ELEMENT

Figure Jaqckson-2
Housing Inventory Constraints
Jackson

Sources: Amador County GIS; USGS Roads Database; CPAD 2022b; CCED 2022b; California DTSC EnviroStor Database; California SWRCB Geotracker Database; Airport Influence Areas, Amador County. Map date: August 24, 2023.

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

JURISDICTION	ADDRESS/ INTERSECTION	ZIP	APN	CONSOLIDATED	GENPLAN	ZONING	MINIMUM DENSITY	MAXIMUM DENSITY	0.42	ASSR_UCDES	INFRASTRUCTURE	PUBLICLY OWNED	SITE STATUS	INCLUDED IN LAST 2 CYCLES	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL REALISTIC CAPACITY	100-YR FLOOD (Acres)
JACKSON	2181 THOMAS DR	95642	044-530-008-000		RSF	R-1	0	5.445	0.42	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	1992 GOLD STONE AVE	95642	044-530-009-000		RSF	R-1	0	5.445	0.52	Residential Vacant	Planned		Available		0	0	0	2	2	0.00
JACKSON	1571 NEVILL CT	95642	044-460-036-000		RSF	R-1	0	5.445	0.66	Residential Vacant	Planned		Available		0	0	0	2	2	0.00
JACKSON	1583 NEVILL CT	95642	044-460-035-000		RSF	R-1	0	5.445	0.27	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	1565 NEVILL CT	95642	044-460-037-000		RSF	R-1	0	5.445	0.50	Residential Vacant	Planned		Available		0	0	0	2	2	0.00
JACKSON	1591 NEVILL CT	95642	044-460-034-000		RSF	R-1	0	5.445	0.28	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	215 BOARMAN ST	95642	020-390-010-000		RSF	R-1	0	5.445	0.43	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	72 FRENCH BAR RD	95642	020-333-004-000		RD	R-2	0	10.890	0.40	Residential Vacant	Planned		Available		0	0	3	0	3	0.01
JACKSON	229 ENDICOTT AVE	95642	020-354-008-000		RSF	R-1	0	5.445	0.14	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	306 SIERRA VIEW DR	95642	020-214-019-000		RSF	R-1	0	5.445	0.19	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	126 BROADWAY	95642	020-292-014-000		RSF	R-1	0	5.445	0.25	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	314 CENTER ST	95642	020-282-034-000		RM	R-3	0	14.520	0.15	Residential Vacant	Planned		Available		0	0	1	0	1	0.00
JACKSON	8781 FRENCH BAR RD	95642	044-180-016-000		RS	RA	0	1.000	94.71	Residential Vacant	Planned		Available		0	0	0	71	71	0.00
JACKSON	118 EMERALD LN	95642	044-520-027-000		RSF	R-1	0	5.445	0.25	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	142 EMERALD LN	95642	044-520-028-000		RSF	R-1	0	5.445	0.26	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	FRENCH BAR RD AND HWY 49	95642	044-180-021-000		RS	RA	0	1.000	56.61	Residential Vacant	Planned		Available		0	0	0	42	42	0.00
JACKSON	FRENCH BAR RD AND HWY 49	95642	020-500-023-501		RSF	RA	0	5.445	17.39	Residential Vacant	Planned		Available		0	0	0	71	71	0.00
JACKSON	1534 SUTTER ST	95642	020-420-052-000		RD	C-2	0	10.890	0.12	Residential Vacant	Planned		Available		0	0	1	0	1	0.00
JACKSON	1825 GOLD STONE AVE	95642	044-530-028-000		RSF	R-1	0	5.445	0.20	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	1585 KILHAM CT	95642	044-460-028-000		RSF	R-1	0	5.445	0.45	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	1839 GOLD STONE AVE	95642	044-530-027-000		RSF	R-1	0	5.445	0.24	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	1575 KILHAM CT	95642	044-460-029-000		RSF	R-1	0	5.445	0.88	Residential Vacant	Planned		Available		0	0	0	3	3	0.00
JACKSON	1853 GOLD STONE AVE	95642	044-530-026-000		RSF	R-1	0	5.445	0.29	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	2171 THOMAS DR	95642	044-530-007-000		RSF	R-1	0	5.445	0.23	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	1562 NEVILL CT	95642	044-460-038-000		RSF	R-1	0	5.445	0.54	Residential Vacant	Planned		Available		0	0	0	2	2	0.00
JACKSON	1574 NEVILL CT	95642	044-460-039-000		RSF	R-1	0	5.445	0.30	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	1586 NEVILL CT	95642	044-460-040-000		RSF	R-1	0	5.445	0.28	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	GOLD STONE AVE AND SCOTTSVILLE DR	95642	044-470-038-000		RSF	R-1	0	5.445	12.55	Residential Vacant	Planned		JACKSON VIEW-Subdivision (Under Construction)		0	0	0	61	61	0.00
JACKSON	528 SCOTTSVILLE BLVD	95642	044-460-006-000		RSF	R-1	0	5.445	0.30	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	533 SCOTTSVILLE BLVD	95642	044-460-041-000		RSF	R-1	0	5.445	0.25	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	581 SCOTTSVILLE BLVD	95642	044-460-043-000		RSF	R-1	0	5.445	0.37	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	1120 BROADWAY	95642	020-420-039-000		RSF	R-4	0	5.445	0.39	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	1120 BROADWAY	95642	020-420-040-000		RSF	R-4	0	5.445	0.33	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	445 FRENCH BAR RD	95642	020-390-036-000		NC	C-2	0	34.848	3.68	Residential Vacant	Planned		Available		38	26	0	0	64	0.00
JACKSON	BROADWAY AND HWY 49	95642	020-420-036-000		RSF	R-1	0	5.445	5.00	Residential Vacant	Planned		Available		0	0	0	20	20	0.00
JACKSON	BROADWAY AND HWY 49	95642	020-420-049-000		C	C-2	0	34.848	6.09	Residential Vacant	Planned		TUNNEL HILL		0	0	50	50	100	0.00
JACKSON	1154 BROADWAY	95642	020-420-031-000		RH	C-2	0	34.848	7.90	Residential Vacant	Planned		TUNNEL HILL-200 MF UNITS		0	0	50	50	100	0.00
JACKSON	401 FRENCH BAR RD	95642	020-390-035-000		NC	C-2	0	34.848	2.98	Residential Vacant	Planned		Available	Y	31	20	0	0	51	0.00
JACKSON	152 FRONTIER DR	95642	020-454-010-000		RSF	R-1	0	5.445	0.27	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	78 FRONTIER DR	95642	020-454-007-000		RSF	R-1	0	5.445	0.34	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	505 PERRY ST	95642	020-390-025-000		RSF	R-1	0	5.445	0.16	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	143 QUARTZ CIR	95642	020-441-021-000		RSF	R-1	0	5.445	0.39	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	110 GORDON PL	95642	020-332-004-000		RSF	C-2	0	5.445	0.18	Residential Vacant	Planned		Available		0	0	0	1	1	0.02
JACKSON	227 ENDICOTT AVE	95642	020-354-006-000		RSF	R-1	0	5.445	0.13	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	101 SHOPPING DR	95642	020-333-005-000		RD	R-2	0	10.890	0.46	Residential Vacant	Planned		Available		0	0	3	0	3	0.22
JACKSON	28 FRENCH BAR RD	95642	020-322-028-000		RD	R-2	0	10.890	0.52	Residential Vacant	Planned		Available		0	0	4	0	4	0.04
JACKSON	211 BOARMAN ST	95642	020-341-015-000		RSF	R-1	0	5.445	0.63	Residential Vacant	Planned		Available		0	0	0	2	2	0.00
JACKSON	215 ENDICOTT AVE	95642	020-354-011-000		RSF	R-1	0	5.445	0.22	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	214 KERN ST	95642	020-354-010-000		RSF	R-1	0	5.445	0.20	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	201 KERN ST	95642	020-341-016-000		RSF	R-1	0	5.445	0.72	Residential Vacant	Planned		Available		0	0	0	2	2	0.00
JACKSON	400 SOUTH AVE	95642	020-311-022-000		RM	R-3	0	14.520	0.07	Residential Vacant	Planned		Available		0	0	1	0	1	0.00
JACKSON	14420 CLINTON RD	95642	020-441-023-000		RS	RA	0	1.000	1.88	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	7 FRENCH BAR RD	95642	020-312-038-000		RD	R-3	0	10.890	0.14	Residential Vacant	Planned		Available		0	0	1	0	1	0.00
JACKSON	127 GORDON PL	95642	020-312-020-000		RM	C-2	0	14.520	0.40	Residential Vacant	Planned		Available		0	0	4	0	4	0.00
JACKSON	210 KERN ST	95642	020-341-017-000		RSF	R-1	0	5.445	1.05	Residential Vacant	Planned		Available		0	0	0	4	4	0.00
JACKSON	213 PEEK ST	95642	020-364-003-000		RSF	R-1	0	5.445	0.10	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	618 BROADWAY	95642	020-321-003-000		RSF	R-1	0	5.445	0.19	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	340 SOUTH AVE	95642	020-312-022-000		RM	C-2	0	14.520	0.30	Residential Vacant	Planned		Available		0	0	3	0	3	0.00
JACKSON	117 BUFFINGTON ST	95642	020-341-008-000		RSF	R-1	0	5.445	0.53	Residential Vacant	Planned		Available		0	0	0	2	2	0.00

JURISDICTION	ADDRESS/ INTERSECTION	ZIP	APN	CONSOLIDATED	GENPLAN	ZONING	MINIMUM DENSITY	MAXIMUM DENSITY	0.42	ASSR_UCDES	INFRASTRUCTURE	PUBLICLY OWNED	SITE STATUS	INCLUDED IN LAST 2 CYCLES	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL REALISTIC CAPACITY	100-YR FLOOD (Acres)
JACKSON	124 ALLEN ST	95642	020-344-007-000		RH	R-4	0	21.780	0.21	Residential Vacant	Planned		Available		0	0	3	0	3	0.00
JACKSON	14427 CLINTON RD	95642	020-441-022-000		RS	RA	0	1.000	3.13	Residential Vacant	Planned		Available		0	0	0	2	2	0.74
JACKSON	120 WEST LN	95642	020-281-018-000		RSF	R-1	0	5.445	0.94	Residential Vacant	Planned		Available		0	0	0	3	3	0.00
JACKSON	428 MCGEE AVE	95642	020-430-004-000		RSF	R-1	0	5.445	0.30	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	120 PINE ST	95642	020-430-006-000		RSF	R-1	0	5.445	0.37	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	300 SIERRA VIEW DR	95642	020-214-020-000		RSF	R-1	0	5.445	0.22	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	312 SIERRA VIEW DR	95642	020-214-018-000		RSF	R-1	0	5.445	0.19	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	424 WATER ST	95642	020-200-029-000		NC	C-2	0	34.848	0.12	Residential Vacant	Planned		Available		0	0	2	0	2	0.05
JACKSON	420 HOFFMAN ST	95642	020-215-005-000		RSF	R-1	0	5.445	0.15	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	JACKSON GATE RD AND STARK WAY	95642	020-020-027-000		NC	C-2	0	34.848	5.04	Residential Vacant	Planned		Available		52	35	0	0	87	0.64
JACKSON	521 HOFFMAN ST	95642	044-010-084-000		RH	R-3	0	21.780	1.99	Residential Vacant	Planned		Available		19	13	0	0	32	0.00
JACKSON	770 SUTTER ST	95642	044-010-083-000		RH	R-4	0	21.780	0.67	Residential Vacant	Planned		Available		6	4	0	0	10	0.00
JACKSON	740 SUTTER ST	95642	020-150-010-000		NC	C-1	0	34.848	0.49	Residential Vacant	Planned		Available		0	0	8	0	8	0.00
JACKSON	640 ARGONAUT DR	95642	044-090-038-000		RM	R-3	0	0.000	1.55	Residential Vacant	Planned		SUN VIEW-30 UNITS		0	0	15	15	30	0.00
JACKSON	109 AGATE PL	95642	020-530-053-501		RM	R-3	0	14.520	0.50	Residential Vacant	Planned		Available		0	0	5	0	5	0.00
JACKSON	735 VOGAN TOLL RD	95642	044-090-008-000		NC	R-4	0	34.848	0.84	Residential Vacant	Planned		Available		8	6	0	0	14	0.00
JACKSON	615 N MAIN ST	95642	020-171-014-000		C	C-2	0	34.848	0.70	Residential Vacant	Planned		PARK VIEW-12 UNITS PROPOSED		0	0	6	6	0	0.12
JACKSON	638 N MAIN ST	95642	020-132-012-000		RSF	R-1	0	5.445	0.21	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	198 DETERT LN	95642	044-090-064-000		RSF	R-3	0	5.445	2.24	Residential Vacant	Planned		Available		0	0	0	9	9	0.00
JACKSON	111 QUE SERA SERA	95642	044-090-025-000		RSF	R-1	0	5.445	0.25	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	121 QUE SERA SERA	95642	044-090-023-000		RSF	R-1	0	5.445	0.37	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	10408 ARGONAUT LN	95642	044-071-002-000		RSF	R-1	0	5.445	0.21	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	10386 ARGONAUT DR	95642	044-075-010-000		RSF	R-1	0	5.445	0.37	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	10379 BUENA VISTA DR	95642	044-071-003-000		RSF	R-1	0	5.445	0.18	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	10524 RIDGECREST DR	95642	044-440-001-000		RSF	R-1	0	5.445	0.16	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	JACKSON GATE RD AND STARK WAY	95642	020-090-011-000		RSF	R-1	0	5.445	6.60	Residential Vacant	Planned		Available		0	0	0	26	26	0.00
JACKSON	1060 JACKSON GATE RD	95642	020-090-019-000		RSF	R-1	0	5.445	0.51	Residential Vacant	Planned		Available		0	0	0	2	2	0.00
JACKSON	1104 JACKSON GATE RD	95642	020-090-014-000		NC	C-2	0	34.848	0.64	Residential Vacant	Planned		Available		7	4	0	0	11	0.00
JACKSON	10399 SPUNN RD	95642	044-360-018-000		NC	C-2	0	34.848	7.99	Residential Vacant	Planned		Available		83	56	0	0	139	0.00
JACKSON	1140 JACKSON GATE RD	95642	020-060-027-000		RL	C-2	0	2.000	0.43	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	1228 JACKSON GATE RD	95642	020-060-035-000		RSF	R-1	0	5.445	0.47	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	1355 JACKSON GATE RD	95642	020-020-039-000		NC	C-2	0	34.848	0.65	Residential Vacant	Planned		Available		7	4	0	0	11	0.01
JACKSON	1419 JACKSON GATE RD	95642	020-020-034-000		RM	R-3	0	14.520	1.02	Residential Vacant	Planned		Available		0	0	11	0	11	0.00
JACKSON	9 RAGGIO RD	95642	020-040-012-000		RH	R-4	0	21.780	0.15	Residential Vacant	Planned		Available		0	0	2	0	2	0.00
JACKSON	29 RAGGIO RD	95642	020-040-015-000		RH	R-4	0	21.780	0.17	Residential Vacant	Planned		Available		0	0	2	0	2	0.00
JACKSON	1419 JACKSON GATE RD	95642	020-020-035-000		RM	R-3	0	14.520	1.56	Residential Vacant	Planned		Available		0	0	17	0	17	0.84
JACKSON	1175 JACKSON GATE RD	95642	020-060-044-000		NC	C-2	0	34.848	1.05	Residential Vacant	Planned		Available		11	7	0	0	18	0.00
JACKSON	1544 SUTTER ST	95642	020-420-053-000		RD	C-2	0	10.890	0.11	Residential Vacant	Planned		Available		0	0	1	0	1	0.00
JACKSON	221 MOUNTAIN VIEW DR	95642	020-221-029-000		RSF	R-1	0	5.445	0.15	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	152 BRIGHT AVE	95642	020-283-008-000		RSF	R-1	0	5.445	0.11	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	1219 JACKSON GATE RD	95642	020-060-046-000		NC	C-2	0	34.848	0.40	Residential Vacant	Planned		Available		0	0	6	0	6	0.00
JACKSON	178 EMERALD LN	95642	044-530-037-000		RSF	R-1	0	5.445	0.73	Residential Vacant	Planned		Available		0	0	0	2	2	0.00
JACKSON	2178 THOMAS DR	95642	044-530-033-000		RSF	R-1	0	5.445	0.34	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	1858 GOLD STONE AVE	95642	044-530-041-000		RSF	R-1	0	5.445	0.43	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	1870 GOLD STONE AVE	95642	044-530-042-000		RSF	R-1	0	5.445	0.54	Residential Vacant	Planned		Available		0	0	0	2	2	0.00
JACKSON	1842 GOLD STONE AVE	95642	044-530-040-000		RSF	R-1	0	5.445	0.39	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	1834 GOLD STONE AVE	95642	044-530-039-000		RSF	R-1	0	5.445	0.37	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	1824 GOLD STONE AVE	95642	044-530-038-000		RSF	R-1	0	5.445	0.40	Residential Vacant	Planned		Available		0	0	0	1	1	0.00
JACKSON	345 SOUTH AVE	95642	020-311-025-000		RSF	R-3	0	5.445	0.08	Residential Vacant	Planned		Available		0	0	0	1	1	0.00

