

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 Amador City City Council January 18, 2024
Minor Revisions November 2024

Prepared By:

De Novo Planning Group
1020 Suncast Lane, #106
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

**Amador County Service Providers, Community Organizations, and Housing Developers/Providers
Stakeholders Survey**

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

Amador County Service Providers, Community Organizations, and Housing Developers/Providers
Stakeholders Survey

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

Amador County Service Providers, Community Organizations, and Housing Developers/Providers
Stakeholders Survey

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	mcrafill@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

Amador County Service Providers, Community Organizations, and Housing Developers/Providers
Stakeholders Survey

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 Lone 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

Amador County Service Providers, Community Organizations, and Housing Developers/Providers
Stakeholders Survey

	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%

Amador County Service Providers, Community Organizations, and Housing Developers/Providers
Stakeholders Survey

(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

Amador County Service Providers, Community Organizations, and Housing Developers/Providers
Stakeholders Survey

	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%

Amador County Service Providers, Community Organizations, and Housing Developers/Providers
Stakeholders Survey

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 Management 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, Lone, 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 Lone.	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 required. 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

Amador County and the Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek Housing
Needs and Priorities Survey

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 Lone, 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 roommates	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

Amador County and the Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek Housing Needs and Priorities Survey

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 homophobia. 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

Amador County and the Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek Housing Needs and Priorities Survey

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

Amador County and the Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek Housing Needs and Priorities Survey

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 redistricting 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

Amador County and the Cities of Amador City, Ione, Jackson, Plymouth, and Sutter Creek Housing Needs and Priorities Survey

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

Appendix C
 Amador Countywide 6th Cycle Housing Element Update
Public Review Draft Comments and Responses

COMMENTER	#	SUMMARY OF COMMENTS	RESPONSE TO COMMENTS
Ree McLaughlan Brown	1.01	Commenter is concerned that the Housing Element does not address <i>warming stations</i> and homeless shelters in Amador County.	<p>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.</p> <p>Housing Plan Program 9 includes outreach to providers interested in constructing emergency shelters, transitional housing, and supportive housing.</p> <p>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.</p> <p>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.</p>
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

Appendix C
 Amador Countywide 6th Cycle Housing Element Update
Public Review Draft Comments and Responses

			contents will be consolidated at the beginning of the document to provide the information for both parts.
	2.03	<p>Commenter requests definitions of the following terms listed throughout the document:</p> <ul style="list-style-type: none"> • Element • Stock • 6th Cycle, 5th Cycle, 4th Cycle • Entitlement process (page 97) • Higher resource area • Nexus • Zones – VR, VC, etc. 	<p>This comment is noted. Definitions are as follows:</p> <ul style="list-style-type: none"> • 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	<p>Commenter requests glossary of acronyms defined for easy referral:</p> <ul style="list-style-type: none"> • ACS • RHNA • APR • HCD • ADU • JADU 	<p>This comment is noted.</p> <p>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.”</p> <p>A list of acronyms is also added to the Background Report.</p>

Appendix C
 Amador Countywide 6th Cycle Housing Element Update
Public Review Draft Comments and Responses

		<ul style="list-style-type: none"> • AFFH • HCV • CDBG • FMR • VASH • SRO • RD, RM and RH units • PD • AWA • ARSA • SB9 • ELI • SScCoC • PIT count 	
	2.05	<p>Commenter identifies page numbering starting over multiple times.</p>	<p>This comment is noted.</p> <p>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.</p>
	2.06	<p>Commenter wants to know why the unincorporated area (with largest county population) is not included in the below paragraph about the contents.</p> <p>PDF page 4 – <i>“The Amador County Housing Element encompasses the Cities of Amador, Lone, Jackson, Plymouth, and Sutter Creek, and consists of two documents: the comprehensive Housing Plan (policy document) and the background report.”</i></p>	<p>The sentence is revised to include the unincorporated area.</p>
	2.07	<p>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.</p>	<p>These communities are included as appropriate in reference to unincorporated Amador County. Their explicit reference is not necessary on PDF page 4.</p>
	2.08	<p>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?</p>	<p>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</p>

Appendix C
Amador Countywide 6th Cycle Housing Element Update
Public Review Draft Comments and Responses

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.

Appendix C
Amador Countywide 6th Cycle Housing Element Update
Public Review Draft Comments and Responses

	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.

Appendix C
 Amador Countywide 6th Cycle Housing Element Update
Public Review Draft Comments and Responses

		<p>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.”</p>	
	3.02	<p>Introduction, cont’d</p> <p>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.”</p>	This comment is noted.
	3.03	<p>Introduction, cont’d</p> <p>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.”</p>	This comment is noted.
	3.04	<p>Introduction, cont’d</p>	This comment is noted.

Appendix C
 Amador Countywide 6th Cycle Housing Element Update
Public Review Draft Comments and Responses

		<p>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.”</p>	
	3.05	<p>Introduction, cont’d</p> <p>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.”</p>	This comment is noted.
	3.06	<p>Introduction, cont’d</p> <p>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.”</p>	This comment is noted.
	3.07	<p>Housing Plan, page 1</p> <p>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.</p>	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	<p>Housing Plan, page 1</p> <p>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</p>	This comment is noted.

