

# Countywide 6<sup>th</sup> Cycle Draft Housing Element

Open House Sessions  
November 16, 2022  
November 29, 2022



For the  
jurisdictions of:

Amador County

City of Amador  
City

City of Lone

City of Jackson

City of Plymouth

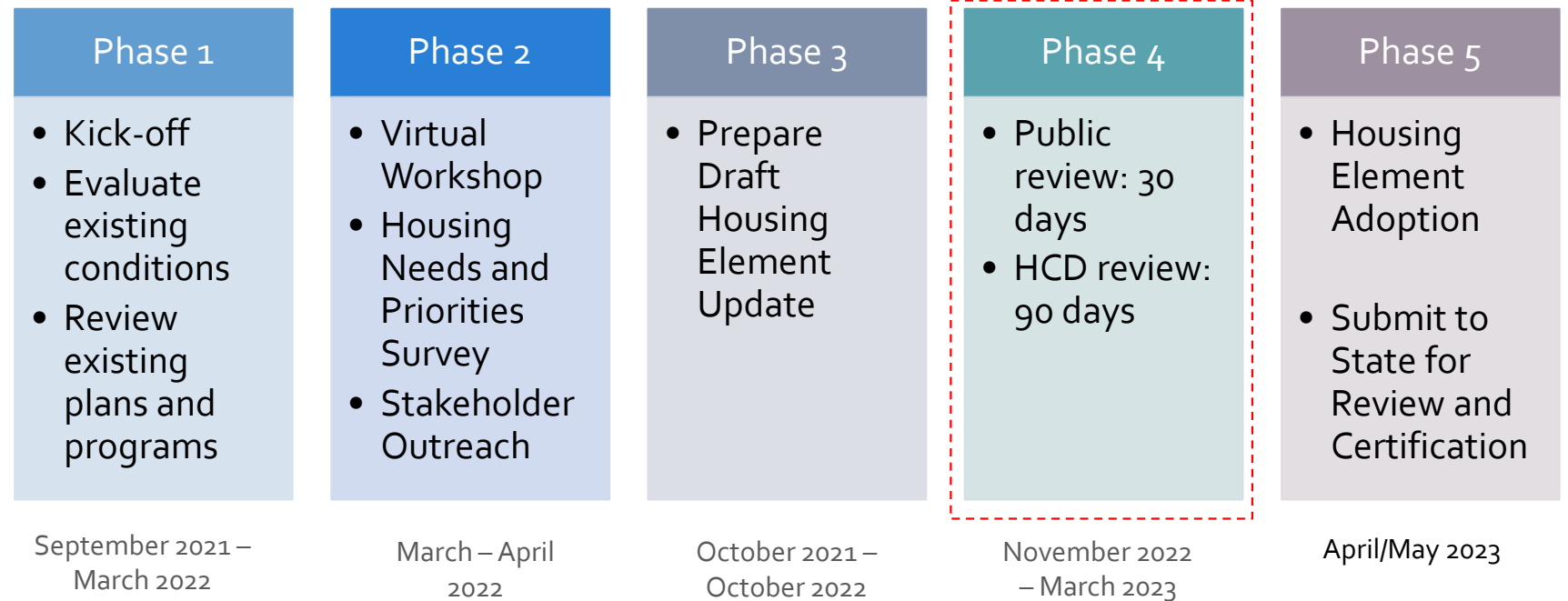
City of Sutter  
Creek

# Project Team and Timeline

**County Point of Contact:**  
Chuck Beatty, Planning Director  
Amador County  
(209) 223-6380  
CBeatty@amadorgov.org

**Consultant Contact:**  
Beth Thompson, Principal  
De Novo Planning Group  
bthompson@denovoplanning.com

## Timeline



# Housing Element Basics



# What is a Housing Element?

- The Housing Element is part of the General Plan and analyzes housing needs and constraints within Amador County and its local cities.
- Each local government in California is required to update its Housing Element periodically; each Amador County jurisdiction must update it every eight years
- It lays out housing policies and identifies goals and programs that guide housing related actions for each jurisdiction in the County
- The County and each City will adopt the Housing Element separately.

