



INTRODUCTION

The Housing Element addresses housing development, rehabilitation and conservation. It sets forth actions that the City will undertake to assist residents to maintain their homes and to help ensure that there is an adequate supply of safe, affordable housing for existing and future residents. The Element also addresses the special housing needs of individuals requiring assistance, such as elderly residents, single mothers with children, low-income and large families, military personnel, the homeless, and mobility-impaired residents.

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VISION

The City of Ione is committed to making a meaningful effort to address housing needs. The Housing Element reflects the City's desire to build a balanced and diverse community, both economically and socially. The policies contained in this Element are an expression of the statewide housing goal of "attaining decent housing and a suitable living environment for every California family." More importantly, this element reflects the City's desire to address our unique housing needs in a manner that creates a more balanced community.

PURPOSE

The State of California has declared that "the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." In addition, government and the private sector should make an effort to provide a diversity of housing opportunity and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental and fiscal factors and community goals within the general plan.

Further, State Housing Element law requires "[a]n assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs." The law requires the element to include the following:

- An analysis of population and employment trends,
- An analysis and documentation of households characteristics,
- An inventory of land suitable for residential development,
- The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit,

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- An analysis of potential or actual governmental and non-governmental constraints on the improvement, maintenance and development of housing,
- An analysis of any special housing needs,
- An analysis opportunities for energy conservation with respect to residential development,
- An analysis of publicly-assisted housing developments that may convert to non-assisted housing developments within the next 10 years, and
- An analysis of the City's fair share of the regional housing needs.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules promoting the preservation, improvement, and development of diverse housing types available at a range of costs in Ione.

RELATED AGENCIES, PLANS AND PROGRAMS

Relevant data used in preparing the Housing Element and Housing Needs Assessment was taken from the sources listed below,

- U.S. Census
- California Department of Finance
- 2008 Claritas Report (a data collection firm that uses 2000 Census data as a baseline for these projections)
- Employment Development Department
- Department of Housing and Community Development
- Central Sierra Planning Council (CSPC)

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

State law requires that "...the general plan elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies...." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the City.

All elements of the City of Ione 2009 General Plan, including the goals, policies and implementation measures for environmental management, community development, public safety, circulation, and



land use, have been reviewed for their internal consistency with this Housing Element. In addition, the City of Ione Zoning Code has been reviewed for compatibility with this Housing Element's goals, policies and implementation measures. This Housing Element was designed to integrate and be compatible with the new 2009 General Plan.

The Housing Element closely relates to the Land Use, Public Facilities and Circulation Elements. The Land Use Element takes into consideration balanced housing needs and housing choices identified in the Housing Element. The Public Facilities Element ensures adequate services for the development of housing within the City. In addition, the Circulation Element directly relates when projecting transportation noise sources and addressing safety at interfaces between different modes of travel.

SETTING, ISSUES, AND CONSIDERATIONS

The findings listed below resulted from the information collected as part of the Housing Needs Assessment located in **Appendix B**. These findings provide a direct relationship between community conditions in Ione and the recommended Goals, Policies and Actions in this document.

DEMOGRAPHIC PROFILE

According to the Department of Finance, the population of Ione was 7,416 persons in 2008, which represents approximately 20 percent of the total population of Amador County (37,943 persons). Within the County, Ione's population is unique, with 52 percent (3,890 persons) of the population comprising incarcerated persons. Deducting the incarcerated population provides a more accurate indication of the City's population. The actual population in 2008 was 3,256.

According to the 2000 Census, from 2000 to 2008, the median age in the City of Ione decreased slightly from 34.3 to 33.1, with the largest shift in population occurring in persons aged 25–30. The City is still a predominantly white community, with 57.7 percent in the white race category. The largest percentage increase in the City was in the Asian race category, with an increase of approximately 50 percent since 2000 (61 persons).

HOUSEHOLD PROFILE

Of the 1,440 households in the City, 1,035 (71.9 percent) were family households and 405 (28.2 percent) were non-family households. Of the total households, approximately 50 percent (730) of households reportedly earned 0–80 percent (\$0–\$53,360) of the area median income (AMI) for Amador County, which was \$66,700 in 2008. Those earning 80 percent of the AMI or below are considered to be low-income. To determine a person's poverty status, one compares the person's total family income in the last 12 months with the poverty threshold appropriate for that person's family size and composition. If the total income of that person's family is less than the threshold appropriate for that family, then the person is considered "below the poverty level," together with every member of his or her family. For example, the 2000 U.S. poverty threshold for a family of four was \$17,463. According to the 2000 Census, 325 persons were considered to earn less than the U.S. poverty level, approximately 11.2 percent of the Ione population.