COUNTYWIDE 6TH CYCLE HOUSING ELEMENT

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

Housing Element Contents

Part 1. Housing Plan
Part 2. Background Report
Part 3. Annexes to the Background Report
Part 4. Appendices to the Background Report

Part 4. Appendices to the Background Report

Adopted by Jackson City Council October 23, 2023
Minor Revisions November 2024

Prepared By:

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El Dorado Hills, CA 95762
https://denovoplanning.com/

APPENDIX A

Community Service Providers, Housing Providers, and Stakeholders Survey Results

Q1 Contact Information. Please provide your name, organization you are affiliated with, and contact information.

Answered: 17 Skipped: 0

ANSWER CHOICES	RESPONSES	
Name	100.00%	17
Organization	100.00%	17
Address	88.24%	15
Address 2	0.00%	0
City	88.24%	15
State	88.24%	15
ZIP Code	76.47%	13
Country	0.00%	0
Email Address	100.00%	17
Phone Number	94.12%	16

#	NAME	DATE
1	Nina Machado	4/21/2022 1:25 PM
2	Ivonne	4/20/2022 10:03 AM
3	Nicole Morgan	4/7/2022 12:25 PM
4	Melissa Cranfill	3/4/2022 1:12 PM
5	Christine Platt	3/4/2022 10:20 AM
6	Anne Watts	3/2/2022 8:11 AM
7	Marsha Stone	3/1/2022 12:39 PM
8	Jared Critchfield	2/28/2022 5:24 PM
9	Lori Halvorson	2/28/2022 3:22 PM
10	Ione Band of Miwok Indians	2/28/2022 10:51 AM
11	Kristin Millhoff	2/28/2022 9:28 AM
12	John Murphy	2/27/2022 8:05 PM
13	Penny Dominici	2/27/2022 7:54 PM
14	Steve Christensen	2/27/2022 8:36 AM
15	Tracy Celio	2/25/2022 5:24 PM
16	Denise Cloward	2/25/2022 2:30 PM
17	Jon w Hopkins	2/25/2022 1:09 PM

#	ORGANIZATION	DATE
1	First 5 Amador	4/21/2022 1:25 PM

2	Nexus Youth & Family Services	4/20/2022 10:03 AM
3	Communities Energized for Health, a Project of ETR	4/7/2022 12:25 PM
4	Amador County Behavioral Health	3/4/2022 1:12 PM
5	Homeless Outreach City of Jackson	3/4/2022 10:20 AM
6	Amador Co Department of Social Services	3/2/2022 8:11 AM
7	Amador County Public Health	3/1/2022 12:39 PM
8	Amador County Unified School District	2/28/2022 5:24 PM
9	Nexus Youth & Family Services	2/28/2022 3:22 PM
10	Ione Band of Miwok Indians	2/28/2022 10:51 AM
11	Area 12 Agency on Aging	2/28/2022 9:28 AM
12	St. Vincent DePaul	2/27/2022 8:05 PM
13	St. Vincent de Paul	2/27/2022 7:54 PM
14	Trinity Episcopal Church	2/27/2022 8:36 AM
15	UC Master Gardeners	2/25/2022 5:24 PM
16	Amador Tuolumne Community Action Agency	2/25/2022 2:30 PM
17	County of Amador	2/25/2022 1:09 PM

#	ADDRESS	DATE
1	975 Broadway	4/21/2022 1:25 PM
2	601 Court St.	4/20/2022 10:03 AM
3	10877 Conductor Blvd. #300	3/4/2022 1:12 PM
4	33 Broadway Suite C	3/4/2022 10:20 AM
5	10877 Conductor Blvd.	3/2/2022 8:11 AM
6	10877 Conductor Boulevard	3/1/2022 12:39 PM
7	217 Rex Ave.	2/28/2022 5:24 PM
8	601 Court Street	2/28/2022 3:22 PM
9	19074 Standard Rd., Ste A	2/28/2022 9:28 AM
10	P.O.Box 76	2/27/2022 8:05 PM
11	207 Springcreek Drive	2/27/2022 7:54 PM
12	12865 Locust Ln	2/27/2022 8:36 AM
13	12200B Airport road	2/25/2022 5:24 PM
14	10590 Highway 88	2/25/2022 2:30 PM
15	12200-B Airport Road	2/25/2022 1:09 PM

#	ADDRESS 2	DATE
	There are no responses.	

#	CITY	DATE
1	Jackson	4/21/2022 1:25 PM
2	Jackson	4/20/2022 10:03 AM
3	Sutter Creek	3/4/2022 1:12 PM
4	Jackson	3/4/2022 10:20 AM

5	Sutter Creek	3/2/2022 8:11 AM
6	Sutter Creek	3/1/2022 12:39 PM
7	Jackson	2/28/2022 5:24 PM
8	Jackson	2/28/2022 3:22 PM
9	Sonora	2/28/2022 9:28 AM
10	Volcano	2/27/2022 8:05 PM
11	Ione	2/27/2022 7:54 PM
12	Sutter Creek	2/27/2022 8:36 AM
13	Jackson	2/25/2022 5:24 PM
14	Jackson	2/25/2022 2:30 PM
15	Ione	2/25/2022 1:09 PM
#	**STATE**	**DATE**
1	California	4/21/2022 1:25 PM
2	CA	4/20/2022 10:03 AM
3	CA	3/4/2022 1:12 PM
4	CA	3/4/2022 10:20 AM
5	CA	3/2/2022 8:11 AM
6	California	3/1/2022 12:39 PM
7	CA	2/28/2022 5:24 PM
8	CA	2/28/2022 3:22 PM
9	CA	2/28/2022 9:28 AM
10	CA	2/27/2022 8:05 PM
11	CA	2/27/2022 7:54 PM
12	CA	2/27/2022 8:36 AM
13	CA	2/25/2022 5:24 PM
14	California	2/25/2022 2:30 PM
15	CA	2/25/2022 1:09 PM
#	**ZIP CODE**	**DATE**
1	`95642	4/21/2022 1:25 PM
2	95642	4/20/2022 10:03 AM
3	95685	3/4/2022 1:12 PM
4	95642	3/4/2022 10:20 AM
5	95685	3/2/2022 8:11 AM
6	95685	3/1/2022 12:39 PM
7	95642	2/28/2022 5:24 PM
8	95642	2/28/2022 3:22 PM
9	95370	2/28/2022 9:28 AM
10	95640	2/27/2022 7:54 PM

11	95685	2/27/2022 8:36 AM
12	95642	2/25/2022 2:30 PM
13	95640-5414	2/25/2022 1:09 PM

#	COUNTRY	DATE
	There are no responses.	

#	EMAIL ADDRESS	DATE
1	nina@first5amador.com	4/21/2022 1:25 PM
2	iisaac@nexusyfs.org	4/20/2022 10:03 AM
3	nicole.morgan@etr.org	4/7/2022 12:25 PM
4	mcranfill@amadorgov.org	3/4/2022 1:12 PM
5	cplatt@ci.jackson.ca.us	3/4/2022 10:20 AM
6	awatts@amadorgov.org	3/2/2022 8:11 AM
7	mstone@amadorgov.org	3/1/2022 12:39 PM
8	jcritchfield@acusd.org	2/28/2022 5:24 PM
9	lhalvorson@nexusyfs.org	2/28/2022 3:22 PM
10	consultation@ionemiwok.net	2/28/2022 10:51 AM
11	kristin@area12.org	2/28/2022 9:28 AM
12	jmurphy0729@aol.com	2/27/2022 8:05 PM
13	pjdominici@yahoo.com	2/27/2022 7:54 PM
14	christensen668@sbcglobal.net	2/27/2022 8:36 AM
15	tbcelio@ucanr.edu	2/25/2022 5:24 PM
16	dcloward@atcaa.org	2/25/2022 2:30 PM
17	jhopkins@amadorgov.org	2/25/2022 1:09 PM

#	PHONE NUMBER	DATE
1	2092571092	4/21/2022 1:25 PM
2	2092571980	4/20/2022 10:03 AM
3	5109139708	4/7/2022 12:25 PM
4	209-223-6335	3/4/2022 1:12 PM
5	209-283-3231	3/4/2022 10:20 AM
6	209-223-6625	3/2/2022 8:11 AM
7	2092236407	3/1/2022 12:39 PM
8	209-257-5345	2/28/2022 5:24 PM
9	12092571980107	2/28/2022 3:22 PM
10	2095326272	2/28/2022 9:28 AM
11	6506702680	2/27/2022 8:05 PM
12	209-304-0606	2/27/2022 7:54 PM
13	2092565914	2/27/2022 8:36 AM
14	5306215532	2/25/2022 5:24 PM
15	2092231485	2/25/2022 2:30 PM

16	2092236759	2/25/2022 1:09 PM

Q2 Service Population. Which community population(s) does your organization serve? Please note that the populations identified below are based on populations identified as having special housing needs in State Housing Element Law.

Answered: 17 Skipped: 0

ANSWER CHOICES	RESPONSES	
Seniors	58.82%	10
Disabled	58.82%	10
Developmentally disabled	47.06%	8
Large families (5 or more persons)	58.82%	10
Families with female head of household	52.94%	9
Farmworkers	47.06%	8
Persons in need of emergency shelter	47.06%	8
Homeless	58.82%	10
General population	82.35%	14
Other (please specify)	41.18%	7
Total Respondents: 17		

#	OTHER (PLEASE SPECIFY)	DATE
1	Families - pregnant through age 5 and their caregivers.	4/21/2022 1:25 PM
2	medi-cal and uninsured	3/4/2022 1:12 PM
3	K-12 School Children	2/28/2022 5:24 PM
4	Youth, Foster Youth and Former Foster Youth	2/28/2022 3:22 PM
5	Citizens of the Ione Band of Miwok Indians living in the County	2/28/2022 10:51 AM
6	Any one needing help	2/27/2022 8:05 PM
7	Veterans	2/25/2022 2:30 PM

Q3 Location of Services. Please identify if your responses are specific to the County as a whole or one or more of the cities.

Answered: 17 Skipped: 0

ANSWER CHOICES	RESPONSES	
Amador County (entire County, including all cities)	88.24%	15
Amador County (unincorporated area)	17.65%	3
City of Amador City	5.88%	1
City of Ione	5.88%	1
City of Jackson	11.76%	2
City of Plymouth	5.88%	1
City of Sutter Creek	11.76%	2
Total Respondents: 17		

Q4 Housing Types. What are the primary housing types needed by the population your organization services? Please check all that apply.

Answered: 10 Skipped: 7

	GENERAL POPULATION	SENIORS/ELDERLY	DISABLED	DEVELOPMENTALLY DISABLED	FEMALE HEADS OF HOUSEHOLD WITH FAMILY	FARMWORKER
Single family housing affordable to low, very low, or extremely low income households	87.50% 7	62.50% 5	50.00% 4	50.00% 4	62.50% 5	37.50%
Multifamily housing - affordable to extremely low, very low, and low income households	87.50% 7	50.00% 4	50.00% 4	50.00% 4	62.50% 5	37.50%
Housing close to services (grocery stores, financial, personal, and social services, etc.)	77.78% 7	66.67% 6	44.44% 4	33.33% 3	44.44% 4	22.22%
Single family detached housing	75.00% 6	37.50% 3	25.00% 2	25.00% 2	50.00% 4	12.50%
Single family attached housing (individually-owned townhomes or condominiums)	75.00% 6	37.50% 3	25.00% 2	25.00% 2	50.00% 4	12.50%
Duplex, triplex, or fourplex	85.71% 6	42.86% 3	42.86% 3	42.86% 3	57.14% 4	14.29%
Emergency shelter	66.67% 6	22.22% 2	22.22% 2	22.22% 2	33.33% 3	11.11%
Transitional or supportive housing	66.67% 6	33.33% 3	33.33% 3	44.44% 4	33.33% 3	33.33%
Housing with on-site child daycare	85.71% 6	0.00% 0	0.00% 0	14.29% 1	57.14% 4	14.29%
Multifamily - market rate	83.33% 5	33.33% 2	33.33% 2	33.33% 2	50.00% 3	16.67%
Accessory dwelling unit	83.33% 5	50.00% 3	33.33% 2	33.33% 2	50.00% 3	16.67%
Lease-to-own housing (condominiums, townhomes, or single family)	100.00% 4	25.00% 1	25.00% 1	50.00% 2	75.00% 3	25.00%
Co-housing	66.67%	50.00%	33.33%	33.33%	33.33%	16.67%

(individual homes that are part of larger development with shared common space, such as kitchen, living, recreation, and garden areas)	4	3	2	2	2	
Housing with features for a disabled person (ramp, grab bars, low counters and cabinets, assistive devices for hearing- or visually-impaired persons)	44.44% 4	55.56% 5	55.56% 5	33.33% 3	22.22% 2	11.11%
Permanent farmworker housing	57.14% 4	0.00% 0	0.00% 0	14.29% 1	14.29% 1	71.43%
Senior housing that includes services providing assistance with daily living	50.00% 3	83.33% 5	33.33% 2	50.00% 3	33.33% 2	16.67%
Seasonal or temporary farmworker housing	50.00% 3	0.00% 0	0.00% 0	16.67% 1	16.67% 1	83.33%

#	OTHER (PLEASE SPECIFY)	DATE
1	Permanent supportive housing SRO units	2/25/2022 2:40 PM

Q5 Housing Needs and Services. What are the primary housing needs of the population(s) that your organization serves? Please check all that apply.