# What is in the Housing Element Update?

## Housing Plan

- Housing Element's **goals, policies, and housing programs** to address the identified housing needs and constraints during the 6<sup>th</sup> Cycle
- Housing Plan must:
  1. Ensure there is adequate land to meet the housing needs
  2. Have programs to facilitate affordable, market rate, and special needs housing development, rehabilitation/maintenance, and preservation
  3. Mitigate governmental constraints on housing development
  4. Affirmatively further fair housing opportunities

# What is in the Housing Element Update?

## Background Report

- I. Introduction
- II. Housing Needs Assessment
- III. Housing Constraints and Resources
- IV. Inventory of Residential Sites
- V. Affirmatively Furthering Fair Housing
- VI. Evaluation of the 2014-2019 Housing Elements

# What is in the Housing Element Update?

## Annexes

Addresses jurisdiction-specific governmental constraints and inventory of residential sites

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

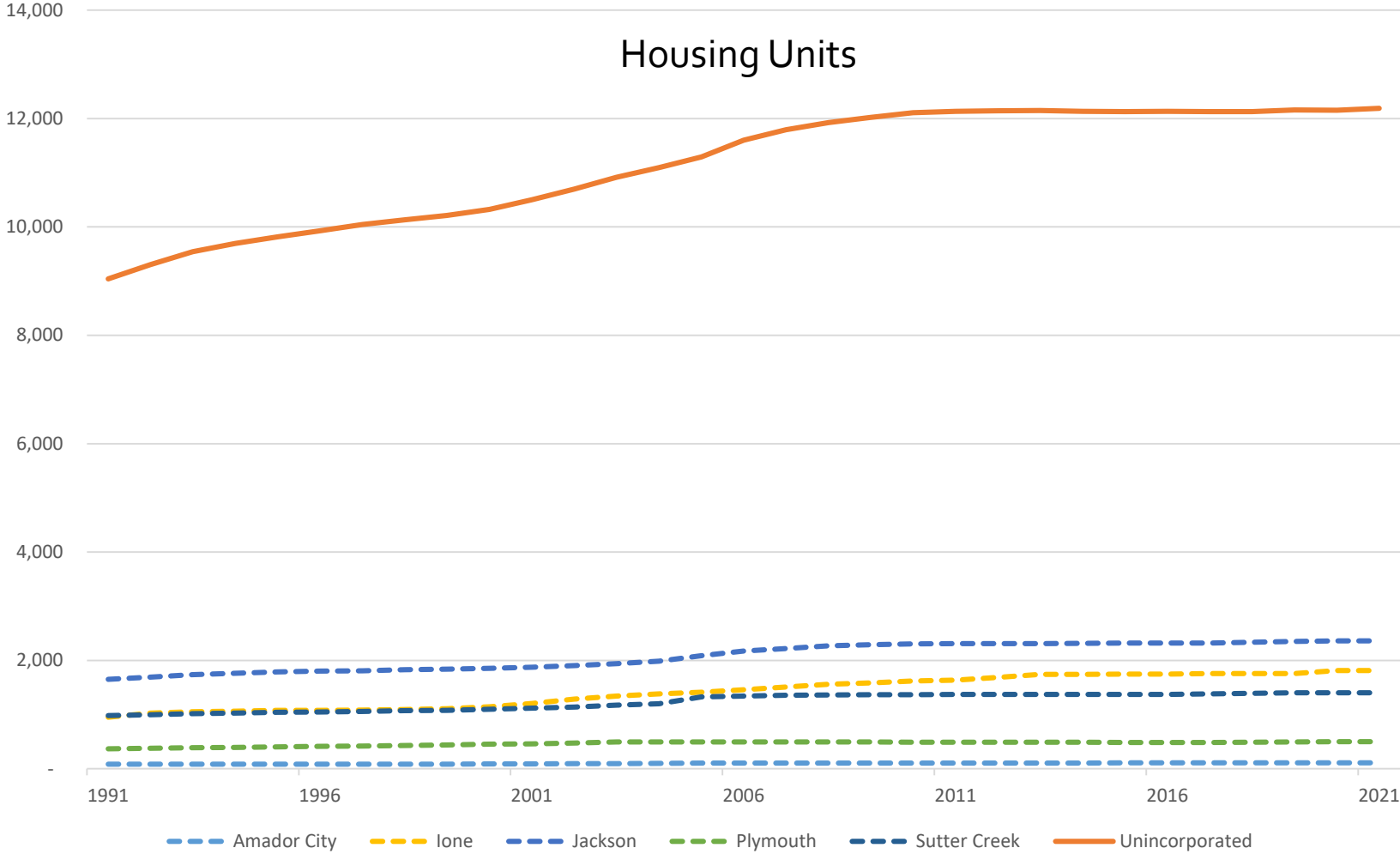
# Q&A: Housing Element Document & Contents



