

APPENDIX B: HOUSING NEEDS ASSESSMENT



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1.0 INTRODUCTION

Accommodating its fair share of the housing needs of the State of California is an important goal for the City of Ione. As the population of the state continues to grow and pressures on resources increase, Ione is concerned with providing adequate housing opportunities while maintaining a high standard of living for all citizens in the community.

Recognizing the importance of providing adequate housing, the State has mandated a Housing Element within every General Plan since 1969. This Housing Element was created in compliance with State General Plan law pertaining to Housing Elements and was certified by the California Department of Housing and Community Development (HCD) on_____.

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,
- 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 with in the next 10 years, and
- An analysis of the City’s fair share of the regional housing needs.



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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.

Relationship to Other Elements. State law requires that “...the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies...”

All elements of the City of Ione General Plan, including the goals, policies, and implementation measures (actions) 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 to identify places where the Zoning Code will need to be updated for consistency. This Housing Element was designed to integrate and be compatible with the new 2009 General Plan.

PUBLIC PARTICIPATION

The City of Ione has made diligent efforts to solicit public participation pertaining to the formulation of the Housing Element since its initial adoption. Multiple public workshops and special meetings were held prior to the initial writing of the Housing Element in order to obtain City residents’ concerns and desires for housing development in the City. The meetings were advertised through the local newspaper and flyers distributed throughout the City in an attempt to reach all residents in the City.

The Housing Element included a public review draft, which was prepared and made available to the community for a 60-day review period during April and May 2009. Extensive effort was made to notify all residents of the City of Ione of the draft Housing Element availability through notices in the local newspaper, as well as postings at government offices and the public library and on the City’s website. Public meetings were held before the Executive Committee, the Planning Commission and City Council to allow for public input throughout the update process. The City contacted and made the public review draft available to various local agencies including the Amador County Planning Department, local affordable and fair housing advocates such as Mercy Housing California, Amador/Tuolumne Community Action Agency, nonprofit organizations, various service providers, and any other interested parties. The City received one comment from the Amador Childcare Council. To address their concerns, the City has included Action H-5.6.2.

Public Workshops

The City conducted three public workshops (August 14, 2008, September 8, 2008, and November 1, 2009) at Evalynn Bishop Hall in Howard Park. The workshops provided the public with an introduction to the General Plan process and were a forum for the public to express their ideas and concerns about the future of Ione. During all three workshops, staff conducted informal polling as part of the presentation. The City solicited attendance via the City newsletter, flyers posted around town and distributed at the local grocery store, email blast, and a banner hung over Main Street.

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General Plan 101 Workshop

The first workshop on August 14, 2008 was an introduction to the General Plan. It provided residents an overview of the General Plan Update process, and asked attendees general questions about the community. The second and third workshops gathered information about residents' ideas on development, housing, downtown, open space, and many other parts of community identity.

Guiding Principles Workshop

At the second public workshop on September 8, 2008, a mapping exercise was conducted with members of the community. The intent of this exercise was to get attendees thinking about the possible locations for future growth in and around the City. Residents were asked to place a dot on a map of Ione to represent a location for future development of residences and businesses.

In the dot mapping exercise, residents identified that the preferred locations for new residential development would be along State Route 124 east of the existing City, northwest of the Castle Oaks development (Q Ranch north of State Route 104 and Ringer Ranch south of State Route 104), and south of West Marlette Street. Preferred locations for new commercial development were identified in the Downtown area and at the State Route 88 and Buena Vista, and the State Route 88 and State Route 104 intersections. Infill development opportunities were seen in the Downtown and along Five Mile Drive near the Tertiary Treatment Plant.

The input collected from participants was used to create three separate land use alternatives maps for consideration during the third public workshop.

General Plan Alternatives Workshop

The third workshop, held on November 19, 2008, focused on review and the consideration of three land use alternatives. Based upon the input gathered during public workshop 1 and 2, along with the direction of the General Plan Executive Committee, staff generated three land use alternative scenarios for the future of Ione. These scenarios characterized future growth of the community based upon location. The public workshop was used to gather input on the three alternative land use scenarios to begin to define the preferred land use plan for the future of Ione.

General Plan Executive Committee Input

The City Council established a General Plan Executive Committee to provide direction to staff on the process of updating the General Plan. The Executive Committee composed of two Council members, two Planning Commissioners, and two Parks Commissioners, all of which are representatives from the elected officials and appointed boards of the community. The Executive Committee met twice a month throughout the update and provided regular input during the creation of this General Plan.

On October 1, 2008 the Executive Committee met to discuss the start of the Housing Element. The City's Consultant informed the EC that the default density for Ione was in fact 15 units to the acre not 20 like they had previously thought.



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October 16, 2008 the Executive Committee met and discussed below market rate housing. The EC would like to see alternatives with both 5 acres of below market rate housing (to address 2007-2014 RHNA housing allocation only) and 25 acres of below market rate housing (which would address longer term RHNA housing needs out to 2030). The EC was concerned about BMR housing being built at too high of density, not in line with existing densities. The EC feels that 45 units per acre is too high of a density and would like to see a cap of at most 30 units per acre.

The Executive Committee met on March 4, 2009 to review draft policy language for the Housing Element. The General Plan consultant reviewed the Housing Element with the Executive Committee.

- The Executive Committee asked about State requirements regarding provision of affordable housing and homeless shelters.

Response: General Plan Consultant explained that the City needs to show that they can accommodate affordable housing, not that they need to build affordable housing themselves. As far as homeless shelters, the City will continue to allow emergency shelters in the Limited Manufacturing (M-1) Zoning District as a use permitted by right without a conditional use permit or other discretionary review to allow for the development of a homeless shelters, if someone was interested in doing so (Action H-5.3.1).

The Executive Committee met on April 1, 2009 to review draft Inclusionary Housing language for the Housing Element.

- The Executive Committee directed Planning Staff to draft language for Inclusionary Housing for the Housing Element, with 5 percent of new housing units to be below market rate, or to pay affordable housing in-lieu fee.

Response: Planning Staff presented Inclusionary Housing language.

- The EC felt that while they did not love the idea of having Inclusionary Housing, that it was necessary to ensure an adequate supply of affordable housing. The EC noted the current Ione GP requires 10 percent Inclusionary Housing while this version represents a reduction to 5 percent. The EC asked if other jurisdictions have Inclusionary Housing ordinance requirements, and

Response: Planning Staff responded that many did, some at 10 percent.

- EC was concerned that the number of affordable housing units that Ione has to ensure was too high.

Response: Planning Staff responded that that number has already been set through the Regional Housing Needs Assessment (RHNA) process and so it cannot be adjusted downward at this point.

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Landowner Coordination

During the General Plan process, the City encouraged and continually received input from landowners regarding their property. City staff received numerous comments and met with many landowners throughout the course of the update process, especially during the land use alternatives recommendation. In addition, both the Planning Commission and the City Council considered each landowner's specific request for changes that would affect their parcels.

Agency Coordination

Throughout the entire preparation of the General Plan, City staff met with various interested and affected agencies to ensure their input and considerations were included in the process. The City met extensively with County staff, ensuring that both the City's and County's objectives were discussed and addressed in a collaborative process, as both the City and County were updating their General Plan at the same time. While the City and County General Plans may include different land use designations for properties within the Planning Area, both Plans contain policies to encourage collaboration and coordination on any potential development within the City's Sphere of Influence.

In addition, City staff consulted with all of the public service providers that are essential for providing services to residents, including:

- Amador Childcare Council serving lower-income families,
- the Amador Water Agency,
- Amador County Recreation Agency,
- the California Department of Transportation (Caltrans), and
- the California Department of Forestry and Fire Protection (Cal Fire) for wildfire protection.

Staff also consulted with officials from the Cal Fire Training Academy, Mule Creek State Prison, Preston Youth Correctional Facility, which are located within and have a large impact on the City.

Planning Commission –August 5, 2009

City Council–August 26, 2009



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REVIEW OF PREVIOUS ELEMENT

State law requires the City of Ione to review its previous (2005) Housing Element in order to evaluate:

- 1) The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the State housing goal.
- 2) The effectiveness of the Housing Element in attainment of the community's housing goals and objectives.
- 3) The progress of the City's implementation of the Housing Element.

The California Department of Housing and Community Development (HCD) passes down gross allocations of housing unit goals to regional councils of governments, which in turn allocate the housing unit goals to counties and cities. Each regional council of governments allocates housing unit goals (for each jurisdiction in its region) in the Regional Housing Needs Plan (RHNP). This housing unit goal is referred to as the Regional Housing Needs Allocation (RHNA). The last RHNA (2001-2008) was prepared in 2001 by the Central Sierra Planning Council (CSPC), which set forth a housing goal of 126 units to be produced in the City of Ione between 2001 and 2008 and was the goal for the 2003–2008 Housing Element. The current RHNA (2007-2014) for the City is discussed on page HNA-73.

Appropriateness. The appropriateness of the 2005 Housing Element can be determined by evaluating the effectiveness of its housing program (i.e., housing goals, policies, and actions) in meeting the City's share of the State's housing goal. This is ascertained by analyzing the development and the effectiveness of the 2005 Housing Element in assisting in the development of housing for all income groups in the City. Goals, policies, and programs identified as effective will be continued. Inappropriate or ineffective goals, policies, and actions will be discontinued or rewritten in order to bring about a successful conclusion.

Effectiveness. The effectiveness of Ione's 2005 Housing Element, in regard to meeting regional housing needs and the City's quantified objectives, can be measured by the level of achievement in the development of new and rehabilitated housing and the successfulness of the programs. The level of achievement is simply the actual construction divided by the RHNA goal. However, many uncontrollable factors in reaching the RHNA influence the City's effectiveness (such as market recessions, available funding programs, available lenders, available developers, and the political climate). In addition, the effectiveness of the goals, policies, and programs can be measured in the ability of the City to achieve the programs in the 2005 Housing Element.

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Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
Goal 1 Promote decent, safe, adequate, and affordable housing in sufficient quantities for all economic segments of the community.			
Program 1.1 General Plan and Housing Element Periodic Review and Update Timing: Annually starting in 2005 Responsibility: City Administrator, City Planner, City Engineer, Planning Commission, City Council	The City Administrator, City Planner and City Engineer will review the General Plan and Housing Element on an annual basis to determine the effectiveness of the Element in achieving goals and objectives. Provide annual reports the Ione Planning Commission and City Council as to the effectiveness of the Housing Element.	Progress/Effectiveness: The City's annual report is due April 2009, and this review will satisfy all 2008 reports. The City will be submitting all information for the past RHNA period (2001–2008). Appropriateness: The City will delete this program but continue to review the General Plan and Housing Element on an annual basis to determine the effectiveness of the element in achieving its goals, consistent with State law.	Delete
Program 1.2 Building Code Review Timing: Ongoing Responsibility: City Administrator, Building Inspector, Planning Commission, City Council	The City shall review the City's Building Code for current compliance and adopt the necessary revisions to the City's Building Code and Housing Codes so as to further local development objectives.	Progress/Effectiveness: The City adopted a new Building Code in February 2008 and it went into effect in March 2008. Appropriateness: The City will continue to review the Building Code for current compliance and will adopt necessary revisions as needed.	Modify



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Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
<p>Program 1.3 Zoning Code Revision and Update</p> <p>Timing: Update by 2006</p> <p>Responsibility: City Administrator, City Planner, City Engineer, Planning Commission, City Council</p>	<p>The City shall complete a comprehensive review of the zoning code and amend the Zoning Code when necessary to ensure its compliance with state zoning guidelines and with the 2003-2008 Housing Element Programs, as well as the General Plan.</p>	<p>Progress/Effectiveness: The City is currently completing a comprehensive reorganization of the Zoning Code which will be adopted in April 2009 and will go into effect 30 days after adoption.</p> <p>Appropriateness: The City will continue to review the Zoning Code when necessary to ensure compliance with state guidelines.</p>	Continue
<p>Program 1.4 Housing Inspection and Code Enforcement</p> <p>Timing: Ongoing</p> <p>Responsibility: City Administrator, City Building Inspector, Police Chief</p>	<p>The basic components of the program are two-fold. First, the proactive, which is the systematic inspection of housing units to identify housing code violations, and set into place the process to require the property owner to correct the deficiencies. Second, is the reactive, which is the inspection of housing units on a demand-driven basis. Staff will respond to housing code complaints initiated by lone tenants, which will be determined at the time of the order to repair.</p>	<p>Progress/Effectiveness: The City has drafted a code enforcement program that will go into effect in January/February 2009. The City handles violations on a receive-and-respond basis and receives approximately five complaints a year. The City plans to sponsor debris hauling and cleanup programs and plans to limit the number of garage sales permitted during the year.</p> <p>Appropriateness: The City plans to continue this program.</p>	Modify

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Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
<p>Program 1.5 Development Processing System Review Program</p> <p>Timing: Ongoing</p> <p>Responsibility: City Administrator, City Planner</p>	<p>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.</p>	<p>Progress/Effectiveness: The City completed a comprehensive review of the development review process in 2008 and developed a new process manual that formalized and streamlined the process (the Framework for Planning, Entitlement Review, and Development). New provisions in the City's Zoning Code reflect this manual and the provisions of the Permit Streamlining Act.</p> <p>Appropriateness: The City will continue review and update as necessary its Framework for Planning, Entitlement Review, and Development. The City will make necessary revisions to the Zoning Code and Subdivision Ordinance as required by State law.</p>	Continue
<p>Goal 2</p> <p>Maintain adequate land within the various land use categories to allow development of housing to meet projected demand for residential units.</p>			
<p>Program 2.1 Density Bonus Program</p> <p>Timing: Ongoing, density bonus ordinance review and update by June 2005</p>	<p>The City will review its density bonus program ensure its consistency with state density bonus law. If any discrepancies are found, the City's density bonus ordinance will be amended and</p>	<p>Progress/Effectiveness: With the updating of this Housing Element, the City is ensuring consistency with State density bonus law.</p> <p>Appropriateness: The City will</p>	Modify



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Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
Responsibility: City Administrator, City Planner, Planning Commission, City Council	updated to state standards. The City will continue to offer a density bonus and, at its discretion, offer a density bonus in excess of the state required 25% density bonus for very low and low income housing units. In addition, a density bonus will be offered, at the City's discretion, for moderate-income housing (affordable at 80% to 120% of median income) depending on the physical characteristics of the site, the availability of sufficient infrastructure to serve the project, project design, and surrounding land uses.	continue to review its density bonus program to ensure consistency with State density bonus law.	
Program 2.2 Residential Site Development Program Timing: 2004–2005 Responsibility: City Administrator, City Planner	The supply of developable land with adequate infrastructure that is also zoned for residential use can assist the development of housing in the City. Identification of vacant and under-utilized residential land and its development potential will help to determine the residential development options in the City and assist in identifying ways to remove any constraints. The City Planner will develop a	Progress/Effectiveness: As a part of the General Plan and Housing Element update, the City has identified vacant and underutilized residential land and its development potential. Appropriateness: The City will delete this program due to the lack of funding and political issues. The updated General Plan Land Use Plan, adopted as part of this update, identifies new sites with adequate infrastructure of the	Delete

