

Please Start Here

General Information	
Jurisdiction Name	Sutter Creek
Reporting Calendar Year	2024
Contact Information	
First Name	Erin
Last Name	Ventura
Title	Contract Planner
Email	eventura@haugebrueck.com
Phone	2092675647
Mailing Address	
Street Address	18 Main Street
City	Sutter Creek
Zipcode	95685

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Jurisdiction	Sutter Creek	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	09/15/2021 - 09/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		0
Total Units		1

Note: Units serving extremely low-income households are included in the very low-income

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	0	0
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	1	1
Mobile/Manufactured Home	0	0	0
Total	0	1	1

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	1	1
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	2
Number of Proposed Units in All Applications Received:	11
Total Housing Units Approved:	1
Total Housing Units Disapproved:	10

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	1	1
Discretionary	1	10

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	56
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Sutter Creek	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	09/15/2021 - 09/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

[illegible]

Jurisdiction	Sutter Creek	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	09/15/2021 - 09/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 12/31/2018- 09/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	15	-	-	-	-	-	-	-	-	-	-	-	15
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	12	-	-	-	-	-	-	-	-	-	-	-	12
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	13	-	-	-	-	-	-	-	-	-	-	-	12
	Non-Deed Restricted		-	-	-	-	1	-	-	-	-	-	1	
Above Moderate		34	7	1	1	4	-	-	-	-	-	-	13	21
Total RHNA		74												
Total Units			7	1	1	4	1	-	-	-	-	-	14	60
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5										6	7	
		Extremely low- Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		8		-	-	-	-	-	-	-	-	-	-	8

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Sutter Creek	
Reporting Year		2024	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
<div><div>Housing Programs Progress Report</div><div>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</div></div>			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation

Program 1: Countywide Housing Working Group	<ul style="list-style-type: none">• 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.	2/1/2024	<p>The working group meet three times in 2024 5/13/24 8/12/24 12/19/24</p> <p>On March 10, 2025 the working group will evaluate the effectiveness of the CHWG</p>
Program 2: Housing Element Monitoring/Annual Reporting	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.	Annually	The APR is reviewed annually during a public meeting of both the Planning Commission and the City Council.

Program 3: Adequate Sites	<ul style="list-style-type: none">● 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. <div></div>	Annually	Implementation in progress and ongoing. The Housing Element includes a citywide inventory of potential infill sites. The inventory list contained in the Housing Element is available at the Community Development Department offices and at Sutter Creek City Hall counter, and is posted on the City’s website, www.cityofsuttercreek.org . The inventory was updated at the time the Housing Element was updated. Between updates of the Housing Element, City staff will maintain a database of the housing inventory, and vacant or infill sites with modifications entered each time a building permit or use permit is approved. The Planning staff will post the database on the City website and make available at the City Hall and Community Development counters.
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Program 3: Adequate Sites	<ul style="list-style-type: none">● Each jurisdiction to maintain adequate sites to accommodate the RHNA throughout the 6th Cycle pursuant to Government Code Section 65863 (No Net Loss Law): Sutter Creek: 15 very low, 12 low, 13 moderate, and 34 above moderate income units● The Zoning Code for 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.	Annually	Zoning Ordinance was updated in Fall 2023.
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<p>Program 4: Accessory Dwelling Units, Junior Accessory Dwelling Units, and SB9 Units</p>	<p>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 May 2025 and submit the amended ADU and JADU provisions to HCD for review.</p> <ul style="list-style-type: none">• 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 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 2023.• Each jurisdiction shall conduct outreach and education on ADU and SB 9 options and requirements to homeowners and Homeowners' Associations on an	<p>Various</p>	<p>The Working Group has reviewed materials provided by Amador County for ADUs. Materials will be coordinated between jurisdictions and made available.</p> <p>Staff is currently working on informational materials to be presented to the Planning Commission for review and input.</p>
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Program 4: Accessory Dwelling Units, Junior Accessory Dwelling Units, and SB9 Units	<ul style="list-style-type: none">• 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.• Sutter Creek: 5 ADUs/JADUs	Various	Planning staff will continue to pursue State funds. If funding is available staff will provide assistance to qualified homeowners.
Program 5: Affordable Housing Land Acquisition	<p>Amador Countywide:</p> <ul style="list-style-type: none">• 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. <p>Each Jurisdiction:</p> <ul style="list-style-type: none">• 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.	Ongoing	The working group will meet on this in 2025.