# Planning for Housing in Amador County



# Local Housing Facts: Housing Growth Trends

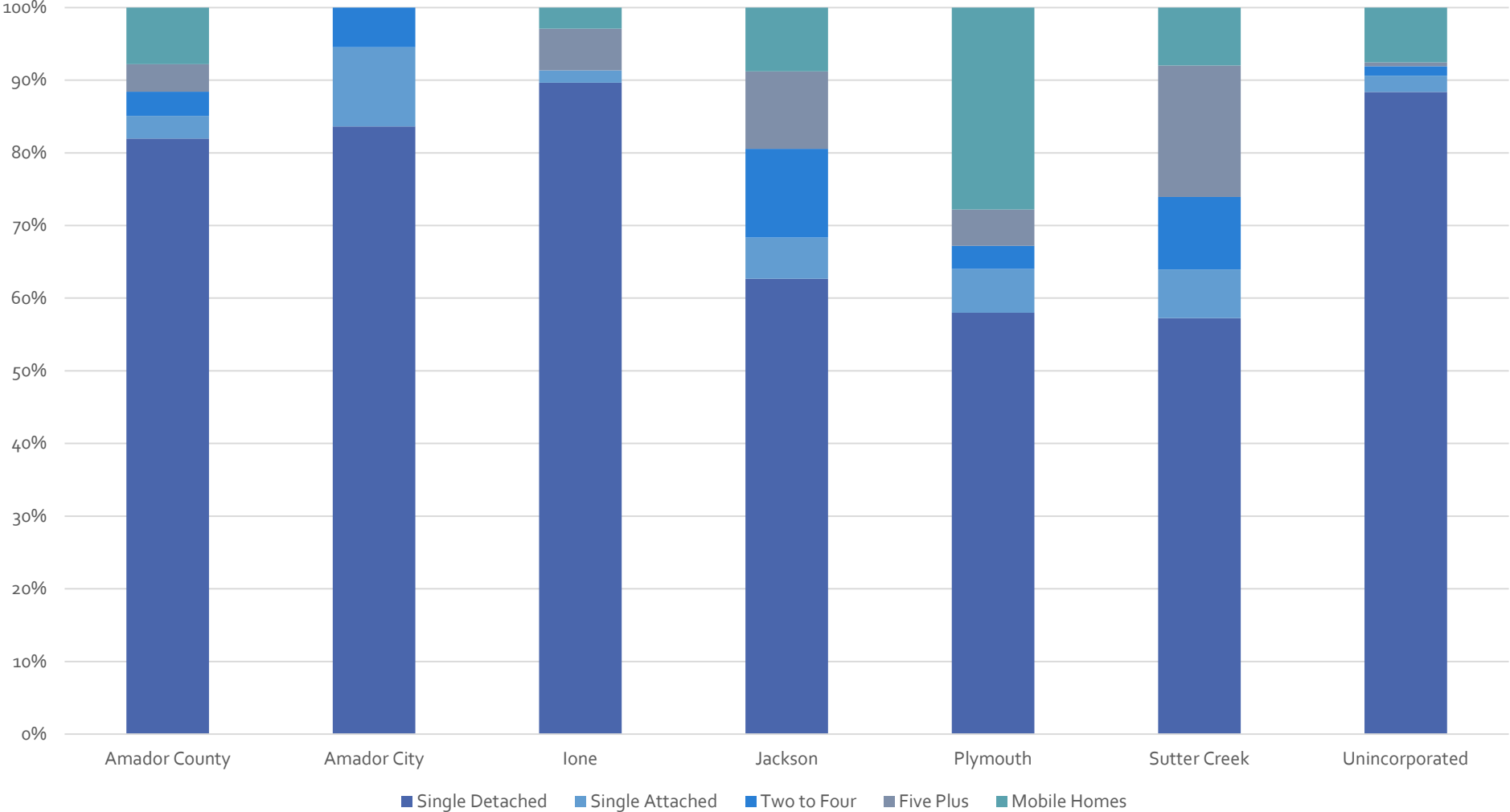


Source: DOF E-5 ; DOF E-8.