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Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
	database to identify vacant and under-utilized residential land and the constraints to the development of that land.	development or redevelopment of residential uses. The City will undertake a rezone program to ensure consistency between the General Plan Land Use Map and the Zoning Map.	
Program 2.3 Multifamily Zoning Expansion Program Timing: Amend Zoning Code by the end of 2005 Responsibility: City Administrator, City Planner	The City Planner shall initiate the process of identification and rezoning of the appropriate parcels for higher density uses. This rezoning shall be no less than 2 acres on lots large enough (at least two acres) to make it practical for affordable multifamily housing development. Once identified, the City will rezone these areas to the R-3 and R-4 zoning district. Specific parcels have yet to be identified, however the 8 acres will come from the vacant 166 acres in the P-D zoning districts.	Progress/Effectiveness: As part of the General Plan update, the City has identified 7 acres of land to rezone to the High Density Multiple-family (R-4) zoning district, available for the development of multifamily housing. In addition, the City has also identified 1.4 acres of land in the Light Commercial (C-1) district to rezone to the Limited Multiple-family (R-2) district. Appropriateness: The City will continue, if necessary, to identify land to rezone to the R-4 district.	Modify
Program 2.4 Reduction in Off-Street Parking Requirements for Affordable Multifamily Development Timing: 2005 Responsibility: City Administrator, City Planner,	Currently, the City requires one covered and one additional parking space for all multifamily (3 or more units) complexes. The parking requirements reduce the number of possible housing units per complex by taking space that may be developed for housing.	Progress/Effectiveness: The City is adopting updates to the parking regulations consistent with this program in April 2009. Appropriateness: The City will delete this program, as they are planning to address these changes as part of the April 2009 Zoning	Delete



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Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
Planning Commission, City Council	<p>This in turn may increase the cost per unit in the complex.</p> <p>The City shall reduce the number of parking spaces required for one and two-bedroom multifamily units as well as senior units affordable to lower income households by amending the Zoning Code Parking Standards to reflect the following:</p> <p>For multifamily housing projects affordable to lower (less than 80 percent of AMI) income households and senior projects, the following parking standards are allowed:</p> <p>One-bedroom and two bedroom units – one and a half spaces (one cover, one-half uncovered).</p> <p>Senior one-bedroom and two-bedroom units – one covered space.</p>	Code update.	
<p>Program 2.5 Identification of Zones for Community Care and Transitional Shelters</p> <p>Timing: 2005</p> <p>Responsibility: City Administrator, City Planner, Planning Commission, City</p>	The City shall include community care and transitional shelters in the Zoning Code and identify the zones in which they would be allowed.	Progress/Effectiveness: The City is completing a Zoning Code update and will include updated definitions of supportive and transitional housing along with the zones in which each use is allowed.	Modify

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Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
Council		Appropriateness: The City will modify this program to comply with SB 2 requirements.	
Program 2.6 Raising the Height Limit in the R-3 Zone Timing: 2005 Responsibility: City Administrator, City Planner, Planning Commission, City Council	<p>Height restrictions can affect the number of dwelling units per acre and as such, an adequate height must be permitted in a zoning district to allow the maximum number of units. In the City, the R-3 zone allows up to 29 dwelling units per acre but has a height limit of 35 feet or 2.5 stories. While this height limit may permit the construction of units at the maximum density in a basic form, it may not allow for a variety of design and levels. This height limit is considered a constraining factor in the development of housing to its maximum potential density in the R-3 zone.</p> <p>The City shall amend the Zoning Code to allow a height limit of 45 feet or 3 stories in the R-3 zone.</p>	<p>Progress/Effectiveness: The City is doing this as part of the August 2009 Zoning Code update.</p> <p>Appropriateness: The City will delete this program because it will be completed before adoption of the Housing Element.</p>	Delete



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Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
Goal 3 Maintain and preserve the City's existing housing stock.			
Program 3.1 Housing Rehabilitation Program Timing: Ongoing. Rental Rehabilitation program by 2006. Apply for HOME and CDBG funding during the 2005 funding cycle. Responsibility: City Administrator, City Council	Continuation of existing Ione Housing Owner Rehabilitation Program. Expand the Rehabilitation Program to include rehabilitation of rental units. Continue to apply for HOME funding for this program and consider applying for CDBG funding for this program. Once the Redevelopment Agency has been established, allocate a portion of the Low and Moderate Housing Fund for housing rehabilitation.	Progress/Effectiveness: With the Housing Rehabilitation Program, the City has assisted 12 households using HOME funds and 29 using CDBG funds. Additionally, they have assisted 10 households using the First-Time Homebuyer program. In 2008, the City applied for \$1.2 million in HOME and CDBG funds. Appropriateness: The City will continue to apply for HOME and CDBG funding.	Continue
Goal 4 Preserve Ione's overall identity and character by supporting a mix of housing types which preserve and complement the City's existing housing supply.			
Program 4.1 Design Standards Timing: Review by 2005. Amend Zoning Code by 2006 Responsibility: City Planner, City Engineer, Planning Commission, City Council	The City Planner and City Engineer shall identify design standards that promote traditional neighborhood design (e.g. front porches, garages situated behind the primary dwelling, narrower streets with on-street parking to encourage pedestrian activity). Cul-de-sacs shall generally be discouraged. Pedestrian linkages	Progress/Effectiveness: The City Council has not yet adopted any formal design standards but as projects are reviewed the City encourages projects to blend with the existing neighborhoods. Appropriateness: The City only has architectural design standards for the Historic Overlay district,	Delete

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Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
	where cul-de-sacs are allowed shall be required. Grid street design as opposed to curvilinear design shall be required where terrain permits. The staff shall prepare the necessary reports and make recommendations to amend the Zoning Code.	which covers the Downtown.	
Program 4.2 Mobile Home Park Site Increase Timing: Review by 2005. Amend Zoning Code by the end of 2006. Responsibility: City Planner, City Engineer, Planning Commission, City Council	The City will continue to allow for the Mobile Home Park (MP) zone in the Zoning Code recognizing that this is a viable option for the development of housing affordable to lower income households and seniors. The City will rezone 5 acres to the MP zone thereby allowing for the development of mobile home parks. The City will, as a part of the Zoning Code update process, define additional residential areas in which mobile homes are allowed by right. Specific parcels have yet to be identified; however the 5 acres will come from the vacant 166 acres in the P-D zoning districts.	Progress/Effectiveness: Based on the market demands, the City has not yet rezoned 5 acres from PD zone to MP zone. The rezone of 5 acres to MP was not to meet the City's past RHNA, and so rather than rezone 5 acres to the MP zone the City has reevaluated and has decided to rezone 7 acres to High Density Residential as part of the General Plan update. Appropriateness: The City will delete this program as there has not been a market demand for this need.	Delete
Program 4.3 Creation of Open Space and/or Recreational Opportunities for New Residential	The City will revise the Zoning Code to include a requirement that new residential development either provide areas of open space for	Progress/Effectiveness: The City is currently in the process of completing a General Plan update, and the new policies in the	Delete



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Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
<p>Development</p> <p>Timing: Determine appropriate ratio and fee by July 2005. Amend Zoning Code by 2006</p> <p>Responsibility: City Planner, City Administrator, Planning Commission, City Council</p>	<p>recreational opportunities and/or pay an open space/parkland development fee. The City Administrator and City Planner will investigate the appropriate ratio of open space/parkland to new residential development and fee structure and then make a recommendation to the Planning Commission and City Council.</p>	<p>General Plan address open space standards for new subdivisions. There are existing standards in the Zoning Code addressing open space areas as part of multifamily developments.</p> <p>Appropriateness: The City has addressed the need for specific standards for open space dedications within the General Plan. Ordinances which provide guidance on the policy may be developed in the future as an implementation measure for the program.</p>	
<p>Goal 5</p> <p>Promote affordability of housing of all types to meet the present and projected needs of households of all income levels.</p>			
<p>Program 5.1 Affordable Housing Development Program</p> <p>Timing: Ongoing</p> <p>Responsibility: City Administrator</p>	<p>City staff shall continue to coordinate with the appropriate entities, such as Mercy Housing of California that could provide housing and services for lower income households and take the appropriate steps to recommend that the City Council formally execute and agreement or letter if understanding with these entities.</p>	<p>Progress/Effectiveness: The City worked with Jose's Place, a 44-unit affordable development, and has secured funding through 2063.</p> <p>Appropriateness: The City does not currently have any at-risk units but will continue to coordinate with the appropriate entities that can provide for the</p>	Continue

APPENDIX B: HOUSING NEEDS ASSESSMENT



Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
		development of affordable housing.	
Program 5.2 State and Federal Housing Programs Timing: Ongoing Responsibility: City Administrator	Coordinate with county, state and federal resources to obtain any available sources of funding for the development of affordable housing units. This activity will be updated annually.	Progress/Effectiveness: On a case-by-case basis, the City explores the use of federal, state, or regional resources as a way of achieving affordable housing. Appropriateness: The City will continue to explore the use of federal, state, or regional resources as a way of achieving affordable housing.	Continue
Program 5.3 First-Time Homebuyers Downpayment Assistance Program Timing: Ongoing Responsibility: City Administrator, Mercy Housing California	Continue to use CDBG funding for the First-time Homebuyer Program in the City. The City's First-time Homebuyer Program was started in December 2003 and currently has approximately \$150,000 available for downpayment assistance.	Progress/Effectiveness: With the Housing Rehabilitation Program, the City has assisted 12 households using HOME funds and 29 using CDBG funds. Additionally, they have assisted 10 households using the First-Time Homebuyer program. In 2008, the City applied for \$1.2 million in HOME and CDBG funds. Appropriateness: The City will continue to apply for CDBG funding for the First-Time Homebuyer program.	Continue



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Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
<p>Program 5.4 Inclusionary Requirements for Affordable Housing Development</p> <p>Timing: Add the Inclusionary zoning standards to the Zoning Code by 2005.</p> <p>Responsibility: City Administrator, City Planner, Planning Commission, City Council</p>	<p>The City will develop inclusionary zoning standards as part of the update to the Code (Program 1.3), identifying the Inclusionary housing requirement and incentives to provide the inclusionary units. The following items will be identified in the inclusionary standards:</p> <p>Percentage of affordable units required in each development (identify minimum percentage of very low, low, and moderate income units);</p> <p>Options to providing the inclusionary units in the development, which may include dedication of land, development of units off-site, payment of an in-lieu fee, and/or inclusionary housing credits,</p> <p>Minimum threshold size of development;</p> <p>Timing for construction of affordable units (e.g., prior to completion of market-rate units or prior to occupancy of market-rate units);</p>	<p>Progress/Effectiveness: Not successful</p> <p>Appropriateness: Due to the current housing crisis. The City has reevaluated this program and has decided to make it a 5 percent Affordable Housing program instead of a 10 percent Affordable Housing program.</p>	Modify

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Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
	<p>Period of affordability;</p> <p>Exceptions to the inclusionary standards; and</p> <p>Incentives to provide affordable units, further described below.</p> <p>The City will continue to offer the following incentives for the inclusion of dwelling units affordable to very-low low and moderate-income households within new residential development:</p> <p>Density bonuses;</p> <p>Flexible zoning requirements through the utilization of planned development and other innovative standards;</p> <p>Assistance with local, state or federal public housing programs;</p> <p>Mortgage-subsidy or down payment assistance programs to assist first time homebuyers and other qualifying households, when such funds are available;</p> <p>Inclusionary zoning standards.</p> <p>Deed restrictions or other means shall be provided to assure that</p>		



APPENDIX B: HOUSING NEEDS ASSESSMENT

Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
	units developed for very low, low and moderate income persons remain available to households in those categories over time, in compliance with state law.		
<p>Program 5.5 Affordable Housing Trust Fund</p> <p>Timing: Develop program by 2006. Apply for matching funds from the Local Housing Trust Fund as soon as feasible.</p> <p>Responsibility: City Administrator, City Planner, Planning Commission, City Council</p>	<p>The City will develop an Affordable Housing Trust Fund. Possible funding may be acquired through the development of an Affordable Housing Trust Fund Fee which may be applied to all new residential, commercial and/or industrial development in the City or funding permitted as a part of the Inclusionary Housing Program. The Program will be used for the development of affordable housing in the City.</p> <p>Additionally, the City will apply for matching funds from the Local Housing Trust Fund Matching Grant Program through HCD.</p>	<p>Progress/Effectiveness: The City has not yet developed an Affordable Housing Trust fund but as part of the General Plan update the City will look into putting a type of fee in place. Ryland did pay a fee to help finance a multifamily project on Foothill Blvd.</p> <p>Appropriateness: The City is planning to develop an Affordable Housing Trust fund.</p>	Modify
<p>Program 5.6 Redevelopment Agency Creation</p> <p>Timing: Report to be completed by 2005</p> <p>Responsibility: City Administrator, City Attorney, City</p>	<p>The City initiated the creation of a Redevelopment Agency during the last planning period; however for various reasons this process was never completed. The creation of a Redevelopment Agency in the City has many benefits, one of which is</p>	<p>Progress/Effectiveness: The City has created a Redevelopment Agency and will modify this program to applying for grant funds in 2009 to set up a redevelopment project area.</p> <p>Appropriateness: The City plans</p>	Modify

APPENDIX B: HOUSING NEEDS ASSESSMENT



Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
Council	<p>the formation of a Low and Moderate Income Housing Fund. This Fund can be used for various housing programs.</p> <p>The City Administrator and City Attorney will investigate the process for the creation of the Ione Redevelopment Agency and report to the City Council the procedure. The City Council will then decide on the feasibility of a redevelopment agency in the City.</p>	to create a redevelopment project area within the next 24 to 36 months.	
<p>Program 5.7 Residential Development Information Program</p> <p>Timing: Information will be updated and posted quarterly.</p> <p>Responsibility: City Administrator, City Planner</p>	<p>By keeping the public and the housing development community informed of approved residential development and the availability of vacant land, the City desires to promote residential development and public participation in the development process.</p> <p>The City will identify all current approved housing projects and provide this information to the public and developers through postings in the planning department and on the City's web site.</p>	<p>Progress/Effectiveness: The City's website currently provides information to both the public and developers identifying all current approved housing projects.</p> <p>Appropriateness: The City will delete this program.</p>	Delete