Answered: 10 Skipped: 7

	GENERAL POPULATION	SENIORS/ELDERLY	DISABLED	DEVELOPMENTALLY DISABLED	FEMALE HEADS OF HOUSEHOLD WITH FAMILY	FARMWORKERS
General assistance with renting a home	77.78% 7	77.78% 7	44.44% 4	33.33% 3	55.56% 5	33.33% 3
Assistance finding housing affordable to extremely low income (<30% of median income) households	77.78% 7	44.44% 4	33.33% 3	33.33% 3	44.44% 4	22.22% 2
Occasional financial assistance to pay rent, mortgage, and/or utilities	87.50% 7	62.50% 5	37.50% 3	37.50% 3	50.00% 4	25.00% 2
Housing close to public transportation	87.50% 7	37.50% 3	37.50% 3	25.00% 2	37.50% 3	25.00% 2
Assistance finding housing affordable to lower income (<80% of median income) households	75.00% 6	62.50% 5	37.50% 3	37.50% 3	50.00% 4	25.00% 2
Assistance with being housed in an emergency shelter	66.67% 6	22.22% 2	22.22% 2	11.11% 1	33.33% 3	0.00% 0
Assistance with being housed in transitional or supportive housing	66.67% 6	22.22% 2	33.33% 3	11.11% 1	22.22% 2	0.00% 0
Housing close to services (grocery stores, financial, personal, and social services, etc.)	75.00% 6	62.50% 5	50.00% 4	37.50% 3	50.00% 4	25.00% 2
Housing close to daycare	83.33% 5	0.00% 0	0.00% 0	16.67% 1	83.33% 5	16.67% 1
General	100.00%	0.00%	0.00%	50.00%	50.00%	0.00%

assistance with purchasing a home	4	0	0	2	2	0
Grants or loans to make modifications to make a home accessible to a disabled resident	57.14% 4	42.86% 3	71.43% 5	28.57% 2	42.86% 3	14.29% 1
Assistance with addressing discrimination, legal rent or mortgage practices, tenant/landlord mediation, or other fair housing issues	80.00% 4	40.00% 2	20.00% 1	40.00% 2	60.00% 3	20.00% 1
Translation assistance for non-english speaking persons	50.00% 3	0.00% 0	0.00% 0	16.67% 1	16.67% 1	66.67% 4

Q6 What are the primary barriers your organization and/or service population encounter related to finding or staying in housing?

Answered: 10 Skipped: 7

#	RESPONSES	DATE
1	Affordable housing for families that is close to services. Currently, low-income housing (apartments) have a large waiting list. Challenging access to child care throughout the county. Families might have to drive a distance for care.	4/21/2022 1:32 PM
2	Affordable housing	4/20/2022 10:09 AM
3	There is very limited to no affordable or low income housing available in Amador.	3/4/2022 1:29 PM
4	Lack of available housing. Lack of landlords willing to rent to people currently unhoused. Long waiting list for income based housing.	3/4/2022 10:32 AM
5	Multi-family housing for young families is probably the biggest challenge.	2/28/2022 5:32 PM
6	Low income housing options	2/28/2022 9:32 AM
7	Lack of affordable housing	2/27/2022 8:20 PM
8	High rents, entrance charges, lack of affordable housing, NIMBY, low SS or disability income.	2/27/2022 8:11 PM
9	High rents	2/27/2022 8:46 AM
10	avaialbe affordable units, Shelter beds, dedicated funds wrap around supportive services	2/25/2022 2:40 PM

Q7 What services or actions are needed to provide or improve housing or human services in the area?

Answered: 10 Skipped: 7

#	RESPONSES	DATE
1	Low/reasonable apartments with a child care facility on-site. No smoking. Transitional housing would benefit from on-site services.	4/21/2022 1:32 PM
2	Section 8	4/20/2022 10:09 AM
3	There needs to be more affordable and supportive housing in Amador. With No Place Like Home funds, several affordable supportive housing units can be built and supportive services would available on site. Affordable housing near various services would be ideal.	3/4/2022 1:29 PM
4	More available rentals. Landlords willing to take multiple individuals into one unit (roommate situations).	3/4/2022 10:32 AM
5	More collaboration with the school district so we can plan together how to best serve each community.	2/28/2022 5:32 PM
6	Building affordable housing	2/28/2022 9:32 AM
7	Reduce cost of fees to build new housing Better mental health assistance	2/27/2022 8:20 PM
8	Obviously, low cost housing and income assistance. Qualified unhoused persons wait months before housing can be found.	2/27/2022 8:11 PM
9	Grants and finding contractors who will build affordable housing.	2/27/2022 8:46 AM
10	Build housing committee, connect all homeless emergency services providers and County funds into Homeless Managment Information System. Create addition shelter beds (in process) build more affordable units	2/25/2022 2:40 PM

Q8 What services or actions are needed to improve access to regional services?

Answered: 10 Skipped: 7

#	RESPONSES	DATE
1	More frequent bus routes throughout the county.	4/21/2022 1:32 PM
2	More Transportation	4/20/2022 10:09 AM
3	Transportation is often needed for people to access services in the region. Increasing public transportation options may be helpful for people to access services.	3/4/2022 1:29 PM
4	Possibly a more cohesive process for income-based housing, such as a central program that assists with applications and connecting landlords to rental rather than multiple properties.	3/4/2022 10:32 AM
5	Improved transportation to out of county services and more services, especially mental health services, in the county.	2/28/2022 5:32 PM
6	Additional housing options close to services	2/28/2022 9:32 AM
7	More outreach from staff Local hospitals to offer More mental health services	2/27/2022 8:20 PM
8	Countywide mobile assistance such as is provided by Christine through the City of Jackson.	2/27/2022 8:11 PM
9	Cooperation between county governments and private businesses. Affordable land.	2/27/2022 8:46 AM
10	Fund transit routes for all populations	2/25/2022 2:40 PM

Q9 Are there any other housing priorities, issues, or concerns that you would like to identify to assist Amador County and Amador City, Ione, Jackson, Plymouth, and Sutter Creek in identifying housing needs and developing appropriate programs to address housing needs?

Answered: 8 Skipped: 9

#	RESPONSES	DATE
1	Many individuals / families with lower incomes often times can only afford the rent in the outlying areas. This creates a burden with the cost (and lack) of transportation, distances to child care and employment.	4/21/2022 1:32 PM
2	There is an overall shortage of housing in Amador, specifically affordable housing.	3/4/2022 1:29 PM
3	I believe the priority should be to assist those who are currently unhoused and seeking housing over those who currently have housing.	3/4/2022 10:32 AM
4	Better spread the growth so it is not so concentrated in Ione.	2/28/2022 5:32 PM
5	Reduce permit fees Quicker zoning reviews of housing proposals	2/27/2022 8:20 PM
6	Reinstate mandatory low cost housing multi family units as originally permitted in Castle Oaks development. They were never built.	2/27/2022 8:11 PM
7	This is a national problem. Our county will be competing with many other counties. The county will have to make tax decisions to attract companies to build in Amador County.	2/27/2022 8:46 AM
8	Continue street outreach efforts to homeless, fund Police Department to respond to transient calls as requried. Create safe warming stations and shelter areas.	2/25/2022 2:40 PM

Q10 Does your organization develop housing?

Answered: 10 Skipped: 7

ANSWER CHOICES	RESPONSES	
Yes - we develop housing and have built in Amador County or one of its cities or are working on/toward a project in the area	10.00%	1
Yes - we develop housing in the region, but do not have direct experience with Amador County, Amador City, Ione, Jackson, Plymouth, or Sutter Creek	0.00%	0
No - we provide supportive services, advocacy, or other human services but do not develop housing	90.00%	9
TOTAL		10

Q11 In your experience, what are typical costs of single family development in Amador County or the greater region?

Answered: 0 Skipped: 17

ANSWER CHOICES	RESPONSES	
Land cost (per acre)	0.00%	0
Site improvements (grading, access, utilities, etc.) (per acre)	0.00%	0
Building Construction (per square foot)	0.00%	0
Other Costs	0.00%	0

#	LAND COST (PER ACRE)	DATE
	There are no responses.	

#	SITE IMPROVEMENTS (GRADING, ACCESS, UTILITIES, ETC.) (PER ACRE)	DATE
	There are no responses.	

#	BUILDING CONSTRUCTION (PER SQUARE FOOT)	DATE
	There are no responses.	

#	OTHER COSTS	DATE
	There are no responses.	

Q12 In your experience, what are typical costs of multifamily development in Amador County or the greater region?

Answered: 0 Skipped: 17

ANSWER CHOICES	RESPONSES	
Land cost (per acre)	0.00%	0
Site improvements (grading, access, utilities, etc.) (per acre)	0.00%	0
Building Construction (per square foot)	0.00%	0
Other Costs	0.00%	0

#	LAND COST (PER ACRE)	DATE
	There are no responses.	

#	SITE IMPROVEMENTS (GRADING, ACCESS, UTILITIES, ETC.) (PER ACRE)	DATE
	There are no responses.	

#	BUILDING CONSTRUCTION (PER SQUARE FOOT)	DATE
	There are no responses.	

#	OTHER COSTS	DATE
	There are no responses.	

Q13 What is the preferred minimum parcel size for an affordable (lower income) multifamily development project?

Answered: 0 Skipped: 17

#	RESPONSES	DATE
	There are no responses.	

Q14 What is the preferred maximum parcel size for an affordable (lower income) multifamily development project?

Answered: 0 Skipped: 17

#	RESPONSES	DATE
	There are no responses.	

Q15 What is the minimum desirable density (units per acre) for an affordable (lower income) housing development project?

Answered: 0 Skipped: 17

#	RESPONSES	DATE
	There are no responses.	

Q16 Have you encountered any specific impediments to developing housing in Amador County or the cities of Amador City, Ione, Jackson, Plymouth, and Sutter Creek? If yes, please describe.

Answered: 1 Skipped: 16

#	RESPONSES	DATE
1	NIMBY Shelter developments	2/25/2022 2:42 PM

APPENDIX B

Housing Needs and Priorities Survey Results

Q1 Do you live in Amador County?

Answered: 109 Skipped: 0

ANSWER CHOICES	RESPONSES	
Yes, I live in the City of Amador City	3.67%	4
Yes, I live in the City of Ione	8.26%	9
Yes, I live in the City of Jackson	28.44%	31
Yes, I live in the City of Plymouth	6.42%	7
Yes, I live in the City of Sutter Creek	12.84%	14
Yes, I live in the Buckhorn area	3.67%	4
Yes, I live in the Red Corral area	0.92%	1
Yes, I live in the Volcano area	2.75%	3
Yes, I live in the Drytown area	0.00%	0
Yes, I live in the Fiddletown area	3.67%	4
Yes, I live in the River Pines area	0.92%	1
Yes, I live in the Pioneer area	7.34%	8
Yes, I live in the Camanche Village area	0.92%	1
Yes, I live in the Camanche North Shore area	0.92%	1
Yes, I live in the Buena Vista area	1.83%	2
Yes, I live in the Martell area	0.00%	0
Yes, I live in the Pine Grove area	9.17%	10
No, I do not live in Amador County	4.59%	5
Yes, I live in another area of Amador County (please specify community or area)	3.67%	4
TOTAL		109

#	YES, I LIVE IN ANOTHER AREA OF AMADOR COUNTY (PLEASE SPECIFY COMMUNITY OR AREA)	DATE
1	Surrey Junction area	3/15/2022 2:31 PM
2	Amador Pines	3/14/2022 8:13 PM
3	Lake Pardee area	3/13/2022 1:44 PM
4	between Jackson and Pine Grove	3/11/2022 4:23 PM

Q2 How long have you lived in Amador County?

Answered: 103 Skipped: 6

ANSWER CHOICES	RESPONSES	
0-2 years	6.80%	7
2-5 years	13.59%	14
5-10 years	11.65%	12
10+ years	53.40%	55
Other (please specify)	14.56%	15
TOTAL		103

#	OTHER (PLEASE SPECIFY)	DATE
1	65 years	3/16/2022 9:29 AM
2	41 years	3/15/2022 6:35 PM
3	23yrs	3/15/2022 2:33 PM
4	36	3/12/2022 9:01 AM
5	28	3/11/2022 4:24 PM
6	43 years	3/11/2022 3:25 PM
7	Born and raised here	3/11/2022 7:01 AM
8	42 years	3/10/2022 8:50 PM
9	born here, but moved back 2 years ago	3/10/2022 7:44 PM
10	45+ years	3/10/2022 12:45 PM
11	47 years	3/10/2022 8:16 AM
12	32 years	3/9/2022 9:45 AM
13	23 years	3/9/2022 9:24 AM
14	42 years	3/8/2022 6:26 PM
15	40+ years	3/5/2022 12:42 PM

Q3 What made you decide to live here? (Select all that apply)

Answered: 103 Skipped: 6

ANSWER CHOICES	RESPONSES	
Proximity to job/work	18.45%	19
Quality of housing stock	5.83%	6
Proximity to family and/or friends	35.92%	37
Affordability	27.18%	28
Quality of local school system	7.77%	8
Safety of neighborhood	24.27%	25
County services and programs	1.94%	2
Proximity to shopping and services	3.88%	4
Other (please specify)	41.75%	43
Total Respondents: 103		

#	OTHER (PLEASE SPECIFY)	DATE
1	Open space	4/19/2022 3:47 PM
2	tired of city life love the country life	4/2/2022 11:15 PM
3	Clean air	3/19/2022 3:08 PM
4	born here	3/16/2022 9:29 AM
5	Bought a business here and family lived here	3/15/2022 6:35 PM
6	Beauty of the area and proximity to hiking, fishing, hunting.	3/15/2022 2:33 PM
7	My parents wanted to raise me here	3/14/2022 11:20 PM
8	Beauty of the area(rural)	3/14/2022 8:14 PM
9	Country living	3/13/2022 1:45 PM
10	BEAUTIFUL AREA	3/13/2022 10:05 AM
11	Needed a property with two living quarters.	3/12/2022 5:15 PM
12	Proximity to Mountains and lakes	3/12/2022 9:01 AM
13	All of it. I wanted to raise my family here.	3/12/2022 8:03 AM
14	7	3/11/2022 8:40 PM
15	Quality of life / beauty	3/11/2022 5:37 PM
16	natural beauty, rural lifestyle	3/11/2022 4:24 PM
17	rural and peaceful	3/11/2022 12:41 PM
18	Wanted to get away from the hustle and bustle of the Bay Area.	3/10/2022 9:50 PM
19	Good for walking	3/10/2022 9:19 PM
20	Bought a business	3/10/2022 8:50 PM

21	covid... to get the heck away from cities	3/10/2022 7:44 PM
22	Fell in love with the shape of the land.	3/10/2022 11:07 AM
23	Moved to experience the small town atomsphere. To get away from the traffic and crowding in the Bay Area.	3/10/2022 6:30 AM
24	inherited house	3/9/2022 10:27 AM
25	beautiful country	3/9/2022 9:45 AM
26	Rural lifestyle	3/9/2022 9:44 AM
27	Ability to have large acreage (40 acres) suitable for large animals; more open space and privacy	3/9/2022 9:24 AM
28	open space	3/8/2022 9:00 PM
29	beautiful foothills with oak trees, sparsely populated, quiet,	3/8/2022 6:26 PM
30	Trees	3/8/2022 3:45 PM
31	Rural living	3/8/2022 3:29 PM
32	Beauty & small town character	3/8/2022 3:08 PM
33	Proximity to Kirkwood	3/8/2022 2:59 PM
34	Grew up here	3/8/2022 2:56 PM
35	Natural Beauty	3/8/2022 2:51 PM
36	Small town environment. Not lots of people or subdivisions and urban sprawl.	3/7/2022 10:23 AM
37	Moved here after college for a job	3/7/2022 7:54 AM
38	Married a resident	3/7/2022 2:46 AM
39	Bought a home in Ione, moved to Jackson after divorce.	3/4/2022 10:32 AM
40	Rural environment	3/4/2022 10:05 AM
41	The small town, rural character	2/27/2022 5:03 PM
42	Closer to family	2/25/2022 9:01 PM
43	its beauty	2/24/2022 12:26 PM

Q4 Do you currently own or rent your home?