Appendix C
 Amador Countywide 6th Cycle Housing Element Update
Public Review Draft Comments and Responses

		next to a chemical plant and seemingly obsessive restrictions in many residential zones; apartments above businesses are commonplace.	
	3.09	<p>Housing Plan, page 1</p> <p>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.”</p>	This comment is noted.
	3.10	<p>Housing Plan, page 2</p> <p>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.”</p>	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	<p>Housing Plan, page 2</p> <p>Commenter shares that per Policy H-3.6, “Support affordable housing options for workers who providing essential infrastructure and services, including first responders and</p>	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.

Appendix C
Amador Countywide 6th Cycle Housing Element Update
Public Review Draft Comments and Responses

		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 Lone, 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

Appendix C
Amador Countywide 6th Cycle Housing Element Update
Public Review Draft Comments and Responses

		<p>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.”</p> <p>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?”</p>	<p>jurisdiction, cost to the jurisdiction of providing the services, and revenues of the jurisdiction.</p>
	3.16	<p>Housing Plan – Page 9 – Program 9 – Affordable and Special Needs Housing Assistance and Incentives (All Jurisdictions)</p> <p>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.</p>	<p>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.</p>
	3.17	<p>Housing Plan – Page 9 – Program 8 – Neighborhood Beautification and Housing Rehabilitation (All Jurisdictions)</p> <p>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</p>	<p>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.</p>

Appendix C
 Amador Countywide 6th Cycle Housing Element Update
Public Review Draft Comments and Responses

		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 “... <i>help foster more inclusive communities...</i> ” 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.

Appendix C
 Amador Countywide 6th Cycle Housing Element Update
Public Review Draft Comments and Responses

		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 - “... <i>landlords willing to work with roommate situations...</i> ” 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 commenter 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: <i>“Tax credits are not worth as much to investors if their incomes have dropped.”</i> 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

Appendix C
 Amador Countywide 6th Cycle Housing Element Update
Public Review Draft Comments and Responses

		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	<p>Commenter shares that Background Report – Page 87:</p> <p>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.</p>	This comment is noted. Projects must comply with State and Federal laws related to biological resources, including endangered species and sensitive habitats.
	3.28	<p>End Notes</p> <p>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.</p>	This comment is noted.
	3.29	<p>End Notes, cont’d</p> <p>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.</p>	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	<p>End Notes, cont’d</p> <p>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</p>	This comment is noted and the commenter’s time and effort spent performing a detailed review of the element and providing thoughtful comments is appreciated..

Appendix C
Amador Countywide 6th Cycle Housing Element Update
Public Review Draft Comments and Responses

		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 6 th 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: <i>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.</i>	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.

Appendix C
 Amador Countywide 6th Cycle Housing Element Update
Public Review Draft Comments and Responses

	<p>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.</p> <p>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.</p> <p><i>Responsible Department/Agency: Amador County Public Health Department & Building Department of each jurisdiction</i></p> <p><i>Funding Sources: California Tobacco Control Program funding (Prop 99 and 56)</i></p> <p><i>Program Objectives and Timeframe:</i></p> <ul style="list-style-type: none"> • <i>Conduct resident opinion surveys on secondhand smoke exposure and opinions on a comprehensive smoke-free multifamily housing policy.</i> • <i>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.</i> • <i>Conducted targeted education to landlords and tenants on the benefits of smoke-free multifamily policy.</i> • <i>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.</i> 	
--	---	--

Appendix C
 Amador Countywide 6th Cycle Housing Element Update
Public Review Draft Comments and Responses

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	<p>A) Program 19: Water and Wastewater Infrastructure Capacity</p> <p>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.</p> <p>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).)</p>	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	<p>B) Require a component of affordable housing in new subdivisions.</p> <p>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</p>	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.

Appendix C
 Amador Countywide 6th Cycle Housing Element Update
Public Review Draft Comments and Responses

	<p>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.</p>	
<p>6.03</p>	<p>C) Housing Rehabilitation & Energy Conservation Initiatives</p> <p>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.)</p> <p>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.</p> <p>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 through 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)</p> <p>While some of these funds are made available directly to</p>	<p>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.</p>

Appendix C
 Amador Countywide 6th Cycle Housing Element Update
Public Review Draft Comments and Responses

		<p>individuals, more funds can be secured through applications by local governments.</p> <p>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.</p>	
6.04	D) Transitional Housing	<p>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.</p>	<p>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.</p>
6.05	E) Administration	<p>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.</p> <p>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</p>	<p>This comment is noted. A countywide housing working group is addressed in Program 1 of the Housing Plan.</p>

Appendix C
 Amador Countywide 6th Cycle Housing Element Update
Public Review Draft Comments and Responses

		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. In 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 2021 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). It 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 Lone 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.

Appendix C
 Amador Countywide 6th Cycle Housing Element Update
Public Review Draft Comments and Responses

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 6 th 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.

Appendix C
 Amador Countywide 6th Cycle Housing Element Update
Public Review Draft Comments and Responses

		<p>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 2022, 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.</p>	
Mike Sullivan	8.01	<p>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.</p>	<p>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.</p>
	8.02	<p>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.</p>	<p>This comment is noted. The Housing Element is revised accordingly.</p>
	8.03	<p>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.</p>	<p>This comment is noted. The Housing Element is revised accordingly.</p>