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Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
<p>Program 5.8 Infill Development Program</p> <p>Timing: 2004-2005</p> <p>Responsibility: City Planner, Building Inspector, City Council</p>	<p>Infill development is one technique in meeting the housing needs required by expanding populations. The City will encourage the use vacant small individual lots in the central City for the development of housing by developing and displaying an informative brochure showing examples of small-lot development, and reducing development standards to accommodate housing development.</p> <p>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.</p>	<p>Progress/Effectiveness: The City will consider reduced impact fees for infill development during the comprehensive update to the fee schedule in 2009/2010. The City has amended parking requirements for multifamily development citywide. Additional policies and actions in the new General Plan call for the creation of a Parking Plan for the Downtown area as a way of waiving parking requirements for all development Downtown.</p> <p>Appropriateness: The City is addressing this in 2009/2010.</p>	Continue
<p>Goal 6</p> <p>Ensure availability of adequate housing for special needs groups including elderly, disabled, large families, female heads of households and the homeless.</p>			
<p>Program 6.1 Persons with Disabilities Access</p> <p>Timing: Ongoing</p> <p>Responsibility: City</p>	Provide housing units accessible to persons with disabilities.	<p>Progress/Effectiveness: The City provides safe routes in the City and has curb cuts on main streets. They will also have CDBG funds available for persons with</p>	Continue

APPENDIX B: HOUSING NEEDS ASSESSMENT



Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
Administrator, City Planner		disabilities to use towards making their homes more accessible. The City has adopted a Reasonable Accommodations ordinance. Appropriateness: The City will modify this to comply with SB 520.	
Program 6.2 Large Family Housing Program Timing: Ongoing Responsibility: City Administrator, City Planner, Planning Commission, City Council	<p>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.</p> <p>The City will provide incentives, such as fee reductions, and modifications to development standards, and financial incentives for the development of rental housing units with four or more bedrooms.</p>	<p>Progress/Effectiveness: The City has not yet seen a market demand for this program, but if a developer comes to them with a project, they will work with the developer.</p> <p>Appropriateness: The City will continue to handle this program on a case-by-case basis.</p>	Continue
Program 6.3 Senior Housing Program Timing: Ongoing Responsibility: City Administrator, City Planner,	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	Progress/Effectiveness: The City addresses this by offering incentives such as fee reduction or waivers, funding assistance, if possible, fast-tracking development plans, and/or any other assistance deemed feasible	Continue



APPENDIX B: HOUSING NEEDS ASSESSMENT

Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
Planning Commission, City Council	surplus government land suitable for multifamily development, expedite permit processing, reduce parking standards and lot sizes, and waive fees for low-income dwelling units.	by the City. Appropriateness: The City will continue to encourage the development of senior housing and will look at parking reductions.	
Program 6.4 Female Head of Household Housing Program Timing: Identification of sources by 2005, assistance thereafter Responsibility: City Administrator, City Planner, Planning Commission, City Council	<p>Female headed households, with children under 18 years of age is the second fastest growing special housing needs group in the City. Many times these households do not have sufficient income to acquire adequate housing.</p> <p>The City will identify non-profits, transitional shelter providers, batter spouse assistance providers and any other assistance type providers which may provide 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 offering incentives such as fee reduction or waivers, funding assistance, if possible, fast-tracking development plans, and/or any</p>	<p>Progress/Effectiveness: The City addresses this by fast-tracking development plans and/or any other assistance deemed feasible by the City.</p> <p>Appropriateness: The City will continue to address the needs of single-parent households.</p>	Continue

APPENDIX B: HOUSING NEEDS ASSESSMENT



Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
	other assistance deemed feasible by the City.		
Program 6.5 Identification of Sites for Homeless and Transitional Shelters Timing: Identification of possible homeless and transitional shelter sites by 2005 Responsibility: City Administrator, City Planner	The City Administrator and City Planner will identify the best locations for homeless shelters in the City based on proximity to services such as transportation, government services, food, health care, etc.	Progress/Effectiveness: The City allows homeless shelters by right in the Limited Manufacturing (M-1) zoning district. After the General Plan Update, the City will have 70 acres available in this zone. Appropriateness: The City will modify this program to comply with SB 2 requirements.	Modify
Goal 7 It is the goal of the City of Ione to assure that discrimination is not a factor in the ability of households to obtain housing.			
Program 7.1 Housing Discrimination and Housing Equal Opportunity Timing: Ongoing Responsibility: City Administrator	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 continue to 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	Progress/Effectiveness: All calls received are handled by the Amador/Tuolumne Community Action Agency. The City is in the process of creating brochures and is adding information regarding fair housing to the City's website. Appropriateness: The City will continue to coordinate with interested parties and refer interested persons to the Amador/Tuolumne Community	Continue



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Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
	continuing to provide informational fair housing brochures available to the public at City Hall, senior center, community center, the local bus terminal, and library.	Action Agency.	
Program 7.2 Continue Ione's Fair Housing Practices in all Housing Development Timing: Ongoing Responsibility: City Administrator, City Council	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.	Progress/Effectiveness: The City has not received notification of any occurrences of housing discrimination. Appropriateness: The City will continue to enforce all fair housing practices.	Continue
Program 7.3 Removal of Housing Constraints for Persons with Disabilities Timing: The City will conduct an evaluation by January 2005 and annually thereafter. If any constraints are found, the City will take subsequent actions within six months of the completion of the evaluation Responsibility: City Administrator, City Planner, Planning Commission, City	Persons with disabilities have been identified by the State as a housing special needs group and thus actions must be taken to ensure that housing for these persons is not inhibited due to Ione housing policies and practices. Annually evaluate whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities. The analysis will include a monitoring of existing land use controls,	Progress/Effectiveness: The City adopted a Reasonable Accommodation ordinance in April 2009. Appropriateness: The City will update this program to comply with SB 520 requirements.	Modify

APPENDIX B: HOUSING NEEDS ASSESSMENT



Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
Council	permit and processing procedures and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.		
Goal 8 Promote the conservation of natural resources and energy in housing design requirements.			
Program 8.1 Implement State Energy Conservation Standards Timing: Ongoing Responsibility: City Planner, Building Inspector	The City Planner and Building Inspector will continue to be responsible for implementing the state's energy conservation 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 of building plans are submitted.	Progress/Effectiveness: The City is implementing Title 24. Appropriateness: The Building Inspector will continue to be responsible for implementing the State's energy conservation standards as part of Building Permit review.	Continue



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Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
<p>Program 8.2 Green and Alternative Building Guidelines</p> <p>Timing: Evaluation to be completed by 2005. Guidelines to be established by 2006.</p> <p>Responsibility: City Planner, Building Inspector, Planning Commission, City Council</p>	<p>The City Planner and the Building Inspector will evaluate alternative building methods in order to determine their compliance with City and State building codes. The City will establish guidelines for new construction, and remodeling in order to promote energy efficiency and reduce building costs and promote the use of renewable energy technologies in residential and mixed use buildings and projects (e.g., solar, biomass, wind and geothermal). These methods will be promoted by the City through information provided through brochures and placement on the City's website.</p>	<p>Progress/Effectiveness: The City is implementing title 24.</p> <p>Appropriateness: The City plans to delete this program and as part of the 2010 building requirements will adopt all necessary standards and consider adopting any recommended standards of the State. The City has included two new programs in the Housing Element to promote energy efficiency.</p>	<p>Delete</p>

APPENDIX B: HOUSING NEEDS ASSESSMENT



2.0 HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs that will meet the needs of current and future Ione residents.

The data used in preparing the Housing Needs Assessment was taken from the 1990 and 2000 U.S. Census, California Department of Finance, 2008 Claritas Report, Employment Development Department, California Department of Housing and Community Development, and City documents. While the 2000 Census is still considered the most reliable source of demographic information, it has now been nine years since the data was collected and therefore the validity of the numbers has lessened. To correct this, the City has used 2008 projections provided by Claritas, a data collection firm. The Claritas numbers use 2000 Census data as a baseline for these projections.

POPULATION CHARACTERISTICS

According to the Census and shown in **Table HE-1** below, between 1990 and 2000 the City population increased by 613 persons, or about 9 percent. However, because of a high prison population incarcerated in the two state correctional facilities in the City, Mule Creek State Prison and Preston School of Industry, this is not a true representation of the City's growth. Deducting the incarcerated population from the population total provides a more accurate indication of the City's population. In 2000 the actual population of the City was 2,912, an increase of 567 persons since 1990. Based on information from the California Department of Finance (DOF), the population in 2008 was 37,943 in Amador County and 3,526 in the City of Ione. Based on these numbers, the County's population increased by 2,843 persons and the City's population increased by 614 persons between 2000 and 2008.

**TABLE HE-1
POPULATION TRENDS**

Year	Population	Change	% Change
City of Ione Population			
1990	6,516	–	–
2000	7,129	613	9.4%
2008	7,416	287	4.0%
City of Ione Non-Incarcerated Population			
1990	2,345	–	–
2000	2,912	567	24.2%
2008	3,526	614	21.1%
Amador County Population			
1990	30,039	–	–



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Year	Population	Change	% Change
2000	35,100	5,061	16.8%
2008	37,943	2,843	8.1%

Source: 1990, 2000 Census; California Department of Finance, 2008

Population by Age. The median age for the City of Ione in 2008 was 33.11 years, down slightly from 2000 (34.3 years). **Table HE-2** shows that in the City of Ione children (age 14 and under) account for 10.3 percent, while the 15 to 19 age group represents 13.4 percent of the total population. The largest age group for the City of Ione is 35 to 44 years, which represents 24.9 percent of the total City population. This segment of the population had the largest numerical increase from the 1990 Census figure with 683 additional persons. The largest proportional change was the 45 to 54 age group representing 5.9 percent of the population in 1990 and 12.7 percent of the population in 2000, an increase of 135 percent. **Table HE-3** shows population change from 2000 to 2008. The largest proportional change was in the 20 to 24 age group, at 103.9 percent, and the largest decrease in population was in the 15 to 24 age group, at negative 52.5 percent.

TABLE HE-2
POPULATION BY AGE 1990–2000 – CITY OF IONE

Age Group	1990		2000		Change	Percentage Change
	Number	Percentage	Number	Percentage		
Under 5 Years	233	3.6%	223	3.1%	-10	-4.3%
5 to 9 Years	174	2.7%	250	3.5%	76	43.7%
10 to 14 Years	187	2.9%	266	3.7%	79	42.2%
15 to 19 Years	576	8.8%	958	13.4%	382	66.3%
20 to 24 Years	1,294	19.9%	539	7.6%	-755	-58.3%
25 to 34 Years	2,064	31.7%	1,439	20.2%	-625	-30.3%
35 to 44 Years	1,089	16.7%	1,772	24.9%	683	62.7%
45 to 54 Years	386	5.9%	907	12.7%	521	135.0%
55 to 59 Years	125	1.9%	218	3.1%	93	74.4%
60 to 64 Years	106	1.6%	159	2.2%	53	50.0%
65 to 74 Years	160	2.5%	239	3.4%	79	49.4%
75 to 84 Years	103	1.6%	127	1.8%	24	23.3%
85 Years and over	19	0.3%	32	0.4%	13	68.4%
Median Age	28.4*		34.3		-	

Source: 1990, 2000 Census

Note: * Estimated as no 1990 Census median age is available.

APPENDIX B: HOUSING NEEDS ASSESSMENT



TABLE HE-3
POPULATION BY AGE 2000–2008 – CITY OF IONE

Age Group	2000		2008		Change	Percentage Change
	Number	Percentage	Number	Percentage		
Under 5 Years	223	3.1%	240	3.0%	17	7.6%
5 to 9 Years	250	3.5%	252	3.2%	2	0.8%
10 to 14 Years	266	3.7%	288	3.6%	22	8.3%
15 to 19 Years	958	13.4%	455	5.7%	-503	-52.5%
20 to 24 Years	539	7.6%	1,099	13.8%	560	103.9%
25 to 34 Years	1,439	20.2%	2,016	25.4%	577	40.1%
35 to 44 Years	1,772	24.9%	1,620	20.4%	-152	-8.6%
45 to 54 Years	907	12.7%	980	12.3%	73	8.0%
55 to 59 Years	218	3.1%	274	3.5%	56	25.7%
60 to 64 Years	159	2.2%	193	2.4%	34	21.4%
65 to 74 Years	239	3.4%	278	3.5%	39	16.3%
75 to 84 Years	127	1.8%	186	2.3%	59	46.5%
85 Years and over	32	0.4%	58	0.7%	26	81.3%
Median Age	34.3		33.11			

Source: 2000 Census; 2008 Claritas Report

Table HE-4 shows the number of persons in correctional or juvenile institutions by age. The 2000 Census shows that there were a total of 763 persons in a juvenile institution and 3,454 persons in a correctional institution.

TABLE HE-4
PERSONS IN CORRECTIONAL OR JUVENILE INSTITUTIONS BY AGE – 2000

Age	Juvenile Institution	Correctional Institution	Census		Actual City	
			Number	Percentage	Number	Percentage
Less than 18	375	0	1,583	22.2%	1,208	41.5%
18 to 64	388	3,428	5,148	72.2%	1,332	45.7%
65 and over	0	26	398	5.6%	372	12.8%
Total	763	3,454	7,129	100.0%	2,912	100.0%

Source: 2000 Census



APPENDIX B: HOUSING NEEDS ASSESSMENT

Population by Race and Ethnicity. According to the 2000 Census, the largest racial group in Ione was “White,” representing 57.9 percent of the City’s total population. However, if the incarcerated population were not included in the count, the white population would account for 88.7 percent of the total, similar to that of Amador County, in which “White” represents 85.8 percent of the County’s total population. The “Other” category represents the second largest ethnic group, 18.1 percent, in the City according to the Census; this category represents only 2.7 percent when incarcerated persons are deducted from the equation. “American Indian, Native Alaskan” becomes the second largest race category with the exclusion of the incarcerated population in the City at 3.1 percent. When looking at the 2008 Claritas Report, the largest racial group was still “White” at 57.7 percent and the largest percentage change was in the “Asian” racial group at 50.8 percent.