Answered: 102 Skipped: 7

ANSWER CHOICES	RESPONSES	
I own my home	68.63%	70
I rent my home	21.57%	22
I live with extended family or with another household	4.90%	5
I rent a room in a home	1.96%	2
I am currently without permanent shelter	2.94%	3
TOTAL		102

Q5 Select the type of housing that best describes your current home.

Answered: 102 Skipped: 7

ANSWER CHOICES	RESPONSES	
Single-family home (detached)	81.37%	83
Duplex/attached home	1.96%	2
Multi-family home (apartment/condominium)	3.92%	4
Accessory Dwelling Unit, granny flat, guest house	0.98%	1
Mobile home	5.88%	6
Currently without permanent shelter	1.96%	2
Other (please specify)	3.92%	4
TOTAL		102

#	OTHER (PLEASE SPECIFY)	DATE
1	Rent an apartment	3/11/2022 8:44 PM
2	Apartment	3/10/2022 9:21 PM
3	Rent two rooms within a house	3/10/2022 8:42 AM
4	In Victory Village	3/4/2022 10:33 AM

Q6 How would you rate the physical condition of the residence you live in?

Answered: 102 Skipped: 7

ANSWER CHOICES	RESPONSES	
Sound: Very good to excellent condition and needs minimal repairs	60.78%	62
Minor : Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, missing shingles, etc.)	20.59%	21
Moderate: Needs one modest rehabilitation improvements (e.g., new roof, new wood siding, replacement of stucco, etc.)	14.71%	15
Substantial: Needs two or more major upgrades (e.g., new foundation, roof replacement, new plumbing, new electrical, etc.)	2.94%	3
Dilapidated: Building appears structurally unsound, unfit for human habitation in its current condition, and demolition or major rehabilitation is required	0.98%	1
TOTAL		102

Q7 Which of the following housing upgrades or expansions have you considered making on your home?

Answered: 101 Skipped: 8

ANSWER CHOICES	RESPONSES	
Room addition or accessory dwelling unit	18.81%	19
Roofing, painting, and general home repairs	39.60%	40
HVAC, solar, and electrical	28.71%	29
Landscaping	31.68%	32
Does not apply	29.70%	30
Other (please specify)	16.83%	17
Total Respondents: 101		

#	OTHER (PLEASE SPECIFY)	DATE
1	Upgrade kitchen and bathrooms	4/19/2022 4:32 PM
2	submersible well pump	4/2/2022 11:17 PM
3	Building a home	3/19/2022 3:09 PM
4	Have already done extensive upkeep and additions throughout the years	3/15/2022 6:36 PM
5	2nd heat source	3/14/2022 8:15 PM
6	Remodel	3/13/2022 1:48 PM
7	Upgrading electrical panel	3/11/2022 11:55 AM
8	Windows	3/11/2022 9:35 AM
9	As a renter, I see what doesn't get done.	3/11/2022 5:19 AM
10	Siding, windows, retaining walls	3/10/2022 9:21 PM
11	Just did full remodel	3/10/2022 8:05 PM
12	weatherproofing, mold and aesbestos remediation and abatement	3/10/2022 7:47 PM
13	NA because I do not own the house	3/10/2022 8:42 AM
14	Defensible space work	3/8/2022 3:10 PM
15	Already improved	3/3/2022 6:19 PM
16	windows	3/2/2022 11:03 AM
17	another bathroom so i dont have to use the litterbox or yard in emergencies	2/25/2022 11:32 AM

Q8 How satisfied are you with your current housing situation?

Answered: 94 Skipped: 15

ANSWER CHOICES	RESPONSES	
I am very satisfied	56.38%	53
I am somewhat satisfied	24.47%	23
I am somewhat dissatisfied	7.45%	7
I am dissatisfied	5.32%	5
If you answered dissatisfied or somewhat dissatisfied please provide a reason below.	6.38%	6
TOTAL		94

#	IF YOU ANSWERED DISSATISFIED OR SOMEWHAT DISSATISFIED PLEASE PROVIDE A REASON BELOW.	DATE
1	Affordability	3/15/2022 2:40 PM
2	I am currently staying in the homeless shelter with my husband and four kids and ready to have a place of our own again	3/14/2022 11:34 PM
3	Location! Love where I am, but I'm not going to get comparable at the same price whether I rent or buy, owner said one day they'd move back in, I'll be priced out of buying in the same neighborhood, no good options just stay until the luck runs out	3/11/2022 5:33 AM
4	my house is literally in the 30s in the winter (with 3 space heaters running 24/7) and reached 105° indoors last summer (in the shade, with all of the windows open and fans running in every room)	3/10/2022 8:03 PM
5	I would like the houses in Plymouth that are dilapidated to be offered to be fixed up or nice townhouses but in their place.	3/7/2022 10:29 AM
6	Temporary. Living with family.	3/2/2022 9:53 PM

Q9 Which of the following best describes your household type?

Answered: 95 Skipped: 14

ANSWER CHOICES	RESPONSES	
Single person household	22.11%	21
Single parent with children under 18	3.16%	3
Single person living with roomates	6.32%	6
Couple	32.63%	31
Couple with children under 18	16.84%	16
Couple living with roommates	0.00%	0
Adult head of household (non-parent) with children under 18	2.11%	2
Multi-generational family household (grandparents, parents, children, and/or grandchildren all under the same roof)	10.53%	10
Other (please specify)	6.32%	6
TOTAL		95

#	OTHER (PLEASE SPECIFY)	DATE
1	Retired couple with adult children living on their own.	3/15/2022 6:45 PM
2	RETIRED WITH ADULT CHILD RESIDING WITH US BECAUSE OF EXTREEM COSTS OF HOUSING AND RENT!	3/13/2022 10:17 AM
3	Living in single bedroom apartment	3/11/2022 8:57 PM
4	Pets	3/11/2022 12:02 PM
5	Parents, adult child, minor child	3/10/2022 9:59 PM
6	Veterans facility	3/4/2022 10:40 AM

Q10 If you wish to own a home in Amador County but do not currently own one, what issues are preventing you from owning a home at this time? (Select all that apply)

Answered: 93 Skipped: 16

ANSWER CHOICES	RESPONSES	
I cannot find a home within my target price range in Amador County	15.05%	14
I do not currently have the financial resources for an appropriate down payment	19.35%	18
I do not currently have the financial resources for an adequate monthly mortgage payment	8.60%	8
I cannot find a home that suits my living needs in Amador County (housing size, disability accommodations)	4.30%	4
I cannot currently find a home that suits my quality standards in Amador County	4.30%	4
I do not currently wish to own a home in Amador County	4.30%	4
I already own a home in Amador County	66.67%	62
Total Respondents: 93		

Q11 If you wish to rent a home in the unincorporated portion of Amador County but do not currently own one, what issues are preventing you from owning a home at this time? (Select all that apply)

Answered: 79 Skipped: 30

ANSWER CHOICES	RESPONSES	
I cannot find a home within my target rental cost in Amador County	21.52%	17
I cannot find a home for rent that suits my living needs in Amador County (housing size, disability accommodations)	8.86%	7
I cannot currently find a home for rent that suits my quality standards in Amador County	3.80%	3
I do not currently wish to rent a home in Amador County	63.29%	50
I already rent a home in Amador County	13.92%	11
Total Respondents: 79		

Q12 Do you think that the range of housing options currently available in Amador County meet your needs?

Answered: 95 Skipped: 14

ANSWER CHOICES	RESPONSES	
Yes	45.26%	43
No	54.74%	52
TOTAL		95

Q13 Do you think that the range of housing options currently available in Amador County meet the needs of the community?

Answered: 95 Skipped: 14

ANSWER CHOICES	RESPONSES	
Yes	15.79%	15
No	84.21%	80
TOTAL		95

Q14 What types of housing are most needed in Amador County? (Select all that apply)

Answered: 82 Skipped: 27

	AMADOR CITY	IONE	JACKSON	PLYMOUTH	SUTTER CREEK	UNINCORPORATED AREAS OF AMADOR COUNTY	TOTAL
Single family, small (less than 2,000 square foot home)	1.41% 1	11.27% 8	46.48% 33	4.23% 3	12.68% 9	23.94% 17	71
Single family, medium to large (2,000 square foot home or larger)	5.77% 3	15.38% 8	36.54% 19	1.92% 1	15.38% 8	25.00% 13	52
Duplex, Triplex, and Fourplex	3.08% 2	12.31% 8	52.31% 34	6.15% 4	7.69% 5	18.46% 12	65
Townhomes or Condominiums (multi-family ownership homes)	4.29% 3	15.71% 11	50.00% 35	2.86% 2	10.00% 7	17.14% 12	70
Apartments (multi-family rental homes)	2.78% 2	18.06% 13	50.00% 36	4.17% 3	5.56% 4	19.44% 14	72
Co-housing (individual homes that are part of larger development with shared common space, such as kitchen, living, recreation, and garden areas)	0.00% 0	14.29% 8	50.00% 28	3.57% 2	12.50% 7	19.64% 11	56
Accessory Dwelling Unit	1.75% 1	10.53% 6	40.35% 23	8.77% 5	12.28% 7	26.32% 15	57
Farmworker housing	0.00% 0	12.00% 6	10.00% 5	36.00% 18	4.00% 2	38.00% 19	50

#	OTHER (PLEASE SPECIFY)	DATE
1	All of the above	4/19/2022 4:37 PM
2	Apartments and other multi-unit housing should be smoke-free.	3/28/2022 2:16 PM
3	homeless housing	3/16/2022 9:31 AM
4	I chose One city because it wouldn't let me chose "all of the above"	3/15/2022 6:45 PM
5	Detached single senior housing	3/15/2022 2:40 PM
6	Only allowed to select one answer per question here. I would have checked ALL boxes. We need more affordable housing or locals will continue to move away...	3/12/2022 8:13 AM
7	high density low income/affordable housing near cities/services/transportation	3/11/2022 4:29 PM
8	This question's available responses are not set up in a fashion that allows best response.	3/11/2022 5:33 AM
9	This is needed in all areas of the County.	3/10/2022 9:15 PM
10	Housing for unhoused	3/10/2022 9:00 PM
11	Honestly, diversification, each community needs multiple varieties of new/improved housing options.	3/10/2022 8:03 PM
12	I don't want to see more development. Amador is already destroying what little beauty it has left… it's not a big county…	3/10/2022 1:15 PM
13	In each of these groups with the exception of the McMansions that we already have too many	3/10/2022 11:23 AM

	of, the whole county needs more housing, especially low cost and higher density. There is growing demand for rural and dispersed cohousing options that AC could really excel at with our commute range.	
14	All these townships need housing of all types	3/10/2022 8:27 AM
15	Don't know about specific areas, but affordable housing is needed	3/9/2022 9:52 AM
16	I am not in a position to know what is needed versus what is available in the unincorporated county.	3/9/2022 9:36 AM
17	We need better planned, more compact (but then with open space around/nearby) walkable/bikable housing. No more giant "luxury" house developments that eat up farmland and open space and cost more in service delivery	3/8/2022 9:07 PM
18	Couple of these questions should be for all areas like ADU, townhouses and Condos	3/7/2022 11:03 PM
19	NO APARTMENTS!	3/7/2022 2:46 PM
20	Active 55+ community individual homes with walking/bike trails	3/7/2022 3:12 AM
21	Nine	3/3/2022 6:35 PM
22	There needs to be more housing in general that people can afford all over the county and surrounding counties as well.	3/3/2022 2:02 PM
23	Amador County needs more studio apartments available to working single individuals	3/2/2022 7:53 PM
24	There should be more than 1 choice for many of these questions.	2/27/2022 5:13 PM
25	this question doesnt allow multiple selections---	2/25/2022 11:49 AM

Q15 How important are the following housing priorities to you and your family?

Answered: 92 Skipped: 17

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL
Provide housing to meet the social and economic needs of each community, including both existing and future residents, as well as employers	72.22% 65	18.89% 17	7.78% 7	1.11% 1	90
Housing affordable to working families	84.27% 75	13.48% 12	2.25% 2	0.00% 0	89
Establish a variety of housing types and services to accommodate the diversity of special needs households (elderly, disabled, large families, agricultural workers, female heads of family, and homeless)	76.09% 70	15.22% 14	4.35% 4	4.35% 4	92
Support safe, well-maintained and well-designed housing as a way of strengthening existing and new neighborhoods	74.73% 68	20.88% 19	1.10% 1	3.30% 3	91
Rehabilitate existing housing	55.06% 49	33.71% 30	4.49% 4	6.74% 6	89
Promote sustainable, efficient, and fire-safe housing to address safety, energy, and climate change impacts	83.33% 75	8.89% 8	6.67% 6	1.11% 1	90
Provide ADA-accessible housing	57.47% 50	32.18% 28	8.05% 7	2.30% 2	87
Ensure that children who grow up in Amador County can afford to live here	71.11% 64	24.44% 22	3.33% 3	1.11% 1	90
Create more mixed-use (commercial/office and residential) projects to bring different land uses closer together	38.46% 35	32.97% 30	21.98% 20	6.59% 6	91
Integrate affordable housing throughout the community to create mixed-income neighborhoods	59.55% 53	22.47% 20	14.61% 13	3.37% 3	89
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	52.27% 46	28.41% 25	12.50% 11	6.82% 6	88
Support fair/equitable housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures	55.06% 49	25.84% 23	11.24% 10	7.87% 7	89
Ensure all persons and households have fair and equitable access to housing and housing opportunities	74.16% 66	17.98% 16	6.74% 6	1.12% 1	89
Lease-to-own housing (condominiums, apartments)	38.20% 34	37.08% 33	17.98% 16	6.74% 6	89
Sustainable, walkable development (housing within walking distance to services, schools, and/or the downtown)	60.23% 53	30.68% 27	7.95% 7	1.14% 1	88

Q16 Are there any populations or persons that need additional housing types or dedicated policies and programs to ensure they can access housing in Amador County and its cities?