Program 5B: Homeless Services Coordination	<ul style="list-style-type: none">• 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 Lone, 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.	12/1/2027	Not yet implemented
Program 6: Affordability Targets	NA	NA	NA
Program 7: Historically Significant Structures	Coordinate the rehabilitation and adaptive reuse of at least 1 historically significant structures as appropriate on an ongoing basisby December 2027.	Ongoing	Implemented, November 2023. The Design Review Committee reviewed renovation plans for a historical home on Main Street within our Historical Downtown District. Extra attention was given to make sure that the renovations where in keeping with the existing character of the home and period.

Program 8: Neighborhood Beautification and Housing Rehabilitation	<ul style="list-style-type: none">• 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.	Annually	As staff availabilty provides, the City will purse funding.
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Program 8: Neighborhood Beautification and Housing Rehabilitation	<ul style="list-style-type: none">• 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 multifamily developments in need of significant repair and connect property owners with resources for rehabilitation and junk removal on an ongoing basis.	Annually	As staffing is available, additional outreach will be completed.
Program 8: Neighborhood Beautification and Housing Rehabilitation	<ul style="list-style-type: none">• Secure funding, either individually or Countywide, for rehabilitation, improvement, and/or emergency repair of housing: Sutter Creek: 3 extremely low, 3 very low, and 2 low income units to determine if available funding should be sought at the regional level or by individual jurisdictions.	Annually	As staff availability provides, the City will pursue funding.

Program 9: Affordable and Special Needs Housing Assistance and Incentives	<p>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.</p> <ul style="list-style-type: none">• 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.	Annually	Not yet implemented
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Program 9: Affordable and Special Needs Housing Assistance and Incentives	<ul style="list-style-type: none">• 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.	Annually	Not yet implemented
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Program 9: Affordable and Special Needs Housing Assistance and Incentives	<ul style="list-style-type: none">• 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	Annually	Not yet implemented
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Program 9: Affordable and Special Needs Housing Assistance and Incentives	<ul style="list-style-type: none">● To promote and incentivize affordable and special needs housing, each jurisdiction shall annually email regional affordable housing developers and nonprofits 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: Sutter Creek: 8 extremely low, 7 very low, and 12 low income units	Annually	Not yet implemented
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Program 10: Preservation of Existing Affordable Housing	<ul style="list-style-type: none">• 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:<ul style="list-style-type: none">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 (lone – 43 units, Jackson – 258 unit, and Sutter Creek – 34 units)	Annually	Staff will monitor affordable housing stock.
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Program 11: Preserve Multifamily and Mobile Home Opportunities	<ul style="list-style-type: none">• 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 mobile home park demolition or conversion. The provisions shall address:<ul style="list-style-type: none">o Identification of affected households by income, household size, and special housing needso 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.	12/1/2025	Not yet implemented
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Program 11: Preserve Multifamily and Mobile Home Opportunities	<ul style="list-style-type: none">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.	12/1/2025	Not yet impletmented
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Program 12: Fair Housing Services	<ul style="list-style-type: none">• 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.	12/1/2023	Not yet implemented. Program 12 will be one the work plan for 2025
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Program 12: Fair Hosuing Services	<ul style="list-style-type: none">• Housing Working Group to coordinate with ATCAA in 2023/2024 to determine if ATCAA can offer fair housing services to all County residents. <p>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.</p>	12/1/2024	Not yet implemented.
Program 13: Affirmatively Further Fair Housing	Implement measures to affirmatively further fair housing on an ongoing basis, and as further outlined in Table 1.	Annually and ongoing	Not yet implemented.