The City of Ione race characteristics are shown in **Tables HE-5, HE-6, and HE-7.**

TABLE HE-5
POPULATION BY RACE 1990–2000 – CITY OF IONE

Race	1990		2000		Change	Percentage Change
	Number	Percentage	Number	Percentage		
White	4,243	65.1%	4,128	57.9%	-115	-2.7%
African American	1,567	24.0%	1,271	17.8%	-296	-18.9%
American Indian, Native Alaskan	98	1.5%	164	2.3%	66	67.3%
Asian	42	0.6%	120	1.7%	78	185.7%
Native Hawaiian or Pacific Islander	9	0.1%	12	0.2%	3	33.3%
Other Race	557	8.5%	1,292	18.1%	735	132.0%
Two or more Races	N/A	N/A	142	2.0%	N/A	N/A
Total	6,516	100.0%	7,129	100.0%	613	9.4%
Of Hispanic or Latino Origin	1,445	22.2%	1,437	20.2%	-8	-0.6%

Source: 1990, 2000 Census

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TABLE HE-6
POPULATION BY RACE 2000–2008 – CITY OF IONE

Race	2000		2008		Change	Percentage Change
	Number	Percentage	Number	Percentage		
White	4,128	57.9%	4,580	57.7%	452	10.9%
African American	1,271	17.8%	1,333	16.8%	62	4.9%
American Indian, Native Alaskan	164	2.3%	167	2.1%	3	1.8%
Asian	120	1.7%	181	2.3%	61	50.8%
Native Hawaiian or Pacific Islander	12	0.2%	12	0.2%	0	0.0%
Other Race	1,292	18.1%	1,475	18.6%	183	14.2%
Two or more Races	142	2.0%	191	2.4%	49	34.5%
Total	7,129	100.0%	7,939	100.0%	810	11.4%
Of Hispanic or Latino Origin	1,437	20.2%	1,616	20.4%	179	12.5%

Source: 2000 Census; 2008 Claritas Report

TABLE HE-7
INCARCERATED AND NON-INCARCERATED CITY POPULATION BY RACE – 2000

Race	Incarcerated	Census City	Non-Incarcerated City	
	Number	Number	Number	Percentage
White	1,544	4,128	2,584	88.7%
African American	1,254	1,271	17	0.6%
American Indian, Alaska Native	75	164	89	3.1%
Asian	98	120	22	0.8%
Native Hawaiian or Pacific Islander	9	12	3	0.1%
Other Race	1,212	1,292	80	2.7%
Two or more Races	25	142	117	4.0%
Total	4,217	7,129	2,912	100.00%
Of Hispanic or Latino Origin	1,180	1,437	257	8.8%

Source: 2000 Census



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HOUSEHOLD CHARACTERISTICS

According to the 2000 Census, shown in **Table HE-8**, there were 1,081 households in the City of Ione. This was a 26.3 percent increase, or 225 households, from the 1990 count of 856 households. Calculations based on DOF information show the number of households in the City of Ione increased by 38.3 percent, or 414 households, between 2000 and 2008.

TABLE HE-8
HOUSEHOLDS TRENDS – CITY OF IONE

Year	Households	Change	% Change
1990	856	–	–
2000	1,081	225	26.3%
2008	1,495	414	38.3%

Source: 1990, 2000 Census; California Department of Finance, 2008

Household Size. In 2008 the average household size for Ione was 2.66 persons, slightly less than the 2.68 persons per household reported in 2000. **Table HE-9** displays the household size, number of households, and percentage of each household size within the City of Ione. All households have increased numerically since 1990, with two-person households showing the largest increase by 126 households from 2000 to 2008. Seven or more person households reflect a change of 18 percent (4 households) since 2000 and 271 percent (19 households) since 1990.

TABLE HE-9
HOUSEHOLD SIZE – CITY OF IONE

Household Size	1990		2000		2008	
	Number	Percentage	Number	Percentage	Number	Percentage
1 person	198	23.1%	248	22.9%	332	23.1%
2 person	277	32.4%	369	34.1%	495	34.4%
3 person	152	17.8%	168	15.5%	227	15.8%
4 person	126	14.7%	159	14.7%	211	14.7%
5 person	68	7.9%	82	7.6%	104	7.2%
6 person	28	3.3%	33	3.1%	45	3.1%
7+ person	7	0.8%	22	2.0%	26	1.8%
Total	856	100.0%	1,081	100.0%	1,440	100.0%
Average Household Size	2.65		2.68		2.66	

Source: 1990, 2000 Census; 2008 Claritas Report

APPENDIX B: HOUSING NEEDS ASSESSMENT



Household Type. The majority of households in Ione in 2008 were family households (71.9 percent) compared to non-family households (28.1 percent). Family households have slightly decreased since 2000, declining by 255 households. Non-family households have increased by 104 households. Within family households, female householders with their own child under 18 have increased by only 13 households. A summary of Ione household characteristics is provided in **Table HE-10**.

TABLE HE-10
HOUSEHOLD CHARACTERISTICS – CITY OF IONE

Household Type	1990		2000		2008	
	Number	Percentage	Number	Percentage	Number	Percentage
Family Households	608	71.0%	780	72.2%	1,035	71.9%
Married Couple Households	483	56.4%	594	54.9%	795	55.2%
Married Couple with own child under 18	251	29.3%	291	26.9%	377	26.2%
Female Householder (no husband present) with own child under 18	67	7.8%	125	11.6%	138	9.6%
Male Householder (no wife present) with own child under 18	21	2.5%	27	2.5%	35	2.4%
Non-Family Household	248	29.0%	301	27.8%	405	28.1%
Householder living alone	198	23.1%	248	22.9%	N/A	–
Households with Individuals < 18 years old	22	2.6%	2	0.0%	N/A	–
Householder > 65 years of age	192	22.4%	249	23.0%	N/A	–

Source: 1990, 2000 Census; 2008 Claritas Report

Household Tenure. As shown in **Tables HE-11** and **HE-12**, 662 homes in Ione were owner occupied (61.2 percent) and 419 homes were renter occupied (38.8 percent) in 2000. Based on the 2000 Census, renter-occupied housing units in Ione increased by 14.5 percent (53 units) since 1990 and owner-occupied housing units increased by 172 units during the same time period. When looking at the 2008 Claritas report, renter-occupied housing units increased by 28.4 percent (119 units) and owner-occupied units increased by 36.3 percent (240 units). There was a larger percentage increase in 2008 for both renter- and owner-occupied units.



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TABLE HE-11
HOUSEHOLD TENURE 1990–2000

Household Type	1990		2000		Change	
	Number	Percentage	Number	Percentage	Number	Percentage
Occupied Housing Units	856	100.0%	1,081	100.0%	225	26.3%
Owner Occupied	490	57.2%	662	61.2%	172	35.1%
Renter Occupied	366	42.8%	419	38.8%	53	14.5%

Source: 1990, 2000 Census

TABLE HE-12
HOUSEHOLD TENURE 2000–2008

Household Type	2000		2008		Change	
	Number	Percentage	Number	Percentage	Number	Percentage
Occupied Housing Units	1,081	100.0%	1,440	100.0%	359	33.2%
Owner Occupied	662	61.2%	902	62.6%	240	36.3%
Renter Occupied	419	38.8%	538	37.4%	119	28.4%

Source: 2000 Census; 2008 Claritas Report

Overcrowded Households. Overcrowding is defined as a situation where there is more than one person per room in an occupied housing unit. Overcrowding can result from a low supply of affordable and adequate housing. Households that are unable to afford larger housing units may be forced to rent or purchase housing that is too small to meet their needs.

The 1990 Census reported overcrowding in 2.9 percent of households in Ione. According to the 2000 Census, the number of overcrowded households increased by 37, representing 5.7 percent of households. Of the 37 overcrowded households, 9 are severely overcrowded, representing 24.3 percent. This information would indicate a need for larger housing units and/or more affordable housing units in the City. As **Table HE-13** shows, the level of overcrowding by tenure is slightly higher in owner households, representing 51.6 percent of the overcrowded households in the 2000 Census. Overcrowded renter households have increased by 20 households while overcrowded owner households have increased by 17 since 1990.

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TABLE HE-13
OVERCROWDED HOUSEHOLDS

Type	Overcrowded (1.0-1.50 persons per room)		Severely Overcrowded (1.50+ persons per room)		Total		Percentage of Total Households
	Number	%	Number	%	Number	%	Percentage
1990							
Owner	15	60.0%	0	0.0%	15	60.0%	1.8%
Renter	10	40.0%	0	0.0%	10	40.0%	1.2%
Total	25	100.0%	0	0.0%	25	100.0%	2.9%
2000							
Owner	28	52.8%	4	44.4%	32	51.6%	3.0%
Renter	25	47.2%	5	55.6%	30	48.4%	2.8%
Total	53	100.0%	9	100.0%	62	100.0%	5.7%

Source: 1990, 2000 Census

HOUSING STOCK CHARACTERISTICS

Historic Residential Construction Trends. The 2000 Census data indicates a total of 1,155 housing units in the City. According to the DOF, there were 1,495 housing units in the City in 2008, an increase of 331 units since the 2000 Census. Of these, 80.5 percent were detached single-family units, while 15.9 percent (238 units) were multifamily units. Comparing the 1990 and 2000 Census data shows that detached single-family homes had the largest numerical increase (195 units, 28.8 percent increase). **Tables HE-14** and **HE-15** show housing units by type for 1990, 2000, and 2008.

TABLE HE-14
HOUSING UNITS BY TYPE 1990-2000

Units in Structure	1990		2000		Change	
	Number	Percentage	Number	Percentage	Number	Percentage
Single-family detached	677	74.4%	872	75.5%	195	28.8%
Single-family attached	39	4.3%	54	4.7%	15	38.5%
Duplex	24	2.6%	35	3.0%	11	45.8%
3 or 4 units	30	3.3%	29	2.5%	-1	-3.3%
5 to 9 units	5	0.5%	14	1.2%	9	180.0%



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Units in Structure	1990		2000		Change	
	Number	Percentage	Number	Percentage	Number	Percentage
10 to 19 units	20	2.2%	3	0.3%	-17	-85.0%
20 to 49 units	43	4.7%	70	6.1%	27	62.8%
50 or more units	0	0.0%	0	0.0%	0	0.0%
Mobile Home	58	6.4%	74	6.4%	16	27.6%
Other (includes RVs, vans, boats, etc.)	14	1.5%	4	0.3%	-10	-71.4%
Total	910	100.0%	1,155	100.0%	245	26.9%

Source: 1990, 2000 Census

TABLE HE-15
HOUSING UNITS BY TYPE 2000–2008

Units in Structure	2000		2008		Change	
	Number	Percentage	Number	Percentage	Number	Percentage
Single-family detached	872	75.8%	1,203	80.5%	331	38.0%
Single-family attached	54	4.7%	54	3.6%	0	0.0%
2 to 4 units	64	5.6%	66	4.4%	2	3.1%
5 or more units	87	7.6%	87	5.8%	0	0.0%
Mobile Home	74	6.4%	85	5.7%	11	14.9%
Total	1,155	100.0%	1,495	100.0%	340	29.4%

Source: 2000 Census; California Department of Finance, 2008

Age of Housing Stock. According to the 2000 Census and 2008 Claritas data, the majority of housing in Ione was built after 1980. The largest percentage of Ione's housing stock, 30.2 percent (466 units), was built between 1999 and 2008 (see **Table HE-16**). Approximately 61.6 percent of Ione's housing stock has been built since 1980. Based on the 2000 Census, the median year built for the housing stock in the City was 1979, which indicates a relatively newer housing stock.

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TABLE HE-16
HOUSING UNITS BY YEAR BUILT

Year Built	Number	Percentage	Accumulated Percentage
1999 to 2008	466	30.2%	100.0%
1990 to 1998	77	5.0%	69.8%
1990 to 1994	152	9.8%	64.8%
1980 to 1989	256	16.6%	55.0%
1970 to 1979	153	9.9%	38.4%
1960 to 1969	141	9.1%	28.5%
1950 to 1959	102	6.6%	19.4%
1940 to 1949	67	4.3%	12.8%
1939 or earlier	130	8.4%	8.4%
Total	1,320	100.0%	
2000 Census Median Year Built		1979	

Source: 2000 Census; 2008 Claritas Report

Condition of the Housing Stock. As a part of the 2005 Housing Element update process, the condition of the City's housing stock was ascertained through a Housing Condition Survey. The survey of 1,106 residential housing units in Ione was performed by Mercy Housing California in the summer and fall of 2003. Mobile homes were included and apartment buildings were counted as a single unit. The survey rated all housing units within the city limits based on the methodology developed from the California Housing and Community Development (HCD) Program survey format.

As classified by HCD, a housing unit is deemed in need of rehabilitation if it is classified as Minor, Moderate, or Substantial. Housing units classified as dilapidated are not considered as eligible for rehabilitation because it is assumed that the cost of rehabilitation exceeds the cost to replace the existing structure.



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Each structure was rated according to criteria established by HCD, which establishes five structure categories: foundation, roofing, siding, windows, and doors. Within each category, the housing unit is rated from “no repairs needed” to “replacement needed.” Points are added together for each unit and a designation made as follows:

SOUND	9 points or less: New or well maintained Structurally intact and undamaged – straight roof lines – no signs of deferred maintenance.
MINOR REPAIR	10 to 15 points: Shows signs of deferred maintenance – only one component needs replacement.
MODERATE REHABILITATION	16 to 39 points: Repairs needed for one or more major component and other repairs – i.e., roof replacement, painting, and window repairs.
SUBSTANTIAL REHABILITATION	40 to 55 points: Replacement needed for several major systems and possibly other repairs – i.e., complete foundation work and roof replacement, along with painting and windows.
DILAPIDATED	56 or more points: Structurally unsound – not fit for human habitation – major rehabilitation needed – demolition suggested.

Source: City of Ione Housing Condition Survey, November 2003, Mercy Housing California

In general, the purpose of the study is to determine the eligibility of areas in need of community development activities. The results of the Housing Condition Survey may be used as a basis for an application to the State Community Development Block Grant (CDBG) program, HOME program, Redevelopment Agency Low and Moderate Income Housing Fund (LMIHF), or other programs that support the City’s Housing Rehabilitation Program.

The survey evaluated a total of 1,106 housing units (1,030 single-family, 21 duplexes, 46 mobile homes, and 9 multifamily (considered one unit)). Of these units, 14 percent (152 units) were in need of minor repairs, 11 percent (121 units) needed moderate repairs, 1 percent (15 units) needed substantial rehabilitation, and 0.4 percent (4 units) were dilapidated and require replacement. Approximately 27 percent of Ione’s housing stock is considered substandard and in need of rehabilitation or demolition (see **Table HE-17** below).

After conversations with City staff in 2008, it is estimated that approximately 20 percent of the current housing stock is in need of rehabilitation.

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TABLE HE-17
HOUSING CONDITIONS

Condition	Surveyed Units	
	Number	Percentage
Sound	814	73.6%
Minor	152	13.7%
Moderate	121	10.9%
Substantial	15	1.4%
Dilapidated	4	0.4%
Total	1,106	100.0%

Source: City of Ione Housing Condition Survey, November 2003, Mercy Housing California

HOUSING COSTS AND OVERPAYMENT

For Sale Housing Cost

The residential real estate market in Ione reflects a steady number of homes selling between 2005 and 2008. Although the number of homes has remained steady, the selling price has decreased since 2005. Similar to the rest of California and the nation, home prices in Ione decreased between 2006 and 2008. Shown in **Table HE-18** below, 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.

TABLE HE-18
MEDIAN HOME VALUE FOR SINGLE-FAMILY HOMES

Year	Median Sales Price	Number of Units Sold	Sold Price	
			Low	High
2005	\$360,000	59	\$150,500	\$629,000
2006	\$334,990	63	\$88,000	\$620,000
2007	\$325,000	65	\$50,000	\$799,900
2008	\$281,340	69	\$80,000	\$525,990

Source: MLS, collected for January 2009



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Rental Housing Cost

Table HE-19 below displays the number of rentals and rental costs available in the City of Ione and surrounding areas (Sutter Creek, Pioneer, Jackson, Amador, Pine Grove, and Mokelumne Hill) as of February 2009. There were a total of 40 rental properties available: 15 were apartments, condominiums, or duplexes and 25 were single-family homes. There were not any four-bedroom units listed during this rental survey.