Answered: 82 Skipped: 27

	AMADOR CITY	IONE	JACKSON	PLYMOUTH	SUTTER CREEK	UNINCORPORATED AREAS OF AMADOR COUNTY	TOTAL
Seniors	2.99% 2	7.46% 5	46.27% 31	5.97% 4	14.93% 10	22.39% 15	67
Persons with a disability, including developmental	1.79% 1	10.71% 6	53.57% 30	5.36% 3	7.14% 4	21.43% 12	56
Homeless persons or at risk of homelessness	2.74% 2	15.07% 11	60.27% 44	5.48% 4	2.74% 2	13.70% 10	73
Large families (5 or more persons)	0.00% 0	22.00% 11	38.00% 19	4.00% 2	8.00% 4	28.00% 14	50
Single Parent Head of Households	1.79% 1	16.07% 9	48.21% 27	7.14% 4	3.57% 2	23.21% 13	56
Farmworkers	1.75% 1	10.53% 6	15.79% 9	31.58% 18	1.75% 1	38.60% 22	57

#	OTHER (PLEASE SPECIFY)	DATE
1	All of the above	4/19/2022 4:37 PM
2	Many senior citizens, Veterans, and persons with disabilities live in apartments where their neighbors smoke. The smoke drifts into their apartments.	3/28/2022 2:16 PM
3	You need to have the choice of “all of the above”	3/15/2022 6:45 PM
4	homeless/at risk, also would like to see more semi-independent senior housing w/services	3/11/2022 4:29 PM
5	All of these areas are needed in all of our area	3/11/2022 2:48 PM
6	This question's response options needs improvement for honest results.	3/11/2022 5:33 AM
7	For all areas of the County	3/10/2022 9:15 PM
8	(this question would be better represented with multi-select picklists rather than radio buttons. Most of these demographics require additional housing/services in multiple locations, and vice versa.)	3/10/2022 8:03 PM
9	The whole county needs these things.	3/10/2022 11:23 AM
10	pretty much all of these apply in all areas. Why can you only choose one location for each issue?!	3/8/2022 9:07 PM
11	Single, Independents, Individuals that do not have a family	3/2/2022 7:53 PM
12	These populations needs to be addressed across the county.	2/28/2022 10:26 AM
13	cannot select multiple options again	2/25/2022 11:49 AM

Q17 What is your race/ethnicity?

Answered: 92 Skipped: 17

ANSWER CHOICES	RESPONSES	
African American	0.00%	0
Asian	2.17%	2
Hispanic	6.52%	6
Native American	1.09%	1
White/Non-Hispanic	80.43%	74
Other (please specify)	9.78%	9
TOTAL		92

#	OTHER (PLEASE SPECIFY)	DATE
1	Mixed ethnicity/non Hispanic	3/11/2022 9:46 AM
2	Human	3/10/2022 9:28 PM
3	Inappropriate question	3/10/2022 12:51 PM
4	Unknown	3/10/2022 11:23 AM
5	Indigenous Celtic, non-white due to multi-generational impacts of the British occupation of Ireland.	3/10/2022 9:00 AM
6	Decline to state	3/2/2022 7:53 PM
7	american	3/2/2022 11:09 AM
8	how is this relevant	2/25/2022 11:49 AM
9	decline to state	2/24/2022 12:31 PM

Q18 Do any of the following apply to you or someone in your household (check all that apply):

Answered: 85 Skipped: 24

ANSWER CHOICES	RESPONSES	
Ages 55 to 64	25.88%	22
Ages 65 or over	45.88%	39
Large family (5 or more people)	8.24%	7
Farmworker	0.00%	0
A single female head of household with children	10.59%	9
A single male head of household with children	1.18%	1
Children under 18	29.41%	25
Have a developmental disability	2.35%	2
Have a disability (non-developmental)	17.65%	15
Teacher	14.12%	12
First responder (law enforcement, fire protection, emergency medical services)	5.88%	5
Total Respondents: 85		

Q19 What housing challenges have you experienced?

Answered: 87 Skipped: 22

	YES	NO	TOTAL
I am concerned about my rent going up to an amount I can't afford.	35.37% 29	64.63% 53	82
I struggle to pay my rent or mortgage payment.	28.05% 23	71.95% 59	82
I cannot find a place to rent due to bad credit, previous evictions, or foreclosure.	7.79% 6	92.21% 71	77
I am concerned that if I ask my property manager or landlord to repair my home that my rent will go up or I will be evicted.	25.32% 20	74.68% 59	79
I am concerned that I may be evicted.	14.47% 11	85.53% 65	76
I need assistance finding rental housing.	23.38% 18	76.62% 59	77
My home is not big enough for my family or household.	16.25% 13	83.75% 67	80
My home is in poor condition and needs repair.	18.99% 15	81.01% 64	79
There is a lot of crime in my neighborhood.	6.49% 5	93.51% 72	77
I have been discriminated against when trying to rent housing.	9.33% 7	90.67% 68	75
I have been discriminated against when trying to purchase housing.	6.49% 5	93.51% 72	77
I need assistance with understanding my rights related to fair housing.	16.00% 12	84.00% 63	75

Q20 Do you or someone in your family have any of the following specific housing needs? Please check all that apply.

Answered: 46 Skipped: 63

ANSWER CHOICES	RESPONSES	
Senior independent living (senior single family community or senior apartments)	50.00%	23
Independent living for someone with a disability	21.74%	10
Assisted living for senior (55 and over) that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	41.30%	19
Assisted living for disabled persons that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	10.87%	5
Emergency shelter	15.22%	7
Supportive or transitional housing that provides services and support to avoid homelessness	23.91%	11
Supportive services to find and obtain housing.	36.96%	17
Daily living assistance and services to be able to live independently.	19.57%	9
Total Respondents: 46		

Q21 Have encountered discrimination or other issues that have affected your ability to live in safe, decent housing of your choice? If so, please explain any discrimination or fair housing issues you have encountered.

Answered: 92 Skipped: 17

ANSWER CHOICES	RESPONSES	
No	90.22%	83
Yes (please specify)	9.78%	9
TOTAL		92

#	YES (PLEASE SPECIFY)	DATE
1	I have friends who live in apartments (multi-unit housing) where several residents smoke cigarettes. The smoke drifts into my friends' apartments. There needs to be a strong ordinance against this.	3/28/2022 2:16 PM
2	Lack of available housing has forced me to make temporary arrangements meaning I never "join" a neighborhood.	3/12/2022 8:13 AM
3	Only in Japan—no renting to non-Japanese	3/11/2022 12:02 PM
4	Was told I needed a second income although my single mom full-time employment exceeded the amount needed to qualify. Different time, told they didn't want anyone with kids after all, maybe if I was a stay at home mom with a working partner or child support instead.	3/11/2022 5:33 AM
5	I was denied housing due to the landlord asking my political and religious beliefs.	3/10/2022 8:03 PM
6	Financing. So many strategic defaults have made it too hard for those of us who have never done that to get the loans we deserve.	3/10/2022 11:23 AM
7	Sexism. Anti-queer homphobia. Racism toward roommates.	3/10/2022 9:00 AM
8	Age because I'm under 55, No Kids, No Family, Religious Discrimination, Sexual Orientation Discrimination, Political Affiliation Discrimination	3/2/2022 7:53 PM
9	Una ves me corrieron de micasa solo porque no hablabamos Ingles.	3/1/2022 8:45 AM

Q22 What age range most accurately describes you?

Answered: 90 Skipped: 19

ANSWER CHOICES	RESPONSES	
0-23 years old	1.11%	1
24-39 years old	18.89%	17
40-55 years old	30.00%	27
56-74 years old	42.22%	38
75+ years old	7.78%	7
TOTAL		90

Q23 Please describe any additional housing comments or concerns you would like to share with the County and Housing Element Update project team.

Answered: 58 Skipped: 51

#	RESPONSES	DATE
1	My adult child works a full time job but cannot afford a place to live.	4/19/2022 4:38 PM
2	need more homes/apartments that accept section 8 vouchers. and low income homes/apartments as well as rent or lease to own home buying programs	4/2/2022 11:29 PM
3	Please consider adding smoke-free multi-unit housing to the Amador County General Plan. This would greatly benefit senior citizens, Veterans, and people with disabilities.	3/28/2022 2:18 PM
4	The cost of Homeowners Insurance is creating financial hardships for many in Pioneer. It was alarming to see how many homeowners did not have fire insurance when we had the last 2 big fires. The fire insurance premium is also used in the income to debt ratios when purchasing cars and etc. Many who are on a fixed income, may not qualify for a loan. This is a problem and the insurance commissioner does not seem to address the problem.	3/20/2022 5:33 PM
5	Extensive gray water use should be legal and encouraged. Homeowners should get incentives for building fire resilient homes.	3/19/2022 3:14 PM
6	Many people my husband and I know are struggling to find affordable housing in the current market, both to rent and own. Smaller homes or more apartments/townhouses could be beneficial to those in the area.	3/17/2022 3:00 PM
7	desperately need housing/camp options for homeless with wrap around services available. Also would like to see housing with a mix for seniors and families with common area for mixing	3/17/2022 9:47 AM
8	Get to work and provide temporary and permanent housing for our homeless population!! There are cities / countries who are doing a decent job of it. PLEASE!! Take care of our homeless citizens.	3/15/2022 6:49 PM
9	My family of six (husband, myself, and our four kids under age 18) have been staying in the Jackson homeless shelter since September 2021 and have been unable to find a rental large enough for our family of six. Most turn us away due to the size of our family or the fact that we do not have good credit. We are working with a housing support program, but most landlords are turned off by the idea of working with this program and it has limited our options. Between that and needing a private landlord because we are unable to work with the real estate agencies due to their strict credit and income requirements has made finding anything next to impossible. There are so few rentals available here anymore	3/14/2022 11:42 PM
10	Please address housing for homeless individuals as well as families. Tiny home communities are needed for both no income and low income individuals. People should not be left to sleep under bridges or on streets. Get creative	3/14/2022 8:30 PM
11	I feel like Amador is in desperate need of more low income housing. I think apartments that are subsidized would be good.	3/13/2022 10:45 AM
12	AFORDABLE HOUSING FOR YOUNG ADULTS	3/13/2022 10:19 AM
13	Need better resources for victims of domestic violence, including genuine access to safe housing or safe places to go temporarily for respite. Operation Care could use training by better run organizations so they don't cause more harm to those who are already going through it. They could use a different director. I had to go to counseling in Folsom to process the trauma caused by Tami (I think her name is, the director) and her crew. I was afraid to reach out to anyone in Amador out of fear of not being believed or for being retaliated against. Especially because I was a newer resident and not well plugged in with the county's decision makers. Besides, what recourse would I have? Amador County is in serious lack of decent resources for different types of domestic abuse (many other DV organizations recognize the damage of	3/12/2022 6:09 PM

	emotional and financial abuse. They also know it often escalates to physical abuse over time). How and who Operation Care chooses to help doesn't seem professional, standard, ethical, fair or reasonable. My soon-to-be ex-spouse was later arrested, charged and convicted of domestic battery. Perhaps it could've been prevented if I were believed and got the help I needed when I reached out to Operation Care in 2019. That organization needs to be audited to ensure the funds are best serving those who need it and frankly, they should be investigated. Because funds are distributed by county residence, I couldn't get assistance in Calaveras or Sacramento - I tried. Which is too bad, because Community for Peace in Citrus Heights is an amazing program. I couldn't figure out who to report Operation Care to outside of Amador - I tried that, too. Again, I was and am still afraid of speaking openly about the harm they caused me. Who would people believe? The person who was in an abusive relationship or an organization that's seen as a pillar of the community who is supposed to help abuse victims (who also has relationships with police, judges, government officials and others in authority)? What options and resources do Amador residents have if Operation Care turns them away? Why does a victim have to be physically abused before getting help? Is it a lack of resources, a lack of proper training or a lack of qualified personnel? Could the domestic murders and murder/suicides in Amador have been prevented if we had better resources to offer before it escalated to violence?	
14	Make it easier and less expensive for building permits. Provide assistance to homeowners who want to build an ADU . Perhaps waive permit fees for seniors.	3/12/2022 9:15 AM
15	It needs to be more than just money. As long as sellers want top dollar Rentors will also want top dollar. Rents are increasing ONLY because of "market value". Modest increases, okay, but our rent was raised 50% with one month notice. And we are EXCELLENT renters!! We have little hope of buying in Amador County as planned for 2024. So sad. This will change our county forever. =(	3/12/2022 8:17 AM
16	I believe there should be low-income housing available, but I do not want it in the center of town or near any historical areas.	3/11/2022 5:50 PM
17	Please make sure that development pays its way. The costs of infrastructure expansion to support new development should not be borne by existing taxpayers/ratepayers. Don't cut deals and discounts with developers at the expense of current residents.	3/11/2022 4:30 PM
18	The county and city governments seemed plagued by a failure of imagination and fear of change. Change can be smart and forward-thinking or really shortsighted and stupid. Don’t let developers get off with cheap designs ill-suited for the community. Keep the human scale…no more big box stores.	3/11/2022 12:05 PM
19	I would like to see more weatherization and window rehab programs with higher income caps for home owners.	3/11/2022 9:49 AM
20	Generators for when power goes out, warning centers for unhoused during winter...	3/11/2022 9:09 AM
21	Uphold the concepts that built amazing quality neighborhoods that didn't get put too far out from services while preserving nature during the best eras of city planning and why away from lighting and land use that destroys the serene character of the foothills (what's left, there aren't as many dark zones in the sky at night because so much has been built in certain areas). Don't be afraid of people's needs like age, physical, income diversity those neighbors need good, safe homes, too. Refurbish more, add better parking and transport ideas between the existing and new	3/11/2022 5:40 AM
22	I think the county and city of Jackson need to take the risk of wildfire more seriously and Require homeowners to reduce the amount of water consumption, especially for irrigation of grass lawns	3/10/2022 9:29 PM
23	I am privileged to not have personal housing concerns, but the greater quality of life in our community is damaged by the lack of affordable housing for increasing numbers of our residents.	3/10/2022 9:19 PM
24	We need more rentals and rent control.	3/10/2022 9:10 PM
25	Having lived in multiple towns and cities before moving back to Amador County, I was astonished and appalled at the scarcity and substandard quality of the available housing/rental stock here. I've seen better maintained units in villages and small towns across Eastern Europe, Northern Africa, and South and Central America. The quality of the available rental units here is actually a damn disgrace.	3/10/2022 8:08 PM