## 2021 Households

- Amador County: 15,712
- Amador City: 92
- Lone: 1,978
- Jackson: 2,183
- Plymouth: 425
- Sutter Creek: 1,266
- Unincorporated County: 9,768

# 2021 Housing Stock Composition

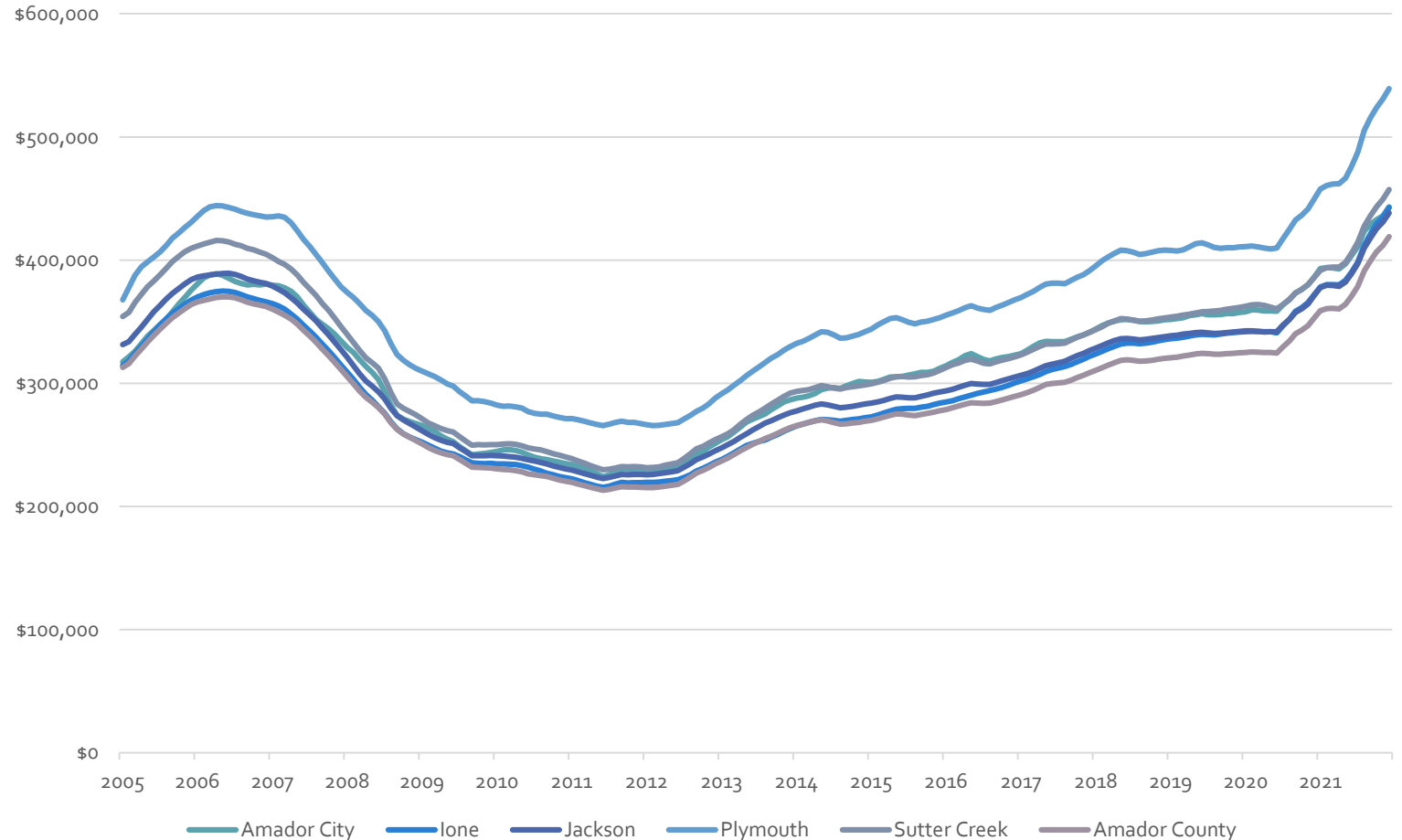


# Household and Housing Characteristics

	Amador County	Amador City	Ione	Jackson	Plymouth	Sutter Creek	Unincorporated
Average Household Size	2.38	2.26	2.27	2.15	2.92	2.15	-
Large Households (% of total)	6.9%	6.8%	3.0%	8.1%	15.7%	5.8%	7.3%
Vacancy Rate	16.0%	30.9%	11.2%	7.2%	18.2%	13.6%	18.4%
Household Median Income	\$62,772	-	\$73,036	\$53,462	\$64,375	\$45,147	-
Households under Poverty Level	6.2%	0.0%	4.2%	9.5%	6.0%	7.9%	5.9%
Jobs to Household Ratio	0.94	0.86	1.15	0.87	1.52	0.87	0.89

# Affordability – Ownership (Typical Home Values)

- Home prices in Amador County have had a strong upward trend since 2012
- In 2022, the median home price in Amador County was approximately \$419K
- A household needs to make approximately \$81K per year (\$39/hour combined) to afford the typical home price (assuming 20% down)
- In 2010, a household only needed to make approximately \$47K per year to afford the median home price at that time (\$231K)



Source: Zillow, March 2022

# Affordability – Rental Rates

- The average rental rate in Amador County currently ranges between \$920 to \$1,965 depending on housing size; these average rents are affordable to households earning approximately \$57k to \$79k per year.
- In 2019:
  - Renters made up approximately 23.5% (3,429 ) of total occupied housing units; and
  - Approximately 55.1% (1,717) of renters in Amador County spent 30 percent or more of their monthly household income on housing COSTS. (source: 2019 ACS 5-Year Estimates DPo4)



Source: [https://www.bestplaces.net/cost\\_of\\_living/city/california](https://www.bestplaces.net/cost_of_living/city/california)