EMPLOYMENT TRENDS

The California Economic Development Department (EDD) projects that Amador County's largest growing employment industries are to be in office and administration (7,730 jobs), sales (5,320 jobs), food preparation and serving (5,270 jobs), management (3,640 jobs), and construction and exaction (3,600 jobs) from 2004 to 2014. These industries will provide wages that predominately fall into the extremely low- or very low-income categories.

SPECIAL NEEDS

In 2000, there were 589 persons (21.9 percent of the total population ages 5 and over) with a disability living in the City. The majority of the disabled between the ages of 5 and 64 reported a physical and/or employment disability.

Of the 152 households headed by a single parent, 27 households (17.7 percent) are headed by males and 125 households (82.2 percent) are headed by females. A high proportion of single-parent households have incomes below the poverty line according to 2000 Census statistics, approximately 37.8 percent or 57 households. Approximately 48.1 percent (13 households) of the male-headed and 35.2 percent (44 households) of the female-headed single-parent households are living below the poverty line in the City.

Agricultural workers make up a small percentage of the households in the City. According to the California Employment Development Department, there were an estimated 330 persons employed as farmworkers in the Mother Lode Consortium (Amador, Calaveras, Mariposa and Tuolumne counties) in 2008.

Currently, there are two known transients/homeless persons in the Ione area, neither of whom are local Ione residents. There are currently no programs or shelters offered in the City of Ione to provide support for the homeless. The closest shelter is located in Jackson and provides shelter for abused women and homeless persons with the inclusion of meals and emergency shelter during winter months.

HOUSING STOCK CHARACTERISTICS

In 2008, 62.2 percent of the housing units in the City were owner occupied and 37 percent were renter occupied. Of these housing units, 84.1 percent are single-family units. The residential real estate market in Ione reflected a steady number of homes sold between 2005 and 2008. Although the number of homes has remained steady, the median selling price has decreased since 2005, from \$360,000 in 2005 to \$281,340 in 2008. Similar to the rest of California and the nation, home prices in Ione decreased between 2006 and 2008. The median sales price in 2008 was \$269,990, a decrease of over \$50,000 from 2005 and 2006. Although there was not a significant change in the low selling price between 2005 and 2008, the high selling price dropped by nearly \$100,000 from 2005 to 2008.



REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

The first step in addressing State-wide housing needs is the Regional Housing Needs Allocation (RHNA), which is mandated by the State of California (Government Code Section 65584) and requires regions to address housing issues and needs based on future growth projections for the area. The California Department of Housing and Community Development (HCD) allocates regional housing needs numbers to regional councils of governments throughout the state. The Regional Housing Allocation Plan (RHNP) for Ione is developed by the Central Sierra Planning Council and allocates to cities and the unincorporated counties their “fair share” of the region’s projected housing needs, also known as the Regional Housing Needs Allocation. The RHNP allocates the RHNA based on household income groupings over the 5-year planning period for each specific jurisdiction’s Housing Element.

Ione’s Regional Housing Needs Allocation for the 2007–2014 planning period is a total 228 units for all income categories. The City is required to develop the necessary policies and programs to ensure the RHNA is met. **Table 9-1** provides the RHNA target for the planning period 2007 to 2014 for each of the four household income groups for the City of Ione. See **Table 9-41** in the Housing Needs Assessment for specific sites available to fulfill the Regional Housing Needs Allocation for very low, low-, moderate-, and above moderate-income households in the City of Ione.

TABLE 9-1:
AFFORDABLE HOUSING NEED AND PRODUCTION, JANUARY 2007–JUNE 2014

Income Level	RHNA	Units Built since January 2007	Remaining RHNA
Extremely Low	25	0	25
Very Low	25	0	25
Low	36	0	36
Moderate	43	0	43
Above Moderate	99	33 ¹	66
Total	228	33	195

Source: Central Sierra Planning Council, 2008

Notes:

¹ A total of 33 building permits were issued since 2007 (26 in 2007, 2 in 2008 and 5 in January-March 2009).