**TABLE HE-19
IONE RENTAL COSTS**

Number of Bedrooms	Number of Listings	Price Range	Median Price
Apartments/Condominiums/Duplexes			
1-bedroom	4	\$675–750	\$743
2-bedroom	10	\$725–950	\$835
3-bedroom	1	\$975	\$975
4-bedroom	0	–	–
Total	15		
Single-Family Homes			
2-bedroom	13	\$750–\$1,425	\$1,050
3-bedroom	12	\$950–\$1,400	\$1,092
4-bedroom	0	–	–
Total	25		

Source: PMC Rental Survey, February 2009

Overpayment. Generally, overpayment compares the total housing cost for a household to the ability of that household to pay. Specifically, overpayment is defined as monthly housing costs in excess of 30 percent of a household's income. Housing cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

As shown in **Table HE-20**, 37.0 percent of the occupied housing units in Ione are overpaying for housing. According to the 2000 Census, 15.8 percent of the owner households and 17.1 percent of the renter households in the City are overpaying for housing. **Table HE-20** summarizes data from the 2000 Census that indicates the percentage of rental households and owner-occupied households overpaying for housing by income range. Households earning \$10,000 to \$19,999 annually have the highest proportion of overpayment (12.1 percent).

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TABLE HE-20
TOTAL HOUSEHOLDS OVERPAYING BY ANNUAL INCOME

Income (Annual)	Housing Type						Total	
	Owner			Renter				
	30%	35%	% of Category	30%	35%	% of Category	#	% of Category
Less than \$10,000	0	9	1.4%	0	55	13.1%	64	7.5%
\$10,000 to \$19,999	0	32	4.8%	4	68	16.2%	104	12.1%
\$20,000 to \$34,999	0	75	11.3%	0	19	4.5%	94	11.0%
\$35,000 to \$49,999	3	21	3.6%	0	0	0.0%	24	2.8%
\$50,000 and over	10	21	4.7%	0	0	0.0%	31	3.6%
Percentage	2.0%	23.9%	25.8%	1.0%	33.9%	34.8%	317	37.0%
Percentage of Total Households	15.8%			17.1%			37.0%	

Source: 2000 Census

The Comprehensive Housing Affordability Strategy (CHAS), which was developed by the Department of Housing and Urban Development (HUD) to assist jurisdictions in writing their consolidated plans, has special tabulation data based on the 2000 Census. According to this data (see **Table HE-21**) there were 117 owner households and 168 renter households earning less than 50 percent of the Median Family Income (MFI) in the City in 2000. Of those households, 39 owner-occupied households and 90 renter-occupied households fell into the extremely low-income category.

TABLE HE-21
HOUSING PROBLEMS FOR ALL HOUSEHOLDS

	Total Renters	Total Owners	Total Households
Household Income \leq 50% MFI	168	117	285
Household Income \leq 30% MFI	90	39	129
% with any housing problems	67.8%	79.5%	71.3%
% Cost Burden $>$ 30%	67.8%	79.5%	71.3%
% Cost Burden $>$ 50%	50.0%	59.0%	52.7%

Source: CHAS, 2000



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Housing Affordability by Household Income. Tables HE-22 and HE-23 show the maximum rents and sales prices, respectively, affordable to very low-, low-, and moderate-income households. Affordability is based on a household spending 30 percent or less of their total gross household income for shelter and on the maximum household income levels established by the Department of Housing and Community Development.

As shown in **Table HE-22**, the maximum affordable rent for a very low-income three-person household is \$450 monthly, while for a four-person household the maximum is \$834 monthly. As shown in **Table HE-19** rental prices for three and four-bedroom apartments, condominiums, and homes where renting from \$975 to \$1,400, and therefore are out of the affordability range for these households.

The median sales price for single-family homes in Ione continues to decline. In 2008, the median sales price for single-family homes in the City was \$281,340, a decline of \$43,660 since 2007. Based on the HCD income limits for Amador County, the maximum affordable sales price for a four-person household is \$62,460 for an extremely low-income household, \$104,040 for a very low-income household, \$166,500 for a lower-income household, and \$249,840 for a moderate-income household. This would indicate that the average home is not affordable to four-person households in the extremely low-, very low-, or lower-income ranges.

TABLE HE-22
AFFORDABLE HOUSING COSTS

	Household Size							
	1- Person	2- Person	3- Person	4- Person	5- Person	6- Person	7- Person	8- Person
Extremely Low-Income								
Annual Income	\$14,000	\$16,000	\$18,000	\$20,000	\$21,600	\$23,200	\$24,800	\$26,400
Monthly Income	\$1,167	\$1,333	\$1,500	\$1,667	\$1,800	\$1,933	\$2,067	\$2,200
Monthly Rent/ Payment	\$350	\$400	\$450	\$500	\$540	\$580	\$620	\$660
Very Low-Income								
Annual Income	\$23,350	\$26,700	\$30,000	\$33,350	\$36,000	\$38,700	\$41,350	\$44,000
Monthly Income	\$1,946	\$2,225	\$2,500	\$2,779	\$3,000	\$3,225	\$3,446	\$3,667
Monthly Rent/ Payment	\$584	\$668	\$750	\$834	\$900	\$968	\$1,034	\$1,100
Lower-Income								
Annual	\$37,350	\$42,700	\$48,000	\$53,350	\$57,600	\$61,900	\$66,150	\$70,400

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	Household Size							
	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person
Income								
Monthly Income	\$3,113	\$3,558	\$4,000	\$4,446	\$4,800	\$5,158	\$5,513	\$5,867
Monthly Rent/ Payment	\$934	\$1,068	\$1,200	\$1,334	\$1,440	\$1,548	\$1,654	\$1,760
Moderate-Income								
Annual Income	\$56,000	\$64,000	\$72,000	\$80,000	\$86,400	\$92,800	\$99,200	\$105,600
Monthly Income	\$4,667	\$5,333	\$6,000	\$6,667	\$7,200	\$7,733	\$8,267	\$8,800
Monthly Rent/ Payment	\$1,400	\$1,600	\$1,800	\$2,000	\$2,160	\$2,320	\$2,480	\$2,640

Source: 2008 Income Limits, Department of Housing and Community Development

TABLE HE-23
MAXIMUM AFFORDABLE HOME SALES PRICE

	Household Size							
	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person
Extremely Low-Income								
Maximum Sales Price	\$43,650	\$49,770	\$56,160	\$62,460	\$67,410	\$72,270	\$77,400	\$82,440
Annual Income	\$14,000	\$16,000	\$18,000	\$20,000	\$21,600	\$23,200	\$24,800	\$26,400
Very Low-Income								
Maximum Sales Price	\$72,810	\$83,340	\$93,690	\$104,040	\$112,410	\$120,780	\$129,060	\$137,430
Annual Income	\$23,350	\$26,700	\$30,000	\$33,350	\$36,000	\$38,700	\$41,350	\$44,000
Lower-Income								
Maximum Sales Price	\$116,550	\$133,290	\$149,940	\$166,500	\$179,910	\$194,310	\$206,550	\$219,870
Annual Income	\$37,350	\$42,700	\$48,000	\$53,350	\$57,600	\$61,900	\$66,150	\$70,400
Moderate-Income								
Maximum	\$174,870	\$199,800	\$224,910	\$249,840	\$269,910	\$289,710	\$309,870	\$329,850



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	Household Size							
	1- Person	2- Person	3- Person	4- Person	5- Person	6- Person	7- Person	8- Person
Sales Price								
Annual Income	\$56,000	\$64,000	\$72,000	\$80,000	\$86,400	\$92,800	\$99,200	\$105,600

Source: 2008 Income Limits, Department of Housing and Community Development; <http://nt.mortgage101.com>

Note: Affordable housing sales prices are based on the following assumed variables: 10% down payment, 30-year fixed rate mortgage at 7% annual interest rate. Assignment of 30% of gross household income to housing costs - to cover principal, interest, property taxes, homeowner's insurance, and private mortgage insurance.

Housing Vacancy. Vacancy trends in housing are analyzed using a “vacancy rate” which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the supply, then the vacancy rate is probably low and the price of housing will most likely increase. According to “Raising the Roof, California Housing Development Projections and Constraints, 1997–2020,” the desirable vacancy rate in a community is considered to be 5 percent. Generally, when the vacancy rate drops below 5 percent, the demand for housing exceeds the supply of housing. Subsequently, prospective buyers and renters may experience an increase in housing costs.

According to the 2000 Census, the total vacancy rate for Ione was 6.4 percent, which includes all types of housing in the City. Specifically, vacancy rates were 2.9 percent for owner housing units and 5.0 percent for rental housing units. The City's vacancy rate is slightly higher than the optimal vacancy rate of 5 percent. Amador County had a 15.1 percent vacancy rate for all housing units; however 71.6 percent of the vacant units are for seasonal, recreational, or occasional use. **Table HE-24** shows the vacancy rates by type of housing in Ione and Amador County.

TABLE HE-24
HOUSING UNIT VACANCY STATUS

Type	Ione		Amador County	
	Number	Percentage	Number	Percentage
Vacant Housing Units	74	100.0%	2,276	100.0%
For rent	22	29.7%	145	6.4%
For sale only	20	27.0%	187	8.2%
Rented or sold, not occupied	4	5.4%	75	3.3%
For seasonal, recreational, or occasional use	12	16.2%	1,630	71.6%
For migrant workers	0	0.0%	2	0.1%
Other vacant	16	21.6%	237	10.4%
Vacancy Rate	City		County	

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Type	Ione		Amador County	
	Number	Percentage	Number	Percentage
Owner		2.9%		1.4%
Rental		5.0%		6.0%
Total		6.4%		15.1%

Source: 2000 Census

Employment Characteristics

The work force in the City of Ione encompasses professional, technical, production, transportation, and service occupations. The major employers in and in the vicinity of Ione represent a wide range of employment sectors.

Employment by Industry. In the 2000 Census, the educational, health, and social services sector employed the largest proportion of persons, with 251 persons or 18.8 percent. The second largest employment sector is in the public administration area with 249 persons. The arts, entertainment, recreation, accommodation, and food services sector had the largest percentage increase in employment since the 1990 Census with an increase of 778.9 percent (148 persons). However, the change between the 1990 and 2000 Census may be due to different recording methods between the two censuses and does not accurately project the City's employment change in that sector. As shown in **Table HE-25**, manufacturing represented the largest decline in employment, decreasing by 98 persons since 1990. Transportation and warehousing, and utilities, mining and informational/personal services also experienced significant decreases in employment between 1990 and 2000.

TABLE HE-25
EMPLOYMENT BY INDUSTRY – CITY OF IONE

Industry	1990		2000		Change	Percentage Change
	Number	Percentage	Number	Percentage		
Agriculture, Forestry, Fishing, Hunting	10	0.8%	24	1.8%	14	140.0%
Construction	96	7.9%	94	7.0%	-2	-2.1%
Mining	72	5.9%	39	2.9%	-33	-45.8%
Manufacturing	177	14.5%	79	5.9%	-98	-55.4%
Transportation and Warehousing, and Utilities	81	6.6%	48	3.6%	-33	-40.7%
Wholesale Trade	20	1.6%	32	2.4%	12	60.0%
Retail Trade	173	14.2%	172	12.9%	-1	-0.6%



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Industry	1990		2000		Change	Percentage Change
	Number	Percentage	Number	Percentage		
Information/ Personal Services	39	3.2%	11	0.8%	-28	-71.8%
Finance, Insurance, and Real Estate	53	4.3%	68	5.1%	15	28.3%
Professional, Scientific, Management, Administrative, and Waste Management Services	34	2.8%	76	5.7%	42	123.5%
Educational, Health and Social Services	218	17.9%	251	18.8%	33	15.1%
Arts, Entertainment, Recreation, Accommodation and Food Services	19	1.6%	167	12.5%	148	778.9%
Public Administration	152	12.5%	249	18.6%	97	63.8%
Other Services	75	6.2%	27	2.0%	-48	-64.0%
Total	1,219	100.0%	1,336	100.0%	117	9.6%

Source: 1990, 2000 Census

Employment by Occupation. Since the 1990 Census, service occupations have increased by 96.9 percent (189 persons) and represent the largest occupational increase in the City. **Table HE-26** shows that management and professional occupations had the second largest increase, 65 persons, a 24.3 percent increase. Sales and office, construction, extraction and maintenance, and production and transport had a decrease of 97 persons, 35 persons, and 10 persons respectively in the 1990 to 2000 time period.

TABLE HE-26
EMPLOYMENT BY OCCUPATION – CITY OF IONE

Industry	1990		2000		Change	Percentage Change
	Number	Percentage	Number	Percentage		
Management and Professional	266	21.9%	332	24.9%	65	24.3%
Sales and Office	399	32.7%	302	22.6%	-97	-24.3%
Service	195	16.0%	384	28.7%	189	96.9%

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Industry	1990		2000		Change	Percentage Change
	Number	Percentage	Number	Percentage		
Farming, Fishing, and Forestry	11	0.9%	16	1.2%	5	45.5%
Construction, Extraction, and Maintenance	158	13.0%	123	9.2%	-35	-22.2%
Production and Transport	189	15.5%	179	13.4%	-10	-5.3%
Total	1,219	100.0%	1,336	100.0%	117	9.6%

Source: 1990, 2000 Census

Table HE-27 shows projections for the entry-level and mean hourly wage for different occupations in the Mother Lode Region (Alpine, Amador, Calaveras, Inyo, Mariposa, Mono, and Tuolumne counties) as established by the California Employment Development Department (EDD). Statistics for individual cities are not available for hourly wages.

Table HE-27 also depicts the monthly housing allocation of each annual wage. For example, the average entry level hourly wage for a person working in the Janitors and Cleaners field is \$10.38 which computes into a \$21,590 annual wage (40 hours per week, 52 weeks per year). This would allocate up to \$528 per month for housing and still not be considered in a housing overpayment situation. This table covers all types of occupation categories for the greater Mother Lode Region.