# Our Role in Regional Housing

- The State Department of Housing and Community Development (HCD) assesses and plans for housing growth throughout the State
- HCD developed methodology for distributing the regional housing needs of Amador County, based on projected population and housing growth, income levels, vacancy rates, and equity factors, to each city and the unincorporated county through the Regional Housing Needs Allocation, or RHNA, process
- The **Regional Housing Needs Allocation (RHNA)** is the amount of housing each jurisdiction in California must plan for in the upcoming Housing Element cycle

# Amador County's 6<sup>th</sup> Cycle RHNA

- Amador County's RHNA for the 2021-2029 Planning Period is 741 units
- Each jurisdiction must identify enough realistic sites to accommodate its RHNA, but it is not responsible for building the housing itself

Income Level	Affordable Rent/ Purchase Price (4 Person Household)	Income Range (4 Person Household)	Amador County RHNA
Very Low-Income (0-50% AMI)	\$663/\$97,441	< \$39,350	189
Low-Income (50-80% AMI)	\$984/\$147,176	\$39,350 - \$62,950	123
Moderate-Income (80-120% AMI)	\$1,574/\$235,696	\$62,950 - \$94,450	140
Above Moderate- Income (>120% AMI)	\$2,361/\$357,893	\$94,450	289
<b>Total</b>	n/a	n/a	<b>741</b>

# Inventory of Sites

- The Inventory of Sites to accommodate each jurisdiction's RHNA must be land anticipated to be available during the planning cycle (2021-2029) and be appropriately zoned to accommodate housing at each income level.
  - Very low and low income sites size requirements: 0.5 to 10 acres
  - Very low and low income default density assumptions:
    - Amador County: at least 10 units per acre
    - All cities: at least 15 units per acre