Based on the State allocation needs, the City of Ione will need to accommodate 50 housing units affordable to extremely low- and very low-income households, 36 housing units affordable to low-income households and 43 housing units affordable to moderate-income households during the current RHNA period. In addition, the City will need to accommodate 99 housing units available to above moderate-income households.

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Between January 2007 and March 2009, the City produced 33 housing units affordable to above moderate-income housing units. As a result of building to date for the RHNA period, the City will need an additional 66 above moderate-income units and an additional 129 extremely low-, very low-, low-, and moderate-income housing units by 2014 to meet their RHNA.

In order to determine which current land is available to meet the RHNA for the City, HCD considers existing land “zoned” for residential single- and multifamily development.

The City will be completing General Plan and Zoning Code updates in August 2009. After these updates are adopted, the City of Ione will have the ability to better facilitate the development of high and medium density residential sites which will accommodate the City's low and very low income RHNA allocation. The City will develop a High Density Multiple-family dwelling (R-4) zoning district which will allow up to 25 units per acre. Also, there will be Multiple-family dwelling (R-3) and Limited Multiple-family dwelling (R-2) zoning districts that will allow for up to 15 units per acre. **Table 40** in the Housing Needs Assessment lists vacant sites suitable to meet the City's RHNA. The acreage and unit capacities described in the Housing Needs Assessment demonstrate that the City is able to meet its 2007–2014 RHNA.

QUANTIFIED OBJECTIVES SUMMARY

Based on the policies and actions outlined below in **Table 9-2**, the following objectives represent a reasonable expectation of the maximum number of new housing units that will be developed, rehabilitated, or conserved and the number of households that will be assisted over the next five years. The City should be able to facilitate the construction of 195 new units, and assist with the rehabilitation of 15 units between 2009 and 2014.

**TABLE 9-2:
QUANTIFIED OBJECTIVES SUMMARY (2009-2014)**

Task	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Fair Share Allocation	25	25	36	43	99	228
Residential Permits Issued 1/07 - 2/09	0	0	0	0	33 ¹	33
New Construction Objectives	25	25	36	43	66	195
Rehabilitation	0	0	15	0	0	15
Preservation ²	0	0	0	0	0	0
Total	25	25	51	43	66	210

Source: Central Sierra Planning Council, 2008; City of Ione, 2009

Notes:

¹ A total of 33 building permits were issued since 2007 (26 in 2007, 2 in 2008 and 5 in January -March 2009).

² The City does not have any at-risk units.



ISSUES THIS ELEMENT ATTEMPTS TO SOLVE

The primary issues the Housing Element attempts to solve are listed below and address the housing needs identified in the Housing Needs Assessment (see **Appendix B**).

- Preserve Ione's overall identity and character by supporting a mix of housing types which preserve and complement the City's existing housing supply.
- Encourage decent, safe, adequate, and affordable housing in sufficient quantities for all economic segments of the community.
- Ensure availability of adequate housing for special needs groups including elderly, disabled, large families, female heads of households and the homeless.
- Promote affordability of housing of all types to meet the needs of households of all income levels.

GOALS, POLICIES, AND ACTIONS

GOAL H-1:	Promote decent, safe, adequate, and affordable housing in sufficient quantities for all economic segments of the community.
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Policy H-1.1: Annually review the City's building codes for compliance with the Housing Element.

Action H-1.1.1: **Building Code Review.** The City will continue to annually review the City's building codes for current compliance and adopt the necessary revisions so as to further local development objectives.

Responsible Agencies/Departments: City Manager, Building Inspector, City Planner, and City Council

Funding Source: General Fund

Schedule: Annual evaluation of the adequacy of the City's building codes

Policy H-1.2: Provide consistency between the Zoning Code and General Plan, and incorporate all amendments identified in the Housing Element Housing Program.

Action H-1.2.1: **Zoning Code Revision and Update.** A complete review of the Zoning Code is necessary to ensure its compliance with new State zoning regulations. The Zoning Code shall be updated to meet new State regulations.

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Responsible Agencies/Departments: City Manager, City Planner, City Engineer, Planning Commission, City Council

Funding Source: General Fund

Schedule: A complete update by August 2009

Policy H-1.3: The City shall continue ongoing efforts to fast-track all applications in order to promote the construction of housing.