TABLE HE- 27
OCCUPATIONAL WAGE 2004–2014 – MOTHER LODGE REGION

Occupation	2004	2014	Numerical Change	Annual Income	Housing Allocation*
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	910	1040	130	\$21,590	Very Low
Carpenters	530	660	130	\$50,835	Low
Combined Food Preparation and Serving Workers, Including Fast Food	690	820	130	\$17,181	Extremely Low
Registered Nurses	730	860	130	\$65,811	Moderate
Waiters and Waitresses	760	880	120	\$16,411	Extremely Low
Maintenance and Repair Workers, General	570	660	90	\$32,198	Very Low
Child Care Workers	370	460	90	\$20,613	Very Low



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Occupation	2004	2014	Numerical Change	Annual Income	Housing Allocation*
Maintenance and Repair Workers, General	570	660	90	\$32,198	Very Low
Nursing Aides, Orderlies, and Attendants	430	510	80	\$22,838	Very Low
Home Health Aides	100	180	80	\$18,304	Extremely Low
Medical Assistants	300	380	80	\$26,582	Very Low
Food Preparation Workers	380	450	70	\$18,387	Extremely Low
Truck Drivers, Light or Delivery Services	290	360	70	\$25,792	Very Low
Truck Drivers, Heavy and Tractor-Trailer	370	440	70	\$34,611	Moderate

Source: California Employment Development Department, 2005 Benchmark

*Note: *Assumes income level for a family of four*

Household Income. For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (HCD). For Amador County, the applicable median income for a family of four in 2008 is \$66,700.

HCD has defined the following income categories for Amador County, based on the median income for a household of four persons:

- Extremely low-income: 30 percent and below (\$0 to \$20,000)
- Very low-income: 31 to 50 percent of median income (\$20,001 to \$33,350)
- Low-income: 51 to 80 percent of median income (\$33,351 to \$53,350)
- Moderate-income: 81 to 120 percent of median income (\$53,351 to \$80,000)
- Above moderate-income: 120 percent or more of median income (\$80,001 or more)

Table HE-28 shows the maximum annual income level for each income group adjusted for household size for Amador County. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

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TABLE HE-28
MAXIMUM HOUSEHOLD INCOME LEVEL BY HOUSEHOLD SIZE – 2008

Household Size	Maximum Income Level				
	Median	Extremely Low	Very Low	Lower	Moderate
1-Person	\$46,700	\$14,000	\$23,350	\$37,350	\$56,000
2-Person	\$53,400	\$16,000	\$26,700	\$42,700	\$64,000
3-Person	\$60,000	\$18,000	\$30,000	\$48,000	\$72,000
4-Person	\$66,700	\$20,000	\$33,350	\$53,350	\$80,000
5-Person	\$72,000	\$21,600	\$36,000	\$57,600	\$86,400
6-Person	\$77,400	\$23,200	\$38,700	\$61,900	\$92,800
7-Person	\$82,700	\$24,800	\$41,350	\$66,150	\$99,200
8-Person	\$88,000	\$26,400	\$44,00	\$70,400	\$105,600

Source: Department of Housing and Community Development, 2008

According to the 2008 Claritas Report, the median household income in Ione for 2008 was \$50,513. The largest change from 2000 to 2008 was the \$100,000 to \$149,999 income group, with an increase of 120 households or a percentage change of 210.5. According to the 2000 Census, the median household income for the City of Ione was \$40,625, which is lower than the median household income for Amador County at \$42,280. The median income for Ione was 4.1 percent, or \$1,655, lower than that of Amador County. From 1990 to 2000, the median income of Amador County increased by \$12,015 (39.7 percent), while the median income for the City of Ione increased by \$8,171 (25.2 percent).

Households earning less than \$25,000 annually decreased from 37.2 percent of all households to 31.4 percent during the 1990 to 2000 time period. Households earning over \$45,000 annually have substantially increased during the same time period. In 1990, 22.4 percent of the households in the City earned \$45,000 or more annually. By the 2000 Census, this proportion had increased to 46.8 percent.

The 2000 Census defines poverty level by using a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being below the poverty level. According to the 2000 Census, 325 persons were considered to earn less than the 2000 U.S. poverty level, approximately 11.2 percent of the Ione population.

Tables HE-29 and HE-30 provide the income breakdown for 1990, 2000, and 2008.



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TABLE HE-29
HOUSEHOLD INCOME – CITY OF IONE

Annual Income	1990		2000		Change	Percentage Change
	Number	Percentage	Number	Percentage		
Less than \$10,000	129	15.1%	92	8.6%	-37	-28.7%
\$10,000 to \$14,999	62	7.2%	92	8.6%	30	48.4%
\$15,000 to \$19,999	38	4.4%	90	8.4%	52	136.8%
\$20,000 to \$24,999	90	10.5%	62	5.8%	-28	-31.1%
\$25,000 to \$29,999	59	6.9%	67	6.2%	8	13.6%
\$30,000 to \$34,999	78	9.1%	85	7.8%	7	9.0%
\$35,000 to \$39,999	93	10.9%	47	4.3%	-46	-49.5%
\$40,000 to \$44,999	115	13.4%	39	3.6%	-76	-66.1%
\$45,000 to \$49,999	70	8.2%	58	5.4%	-12	-17.1%
\$50,000 to \$59,999	62	7.2%	103	9.5%	41	66.1%
\$60,000 to \$74,999	36	4.2%	136	12.6%	100	277.8%
\$75,000 to \$99,999	16	1.9%	135	12.5%	119	743.8%
\$100,000 to \$124,999	8	0.9%	42	3.9%	34	425.0%
\$125,000 to \$149,999	0	0.0%	15	1.4%	15	0.0%
\$150,000 or more	0	0.0%	17	1.5%	17	0.0%
Median Income	\$32,454		\$40,625		\$8,171	25.2%
Amador County Median Income	\$30,265		\$42,280		\$12,015	39.7%

Source: 1990, 2000 Census

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TABLE HE-30
HOUSEHOLD INCOME – CITY OF IONE

Annual Income	2000		2008		Change	Percentage Change
	Number	Percentage	Number	Percentage		
Less than \$15,000	184	17.0%	163	11.3%	-21	-11.4%
\$15,000 to \$24,999	152	14.1%	191	13.3%	39	25.7%
\$25,000 to \$34,999	152	14.1%	139	9.7%	-13	-8.6%
\$35,000 to \$49,999	144	13.3%	222	15.4%	78	54.2%
\$50,000 to \$74,999	239	22.1%	267	18.5%	28	11.7%
\$75,000 to \$99,999	135	12.5%	228	15.8%	93	68.9%
\$100,000 to \$149,999	57	5.3%	177	12.3%	120	210.5%
\$150,000 or more	17	1.6%	53	3.7%	36	211.8%
Median Income	\$40,625		\$50,513		9,888	24.34%

Source: 2000 Census; 2008 Claritas Report

Jobs/Housing Balance. The jobs/housing balance is a meaningful way to gain a sense of how many people will commute to work, to or from where they will commute, and how far they will have to commute. An imbalanced jobs/housing ratio implies employees will be spending more time on roadways that may be better spent with their families or at work.

The jobs/housing balance is the ratio of jobs in a city compared to the number of housing units in that city. If the jobs/housing ratio is greater than one, then the city is likely to import workers. If the ratio is less than one, then the city is likely to export workers. However, a better indicator of the jobs/housing balance may be the number of persons who work within their city of residence compared to the number of housing units. A perfect jobs/housing ratio would be the number of employed households working within a city equal to the number of housing units in that city. However, there is no perfect scenario for a city and what works in one area may not work in another. The City of Ione has a jobs/housing ratio of 1.16:1, meaning that there are 1.16 employed persons for each housing unit. This would indicate a fairly equal jobs/housing balance and the City would be importing a minimal amount of workers.

A more accurate indication of a jobs/housing balance may be the ratio of persons working in their place of residence compared to the number of housing units. According to the 2000 Census, there were 1,336 employed persons and 1,155 housing units in the City. Approximately 33.3 percent of the employed persons residing in Ione worked in the City. Comparing the number of persons working



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in their place of residence and the number of housing units establishes the “worked in place of residence/housing ratio” as 0.39:1 in 2000. This implies a lack of employment opportunities in the City, as many residents have to commute outside the City for employment. **Table HE-31** indicates that 66.7 percent of the City’s residents worked outside the City, while almost half (49.3 percent) traveled more than 20 minutes to their place of work.

TABLE HE-31
JOBS/HOUSING BALANCE INDICATORS

Category	Number	Percentage	
Housing Units	1,155	100.0%	
Employed Persons	1,336	100.0%	
Place of Work			
Worked in place of residence	451	33.3%	
Worked outside place of residence	885	66.7%	
Travel Time to Work	Persons	Percentage	
Less than 5 minutes	163	12.2%	50.7%
5 to 9 minutes	230	17.2%	
10 to 14 minutes	108	8.1%	
15 to 19 minutes	176	13.2%	
20 to 24 minutes	167	12.5%	23.9%
25 to 29 minutes	61	4.6%	
30 to 34 minutes	59	4.4%	
35 to 39 minutes	32	2.4%	
40 to 44 minutes	17	1.3%	12.2%
45 to 59 minutes	146	10.9%	
60 to 89 minutes	113	8.5%	11.8%
90 or more minutes	44	3.3%	
Worked at home	20	1.5%	1.5%
Worked in City/Housing Units	0.39:1		
Jobs/Housing Ratio	1.16:1		

Source: 2000 Census

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SPECIAL HOUSING NEEDS

Household groups with special needs include seniors, mentally and physically disabled persons, large family households, female-headed households, agricultural workers, and homeless persons. Households with special housing needs often have greater difficulty in finding decent and affordable housing. As a result, these households may experience a higher prevalence of overpaying, overcrowding, and other housing problems.

Senior Population and Households. Seniors have special housing needs primarily resulting from physical disabilities and limitations, income, and health care costs. Additionally, senior households also have other needs to preserve their independence including supportive services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues, and networks of care to provide a wide variety of services and daily assistance. In 1990, 282 persons in Ione were 65 years and older. In 2000 and as shown in **Table HE-32**, the City had 398 persons 65 years old or older, which accounts for 13.7 percent of the total population in the City.

The senior population in the 2000 Census is equally split between male (49.8 percent) and female (50.2 percent). Seniors over 80 years of age, who may require more care because of their age, represent 19.6 percent of the total senior persons in the City. Of these, 52.6 percent were female and 47.4 percent male. According to the 2008 Claritas Report, the largest number increase in senior population was in the group between the ages of 75 and 84 (59 persons). The largest percentage change was in the 80 to 84 age group at 81.3 percent. **Action H-5.5.1** addresses senior needs in the City.

TABLE HE-32
SENIOR POPULATION BY AGE – 2000

Age of Seniors	Male			Female		
	Number	Percentage	% of Total	Number	Percentage	% of Total
55 to 59 years	141	32.8%	18.2%	77	22.3%	9.9%
60 to 64 years	91	21.2%	11.7%	68	19.7%	8.8%
65 to 69 years	72	16.7%	9.3%	63	18.3%	8.1%
70 to 74 years	50	11.6%	6.5%	54	15.7%	7.0%
75 to 79 years	39	9.1%	5.0%	42	12.2%	5.4%
80 to 84 years	28	6.5%	3.6%	18	5.2%	2.3%
85 years and over	9	2.1%	1.2%	23	6.7%	3.0%
Total	430	100.0%	55.5%	345	100.0%	44.5%

Source: 2000 Census



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In 2000, 249 householders in Ione were seniors, representing 23.0 percent of the households in the City. Of the senior households, approximately 73.1 percent are owners and 26.9 percent are renters as shown in **Table HE-33**.

TABLE HE-33
SENIOR HOUSEHOLDERS BY TENURE – 2000

Age	Number	Percentage	Percentage of Total
Renter-Occupied Households			
65 to 74 years	37	55.2%	14.9%
75 to 84 years	23	34.3%	9.2%
85 years and over	7	10.4%	2.8%
Total	67	100.0%	26.9%
Owner-Occupied Households			
65 to 74 years	103	56.6%	41.4%
75 to 84 years	62	34.1%	24.9%
85 years and over	17	9.3%	6.8%
Total	182	100.0%	73.1%
Total Households			
65 to 74 years	140	56.2%	
75 to 84 years	85	34.1%	
85 years and over	24	9.6%	
Total	249	100.0%	

Source: 2000 Census

In 2000, the estimated median income was \$31,660 for households where the householder was between the ages of 65 and 74 and \$21,675 for those over 75, as shown in **Table HE-34**. Approximately 13.3 percent of the 65 to 74 age group and 34.0 percent of the 75 and over age group earned less than \$15,000 in 2000.

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TABLE HE-34
SENIOR HOUSEHOLDER BY INCOME

Income	Age 65 to 74		Age 75 and over		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Less than \$10,000	12	9.4%	7	7.4%	19	8.6%
\$10,000 to \$14,999	5	3.9%	25	26.6%	30	13.6%
\$15,000 to \$19,999	26	20.5%	9	9.6%	35	15.8%
\$20,000 to \$24,999	12	9.4%	18	19.1%	30	13.6%
\$25,000 to \$29,999	0	0.0%	9	9.6%	9	4.1%
\$30,000 to \$34,999	26	20.5%	0	0.0%	26	11.8%
\$35,000 to \$39,999	0	0.0%	8	8.5%	8	3.6%
\$40,000 to \$44,999	3	2.4%	0	0.0%	3	1.4%
\$45,000 to \$49,999	4	3.1%	5	5.3%	9	4.1%
\$50,000 to \$59,999	4	3.1%	0	0.0%	4	1.8%
\$60,000 to \$74,999	16	12.6%	0	0.0%	16	7.2%
\$75,000 to \$99,999	8	6.3%	4	4.3%	12	5.4%
\$100,000 to \$124,999	4	3.1%	4	4.3%	8	3.6%
\$125,000 to \$149,999	0	0.0%	0	0.0%	0	0.0%
\$150,000 or more	7	5.5%	5	5.3%	12	5.4%
Median Income	\$31,660		\$21,675		\$24,410	

Source: 2000 Census



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Disabled Persons. According to the California Government Code, a “disability” includes, but is not limited to, any physical or mental disability as defined in Section 12926. A “mental disability” involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A “physical disability” involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin, and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person’s mobility, or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. The disabled person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (e.g., lowered countertops, grab bars, adjustable shower heads), and special sensory devices including smoke alarms and flashing lights.

The 2000 Census defined six types of disabilities including sensory, physical, self-care, mental, go-outside-home, and employment. A disability is defined as a mental, physical, or health condition that lasts over six months, and persons may have more than one disability. According to the 2000 Census and shown in **Table HE-35**, there were 1,060 disabilities in Ione. However, this is not to say that there were 1,060 disabled persons in Ione, only 1,060 disabilities, as a person may have multiple disabilities. Further, 256 persons had a physical disability in Ione (3.7 percent of the population over 5 years of age). According to 2000 Census information, approximately 281 persons, ages 16 to 64, in Ione have an employment disability, 3.6 percent of the City population in that age group. Approximately 141 persons, representing 2.0 percent of the population age 5 and over, had a mental disability.

In 2000, there were 589 persons (21.9 percent of the total population ages 5 and over) with a disability living in the City. Of these, 8.7 percent (51 persons) were under the poverty line. There were 325 persons in the City who earned an income less than the poverty level in 1999. Approximately 15.7 percent were disabled. Of the 362 persons with a disability between the ages of 21 and 64, 11.3 percent earned an annual wage below the poverty level.