# 6<sup>th</sup> Cycle Regional Housing Needs Allocation (RHNA)

Income Level	Amador City	Yuba	Jackson	Plymouth	Sutter Creek	Unincorporated County
Very Low-Income (0-50% AMI)	1	30	27	7	15	109
Low-Income (50-80% AMI)	1	20	23	5	12	62
Moderate-Income (80-120% AMI)	1	25	24	5	13	72
Above Moderate-Income (>120% AMI)	2	42	64	13	34	134
<b>Total</b>	<b>5</b>	<b>117</b>	<b>138</b>	<b>30</b>	<b>74</b>	<b>377</b>
<b>Capacity (Inventory of Sites + Pending/Approved Projects)</b>	<b>80</b>	<b>808</b>	<b>1,180</b>	<b>452</b>	<b>787</b>	<b>7,050</b>
<b>Shortfall</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>21 very low 19 low</b>	<b>0</b>	<b>0</b>

# Q&A: Regional Housing Needs Allocation and Inventory of Sites



# Housing Plan

Goals, policies, and programs to address each jurisdiction's housing needs



# Implementation

- Program 1: Countywide Housing Working Group
  - Coordination between the County and each of the cities to implement the Housing Element
  - Improves access to information and resources for residents and local communities by having consistent information and programs available, where appropriate, across jurisdictions
  - Provides cost-savings and efficiencies where each jurisdiction is implementing identical or similar programs

## 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.

- Program 2: Housing Element Monitoring/Annual Reporting
- Program 3: Adequate Sites
  - Each jurisdiction to maintain sites to accommodate the RHNA
  - Plymouth to rezone at least 2 acres, including 1 acre in the highest resource area
- Program 4: Accessory Dwelling Units, Junior Accessory Dwelling Units, and SB 9 Units
- Program 5: Affordable Housing Land Acquisition
- Program 6: Affordability Targets (C, I, SC)
- Program 7: Historically Significant Structures (SC)

## Goal H-2 Housing and Neighborhood Preservation and Improvement

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

- Program 8: Neighborhood Beautification and Housing Rehabilitation
- Program 9: Affordable and Special Needs Housing Assistance and Incentives
- Program 10: Preservation of Existing Affordable Housing
- Program 11: Preserve Multifamily and Mobilehome Opportunities

## 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.

- Program 12: Fair Housing Services
- Program 13: Affirmatively Further Fair Housing
  - Access to fair housing resources, including outreach and enforcement
  - Housing mobility enhancement
  - New housing choices and affordability
  - Place-based strategies for community preservation and revitalization
  - Displacement protection
- Program 14: Affordable Housing Resources for Renters and Owners
- Program 15: Reasonable Accommodation Procedure for Housing

## 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.

- Program 16: Federal Voucher Program
- Program 17: Development Code/Zoning Code Amendments
  - Low barrier navigation centers & emergency shelters
  - Transitional and supportive housing
  - Residential care facilities
  - Employee housing
  - Farmworker housing
  - Application streamlining
- Program 18: Code Review
- Program 19: Water and Wastewater Infrastructure
- Program 20: Partnerships with Affordable Housing Developers
- Program 21: Child Care Program
- Program 22: Application Processing Procedures
- Program 23: Ongoing Community Education and Outreach

# Overview of Housing Element Timeline

- Housing Element Timeline
  - Public Review Draft Housing Element in **November/December 2022** (30-day public review)
  - HCD Draft Housing Element Review in **January-April 2023** (90-day HCD review)
  - Adoption Draft Housing Element by **April/May 2023**
  - Final Housing Element Adoption by **April/May 2023**
- Community and Public Engagement conducted throughout the process

# Q&A: Housing Plan



# How to Participate and Stay Informed



County Housing Element Update Web Page:  
<https://www.amadorgov.org/departments/planning/2022-housing-element>

Please submit written comments on the Draft Countywide  
Housing Element no later than  
December 14, 2022 at 5:00 p.m. to:

Chuck Beatty,  
Amador County Planning Director  
810 Court Street  
Jackson, CA 95642

[CBeatty@amadorgov.org](mailto:CBeatty@amadorgov.org)

(209) 223-6380

Thank you for  
participating!