Action H-1.3.1: **Development Processing System Review Program.** Complex processing procedures in permit issuance can be a major obstacle in housing development, especially for affordable housing projects that are under tight timelines imposed by state and federal funding programs. Minimize processing time for development permits, especially those for affordable residential projects and those which conform to City development requirements.

The City will continue to monitor the development processing/review procedures to minimize the time required for review. This reduction in time will reduce the cost to developers and may increase the housing production in the City. The City will, on an annual basis, review and update as necessary its Framework for Planning, Entitlement Review, and Development. This document is a tool for staff, developers, and decision makers in understanding how to effectively navigate through the City's development process.

Responsible Agencies/Departments: City Manager, City Planner

Funding Source: General Fund

Schedule: Annually

GOAL H-2

Maintain adequate land within the various land use categories to allow development of housing to meet projected demand for residential units.

Policy H-2.1: The City shall continue to offer a density bonus to qualifying residential development to encourage the construction of housing affordable to very low- and low-income households.

Action H-2.1.1: **Density Bonus Program.** Review the City's density bonus program to ensure its consistency with State density bonus law. If any discrepancies are found, the City's density bonus ordinance will be amended and updated to State minimum standards.



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Responsible Agencies/Departments: City Manager City Planner, Planning Commission, City Council

Funding Source: General Fund

Schedule: Ongoing

Policy H-2.2: The City shall maintain an adequate and reasonable supply of land in all residential zone designations.

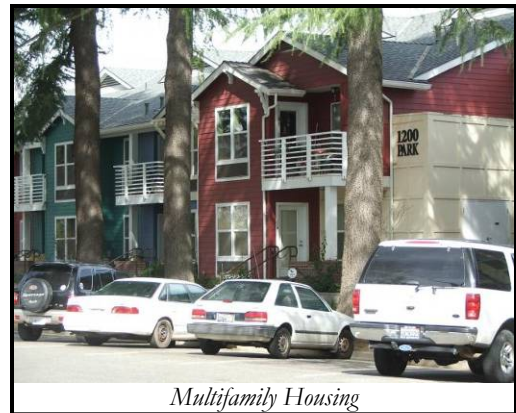
Action H-2.2.1: **Residential Site Development Program.** The supply of developable land with adequate infrastructure that is zoned for residential use can assist the development of housing in the City. The City will annually ensure that there is enough vacant and underutilized residential land in the City to meet its RHNA allocation.

Responsible Agencies/Departments: City Manager, City Planner

Funding Source: General Fund

Implementation Schedule: Annually

Action H-2.2.2: **Multifamily Zoning Expansion Program.** As part of the General Plan update, to be completed in August 2009, the City identified land appropriate to rezone to high density zoning districts. The City has identified seven acres in the One-family dwelling residential (R-1a) district to be rezoned to the High Density Multiple-family dwelling residential district. The City has also identified 1.4 acres of land in the Light Commercial (C-1) district to be rezoned to the Limited Multiple-family dwelling residential (R-2) district. Specific parcels have been identified and are shown in **Table HE-41** of the Housing Needs Assessment (Appendix A).



Multifamily Housing

Responsible Agencies/Departments: City Manager, City Planner, City Council and Planning Commission.

Funding Source: General Fund

Schedule: August 2009, consecutively with the adoption of the Housing Element

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Action H-2.2.3: **Wastewater Capacity.** The City is committed to ensuring that there is enough wastewater treatment capacity to support its fair share of the region's housing needs. The City is working towards updating its Wastewater Master Plan and anticipates adoption of the updated plan by the end of 2009. The Master Plan will call for phased improvements to the City's sewer service. Contingent upon Regional Water Quality Control Board approval, the City anticipates initiating construction of sewer treatment improvements within 18 months of General Plan adoption. To comply with Government Code Section 65589.7 **The City shall grant a priority for the provision of these services to proposed developments that include housing units affordable to lower income households** (*Cross Reference: Goal PF-5 and related policies and actions*)

Responsible Agencies/Departments: City Council, City Manager, Wastewater Operator, City Engineer, City Planner

Funding Source: Wastewater Fund

Schedule: Dependent upon RWQCB approval, construction starting by February 2011

Action H-2.2.4: **Potable Water Capacity.** The City is committed to ensuring that there is enough potable water to support its fair share of the region's housing needs. The City will continue to work collaboratively with the region's potable water provider, Amador Water Agency, to identify both short and long-term viable and cost effective solutions to maintaining potable water availability in the City. (*Cross Reference: Goal PF-4 and related policies and actions*)

Responsible Agencies/Departments: City Council, City Manager, City Engineer, City Planner

Funding Source: General Fund

Schedule: On-going, target completion of upgrades by 2014

GOAL H-3: Maintain and preserve the City's existing housing stock.