Although there is a fairly large population in Ione with some type of disability, the total number of persons that may require a specialized living situation is not known. Work disability may give some indication of the number of persons who may need special care or at least subsidized housing.

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The 2000 Census does not characterize employment disability for the 65 years and over age group. It does list employment disabilities for the age group 16 to 64. According to the Census, there were 281 persons in Ione with an employment disability. In 2000, there were 163 persons in the City with a disability who were unemployed. The City has included **Action H-5.1.1** to ensure that reasonable accommodations to persons with disabilities are provided as required under Senate Bill 520 (Chapter 671 of the Government Code).

TABLE HE-35
DISABILITY STATUS

Disability	Number	Percentage of Disabilities by Age	Percentage of Total 5 Years and Over Population
Non-institutionalized Persons with Disabilities by Age			
Total disabilities	1,060	3.2%	15.3%
Total disabilities tallied for people 5 to 15 years	34	100.0%	0.5%
Sensory disability	0	0.0%	0.0%
Physical disability	3	8.8%	0.0%
Mental disability	24	70.6%	0.3%
Self-care disability	7	20.6%	0.1%
Total disabilities tallied for people 16 to 64 years	710	100.0%	10.3%
Sensory disability	54	7.6%	0.8%
Physical disability	146	20.6%	2.1%
Mental disability	95	13.4%	1.4%
Self-care disability	46	6.5%	0.7%
Go-outside-home disability	88	12.4%	1.3%
Employment disability	281	39.6%	4.1%
Total disabilities tallied for people 65 years and over	1,387	100.0%	20.1%
Sensory disability	70	5.0%	1.0%
Physical disability	107	7.7%	1.5%
Mental disability	22	1.6%	0.3%
Self-care disability	32	2.3%	0.5%
Go-outside-home disability	85	6.1%	1.2%
Total sensory disability	124	11.7%	1.8%



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Disability	Number	Percentage of Disabilities by Age	Percentage of Total 5 Years and Over Population
Total physical disability	256	24.2%	3.7%
Total mental disability	141	13.3%	2.0%
Total self-care disability	85	8.0%	1.2%
Total go-outside-home disability	173	16.3%	2.5%
Total employment disability	281	26.5%	
Persons with Disabilities by Poverty Level			
Age 5 to 15	27	100.0%	
Below poverty level	10	37.0%	
At or above poverty level	17	63.0%	
Age 16 to 20	28	100.0%	
Below poverty level	0	0.0%	
At or above poverty level	28	100.0%	
Age 21 to 64	362	100.0%	
Below poverty level	41	11.3%	
At or above poverty level	321	88.7%	
Age 65 and over	172	100.0%	
Below poverty level	0	0.0%	
At or above poverty level	172	100.0%	
Total persons with disabilities	589	100.0%	
Below poverty level	51	8.7%	
At or above poverty level	538	91.3%	

Source: 2000 Census

According to the 2000 Census, no persons in the City reside in nursing homes, which are defined as skilled-nursing facilities, intermediate-care facilities, long-term care rooms in wards or buildings on the grounds of hospitals, or long-term care rooms/nursing wings in congregate housing facilities. Also included are nursing, convalescent, and rest homes.

There are three residential care facilities located in the City that provide assistance to persons 18 to 59 years of age with disabilities. No other care facilities or services are offered in the City (see **Table HE-36**).

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TABLE HE-36
SERVICES FOR THE DISABLED

Facility Name	Address	Capacity	Service
C & G Residential Care Home	514 Sutter Lane	3 persons	Adult Residential Care
Ferrer Home Care, LLC	614 Sutter Lane	6 persons	Adult Residential Care
First Step, LLC	670 Oakshire Rd.	6 persons	Adult Residential Care

Source: California Community Care Licensing Division, City of Ione, 2009

Single-Parent-Headed Households. Single-parent households are households with children under the age of 18 at home and include both male- and female-headed households. These households generally have a higher ratio between their income and their living expenses (that is, living expenses take up a larger share of income than is generally the case in two-parent households). Therefore, finding affordable, decent, and safe housing is often more difficult for single-parent and female-headed households. Additionally, single-parent and female-headed households have special needs involving access to daycare or childcare, health care, and other supportive services.

According to Census 2000 data, 14.1 percent (152 households) of all households in the City of Ione are headed by single parents with children under the age of 18. Approximately 125 households or 82.2 percent of all single-parent households are female-headed households, an increase of 86.6 percent (58 households) since 1990. Additionally, there are 27 single-parent households in the City that are headed by a male with no female present and having related children under the age of 18 present in the home.

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.

Action H-5.6.1 was incorporated into this Housing Element in order to assist female-headed households in their housing needs.

Large Family Households. Large family households are defined as households of five or more persons. Large family households are considered a special needs group because there is a limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four bedrooms, and a seven-person household would require four to six bedrooms. Shown in **Table HE-37**, data from the 2000 Census indicates that 137 households in Ione have five or more persons (12.7 percent), while there were 661 occupied housing units in the City of three or more bedrooms. There were 75 large owner households compared with 518 owner-occupied housing units of three or more bedrooms. There were 62 large renter households and 143 rental housing units of three or more bedrooms. There are an adequate number of ownership housing units with sufficient bedrooms to accommodate the large households in the City of Ione. However, there are no large renter housing



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units (those with five or more bedrooms) to accommodate families of seven or more persons. Comparing the lack of large renter housing units and a renter overcrowding proportion of 48.4 percent indicates a need for additional large rental housing units in the City. **Action H-5.2.1** addresses the needs for large family households.

TABLE HE-37
LARGE FAMILY HOUSEHOLDS AND HOUSING UNITS

Household Size	Number	% Of Total	Number of Bedrooms	Number of Units	% of Total
Owner Households			Owner Units		
5 Persons	40	53.3%	3 Bedrooms	439	84.7%
6 Persons	24	32.0%	4 Bedrooms	62	12.0%
7 Persons or more	11	14.7%	5 Bedrooms or more	17	32.8%
Total	75	100.0%	Total	518	100.0%
Renter Households			Renter Units		
5 Persons	42	67.7%	3 Bedrooms	127	88.8%
6 Persons	9	14.5%	4 Bedrooms	16	11.2%
7 Persons or more	11	17.7%	5 Bedrooms or more	0	0.0%
Total	62	100.0%	Total	143	100.0%

Source: 2000 Census

Agricultural Workers. The City of Ione does not have an economy based on agriculture and does not have a large number of farmworkers residing in the City.

Agricultural workers earn their primary income through permanent or seasonal agricultural labor. The California Employment Development Department (EDD) states that there were an estimated 330 persons employed as farmworkers in the Mother Lode Consortium (Amador, Calaveras, Mariposa, and Tuolumne counties) in 2008. Of the employed persons in 2000, in the City of Ione (1,336 persons), 1.2 percent, or 16 persons, were employed in agriculture, forestry, or fishing. The Census does not distinguish between the various categories. According to the 1990 Census, 0.9 percent, or 11 persons, of all employed persons in Ione (1,219) worked in the farming, forestry, and fishing occupation. The number of persons in Ione employed in the farming, fishing, or forestry category had risen to 16 by the 2000 Census. Considering the location of the City, the majority of these persons are most likely occupied in the forestry or fishing industry. The agricultural workers represent a minute amount of the total employment base in the City. There are no specific farmworker housing projects located in the City. However, considering the small number of City residents who are employed in this occupation, it is believed that no specialized housing is needed for this group in the City. All existing and future farmworker housing demand could be accommodated in existing or future affordable housing projects.

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Homeless Persons. Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness and to community opposition to the siting of facilities that serve homeless clients. California law requires that Housing Elements estimate the need for emergency shelter for homeless people.

Currently, according to City staff, there are two known transients/homeless persons in the City of Ione area. 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. However, in order to assist in the development of emergency shelters, the City has incorporated **Action 5.3.1** into the Housing Element. **Action 5.3.1** permits emergency shelters by right in the Limited Manufacturing (M-1) zoning district without a conditional use permit or any other discretionary review. The M-1 district is within close proximity to schools, parks and the downtown area which includes the City Market.



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3.0 HOUSING RESOURCES AND INCENTIVES

Affordable Housing Projects in Ione. The City of Ione has one designated affordable apartment complex (see **Table HE-38**) with a total of 43 dwelling units (43 one-bedroom units restricted to lower-income households and 1 two-bedroom non-rental unit). Jose's Place received funding from Washington Mutual, USDA 515 loan, and Low Income Housing Tax Credit (LIHTC) with a term of affordability through 2063. This project has 21 one-bedroom units reserved for very low-income households and 22 one-bedroom units reserved for low-income households.

Funding for Section 8 affordable housing originates from the federal Department of Housing and Urban Development (HUD). The California Department of Housing and Community Development (HCD) is responsible for administering the project-based Section 8 properties and rental assistance vouchers in Amador County. HCD contracts with the Central Sierra Planning Council to administer the project-based Section 8 properties and Housing Choice Voucher (formerly Section 8) program. Persons using Housing Choice Vouchers are not restricted to the type or location of housing that they may choose to live in, so the vouchers can be used for housing units in multifamily complexes and single-family detached housing units. According to the Council, there are 16 households using the Housing Choice Voucher program in the City of Ione. Additionally, there are 55 households using the Housing Choice Vouchers in Amador County, with a waiting list of approximately 16 persons. Central Sierra does not keep records related to the area in which the vouchers are used.

TABLE HE-38
ASSISTED HOUSING PROJECTS

Name	Address	Funding Source	Assisted Units	Term of Affordability
Jose's Place	154 North Arroyo Seco	LIHTC, USDA 515 Loan	43	2063

Source: City of Ione; California Department of Housing and Community Development, 2008

At-Risk Housing. The Housing Element law in the California Government Code (Section 65583) requires all jurisdictions to include a study of all low-income housing units which may at some future time be lost to the affordable inventory by the expiration of affordability restrictions. There are three general cases that create the opportunity for the conversion of affordable units:

- 1) Prepayment of HUD mortgages Section 221(d)(3), Section 202, and Section 236;
- 2) Opt-outs and expirations of project-based Section 8 contracts; and
- 3) Other cases.

A prepayment of HUD mortgages Section 221(d)(3) involves a privately held project with HUD providing either below-market interest rate loans or market-rate loans with subsidy to the tenants. In a Section 236 complex, HUD provides assistance to the owner to reduce the costs for tenants by paying most of the interest on a market-rate mortgage. Additional rental subsidy may be provided to

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the tenant. In a Section 202, HUD provides a direct loan to nonprofit organizations for project development and rent subsidy for low-income tenants. All Section 202 handicapped units (Section 202 H.C.) are designed for physically handicapped, mentally disabled and chronically mentally ill residents.

In a Section 8 contract for new construction or substantial rehabilitation, HUD provides a subsidy to the owner for the difference between the tenant's ability to pay and the contract rent. The likelihood for opt-outs increases as the market rents exceed the contract rents.

Other cases that create the opportunity for the conversion of affordable housing includes the expiration of low-income use periods of various financing sources, such as LIHTC, bond financing, density bonuses, CHFA and CDBG and HOME funds, and redevelopment funds.

There are no affordable housing complexes in Ione at risk of losing affordability restrictions during the Housing Element planning period. The requirement of providing a cost analysis of preserving "at-risk" units is not necessary in Ione due to the lack of at-risk housing complexes.

Resources and Incentives for Affordable Housing. Efforts by the City to assist in the development, rehabilitation, and preservation of affordable housing would utilize organizational and financial types of resources. The following programs include local, state, and federal housing programs that are valuable resources in assisting in the development of affordable housing, preserving at-risk housing, and for housing rehabilitation.

- **City of Ione Density Bonus Ordinance:** The City's Zoning Code provides for a density bonus consistent with State law. The City of Ione offers a housing density bonus for lower- and very low-income and senior households in accordance with Government Code Sections 65915 and 65917. Cities are required to grant a density bonus of at least 25 percent above the base zoning density and one additional concession or incentive. The provisions of the density bonus apply to all new residential developments in the City.
- **City of Ione Affordable Housing Program:** The Affordable Housing program provides opportunities for developing affordable housing in the community and will not act as a constraint to the development of housing. The goal of this program is to develop a mix of housing types targeted to different income groups.
- **HOME Program:** The Home Investment Partnerships Program (HOME) was created under the Cranston Gonzalez National Affordable Housing Act enacted in November 1990. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes Home Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposits.

The HOME Investment Partnership Act is another HUD program that is designed to improve and increase the supply of affordable housing. As with CDBG funds, the City of



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Ione applies to HCD for these funds and the grants are awarded on a competitive basis. HOME funds may be used for housing rehabilitation, new construction, and acquisition and rehabilitation for both single-family and multifamily projects. The City has used the HOME funds that it has received to support its Housing Rehabilitation Program, which to date has assisted 12 lower-income households.

- **Public Housing Authority (PHA):** The City of Ione and Amador County do not have a local PHA; therefore HCD administers the Section 8 program through the Housing Assistance Program (HAP). HCD receives an allocation of Section 8 rent assistance funds from HUD and contracts with the Central Sierra Planning Council to administer the Section 8 Housing Choice Voucher Program in Amador County, including the City of Ione.
- **Community Development Block Grant (CDBG):** The Department of Housing and Urban Development awards CDBG funds annually to entitlement jurisdictions and states for general housing and community development activities, including housing construction, housing rehabilitation, public services, and economic development activities. HUD also offers various other programs that can be utilized by the City and nonprofit and for-profit agencies for the preservation of low-income housing units such as Section 202 and Section 108 loan guarantees.

The annual appropriation for CDBG is split between states and local jurisdictions. The City of Ione receives CDBG funds through the Small Cities program. The Small Cities program is a competitive program, meaning that the City of Ione must submit an application for funding annually and must compete with other jurisdictions in the state. For all activities that use CDBG funding, at least 51 percent of the persons or households benefited must have annual incomes of less than 80 percent of the area median income. The rating factors used in the CDBG program consist of benefit to Targeted Income Group (TIG) households, the extent of poverty in the applicant jurisdiction, the seriousness of the problem to be addressed using CDBG funds, the applicant's efforts to assist in resolving the problem, the environmental, social, or economic impacts of the proposal, and the applicant's performance with any prior CDBG grants from the State. HUD's Small Cities Community Development Block Grant program provides funds for community development and housing activities and is administered by HCD. Examples of such activities include the acquisition of housing or land, rehabilitation of housing, homebuyer assistance, and public facility and infrastructure improvements, among others. The City of Ione has used CDBG funds for its First-Time Homebuyers Program and Housing Rehabilitation Program. The City has assisted in the rehabilitation of 29 homes using CDBG funds. The First-Time Homebuyers Program is a new program started in December 2003, and the City has assisted 10 persons with this program.

