



**MEETING DATE: MARCH 3, 2025**

**TO: CITY COUNCIL/PLANNING COMMISSION**

**FROM: ERIN VENTURA, PLANNING CONSULTANT**

**SUBJECT: SUTTER CREEK HOUSING ELEMENT ANNUAL PROGRESS REPORT- 2024**

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**RECOMMENDATION:**

1. Review report and provide comments to staff.

**BACKGROUND:**

Local jurisdictions are required to submit a Housing Element Annual Report (APR) to the Governor's Office of Planning and Research (OPR) and the Housing and Community Development (HCD) by April 1 of each year. This report provides information to the State, and the public, on the implementation of the Housing Element and progress toward our Regional Housing Needs Allocation (RHNA) numbers.

APRs must be presented to the local legislative body for its review and acceptance, usually as a consent or discussion item on a regular meeting agenda.

**DISCUSSION:**

Staff prepared the Sutter Creek Housing Element APR for the year 2024. The 6<sup>th</sup> Cycle Housing Element was adopted at the end of 2023 and certified by the State in January 2025. Over the past year, progress has been made on several programs outlined in the Housing Element (see Table D). Below is a summary of key programs that staff worked on in 2024:

- **Program 1: Countywide Housing Working Group (CWHWG)**
  - The CWHWG held three meetings in 2024, covering the following topics:
    - Accessory Dwelling Units (ADUs)
    - Water Efficiency Landscape Ordinance
    - Growth Projections for AWA's Master Plan
- **Program 7: Historically Significant Structures**
  - The Design Review Committee (DRC) continues to review modifications to buildings within the Historic District.
- **Program 19: Water and Wastewater Infrastructure Capacity**
  - Collaboration with the Amador Water Agency (AWA) on growth projects to inform their Master Plan.

As staff availability and budget allow, additional programs will be implemented throughout the Housing Cycle. The main focus for 2025 will be to provide more resources and information to residents regarding ADUs and Junior ADUs (JADUs). Staff has also scheduled a meeting with Amador County Health to discuss assistance with the Smoke-Free Multi-Unit Housing Ordinance (Program 15B).

In 2024, the City permitted or entitled one unit (an ADU) and completed the same ADU (see Table A2). An application for 10 single-family residences (Broadmeadows Estates Subdivision) was denied. Additionally, the City granted an extension for the DANCO supportive housing project, which includes 45 very-low-income deed-restricted units. The City is on track to meet its RHNA goals for below-market-rate housing, provided the DANCO project receives funding and is completed.

The City is currently reviewing two subdivision applications, totaling 188 single-family homes. If approved, these projects will exceed the allocation for above-moderate-income housing for the 6th Cycle.

**BUDGET IMPACT:**

There is no budget impact directly. The APR recommends implementation of programs that may have budget impacts that will be addressed in each annual City budget.

