

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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September 27, 2024

Chuck Beatty, Administrative Officer  
County of Amador  
810 Court Street  
Jackson, CA 95642

Dear Mr. Beatty:

**RE: County of Amador's 6<sup>th</sup> Cycle (2021-2029) Adopted Housing Element**

Thank you for submitting the County of Amador's (County) housing element that was adopted on October 24, 2023 and received for review on September 26, 2024. The adopted element received on September 26, 2024 includes modifications authorized by Resolution Number 2023-146. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element, with modifications, in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as of the date of this letter. The adopted element, with modifications, addresses the requirements described in HCD's February 20, 2024 review.

Additionally, the County must continue timely and effective implementation of all programs including but not limited to the following:

- Program 1 (Countrywide Housing Working Group)
- Program 3 (Adequate Sites)
- Program 4 (Accessory Dwelling Units)
- Program 5B (Homeless Services Coordination and Housing)
- Program 6 (Affordability Targets)
- Program 9 (Affordable and Special Needs Housing)
- Program 10 (Preservation of Existing Affordable Housing)
- Program 11 (Preserve Multifamily and Mobile Home Opportunities)
- Program 13 (Affirmatively Further Fair Housing)
- Program 15A (Adopt a Reasonable Accommodation Procedure)
- Program 17 (Development Code/Zoning Code Amendments)
- Program 19 (Water and Wastewater Infrastructure Capacity)
- Program 20 (Partnerships with Affordable Housing Developers)

For example, Program 3 (Adequate Sites), among other provisions, commits to permit housing developments with at least 20 percent affordability without discretionary action. These provisions shall take effect immediately upon adoption and additional procedures will be established within six months.

The County must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the Caltrans Senate Bill (SB) 1 Sustainable Communities grant, the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the County now meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the County to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the assistance and dedication provided by the housing element update team throughout the housing element update and review. HCD wishes the County of Amador success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Gene DeGuzman of our staff, at [Gene.DeGuzman@hcd.ca.gov](mailto:Gene.DeGuzman@hcd.ca.gov).

Sincerely,



Paul McDougall  
Senior Program Manager