Policy H-3.1: Continue to provide a housing rehabilitation program for lower-income owners and renters.

Action H-3.1.1: **Housing Rehabilitation Program.** The City will continue to pursue grant opportunities to create a Rental Rehabilitation Program. The City will apply for HOME funding for this program and consider applying for CDBG funding for this program. Once the Redevelopment Area has been established, the City will consider allocating a portion of the Low and Moderate Housing Fund for housing rehabilitation.



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Responsible Agencies/Departments: City Manager, City Council

Funding Source: CDBG, HOME, Redevelopment Agency Low and Moderate Income Housing (RDA Low-Mod funds) Fund

Schedule: 2012, Annually apply for CDBG, PTA grants, HOME applications, and use RDA Low-Mod funds if a Redevelopment Agency is established.

Policy H-3.2: The City shall continue to enhance code enforcement efforts.

Action H-3.2.1: **Ione Beautification (Code Enforcement) Program.** The City currently handles violations of its Municipal Code on a demand-driven basis. Staff responds to housing code complaints initiated by Ione tenants. The City plans to sponsor debris hauling and clean-up programs and plans to limit the number of garage sales permitted during the year.

Responsible Agencies/Department: City Manager, City Building Inspector, Police Chief, City Planner

Funding Source: General Fund

Schedule: Ongoing as complaints are received; debris hauling and cleanup program biannually.

GOAL H-4:

Promote affordability of housing of all types to meet the present and projected needs of households of all income levels.

Policy H-4.1: The City shall continue to work with nonprofit entities and any other groups identified for the purpose of building affordable housing and providing housing services to qualified residents of Ione.

Action H-4.1.1: **Affordable Housing Development Program.** City staff shall continue to coordinate with the appropriate entities, such as Mercy Housing of California, once during the planning period or as projects come onboard that could provide housing and services for lower-income households and take the appropriate steps to recommend that the City Council formally execute an agreement or letter of understanding with these entities.

Responsible Agencies/Departments: City Manager



Affordable Housing

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Funding Source: General Fund

Schedule: Once during the planning period or as projects come onboard

Policy H-4.2: Assure that new housing developments provide a fair share of housing for persons of extremely low-, very low-, low- and moderate-incomes.

Action H-4.2.1: **State and Federal Housing Programs.** The City will apply for funding as NOFAs are released for the development of affordable housing units.. (Cross reference: ED 4.2.1)

Responsible Agencies/Departments: City Manager

Funding Source: All available federal, state and local sources

Schedule: Ongoing

Policy H-4.3: Assist in the development of housing affordable to extremely low-, very low- and low-income households through financial and/or technical assistance.

Action H-4.3.1: **First-Time Homebuyers Down Payment Assistance Program.** Continue to use CDBG funding for the First-time Homebuyer Program in the City.

Responsible Agencies/Departments: City Manager, Mercy Housing California

Funding Source: CDBG

Schedule: Ongoing

Policy H-4.4: The City shall establish a Redevelopment project area. (Cross reference: ED 3.3)

Action H-4.4.1: **Redevelopment Project Area Creation.** The City has initiated the creation of a Redevelopment Agency and will work to establish a redevelopment project area.

Responsible Agencies/Departments: City Manager, City Attorney, City Council

Funding Source: General Fund

Schedule: August 2011-2012

Policy H-4.5: Promote residential infill development. (Cross reference: ED 3.4)

Action H-4.5.1: **Infill Development Program.** Infill development is one technique in meeting the housing needs required by expanding populations. The City will encourage the use of vacant small individual lots in the central City by



reviewing, and amending as appropriate, development standards to accommodate housing development.

The City will encourage the use of infill for the development of housing by addressing density requirements, which may constrain the development of housing on infill lots, and if necessary remove those constraints. The City will consider reduced impact fees for infill development. (*Cross reference: PF 1.3*)

Responsible Agencies/Departments: City Planner, City Manager, Planning Commission, City Council

Funding Source: City General Fund

Schedule: December 2010

Policy H-4.6: Promote the production of affordable housing by offering development incentives in conjunction with an affordable housing requirement.