26	None	3/10/2022 7:52 PM
27	I am concerned that regardless of the housing recommendations, the County will not enact new zoning or comply with new regulations. Am sure the County will continue in the same good ole boy way of governing. Board of Supervisors is unwilling to address the needs of the community, as it just showed us in the redictricting decisions and the water rate increases with zero regard to affordability.	3/10/2022 4:17 PM
28	We need low income housing	3/10/2022 4:03 PM
29	No new stop lights. More roundabouts, don't develop the open spaces, and don't ever allow timber companies to sell or develop on their logging lands.	3/10/2022 1:17 PM
30	I'm concerned that spending any tax payer monies on cheaper housing will result in more issues with homeless populations and less money for roads. People need to pay for their own housing, or life elsewhere.	3/10/2022 12:52 PM
31	All the "nanny governing" in the world will not fix housing problems that need to be looked at as individual cases. Go ahead and paint with broad strokes, and the best intentions, but the best ideas will not be enacted without the ability to go outside any lines a planning committee comes up with. MAKE SURE THERE ARE ROUTS TO ALTERNATE WAYS OF DOING THINGS. It's way too easy and common to write bad law with great intentions.	3/10/2022 11:29 AM
32	We need more housing as soon as possible.	3/10/2022 9:01 AM
33	Please provide a safe space for homeless people to be. Make it low barrier and include wrap around services.	3/10/2022 8:29 AM
34	We need more low income housing and low barrier shelters	3/9/2022 4:29 PM
35	very jmportant to provide affordable housing for seniors. Some are being displaced and cannot find affordable apts.	3/9/2022 10:35 AM
36	Concerned about Pine Acres North (Tabeaud Rd. and Hwy. 88 in Pine Grove. Too much congestion for Tabeaud.	3/9/2022 9:55 AM
37	There is a need to reduce sprawl into unincorporated areas. Denser housing should be restricted to incorporated cities that are able to provide necessary services. The County approving every request, whether it makes sense for the community or not, results in a patchwork of varying densities and types (e.g., a welding facility in the middle of an agricultural/residential area) that make every area of the unincorporated county unpleasant to live in.	3/9/2022 9:42 AM
38	Lack of rental homes is the biggest housing issue I see in Amador county	3/8/2022 10:09 PM
39	https://smartgrowthamerica.org/resources/providing-well-placed-affordable-housing-rural-communities-toolkit/ https://www.epa.gov/smartgrowth/putting-smart-growth-work-rural-communities	3/8/2022 9:11 PM
40	more affordable housing for seniors	3/8/2022 6:41 PM
41	It is very hard to find a rental that is affordable.	3/8/2022 3:50 PM
42	Significant wildfire threat Upcountry	3/8/2022 3:23 PM
43	We don't have enough housing options for lower income residents or enough diversity in housing options.	3/8/2022 3:15 PM
44	I think it would be great to have space available for "tiny homes."	3/8/2022 3:03 PM
45	As REALTOR here in Amador County there is no affordable housing. I currently am the chair for Federal Financing &Housing Policy and currently on the voucher work group. I am glad to see our County is stepping up. I would love to be part of this and help get more affordable housing here. My name is PJ Johnsen 209-217-6217 lic#01700261	3/7/2022 11:08 PM
46	We need bigger houses, higher price range, better landscaping	3/7/2022 2:47 PM
47	I want the communities to grow slowly and intentionally. I have concerns of throwing a bunch of subdivisions in our area. I would like to see small pockets of growth in Plymouth. There are no services so I don't just want a bunch of houses everywhere. I moved away from that.	3/7/2022 10:30 AM

48	I work with the unhoused families in the county and there is no affordable housing options for them. I also have adult children that work and can not afford to live on their own in this county. We need more affordable housing options	3/7/2022 8:01 AM
49	More law enforcement in the Camanche area, extremely loud vehicles, making sure any new communities have more than one entrance/exit, don't build houses too close to each other… keep a little space, this is not SF! BUILD a new GREEN SCHOOL in IONE!!!!	3/7/2022 3:22 AM
50	Need emergency shelters for homeless and others during extreme weather conditions	3/5/2022 12:52 PM
51	I filled out a similar survey a couple of years ago. Nothing has changed. Would love to see a senior neighborhood in Sutter Creek like Jackson View. I can no longer take care of my home and acreage now that I am a widow. I want to remain in my community but may have to move to the city if nothing happens to change what is available here	3/4/2022 10:18 AM
52	I would like to see an actual implementation of housing changes in this county to support those who live today, but also who will live here in the future.	3/3/2022 11:12 AM
53	Amador County needs affordable housing for single individuals with a net income of under $45,000 per year. I work full-time, 40 hours a week, including overtime, and cannot find housing. I do not want a roommate. $85/day for a "cheap" motel is not affordable.	3/2/2022 8:01 PM
54	No hay ayuda para nosotors los Hispanons para saber nuestrod derechos de renteros. Y poder mantener una vivienda saludable para nuestras familias.	3/1/2022 8:47 AM
55	I have no issues but know low income people and limited income seniors who cannot find housing other than a motel room or mobile home.	2/27/2022 5:16 PM
56	Not nearly enough affordable housing for rent or for sale. Cost of living has increased significantly but wages remain inadequate. Child care, access, poor wages, housing options-none! County is growing but officials keep the people poor and without options. Need fresh officials with open minds and willingness to keep up with growth. Officials are all wealthy white men who don't need any assistance so they don't see the need for it. Low income, special needs, medi-cal.. they are too prideful to admit we need change!	2/25/2022 9:13 PM
57	i like questions like 1) How would you describe your community (geographically, culturally, historically, etc)? or 2) Do you identify with a particular culture and do you feel that culture is adequately supported through housing for residents? idk rather than asking about race probably. or 3)Which communities do you think would benefit most from expanded housing stock? 4) what ares of the county do you feel experience the most housing shortages? 5) what are your primary concerns regarding local housing policy and practice?	2/25/2022 11:53 AM
58	na	2/24/2022 12:31 PM

Q24 If you would like to be added to the contact list for the Housing Element Update, please enter your contact information below. Note: This information will be kept separate from the remainder of the survey responses in order to ensure responses are published anonymously.

Answered: 37 Skipped: 72

ANSWER CHOICES	RESPONSES	
Name	94.59%	35
Company	29.73%	11
Address	89.19%	33
Address 2	8.11%	3
City/Town	89.19%	33
State/Province	89.19%	33
ZIP/Postal Code	89.19%	33
Country	0.00%	0
Email Address	100.00%	37
Phone Number	0.00%	0

Contact information from survey respondents provided on pages 29-35 is deleted to ensure anonymity.

APPENDIX C

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

COMMENTER	#	SUMMARY OF COMMENTS	RESPONSE TO COMMENTS
Ree McLaughlan Brown	1.01	Commenter is concerned that the Housing Element does not address *warming stations* and homeless shelters in Amador County.	Government Code Section 65583(a)(7) requires that the Housing Element include an analysis of the needs of homeless persons and families. The analysis must include: (1) estimates of the number of persons lacking shelter; (2) where feasible, a description of the characteristics of the homeless (i.e., those who are mentally ill, developmentally disabled, substance abusers, runaway youth); (3) an inventory of resources available in the community to assist the homeless; and (4) an assessment of unmet homeless needs, including the extent of the need for homeless shelters. Housing Plan Program 9 includes outreach to providers interested in constructing emergency shelters, transitional housing, and supportive housing. Housing Plan Program 12 of the Housing Plan offers a variety of housing assistance and services to the community through the Amador Tuolumne Community Action Agency (ATCAA). ATCAA secures and stabilizes housing for homeless families and individuals as well as those at risk of becoming homeless. Program 16 offers rent subsidies to homeless persons with disabilities through the Shelter Plus Care Program, and permanent housing subsidies and case management services to homeless veterans with mental and addictive disorders through the Veterans Affairs Supporting Housing (VASH) Program.
Brown	2.01	Commenter suggests that a summary document would be helpful for the public, as opposed to those already familiar with terminology used in the introductions.	The Housing Element includes four parts: 1. Housing Plan, 2. Background Report, 3. Annexes to the Background Report, and 4. Appendices to the Background Report. The covers have been updated to clearly identify each part and the introduction chapters for the Housing Plan and Background Report each identify the four parts to assist the reader in understanding the organization.
	2.02	Commenter indicates that the table of contents (TOC) is not provided until page 40, and would like more detail in the TOC to locate segments, as well as tables listed with page numbers in the TOC.	As discussed above, the Housing Element is comprised of two subsections; 1) the Housing Plan, and 2) the Background Report. The TOC referenced is provided for the Background Report. The table of

			contents will be consolidated at the beginning of the document to provide the information for both parts.
	2.03	Commenter requests definitions of the following terms listed throughout the document: • Element • Stock • 6th Cycle, 5th Cycle, 4th Cycle • Entitlement process (page 97) • Higher resource area • Nexus • Zones – VR, VC, etc.	This comment is noted. Definitions are as follows: • Element – The word "element" appears 743 times in the HE. It is assumed the commenter is referring to "housing element," which is a document that identifies the community's housing needs; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs and affirmatively further fair housing; and to define the policies and programs that the community will implement to achieve the stated goals and objectives. • Stock – The word "stock" appears 81 times in the HE. It is assumed the commenter is referring to "housing stock," which is synonymous to "housing supply." • 6th Cycle, 5th Cycle, 4th Cycle – "Cycles" refer to planning periods, which is the time period for which the Housing Element addresses housing needs. • Entitlement process – This is the process through which a project proponent seeks the right to develop property with government approvals for zoning, density, design, use, and/or occupancy permits. • Nexus – A connection or series of connections linking two or more things. • Zones – Zones or zoning districts, which are used to determine land uses allowed within a specific area and applicable development standards for the area, are unique to each jurisdiction and defined in the respective annex of each jurisdiction. •
	2.04	Commenter requests glossary of acronyms defined for easy referral: • ACS • RHNA • APR • HCD • ADU • JADU	This comment is noted. Definitions are provided with the first reference of every acronym. For example, ACS is first referenced on page 5 of the Background Report and is defined as "American Community Survey." A list of acronyms is also added to the Background Report.

		• AFFH • HCV • CDBG • FMR • VASH • SRO • RD, RM and RH units • PD • AWA • ARSA • SB9 • ELI • SSCoC • PIT count	
	2.05	Commenter identifies page numbering starting over multiple times.	This comment is noted. The HE will be revised to update page numbering. It is noted that the Housing Plan, Background Report, and each of the annexes are numbered individually.
	2.06	Commenter wants to know why the unincorporated area (with largest county population) is not included in the below paragraph about the contents. PDF page 4 – "*The Amador County Housing Element encompasses the Cities of Amador, Ione, Jackson, Plymouth, and Sutter Creek, and consists of two documents: the comprehensive Housing Plan (policy document) and the background report*."	The sentence is revised to include the unincorporated area.
	2.07	Commenter identifies upcountry Pine Grove, Buckhorn, Pioneer as missing from PDF page 4, but acknowledges these communities are addressed later on PDF page 44, under population growth and trends.	These communities are included as appropriate in reference to unincorporated Amador County. Their explicit reference is not necessary on PDF page 4.
	2.08	Commenter shares that there are residences in the County that have gone back to banks through bankruptcy and asks why are these not included as potential source of housing?	Foreclosed properties belong to the banks and are part of the existing housing supply. Affordable housing developers may pursue purchase of foreclosed properties. However, jurisdictions are required to accommodate their Regional Housing Needs Allocation through new construction, with limited exceptions for affordable housing at-risk of converting to market rate. Foreclosed homes are not credited toward the RHNA as they are existing units

	2.09	Commenter notes that "tracking" v. "monitoring" of implementation is unclear on PDF page 8.	There is no reference to "track" of implementation on PDF page 8. "Tracking" and "monitoring" is considered synonymous.
	2.10	Commenter asks what is "net" future housing capacity on PDF page 9 and if this is different than "gross" future capacity?	This sentence is revised
		Commenter acknowledges that "*…at least 20 percent of the units are affordable to lower income households during the planning period*" on PDF page 9 and wants to know whether or not this applies during actual rental.	Yes, a project approved under this provision would be required to provide deed-restricted units that would ensure that the units are affordable to lower income households and restricted to occupancy by income-eligible households.
	2.11	Commenter requests the definition of "underutilized" in the context of "*Lower-income sites that are underutilized*" on PDF page 10.	The definition of "underutilized" in this context refers to properties that are not vacant.
	2.12	Comments asks why Table 1, Program 16 on PDF page 20 refers to Stanislaus County.	The Stanislaus Regional Housing Authority administers Housing Choice Vouchers/Section 8 vouchers for Amador County, as well as other counties in the Central Sierra region.
	2.13	Commenter indicates that Program numbering jumps around in Table 1.	Table 1 is sorted by category (e.g. Housing Mobility Element, New Housing Choices and Affordability, etc.), not by Program number. The program number is provided so the reader can refer to the full language of the referenced program.
	2.14	Commenter identifies "reasonable accommodations" as well defined and wishes that other terms are also defined on PDF page 24.	This comment is noted. Reasonable accommodation is defined in the first sentence of Program 15.
	2.15	Commenter indicates that Amador Water Agency (AWA) recently shared the news that the infrastructure cannot support new developments in many areas of the County (except upcountry). Reference to AWA is on PDF page 31.	This comment is noted. Housing Plan Program 19 addresses supporting improvements to AWA infrastructure to accommodate the housing needs in the County. Information regarding AWA's water treatment and storage capacity is updated in Chapter III, Housing Constraints and Resources, of the Background Report.
		Commenter notes typo on PDF page 29 - "*paint*," not "*pain*" manufacturers	Program 17 has been revised accordingly.
	2.16	Commenter notes typo on PDF page 40 – "*snd*" should be "*and*"	This has been corrected.
	2.17	Commenter notes on PDF page 48 - Demographic profile should state that over half of the City of Ione's population is in the correctional facility prisons of Mule Creek. With over 1,000 employees, it is difficult to determine if they are included in the employment statistics, and categories.	This comment is noted. Table II-1 of the Background Report is revised to note that the population includes group quarters, including Mule Creek State Prison.

	2.18	Commenter notes on PDF page 50 – Since people in prison are not in a "household" as defined, it should be noted if they are excluded or included in the demographic statistics.	Page 4 of the Background Report is revised to address group quarters, including prisons, and page 11 is clarified to address that the household data does not include persons living in group quarters.
	2.19	Commenter questions the definition of "housing tenure" on PDF page 51.	Page 12 of the Background Report is revised to explain what tenure means.
	2.20	Commenter indicates that the table on PDF page 51 doesn't address how long people are in their household on this page; it is defined about 20 pages later in the document.	This comment is noted.
	2.21	Commenter has questions on PDF page 52 about "overpaying households" and wants to know what items are being overpaid (rent and mortgage or utilities)? Commenter speculates that there are homeowners whose home has been paid off and are very low income and questions whether or not it includes property taxes, interest on mortgage, required insurances for the house?	This comment is noted. Overpayment refers to when a household pays more than 30% of its income toward total housing costs and does not address or identify individual components of housing costs. There are no standards for overpayment for the individual items, such as rent, mortgage, insurance, or utilities, as identified by commentor.
	2.22	Commenter shares about PDF page 60, Table II-11 that statistics are very good but would be better to also include approximate number of people working in the low-income occupations. Commenter acknowledges it may be hard to get the data, especially if some work more than one part time.	This comment is noted. Data is not reported by EDD for the County or individual jurisdictions for each of the occupations identified in Table II-11.
	2.23	Commenter shares about PDF page 77, "No place like home" seems like very good priorities.	This comment is noted.
	2.24	Commenter shares about PDF page 82 – Vacancy rates – "It appears Air B&B vacation rentals are a detriment to affordable housing, if they replace what was once a housing unit (rent or owner)."	This comment is noted. Short-term rentals are addressed in the Annex prepared for each jurisdiction.
	2.25	Commenter shares about PDF page 111 – "In recent local news, there was an article that discussed water supply issues, that there is not enough water for new planned developments in parts of the county. It is a serious issue."	This comment is noted. As previously identified, Housing Plan Program 19 addresses supporting improvements to AWA infrastructure to accommodate the housing needs in the County. Information regarding AWA's water treatment and storage capacity is updated in Chapter III, Housing Constraints and Resources, of the Background Report.
	2.26	Commenter shares about PDF pages 215-250 – "The achievements show well documented information for follow-up and action from 2014-2019."	This comment is noted.
Mark Bennett	3.01	Introduction	This comment is noted.