Program 14: Affordable Housing Resources for Renters and Owners	<ul style="list-style-type: none">• 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.	12/1/2024	Not yet implemented
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<p>Program 15: Adopt a Reasonable Accommodation Procedure for Housing</p>	<ul style="list-style-type: none">• 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:<ul style="list-style-type: none">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.o 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.	<p>12/1/2023</p>	<p>Partially implemented. Chapter 18.58- Accommodations of Persons with Disabilities was added to the Municipal Code in November 2023.</p>
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Program 15: Adopt a Reasonable Accommodation Procedure for Housing	<ul style="list-style-type: none">o Review procedures for requests for reasonable accommodation, including provisions for issuing a written decision within 30 days of the date of the application.o Criteria to be used in considering requests for reasonable accommodation.o 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.	12/1/2023	Public information and brochures have not yet been provided.
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Program 15B: Smoke-free Multi-unit Housing	<ul style="list-style-type: none">● 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:<ul style="list-style-type: none">o Consideration of a smoke-free ordinance, encouraging compliance through education, signage requirements, and property manager actions rather than police, fines, or evictions.o Targeted education to landlords and tenants on the benefits of a smoke-free housing policy.o 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.	12/1/2024	<p>Not yet implemented</p> <p>On March 10, 2025 the working group is meeting with Amador County Public Health to see how they can assist in helping the jurisdictions draft a Smoke Free MUH Ordinance.</p>
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Program 16: Federal Voucher Program	<ul style="list-style-type: none">● 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.	Annually and ongoing	Not yet implemented
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Program 16: Federal Voucher Program	<ul style="list-style-type: none">● 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%.	Annually and ongoing	Not yet implemented
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Program 17: Development Code/Zoning Code Amendments	<p>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):</p> <ul style="list-style-type: none">o Definitions- 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.	7/1/2024	The definition of family was amended in September 2023.
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Program 17: Development Code/Zoning Code Amendments	<p>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).</p> <p>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.</p>	7/1/2024	Low barrier navigation centers and Transitional and Supportive housing were added to the Zoning Ordinance in September 2023.
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Program 17: Development Code/Zoning Code Amendments	<p>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).</p> <p>o Persons with Disabilities - Group homes 7 or more persons (Amador County, Amador City, lone, 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.</p>	Ongoing	Special Needs Housing was added to the Zoning Ordinance in September 2023.
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Program 17: Development Code/Zoning Code Amendments	<p>o Employee Housing (Amador County, Amador City, Jackson, and 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.</p> <p>o 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.</p> <p>o Farmworker Housing (Plymouth): Ensure that agricultural employee housing is allowed consistent with the requirements of Health and Safety code Section 17021.8.</p>	7/1/2024	Employee Housing was added to the Zoning Ordinance in September 2023.
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Program 17: Development Code/Zoning Code Amendments	<p>o 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)(H) 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.</p> <p>o Emergency Shelters: (Jackson): Revise to allow 25 beds within each emergency shelter.</p>	7/1/2024	Emergency Shelters were added to the Zoning Ordinance in September 2023.
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<p>Program 17: Development Code/Zoning Code Amedments</p>	<p>o 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.</p> <p>o Emergency Shelters (lone): 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 Section65583(a)(4)(A) and (H), and remove emergency shelters as a permitted use in the M-1 and M-2 zones.</p>	<p>7/1/2024</p>	<p>The definition of Emergency Shelters was updated in the Zoning Ordinance in September 2023.</p>
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Program 17: Development Code/Zoning Code Amendments	<p>o 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.</p>	7/1/2024	Not yet implemented.
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Program 17: Development Code/Zoning Code Amedments	<p>o 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</p>	<p>7/1/2024</p>	<p>Included as part of the September 2023 Zoning Ordinance Amendment.</p>
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Program 17: Development Code/Zoning Code Amendments	<p>o 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”.</p>	7/1/2024	Not yet implemented
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Program 17: Development Code/Zoning Code Amendments	<p>o 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).</p> <p>o 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.</p> <p>o Accessibility (All jurisdictions): Require new development projects with 10 or more units to include accessibility options for buyers as part of each home plan.</p>	7/1/2024	Included as part of the September 2023 Zoning Ordinance Amendment.
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Program 17: Development Code/Zoning Code Amedments	<p>o 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.</p> <p>o 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.</p>	7/1/2024	Included as part of the September 2023 Zoning Ordinance Amendment.
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Program 17: Development Code/Zoning Code Amendments	o Reduce Constraints to a Variety of Housing Types: - 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.	7/1/2024	Implemented on a case by case basis.
Program 18: Code Reivew	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.	Ongoing	The Municipal Code will be evaluated throughout the year and required changes will be grouped together and adopted as time and staffing permits.