Action H-4.6.1: Affordable Housing Program. To encourage the development and availability of housing affordable to a broad range of households with varying income levels throughout Ione, the City requires that residential projects of ten or more units include five percent of the units in the project as affordable to very low-, low-, and moderate-income households. Developers of less than ten housing units are exempt from this requirement.

Developers of ten or more housing units shall provide the following:

- In a rental housing project of ten or more units two percent of the units shall be affordable to very low -income households, two percent shall be affordable to low-income households and one percent shall be affordable to moderate-income households.
- In a for-sale project of ten or more units two percent shall be affordable to low-income households and three percent shall be affordable to moderate-income households.
- Affordable units shall be built on site and must be comparable in infrastructure (including wastewater, water and other utilities), construction quality, and exterior design to the market-rate residential units. Affordable units may be smaller in aggregate size and have different interior finishes and features than market-rate units, so long as the interior features are durable, of good quality, and consistent with contemporary standards for new housing. The number of bedrooms should be the same as those in the market-rate units, except that if the market-rate units provide more than three bedrooms, the affordable units need not provide more than three bedrooms



- All affordable units must be constructed and occupied concurrently with or prior to the construction and occupancy of market-rate units. In phased developments, the affordable units must be evenly distributed throughout the development and will be constructed and occupied in proportion to the number of units in each phase of the residential development
- Deed restrictions shall be provided to assure that rental units developed for very low-, low- and moderate-income persons will remain affordable for 55 years and ownership units developed for low- and moderate-income units will remain affordable for 45 years.
- If an owner sells an affordable unit before the end of the 45 year resale restriction term, the owner shall repay the City/ subsidy balance. The balance is any remaining principal and accrued interest after the subsidy has been reduced as defined in the Buyer's Resale Agreement (to be determined at the time of purchase).
- Per the deed restriction of the affordable units, all affordable units resold shall be required to be sold to an income-eligible household.
- The City will develop and maintain a waiting list of eligible persons wishing to purchase or occupy an affordable housing unit.

Alternatives

- Payment of an in-lieu fee for ownership or rental units may be acceptable and the amount of in-lieu fees shall be established by a nexus study to be completed by June of 2010. The money will then be placed into an affordable housing trust fund. The City will develop a set of priorities for the use of Housing Trust Fund monies once the Housing Trust Fund is established (Action H-4.7.1).
- If the developer is permitted to dedicate land for the development of affordable units in satisfaction of part or all of its affordable housing requirement, the agreement shall identify the site of the dedicated land and shall provide for the implementation of such dedication in a manner deemed appropriate and timely by the City.

Incentives

Possible incentives that may be included but are not limited to the following:

- Assistance with accessing and apply for funding (based on availability of federal, state, local foundations, and private funds);
- Mortgage-subsidy or down payment assistance programs to assist first time homebuyers and other qualifying households, when such funds are available;



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- Expedited/streamlined application processing and development review;
- Modification of development requirements, such as reduced set backs and parking standards on a case-by-case basis; and
- Density Bonuses.

Responsible Agencies/Departments: City Manager, City Planner, Planning Commission, and City Council.

Funding Source: General Fund

Schedule: Implement as residential projects are processed through the Planning Department.

Policy H-4.7: The City shall establish an Affordable Housing Trust Fund

Action H-4.7.1: **Affordable Housing Trust Fund.** The City will develop an Affordable Housing Trust Fund with fund that will be acquired through in-lieu fees as a part of the Affordable Housing Program (Action H-4.6.1). Once funds start being collected, the City will develop a priority list for the use of these funds.

Additionally, the City will apply for matching funds from the Local Housing Trust Fund Matching Grant Program through the State Housing and Community Development Department (HCD).

Responsible Agencies/Departments: City Manager, City Planner, Planning Commission, and City Council.

Funding Source: In-lieu fees collected from Action H-4.6.1

Schedule: Develop a Trust Fund by June 2010.

GOAL H-5:

Ensure availability of adequate housing for special needs groups including elderly, disabled, large families, female heads of households, and the homeless.

Policy H-5.1: The City shall continue to enforce all State and federal handicap accessibility requirements.