		Commenter shares that "Economic activity is divided into primary/production, secondary/fabrication &distribution and tertiary/administration & government. The more people engaged in tertiary occupations the closer a society moves toward economic and social collapse. It is not a coincidence that the expressions Mandarin and bureaucrat are used as synonyms. Studies, plans, consultants and documents do not produce housing. However, this exercise is required in California and my intent is to do the best job I can for Amador County. The draft Housing Element is thorough and detailed and, in a sense, a magnificent piece of work."	
	3.02	Introduction, cont'd Commenter shares that, "The goal of land use planning is to provide sufficient future sites in relative abundance since the future is unknown and the prevention of inflationary scarcity desirable. When the economics and demographics of an area change the demand for different land uses change. This study documents the need for affordable and often multiple unit housing. It is, of course, beyond the scope of this study to ask why we are short of housing."	This comment is noted.
	3.03	Introduction, cont'd Commenter shares that, "On the frontier people hustled through the spring and summer to build a basic log cabin. As their situation improved so did their housing. This became known as the add-on tradition, a uniquely American quality. It has continued to the present as witnessed in the post war bungalows of San Mateo Country being expanded into the homes of the hi tech well to do. When immigrants packed New York City the tenements were built. They were extremely minimal, but safe and sanitary. As prosperity increased, especially in the garment industry, the standards were increased into the New Law tenements. People were always adequately housed because we built what we could afford."	This comment is noted.
	3.04	Introduction, cont'd	This comment is noted.

		Commenter shares that, "Mini Houses, apparently successful in some locations, if not on large enough lots cannot be expanded and a future ghetto type neighborhood could emerge. If the homes could expand with the prosperity of their inhabitants a thriving neighborhood could emerge instead. The American add on tradition is worthy of preservation."	
	3.05	Introduction, cont'd Commenter shares that, "Over the past few decades, along with downzoning in our major cities, we have moved with noble motivations but idealistic assumptions that everyone should be housed at a certain middle-class standard. Then add in overbearing environmental regulations and other causes like the Dark Skies skirmishes here and the real and potential costs increase."	This comment is noted.
	3.06	Introduction, cont'd Commenter shares that, "Our local lumber mills have closed. Our county has undergone demographic changes and our transit system has morphed into a dial a ride service for the elderly and disabled. Aside from our vital agriculture, higher paying jobs have vanished as the tourist/senior citizen service economy survives. But the why of our housing situation is beyond this element."	This comment is noted.
	3.07	Housing Plan, page 1 Commenter shares that Policy H-1.4 "Encourages a geographic dispersal of units affordable to all income levels throughout Amador County," and while it seems noble to prevent "ghetto" type neighborhoods and behavioral sinks like the big city housing projects, this policy ignores access to lower paying service jobs. Commenter suggests dropping this policy.	Policy H-1.4 is revised to also promote housing that is proximate to jobs and services and promoting a variety of housing types in areas of higher opportunity within each jurisdiction.
	3.08	Housing Plan, page 1 Commenter shares that Policy H-1.6 "Supports opportunities for the integration of housing in commercial districts and the adaptive reuse of non-residential structures," and that the recently approved La Vista Motel conversion exhibits this. Commenter also shares that this is common sense and conserves resources, and there is a difference between not locating homes	This comment is noted.

		next to a chemical plant and seemingly obsessive restrictions in many residential zones; apartments above businesses are commonplace.	
	3.09	Housing Plan, page 1 Commenter shares that per Policy H-1.7, the building of accessory units is commendable. "It should be noted that this style is somewhat traditional since the extended family has been the norm throughout history. The nuclear family isn't much more than 100 years old. However, our admirable national labor mobility (one of the basis for the European Union) has contributed to the growth of the nuclear family. However, the inclusion of multiple units in single family areas is controversial and should be dropped. If the value of someone's home decreases because of this is it an inverse condemnation under the 5th Amendment? But there may be some suitable sites in our cities so this idea should not be forbidden."	This comment is noted.
	3.10	Housing Plan, page 2 Commenter shares that per Policy H-3.4 "the provision of family support services such as child care and after-school care," and indicates that "we have a noble cause, but I sense this would lead to family type neighborhood segregation. We are rightly concerned with "potentially underrepresented populations" (Policy H-3.8 below) Diversity is good, but we seem to have ignored age segregation. Too many areas are young family starter homes or senior citizen housing. To my perception this has led to an uncomfortable myopia in the last few generations and may be partly responsible for our current political chaos. Remember that the younger one is the greater the effect upon them. Other issues such as child care, etc. are probably better handled through the free enterprise system. Although desirable, we are over complexifying things to the point of it possibly becoming self-defeating."	This comment is noted. Fair housing issues, including access to housing by seniors and by family households with children present, including female-headed households, are discussed in Chapter V of the Background Report.
	3.11	Housing Plan, page 2 Commenter shares that per Policy H-3.6, "Support affordable housing options for workers who providing essential infrastructure and services, including first responders and	This comment is noted. Policy H-3.6 supports affordable housing options for workers - this does not limit the approval of multifamily housing that is not focused on the workforce, such as housing serving seniors, persons with a disability, or other populations that may have members both in and out of the workforce.

		teachers, to allow them to live in the community in which they work," is too specific and can become too restrictive and complex for a proposed multiple dwelling project. All it really says is that the housing market isn't working. Our efforts should go there rather than band aid solutions.	
	3.12	Housing Plan, page 3 Commenter shares that Goal H-4, Policy H-4.3 notes "transit-oriented development," and the apartments near the transit center qualify, except that the sidewalk slopes may be too steep for some. The Wicklow Lot affordable apartments will also qualify, with some early bus stop discussions underway. While bus stop/apartment combinations in places like Ione, Pine Grove, etc. are possible the infrequent service may negate their success. Amador's rural/ low density makes most transit difficult. The problem to solve is "the last mile". For some people bicycles could work. This was discussed in the Bike/Ped Plan including added comments. In big cities the last mile was served by taxis or jitneys in pre-inflationary times.	This comment is noted. Policy H-4.3 is revised to also address housing within walking or bicycling distance of transit.
	3.13	Housing Plan – Page 4 Commenter shares that on Page 4, Goal H-1, Housing Diversity Program 2 documents the annual reporting requirement to the state. Commenter wonders why not a longer period of time given the lead time for developments? It seems like bureaucrats and consultants are creating employment opportunities for themselves. Do they fear a dangerous trend in some jurisdiction that requires an early warning?	This comment is noted. The reporting is conducted annually, but will address all project applications, projects approved, and projects receiving building permits and/or certificates of occupancy during the planning period. Some of these projects will span multiple reporting periods, so the annual reporting will not limit the ability of each jurisdiction to report on longer-term accomplishments and provides the State and public with information regarding the jurisdiction's accomplishments in accommodating and promoting a variety of housing types and addressing housing needs.
	3.14	Housing Plan – Page 5 – Program 3 – Adequate Sites (All Jurisdictions) Commenter shares that this section notes "at least 16 units per acre" and other very prescriptive requirements. Obviously, those in charge feel that this is necessary. But does it inhibit possible projects?	This referenced language only applies to the City of Plymouth, which must rezone sites to accommodate its lower income housing needs. The rezoning of these sites is subject to specific and stringent requirements of State law (Government Code Section 65583.2(h).
	3.15	Housing Plan – Page 6 – Program 3 – Adequate Sites (All Jurisdictions)	This comment is noted. Jurisdictions in California prepare a consolidated annual financial report that typically identifies the financial situation of a jurisdiction, including services provided by the

		Commenter shares that this section continues on page 6 with the requirement that Amador City have "1 very low, 1 low, 1 moderate, and two above moderate-income units." Commenter continues to share that "While the state requires this of the element, it seems to be quite a burden on a tiny city. But perhaps this situation arose due to the nature of local government in California. In another state Amador City would be a village and not have the responsibilities a city. This also explains the proliferation of special districts, often single purpose, that probably wouldn't be necessary if villages and townships existed in California. On page 28 establishing "assessment districts" are suggested. Has anyone ever done a cost/benefit analysis of California local government?"	jurisdiction, cost to the jurisdiction of providing the services, and revenues of the jurisdiction.
	3.16	Housing Plan – Page 9 – Program 9 – Affordable and Special Needs Housing Assistance and Incentives (All Jurisdictions) Continues on page 9 with "PD designations to provide a minimum of 10 percent of total units on site as housing affordable to extremely low, very low-, low-, and moderate-income households, or pay an in-lieu fee to support affordable development at an alternative location." Assuming that a developer maintains the same profit margin does this meant that they raise the rent on the other units? Will one tenant be subsidizing their neighbor's rent? If so this is unfair and totally different that policies such as the graduated income tax to redistribute to the less fortunate.	This comment is noted. Projects providing affordable units are eligible for incentives, such as a density bonus, reduction in development standards, and other accommodations that can offset a portion of the cost of providing affordable units. Financial resources available to assist with the provision of affordable housing are discussed in Chapter IV.
	3.17	Housing Plan – Page 9 – Program 8 – Neighborhood Beautification and Housing Rehabilitation (All Jurisdictions) Commenter shares that, "Hardening of homes in the upcountry area needs to be added. Most items are common sense such as "promote energy efficiency" but remain ill defined. This can vary from cost effective attic insulation to orienting a building to the sun rather than a view shed the future home owner's desire. Also allusions to stricter code enforcement in buildings needing repair can mean a building code "police force" as it does in some jurisdictions. I recall the torment given an elderly man of modest	This comment is noted. The California Government Code requires that General Plans address a variety of risks, including wildfire in the Safety Element. That element is prepared and updated separately from this Housing Element. Energy-efficiency is discussed in greater detail in Chapter VII of the Background Report.

		means about his run-down trailer home. Do we want to live in a "live and let live" county or something else?"	
	3.18	Housing Plan – Program 9 – Affordable and Special Needs Housing Assistance and Incentives (All Jurisdictions) Commenter shares that, "This deals with the need for precise and perhaps more data to qualify for government, etc grants. This is an accurate appraisal of the "black box' we live in and are forced to make decisions within. But can the gross dysfunction of our current housing situation galvanize us to attack the underlying reasons?"	This comment is noted.
	3.19	Housing Plan – Page 12 – Program 10 – Preservation of Existing Affordable Housing (All Jurisdictions) Commenter shares that, "The goal of deed restrictions on affordable housing units and especially those built with government subsidy has an obvious logic. But how long do these restrictions last? Is it a short-term solution that could encumber future changes and inhibit a quicker free market response?"	Deed restrictions vary depending on the funding source and requirements of the local government. Typically, projects receiving California Low Income Housing Tax Credits (a standard funding source for affordable housing) are required to be affordable for a minimum of 55 years.
	3.20	Housing Plan – Page 12 – Program 11 – Preserve Multifamily and Mobile Home Opportunities (All Jurisdictions) Commenter shares that, "While the goals of providing affordable housing and adequate notice to tenants are admirable, what is their cost? Can we be too myopic? The standard doctrine has always been the highest and best use. That is why our zoning preserves mineral resource areas and why local governments use eminent domain to build projects deemed more essential."	The comment is noted. Public notice is provided to ensure residents are aware of the potential need to relocate and understand their housing rights; this type of notice can reduce the impacts of displacement on residents by ensuring residents have adequate time to plan for new housing in the event that the affordable unit they live in is converted to market rate. Funding source for Program 11 is the General Fund.
	3.21	Housing Plan – Page 14 – Program 13 – Affirmative Further Fair Housing (All Jurisdictions) Commenter quotes "…*help foster more inclusive communities*…" and asks, "Is it really to the benefit of someone of modest means with modest job skills to, in reality, strand them in say Pioneer or Buckhorn rather than the economically vital county core? Currently we have several Upcountry youth totally dependent upon meager bus service to maintain their minimum wage jobs in Martel. Although not analogous to the above Stockton has had a mixed track record of success with this concept."	This comment is noted. The commenter is referred to the Affirmatively Furthering Fair Housing discussion provided in Chapter V.

		This discussion continues with a Table of Action Items.	
	3.22	Commenter shares that Housing Plan – Page 18 "Talks about outreach as a requirement of each jurisdiction. Outreach and related functions repeat throughout this Element. When does this become too much? What is the borderline between helping and encouraging dependency? Are we sick of the excuse: They didn't tell me that?"	This comment is noted. Public outreach is required by State law and the program aims to ensure adequate opportunities are made for public involvement in the decision-making process.
	3.23	Commenter shares that Housing Plan – Page 25 - Goal H-4, Advancing Opportunities "Requires a reduction in on-site parking spaces for multiple dwellings. While this appears obvious common sense, it totally depends upon the adequacy of adjacent on street parking. Look at our existing cities. In our rural areas it can be a serious problem. There was recently an issue with some rental housing near Pine Grove with inadequate off-street parking and apparently dangerous visitor parking on a curvy narrow shoulder less road."	This comment is noted. Program 17 provides for context-sensitive parking reductions (e.g., reduced parking for smaller unit sizes, senior housing, etc.).
	3.24	Commenter shares that Background Report – Page 37 - "… *landlords willing to work with roommate situations*…" presumes this was a reported problem; however the extent of it is likely unknown, and continues to share that as a prior manager of rental housing, commenter knows this can bring difficulties, but leaving it up to anyone but the property manager may have, as in other provisions here, unintended consequences.	This comment is noted. The language referenced by the commentor was information reported through the Service Providers, Community Organizations, and Housing Developers/Providers Survey.
	3.25	Commenter shares that Background Report – Page 70 - Affordable Housing Development Constraints, states: "*Tax credits are not worth as much to investors if their incomes have dropped.*" While that, in and of itself, is not a great impediment to needed housing, it clearly illustrates a phenomenon that runs through this Element. Complexity breeds complexity. Therefore this Element has to note the problems prior processes have bred.	This comment is noted.
	3.26	Commenter shares that Background Report – Page 72: This page begins the inventory of available water deficits which we know just delayed a 46-unit project in Sutter Creek. It is not	Housing Plan Program 19 addresses supporting improvements to AWA infrastructure to accommodate the housing needs in the County. Information regarding AWA's water treatment and storage capacity

		the task of this Element to ask: Why? The answers are simple: prior directors of AWA plus the prevention of the Devil's Nose Dam.	limitations is added to Chapter III, Housing Constraints and Resources, of the Background Report.
	3.27	Commenter shares that Background Report – Page 87: This page documents the protection of Biological Resources. In a similar vein as the tax credits mentioned above and many others, more complexity and constraints inhibit housing construction. And while these protections are desirable, trade off decisions are made in the "real" world. In Egypt the Aswan High Dam flooded ancient temple sites for hydropower and irrigation. A subway was dug under Rome.	This comment is noted. Projects must comply with State and Federal laws related to biological resources, including endangered species and sensitive habitats.
	3.28	End Notes The entire Element is available at https://www.amadorgov.org/departments/planning/2022-housing-element Generally my citations note a goal or policy only once, but most of them run repeatedly throughout the Element.	This comment is noted.
	3.29	End Notes, cont'd This Element requires, as it should, non-discrimination and diversity. While not within its purview a related situation needs repeated awareness: age segregation. We build young family starter home communities, senior citizen communities, etc. Young people are often unexposed to the life experiences of others. I suspect that this contributes to the malaise of our youth which could be defined as lack of grounding (except that provided by social media?) Throughout this Element the nearness to childcare facilities is repeated. While this is again a worthwhile idea it could have the untended consequences of aiding age segregation.	This comment is noted. Fair housing issues, including access to housing by seniors and by family households with children present, including female-headed households, are discussed in Chapter V of the Background Report.
	3.30	End Notes, cont'd Much of my evaluation of this Element has centered on the long run negative economic effects of the growth of rules and bureaucrats, illustrated even more extremely in education. However, I am not a naïve or an ideological critic. In times past municipal budgets were low because police officers, building inspectors, etc. received part of their income as cash bribes. In	This comment is noted and the commentor's time and effort spent performing a detailed review of the element and providing thoughtful comments is appreciated..