Program 19: Water and Wastewater Infrastructure Capacity	<ul style="list-style-type: none">● 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..	12/1/2025	12/19/24 The working group met with AWA to assit with projections for AWA's Master Plan Update.
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Program 19: Water and Wastewater Infrastructure Capacity	<ul style="list-style-type: none">● 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.● Submit a funding application to the USDA's Small Communities Rural Utilities Service Grants & Loans Program annually.	Dec 2025, Ongoing	Not yet implemented
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Program 19: Water and Wastewater Infrastructure Capacity	<ul style="list-style-type: none">• 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 Lone 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 X 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.	Dec 2025, Ongoing	Not yet implemented
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Program 19: Water and Wastewater Infrastructure Capacity	<ul style="list-style-type: none">• Where applicable, use development agreements or other mechanisms to ensure fair-share funding of off-site infrastructure and facility improvements on an ongoing 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.	Dec 2025, Ongoing	Not yet implemented
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Program 20: Partnerships with Affordable Housing Developers	<ul style="list-style-type: none">• 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 writedowns, regulatory incentives, and/or direct assistance.	Ongoing	Not yet implemented
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Program 20: Partnerships with Affordable Housing Developers	<ul style="list-style-type: none">●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).	Ongoing	Not yet implemented
Program 21: Child Care Program	<ul style="list-style-type: none">● Continue to promote the provision of childcare in conjunction with residential development, including affordable housing projects, on an ongoing basis.	Ongoing	Zoning Ordinance updated to include childcare as an allowed use, September 2023.
Program 22: Application Processing Procedures	<ul style="list-style-type: none">● 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.	Ongoing, 2025 and 2028	Procedure will be reviewed annual and updated as staffing and budget permit

Program 23: Ongoing Community Education and Outreach	<ul style="list-style-type: none">• 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.	6/1/2023	Not yet implemented but planned for 2025.
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Program 23: Ongoing Community Education and Outreach	<ul style="list-style-type: none">• 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 biannually.• 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.	6/1/2023	Not yet implemented but planned for 2025 if there is staff availability.
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Program 23: Ongoing Community Education and Outreach	<ul style="list-style-type: none">• 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.	6/1/2023	Information is currently available on the City's Website.
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Program 24: Governmental Transparency	All jurisdictions to provide fiscal documents to ensure transparency pursuant to Government Code Section 65940 no later than December 2024: <ul style="list-style-type: none">• 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.	12/1/2024	Not yet Implemented Documents will be added to the City's Website
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Program 25: Energy Conservation Initiatives	<ul style="list-style-type: none">• Continue to enforce the State of California’s Title 24 energy requirements on an ongoing basis. Housing Plan 35• 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).	August 2024, August 2026, August 2028	Title 24 is required during the building permit review process.
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