Action H-5.1.1: **Persons with Disabilities Access.** In May 2009 the City established a reasonable accommodation procedure (section 17.10.060 of the City's Zoning Code) to ensure a fair and efficient process for persons with disabilities to make necessary accessibility adjustments to their homes. The City shall ensure that reasonable accommodations to persons with disabilities are provided as required



under Senate Bill 520 (Chapter 671 of the Government Code). The City shall annually review its Reasonable Accommodations permit process for consistency with State law. To further comply with SB 520, the City will update its definition of family to state “One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit.”

Responsible Agencies/Departments: City Planner, City Manager

Funding Source: General Fund

Schedule: Ongoing, provide an updated definition of family by August 2010.

Policy H-5.2: Seek and support programs that will address special needs housing including housing for large families (families with five or more members).

Action H-5.2.1: **Large Family Housing Program.** Renter households with seven or more persons do not have an adequate number of dwelling possibilities in the City. The number of large rental housing units is very limited in the City and as such large renter households cannot obtain adequate housing.

The City will continue to provide incentives, such as modifications to development standards, and regulatory incentives for the development of rental housing units with four or more bedrooms.

Responsible Agencies/Departments: City Manager, City Planner, Planning Commission and City Council

Funding Source: General Fund

Schedule: Ongoing

Policy H-5.3: Permit emergency shelters and transitional housing in accordance with state law.

Action H-5.3.1: Identification of Sites for Emergency Shelters and Transitional and Supportive Housing.

Emergency Shelters

California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.”

The City allows emergency shelters in the Limited Manufacturing (M-1) Zoning District as a use permitted by right without a conditional use permit or other

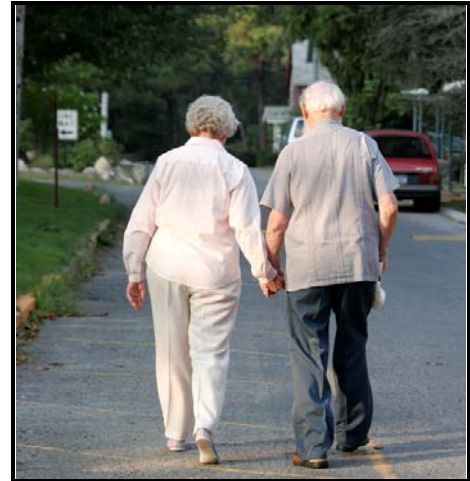


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discretionary review. The M-1 district is within close proximity to schools, parks and the downtown area which includes the City Market. After the General Plan and Zoning Code Updates, the City will have approximately 70 acres available in the Limited Manufacturing Zoning District.

In addition, the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4). These standards may include such items as:

- Lighting
- On-site management
- Maximum number of beds or persons to be served nightly by the facility
- Off-street parking based on demonstrated need
- Security during hours that the emergency shelter is in operation



Transitional and Supportive Housing

Transitional and supportive housing provides temporary housing often with supportive services to formerly homeless persons for a period that is typically between six months and two years. The supportive services, such as job training, rehabilitation, and counseling, help individuals gain life skills necessary for independent living. Both transitional and supportive housing types are allowed as permitted uses subject to only the same restrictions on residential uses contained in the same type of structure.

Responsible Agencies/Departments: City Manager, City Planner, Planning Commission, and City Council

Funding Source: General Fund

Schedule: Ongoing

Policy H-5.4: The City shall recognize the housing needs of extremely low-income persons (30 percent of AMI) and encourage development of housing to meet these needs.

Action H-5.4.1: **Extremely Low-Income Households.** AB 2634 requires the City to identify zoning to encourage and facilitate housing suitable for extremely low-income households, which includes supportive housing and single-room

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occupancy units. The City will continue to allow single-room occupancy units (SROs) to be permitted in the Multiple-family dwelling (R-3) and High Density Multiple-family dwelling (R-4) zoning districts with a conditional use permit.

In addition, to encourage and facilitate the development of housing affordable to extremely low-income households, the City will prioritize funding and offer financial incentives and regulatory concessions.

Responsible Agencies/Departments: City Manager, City Planner, Planning Commission, City Council

Funding Source: General Fund

Schedule: Ongoing, as projects are processed through the Planning Department.

Policy H-5.5: The City shall encourage the provision of housing that accommodates the special accessibility needs of the elderly.