		Buffalo, NY homes within a quarter mile of the Niagara River were not connected to the sewer system, but "efficiently" dumped into the river. (What did the tourists see visiting Niagara Falls a few miles downstream?)	
	3.31	End Notes, cont'd The detail is vast and one could wonder if this super detailed this cataloging of all housing sites, income data, etc represents the way our government is going in many other areas.	This comment is noted. The Housing Element is intended to meet the requirements of State law, which require a detailed assessment of housing needs, constraints, inventory of sites, fair housing issues, and previous performance, as well as a plan that demonstrates each jurisdiction's commitments to addressing housing needs for the 6th Cycle.
	3.32	End Notes, cont'd Note: Pages 30 to 35 of Appendix B, Housing Needs and Priorities Survey Results were missing (or perhaps where was a numbering error)	These pages were intentionally omitted for confidentiality as they included personal information of survey respondents.
Katie Moose, CA Health Collaborative	4.01	Commenter suggested Housing Element Changes for Amador County. Specifically, an addition is requested in Section A. Goals and Policies, Goal H-3 – Fair Housing: *Policy H-3.9: To reduce secondhand and thirdhand smoke death and disability, adopt a comprehensive smoke-free ordinance for multifamily housing properties that covers all exclusive-use areas, both exterior areas (such as private balconies and decks) and interior unit spaces, as well as common areas not already covered by state law.*	Policy H-3.9, with modifications, is added to the Housing Plan to promote smoke-free living environments.
	4.02	Commenter suggested Housing Element Changes for Amador County. Specifically, an addition is requested in Section B. Housing Programs, Goal H-3 – Fair Housing: Program 16: Smoke-free Multifamily Housing (All Jurisdictions) The health and safety of the home is key to physical and mental health. For individuals who live in multifamily housing, involuntary exposure to secondhand smoke at home is all too common. Tobacco smoke can easily travel through light fixtures, crawl spaces, and doorways. Residents of multifamily housing have no rights or recourse even when regularly exposed to secondhand smoke—and moving is not always an option. Children, the elderly, and people living with chronic conditions	Program 15B, with modifications, is added to the Housing Plan to promote smoke-free living environments.

		are more likely to live in multifamily housing and are the populations most in need of protection from secondhand smoke. Secondhand smoke exposure in multifamily housing exacerbates many pre-existing health risks among multifamily residents, further threatening their health. Through implementation of an ordinance, each jurisdiction in Amador County will work with owners and managers to include smoke-free language in their leases and to ensure that smoke-free property signs are posted around the properties. None of the jurisdictions should utilize police, or impose fines or eviction to enforce the policy, but instead should utilize a tiered enforcement structure that includes written warnings and referrals to quit services through the County. *Responsible Department/Agency: Amador County Public Health Department & Building Department of each jurisdiction* *Funding Sources: California Tobacco Control Program funding (Prop 99 and 56)* *Program Objectives and Timeframe:* • *Conduct resident opinion surveys on secondhand smoke exposure and opinions on a comprehensive smoke-free multifamily housing policy.* • *With assistance from the Public Health Law Center, contact County Counsel to draft language for a comprehensive smoke-free ordinance. Ordinance will encourage compliance through education, signage requirements, and property manager actions rather than police, fines, or evictions.* • *Conducted targeted education to landlords and tenants on the benefits of smoke-free multifamily policy.* • *Conduct targeted outreach to landlords with resources including language to include in leases, assistance available to purchase signage, and local resources for residents who want to quit tobacco.*	

Emily Nguyen	5.01	Encourage the County to ban smoking (e-cigarettes, cigarettes, cigars, etc.) in apartments and multi-unit housing buildings to protect non-smokers from second-hand smoke and help them maintain good health – unfair to expose non-smokers to negative health effects due to smokers	The added policy and programs referenced above encourage practices that help to reduce exposure to second-hand smoke and to promote public health and wellness.
Thomas P. Infusino, Esq., Foothill Conservancy	6.01	A) Program 19: Water and Wastewater Infrastructure Capacity Thank you for acknowledging the limitations on new construction associated with the potable water treatment and wastewater treatment constraints of the local service providers. (Draft Housing Element, p. 27.) These service providers may not be able to expand those treatment capacities during this housing element cycle because designing, financing, and constructing such systems can take a great deal of time. In the meantime, we can stretch existing resources by increasing water conservation and reducing effluent among all willing customers. There are state programs to finance these efforts. These include the Drinking Water State Revolving Fund, the Integrated Regional Water Management Implementation Grant Program, and the Safe and Affordable Drinking Water Fund. The latter program has spent $98.2 million dollars on 48 projects statewide. (See https://www.caclimateinvestments.ca.gov/safer-drinking-water) The water and wastewater treatment capacity gains reaped should be reserved for affordable housing proposals. (See Chapter 727, Statutes of 2004, SB 1087; Gov. Code. Sec. 65589.7(a).)	Program 19 addresses water and wastewater capacity in Amador County (including cities) is revised to also include promoting water conservation and reduced effluent.
	6.02	B) Require a component of affordable housing in new subdivisions. Again, we encourage the cooperating jurisdictions to require a reasonable and lawful percentage of affordable housing in larger new subdivisions. (See California Building Industry Association (CBIA) v. City of San Jose (2015) 61 Cal.4th 435; Gov. Code Sec. 65850(g) - 65850.01.) Sometimes these take the form of smaller homes or second units compatible with the surrounding subdivision. While we do not expect such policies to secure very low-income housing opportunities, they could provide additional workforce housing for moderate income households. It is good	This comment is noted. Program 6 promotes affordability projects in special planning areas and planned developments, particularly in Amador County and the Cities of Ione and Sutter Creek.

		for our communities if the people who get paid to work in Amador County are also able to live here, support local businesses, and pay local taxes.	
	6.03	C) Housing Rehabilitation & Energy Conservation Initiatives Given the limitations on new construction due to potable water and sewer treatment capacities, it is very good that the draft housing element seeks to retain our existing affordable housing stock through housing rehabilitation and similar efforts. (See Housing Rehabilitation Program, p. 9; Public Investment in Neighborhoods, p. 17.) It is also good to improve energy conservation in our affordable housing stock. (See Program 25, Energy Conservation Initiatives, p. 31.) Most of the homes in Amador County were built for the 20th Century, not for the 21st. Existing affordable homes are threatened by water supply shortages, higher energy costs, electricity interruptions, wildfire, and increasing fire insurance rates. To retain our affordable housing stock, there is a huge need to improve energy conservation, energy self-sufficiency, water conservation, defensible space, and home hardening. The latter two efforts not only improve the likelihood that the structure will survive a wildfire, but also may result in fire insurance premium reductions. There are state and federal programs to finance these efforts. Upgrading exteriors to comply with WUI requirements for low-income home owners can be funded with grants or loans though the USDA's Section 504 Home Repair program. (https://www.rd.usda.gov/programs-services/singlefamily-housingprograms/single-family-housing-repair-loans-grants/ca .) Grants are also available for such housing rehabilitation from the state's Department of Housing and Community Development (https://www.hcd.ca.gov/grants-andfunding/ programs-active .) Fuel reduction projects can be funded through CAL FIRE's Wildfire Prevention Grants Program. As of May 31, 2022, this program has spent $219 million implementing 306 projects statewide. (https://www.caclimateinvestments.ca.gov/firepreventiongrants) While some of these funds are made available directly to	This comment is noted. Program 8 is revised to also include wildland urban interface/wildfire fire hardening among the activities promoted and supported by the program and to list potential funding sources, including those referenced by the commenter.

		individuals, more funds can be secured through applications by local governments. These property rehabilitation efforts would provide work for local plumbers, electricians, and other contractors, thereby improving the local economy. Every year tens of millions of dollars of capital are drained from our local economy in the form of state and federal taxes. It is time to get more of that money back to improve our local communities and our local economy.	
	6.04	D) Transitional Housing Please consider taking specific actions in the Housing Element to address the need for transitional housing to give a hand to people who want to be lifted back into the main stream. In our work cleaning up local homeless camps, our volunteers see the need for transitional housing first hand. Wounded people need a place to heal. Addicted people need a place to become clean and sober. Troubled spirits need a place to rediscover joy. Divided families need a place to reunite. We hope that your efforts to establish such housing programs will be successful.	Transitional and supportive housing is addressed in Program 17 of the Housing Element. Program 5B has been added to provide additional coordination and support related to services for the homeless population.
	6.05	E) Administration We are so pleased that the County and the local cities are continuing to cooperate in preparing the housing element. We hope that in this cycle these jurisdictions will take the next step to form an administrative body with the capacity to implement the housing programs to achieve or exceed their numerical targets. This could mean increasing the institutional capacity of an existing joint powers authority (JPA), or forming a new joint powers authority with the sole purpose of implementing the housing element. Such a JPA would need to have full-time paid staff sufficient to implement the housing element. The Foothill Conservancy has over 30 years of experience working with volunteers, consultants, and paid staff. It has been our experience that volunteer efforts, consultant assistance, and parttime staff work is most effective when coordinated by a full-time paid staff dedicated to a single purpose. We believe that	This comment is noted. A countywide housing working group is addressed in Program 1 of the Housing Plan.

		such a staff is necessary to effectively implement the many programs in the draft housing element.	
Amador Water Agency	7.01	Housing Plan - AWA is also pleased to support Policy H-1.8 to integrate energy- and water-conserving designs into residential development. Ln addition to other important reasons for such a policy, considering AWA's water treatment capacity constraints discussed below, and the likelihood that solutions will take some time to implement, water conservation and efficiency are the most effective near-term actions to help protect water service reliability for all of the Agency's customers. Perhaps there should be an express link between Policy H-1.8 and Program 18: Code Review.	This comment is noted. Program 18 has been updated to reference Policy H-1.8.
	7.02	Housing Plan – AWA is pleased to see that the discussion within Program 19 includes AWA's shared concerns with its treated water capacity. These capacity challenges are well documented in the Agency's 2O21 Water Master Plan Study and 2022 Tanner and lone Water Treatment Plants Capacity Study, which should be cited in the Background Report in the section addressing potable water (page 72). AWA looks forward to working together with the jurisdictions in efforts to fund and implement treatment capacity expansion in order to accommodate the regional housing needs allocation (RHNA). lt is noteworthy that the issues being faced involve both the physical capacity to serve additional housing and the affordability of that service.	This comment is noted. The discussion is updated to include information related to the 2021 Water Master Plan Study and the 2022 Tanner and Ione Water Treatment Plants Capacity Study.
	7.03	Background Report The third paragraph of the discussion of River Pines PUD (page 74) refers to water purchased from AWA. In fact, River Pines PUD is served from its own wells. Under a services agreement, AWA provides certain water and wastewater operator services to River Pines on a time and materials basis, but does not deliver AWA water to River Pines.	This comment is noted. The Housing Element is revised accordingly.
	7.04	Background Report The discussion of Rabb Park Community Services District (page 76) is out of date. AWA provides retail service there. All of the service is through the Central Amador Water Project, treated at the Buckhorn Water Treatment Plant. There is no separate supply from Tiger Reservoir.	This comment is noted. The Housing Element is revised accordingly.

	7.05	Background Report Amador Water Agency does not sell water to EBMUD (page77).	This comment is noted. The Housing Element is revised accordingly.
	7.06	Background Report The section on wastewater services describes Lake Camanche Village (page 78) as separate from AWA. The County conveyed that system to AWA in 2003. The discussion should also include the fact that AWA imposed a moratorium on new wastewater connections to its wastewater system in 2005 due to insufficient wastewater treatment capacity, and the moratorium is still in effect.	This comment is noted. The Housing Element is revised accordingly.
	7.07	Background Report It is possible that the reference on page L75 to Amador County agencies working with the Sacramento Council of Governments is an error or warrants a more specific reference.	This comment is noted. The Housing Element is revised accordingly.
	7.08	Background Report In the accomplishments listed for Program H-1 on page 186-187, the third, fourth and fifth sentences should be replaced with: "AWA completed a Wastewater Master Plan Study in May 2022 that evaluated alternatives for needed improvements to infrastructure serving Martell. The Agency is still evaluating options, but the Study formulated a 20-year capital improvements plan that the Agency intends to implement." AWA certainly supports continued County support in the 6th Cycle Housing Element.	This comment is noted. The Housing Element is revised accordingly.
	7.09	Background Report The section on the City of Sutter Creek (page 204), Program H-1, discusses the development of modified water and sewer rates for residential second unit dwellings. The section appears to be addressing capacity fees (referred to as "hookup fees"), but also uses the term "rates," which means something else entirely. Water and wastewater rates are set subject to procedural and substantive requirements under Proposition 218. The Agency set a five-year schedule of water and wastewater rates in July 2021. Capacity fees are set under a different legal authority after a fee	This comment is noted. The Housing Element is revised accordingly.

		study. AWA updated its water capacity fees in June 2021, and its wastewater capacity fees in July 2022. AWA updated its Water Code of Regulations in October 2O22, including amendments addressing current state law affecting ADUs and capacity fees. This area of law has been changing rapidly, and AWA is happy to coordinate with the City of Sutter Creek and other jurisdictions to ensure continued compliance.	
Mike Sullivan	8.01	Page 20 – A figure has a darker blue and then a lighter blue in the legend for a bar graph. But the bars are gray and white.	This comment is noted. The figure should be in dark/light blue and future printing of the document will be reviewed to ensure that the reader can differentiate between the light/dark colors in order to interpret the graph correctly.
	8.02	Page 79 – Permitted capacity for our wastewater system is listed in H as .17 gpd (gallons per day). This isn't my realm of knowledge, but that seems really low (I don't think I could even flush my toilet!), especially since all the other cities are listing similar figures in MGD (million gallons per day), which seems to make a lot more sense to me.	This comment is noted. The Housing Element is revised accordingly.
	8.03	Page 84 – It lists Shenandoah Road as beginning at SR 49. This isn't true. Main Street extends east from 49 to the city limit up near the old school building. Both Amador Brewing and Rory's have Main Street addresses, for reference.	This comment is noted. The Housing Element is revised accordingly.