Action H-5.5.1: Senior Housing Program. To encourage the development of affordable senior projects, the City will offer density bonuses, help interested developers apply for government financing and/or other government subsidies, assist interested developers in acquiring surplus government land suitable for multifamily development, expedite permit processing, consider reducing parking standards and lot sizes, and consider waiving impact fees for low-income dwelling units. (*Cross reference: ED 1.5, PF 1.3*)

Responsible Agencies/Departments: City Manager, City Planner, Planning Commission, City Council

Funding Source: General Fund

Schedule: Ongoing

Policy H-5.6: Assist in the development of housing for female heads of households.

Action H-5.6.1: Female Head of Household Housing Program. Female-headed households, with children under 18 years of age, are one of the fastest growing special housing needs group in the City. Many times these households do not have sufficient income to acquire adequate housing.

The City will identify nonprofits, transitional shelter providers, battered spouse assistance providers, and any other assistance-type providers which may offer services for female heads of households. The City will contact these service providers in an attempt to ascertain the specific services and housing needed for this special needs group. The City will assist in the development of housing for this group by considering offering incentives such as fee reduction or waivers,



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funding assistance, if possible, fast-tracking development plans, and/or any other assistance deemed feasible by the City. (*Cross reference: PF 1.3*)

Responsible Agencies/Departments: City Manager, City Planner, Planning Commission, City Council

Funding Source: General Fund, CDBG, HOME

Schedule: Annually

Action H-5.6.2: Child Care Program. In cooperation with private developers, the City will evaluate on a case by case basis the feasibility of pairing a child care center in conjunction with affordable, multifamily housing developments or nearby to major residential subdivisions.

Responsible Agencies/Departments: City Manager, City Planner, Planning Commission, City Council

Funding Source: General Fund

Schedule: Ongoing

GOAL H-6:

Ensure that discrimination is not a factor in the ability of households to obtain housing.

Policy H-6.1: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

Action H-6.1.1: Housing Discrimination and Housing Equal Opportunity. Continue to coordinate and refer interested persons to the Amador/Tuolumne Community Action Agency. The City will act as an independent third party to discrimination complaints and shall maintain a file for the purpose of recording information about any alleged violations of State or federal fair housing requirements. The City will support housing equal opportunity programs by providing informational fair housing brochures available to the public at City Hall, public library, and other public places as appropriate.

Responsible Agencies/Departments: City Manager

Funding Source: General Fund

Schedule: Ongoing

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Action H-6.1.2: Continue Ione's Fair Housing Practices in All Housing Development. The City shall continue to require and enforce of all residential development, whether it be new or rehabilitated, public or private, fair housing practices as required by State and federal fair housing laws. Any and all occurrences of housing discrimination will be recorded and steps will be taken to correct the situation.

Responsible Agencies/Departments: City Administrator, City Council

Funding Source: General Fund

Schedule: Ongoing

GOAL H-7:

Promote the conservation of natural resources and energy in housing design requirements.

Policy H-7.1: Encourage the reduction of energy use and the conservation of natural resources in the development of housing through implementation of the State Energy Conservation Standards. (*Cross reference: CO 6.2*)

Action H-7.1.1: Implement State Energy Conservation Standards. The Building Inspector will continue to be responsible for implementing the State's energy conservation standards (e.g., Title 24 Energy Standards). This includes checking of building plans and other written documentation showing compliance and the inspection of construction to ensure that the dwelling units are constructed according to those plans. Applicants for building permits must show compliance with the state's energy conservation requirements at the time building plans are submitted.

Responsible Agencies/Departments: Building Inspector

Funding Source: General Fund

Schedule: Ongoing

Action H-7.1.2: Ensure Consistency with Green Building Standards. The City will annually ensure that local building codes are consistent with state mandated or recommended green building standards. (*Cross reference: CO 6.3*)

Responsible Agencies/Departments: City Manager, City Planner

Funding Source: General Fund

Schedule: Annually



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Action H-7.1.3: **Promote Energy Conservation.** The City will continue to partner with PG&E to promote energy saving programs such as, the California Alternate Rates for Energy (CARE), the Relief for Energy Assistance through Community Help (REACH) and the Family Electric Rate Assistance (FERA). (Cross reference: CO 6.4)

Responsible Agencies/Departments: City Manager, City Planner

Funding Source: General Fund

Schedule: Ongoing