- **Community Reinvestment Act (CRA):** The CRA, enacted by Congress in 1977, is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, consistent with safe and sound banking operations. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be

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evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.

The CRA has come to play an increasingly important role in improving access to credit in communities, both rural and urban. Under the impetus of the CRA, many banks and thrifts opened new branches, provided expanded services, and made substantial commitments to increase lending to all segments of society. By evaluating a financial institution's lending practices, any practices that are considered discriminating because of race, sex, or income can be removed and thus improve access to loans for all persons in Ione.

- **Low Income Housing Tax Credit Program (LIHTC):** In 1986, Congress created the federal low-income housing tax credit to encourage private investment in the acquisition, rehabilitation, and construction of low-income rental housing.

Because high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California Legislature created a State low-income housing tax credit program to supplement the federal credit.

The State credit is essentially identical to the federal credit. State credits are only available to projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas and 10 percent for nonprofit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46 percent of area median income. The assisted units must be reserved for the target population for 55 years.

The federal tax credit provides a subsidy over ten years toward the cost of producing a unit. Developers sell these tax benefits to investors for their present market value to provide up-front capital to build the units.

Credits can be used to fund the hard and soft costs (excluding land costs) of the acquisition, rehabilitation, or new construction of rental housing. Projects not receiving other federal subsidy receive a federal credit of 9 percent per year for ten years and a state credit of 30 percent over four years (high cost areas and qualified census tracts get increased federal credits). Projects with a federal subsidy receive a 4 percent federal credit each year for ten years and a 13 percent State credit over four years.

- **California Housing Finance Agency (CHFA):** CHFA offers permanent financing for acquisition and rehabilitation to for-profit, nonprofit, and public agency developers seeking to preserve at-risk housing units. In addition, CHFA offers low interest predevelopment loans to nonprofit sponsors through its acquisition/rehabilitation program.
- **Federal Home Loan Bank System:** The Federal Home Loan Bank System facilitates Affordable Housing Programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low-income households must occupy at least 20 percent of the units for the useful life of the housing or the mortgage term.



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- **California Department of Housing and Community Development:** HCD conducts the Urban Predevelopment Loan Program, which provides funds to pay the initial costs of preserving existing affordable housing developments for their existing tenants. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.

HCD also conducts the acquisition and rehabilitation component of the Multifamily Housing Program to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low interest construction and permanent loans. Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations.

Incentives for Affordable Housing Development. In addition to the affordable housing resources listed above, the City offers incentives to promote the development of housing affordable to very low- and low-income households. The City of Ione assists housing developers by providing support in the following areas:

- Assistance with access to and application 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;
- 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.

Regional Housing Needs Allocation. A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code, Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The RHNP is developed by the California Department of Housing and Community Development and allocates to cities and the unincorporated counties their “fair share” or Regional Housing Needs Allocation (RHNA) of the regions’ projected housing needs (see **Table HE-39**). The RHNP allocates the RHNA based on household income groupings over the five-year planning period for each specific jurisdiction’s Housing Element.

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TABLE HE-39
REGIONAL HOUSING NEEDS ALLOCATION PROGRESS (2007–2014)

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: HCD Regional Housing Needs Plan for Amador County; City of Ione, 2009

Notes:

¹ Building Permits (26 in 2007, 2 in 2008 and 5 in 2009)

The intent of the RHNA is to ensure that local jurisdictions address their fair share of the housing needs for the entire region. Additionally, a major goal of the RHNA is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNA jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community. **Table HE-39** provides the RHNA target for the planning period 2007 to 2014.

Based on the above projections, the City of Ione will need to allow for 25 housing units affordable to 25 extremely low- and low-income households to comply with the City's regional allocation targets for these income levels. In addition, the City will have to allow for 43 housing units available to moderate-income households and 99 units to above moderate-income households. A total of 228 new housing units have been allocated by HCD for the City of Ione from 2007 through 2014.

As of February 2009, there have not been any housing units affordable to very low- and low-income households constructed, but 33 market-rate building permits have been granted. As a result of the limited building production since 2007, the City will need an additional 86 housing units affordable to lower-income households and 109 housing units affordable to moderate- and above moderate-income households to meet the City's 2007–2014 RHNA. However, the City currently has the vacant land capacity to accommodate all of the City's RHNA need. See **Table HE-41** for a complete list of available sites to meet the City's 2007–2014 RHNA.



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4.0 ADEQUATE SITES

This section provides the inventory of vacant land that is available in the City of Ione for both multifamily and single-family residential development. **Table HE-41** provides the number of acres, zoning, unit potential, and availability of infrastructure for all vacant acreage not earmarked for a pending project in Ione.

The City is currently going through a General Plan and Zoning Code update, and both will be adopted prior to or simultaneously with the adoption of the Housing Element. As part of this update, sites 1, 7, and 8 will be rezoned (See **Table HE-41**). Site 1 is 7.0 acres and will be rezoned from the R-1a zone to the R-4. Sites 7 and 8 totaling 1.4 acres will be rezoned from the C-1 zone to the R-2 zone. As shown in **Table HE-41**, the rezoning of these sites is not necessary to meet the City's RHNA.

After this rezone, there will be a total of 16.30 vacant acres zoned for multifamily residential development or otherwise called out in the General Plan for high density residential development. The acreage has the capacity for 196 units available for multifamily development at the City's default density of 15 units per acre set by HCD. The City has 31.07 acres of vacant land available for single-family development. This would allow for a capacity of 300 units if built at maximum densities. The rezoning of sites 1, 7 and 8 (see **Table HE-41**) is not required to meet the City's RHNA.

Realistic Capacity. The Zoning Districts and General Plan land use designations are shown for each site and are used to determine the realistic unit capacity of each site. Realistic capacity was determined by multiplying the number of acres by the maximum density for the site, and then 80 percent of that result was used as the final realistic unit number. The 80 percent assumption was derived from sample developments of what could happen in Ione based upon market conditions and would be consistent with the General Plan and Zoning District designations.

- Jose's Place, a 44-unit affordable project, was built on 2.43 acres in the Planned Development (PD) zone which has a High Density General Plan Designation. This project contained 44 units showing a capacity of 18 units per acre, which is 72 percent of the maximum density for this site.
- 115 Clay Street was built on .307 acres in the Commercial Transition (CT) zone and contained 4 units, showing a development capacity of 13 units per acre or 87 percent of the maximum development capacity.
- 306 South Church Street was built on .537 acres in the Light Commercial (C-1) zone and contained 20 units, showing a development capacity of 161 percent. This project developed at 37 units per acre.
- 25 North Ione Street was built on .29 acres in the Central Business (C-2) zone. This project contained 8 units which showed a capacity of 110 percent. This project was developed at 27 units per acre.

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- 421 to 463 Foothill Blvd. was built on 1.196 acres in the Planned Development (PD) zoning district. The project had 20 units, showing a capacity of 111 percent. This project was developed at 16 units per acre.

Environmental Constraints.

Amador County lies between two seismically active regions in the western United States. Tectonic stresses associated with the North American Pacific Plate boundary can generate damaging earthquakes along faults to the west of the County. Eastern Amador County borders the Basin and Range provinces that entail most of Nevada and western Utah. This area is riddled with active faults that are responsible for and form the boundary between each basin or valley and the neighboring mountain range.

Although Amador County has felt ground shaking from earthquakes with epicenters located elsewhere, no major earthquakes have been recorded within the county. Notable regional earthquake events include those detailed below. It is unknown whether damages occurred within Amador County and to what extent these events were actually felt by county residents. The entirety of Amador County, including the Planning Area, is shown as being located in a relatively low intensity ground shaking zone and does not pose a constraint to any of the sites listed in the inventory below (**Table HE-41**).

In addition, the site inventory contains a description of additional constraints on each site. None of the associated constraints identified limit the realistic capacity stated in **Table HE-41**.

Table HE-40 compares the City of Ione's RHNA to the site inventory capacity. Including the credit of 33 building permits and the site inventory capacity (including the rezoning of 8.4 acres), the City has a surplus of 110 units available to extremely low-, very low-, and low-income households, 83 units available to moderate-income households, and 97 units available to above moderate-income households, a total surplus of 290 units. **Table HE-41** provides the characteristics of the available sites for the development of single-family homes and multifamily units. There is a potential for 290 single-family dwelling units and 196 multifamily dwelling units.

TABLE HE-40
COMPARISON OF REGIONAL GROWTH NEED AND RESIDENTIAL SITES

Income Group	Total RHNA	Building Permits	Remaining RHNA	Site Inventory Capacity	RHNA Surplus
Extremely Low	25	0	25	196	110
Very Low	25	0	25		
Low	36	0	36		
Moderate	43	0	43	126	83



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Income Group	Total RHNA	Building Permits	Remaining RHNA	Site Inventory Capacity	RHNA Surplus
Above Moderate	99	33 ¹	66	163	97
Total	228	33	195	496	290

Source: HCD Regional Housing Needs Plan for Amador County; City of Ione, 2009

Notes:

¹ *Building Permits (26 in 2007, 2 in 2008 and 5 as of March 2009)*

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TABLE HE-41
AVAILABLE LAND INVENTORY

Site #	APN	Existing GP/ Land Use	Allowable Density	Proposed GPLU	Existing Zoning	Proposed Zoning	Acres	80% capacity	Infra-structure	Environ-mental Constraints	Income Range
1	004-290-002	SP/RV	15.1-25.0	RH	R-1a	R-4 ¹	7.0	84 ³	Yes ⁴	None	VL/L
2	004-030-009	SP/RV	15.1-25.0	RH	PD	PD ²	9.3	112 ³	Yes ⁴	None	VL/L
Total High Density Sites							16.3	196			VL/L
3	011-150-021	SP/RV	15.1-25.0	RH	PD	PD ²	6.78	81 ³	Yes ⁴	None	Mod
4	004-010-039	RM/RV	3.1-15.0	RL	R-2	R-2	0.52	6	Yes	None	Mod
5	004-010-038	RM/RV	3.1-15.0	RL	R-2	R-2	0.37	4	Yes	None	Mod
6	005-320-038-501	SP/RV	3.1-15.0	RM	PD	PD	2.64	25	Yes	100 Year flood plain	Mod
7	004-262-002	SP/RV	3.1-15.0	DT	C-1	R-2 ¹	0.91	10 ⁵	Yes	Steep Slope	Mod
8	004-262-003	SP/RV	3.1-15.0	DT	C-1	R-2 ¹	0.46		Yes	None	Mod
Total Medium Density Sites							11.68	126			Mod
9	0040220010	RV	2.1-7.0	RL	R-1a	R-1a	0.58	3	Yes	None	Abv Mod
10	0040700200	RV	2.1-7.0	RL	R-1a	R-1a	0.20	1	Yes	100 Year flood plain	Abv Mod
11	0040700210	RV	2.1-7.0	RL	R-1a	R-1a	0.17	1	Yes	100 Year flood plain	Abv Mod
12	0040700350	RV	2.1-7.0	RL	R-1a	R-1a	0.57	3	Yes	100 Year flood plain	Abv Mod
13	0040700340	RV	2.1-7.0	RL	R-1a	R-1a	0.43	2	Yes	100 Year flood plain	Abv Mod
14	0040700360	RV	2.1-7.0	RL	R-1a	R-1a	0.20	1	Yes	100 Year flood plain	Abv Mod
15	0040700330	RV	2.1-7.0	RL	R-1a	R-1a	0.31	2	Yes	100 Year flood plain	Abv Mod
16	4070032000	RV	2.1-7.0	RL	R-1a	R-1a	0.31	2	Yes	100 Year flood	Abv Mod



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Site #	APN	Existing GP/ Land Use	Allowable Density	Proposed GPLU	Existing Zoning	Proposed Zoning	Acres	80% capacity	Infra-structure	Environ-mental Constraints	Income Range
										plain	
17	0040700310	RV	2.1-7.0	RL	R-1a	R-1a	0.29	2	Yes	100 Year flood plain	Abv Mod
18	0040700300	RV	2.1-7.0	RL	R-1a	R-1a	0.28	2	Yes	100 Year flood plain	Abv Mod
19	0040700370	RV	2.1-7.0	RL	R-1a	R-1a	0.14	1	Yes	100 Year flood plain	Abv Mod
20	0040700380	RV	2.1-7.0	RL	R-1a	R-1a	0.18	1	Yes	100 Year flood plain	Abv Mod
21	0040700220	RV	2.1-7.0	RL	R-1a	R-1a	0.23	1	Yes	None	Abv Mod
22	0040700230	RV	2.1-7.0	RL	R-1a	R-1a	0.23	1	Yes	None	Abv Mod
23	0040700390	RV	2.1-7.0	RL	R-1a	R-1a	0.15	1	Yes	None	Abv Mod
24	0040700400	RV	2.1-7.0	RL	R-1a	R-1a	0.16	1	Yes	100 Year flood plain	Abv Mod
25	0040700190	RV	2.1-7.0	RL	R-1a	R-1a	0.30	2	Yes	None	Abv Mod
26	0040700180	RV	2.1-7.0	RL	R-1a	R-1a	0.25	1	Yes	None	Abv Mod
27	0040700170	RV	2.1-7.0	RL	R-1a	R-1a	0.15	1	Yes	None	Abv Mod
28	0040700160	RV	2.1-7.0	RL	R-1a	R-1a	0.20	1	Yes	None	Abv Mod
29	0040700150	RV	2.1-7.0	RL	R-1a	R-1a	0.19	1	Yes	None	Abv Mod
30	0040800050	RV	2.1-7.0	RL	R-1a	R-1a	0.40	2	Yes	100 Year flood plain	Abv Mod
31	0040700140	RV	2.1-7.0	RL	R-1a	R-1a	0.16	1	Yes	100 Year flood plain	Abv Mod
32	0040410410	RV	2.1-7.0	RL	R-1a	R-1a	0.69	4	Yes	None	Abv Mod
33	0043400090	RV	2.1-7.0	RL	R-1a	R-1a	0.51	3	Yes	100 Year flood plain	Abv Mod
34	0043400080	RV	2.1-7.0	RL	R-1a	R-1a	0.20	1	Yes	100 Year flood plain	Abv Mod
35	0043400120	RV	2.1-7.0	RL	R-1a	R-1a	0.21	1	Yes	100 Year flood	Abv Mod

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Site #	APN	Existing GP/ Land Use	Allowable Density	Proposed GPLU	Existing Zoning	Proposed Zoning	Acres	80% capacity	Infra-structure	Environ-mental Constraints	Income Range
										plain	
36	0043400130	RV	2.1-7.0	RL	R-1a	R-1a	0.33	2	Yes	100 Year flood plain	Abv Mod
27	0043400070	RV	2.1-7.0	RL	R-1a	R-1a	0.17	1	Yes	100 Year flood plain	Abv Mod
28	0043400140	RV	2.1-7.0	RL	R-1a	R-1a	0.31	2	Yes	100 Year flood plain	Abv Mod
29	0043400150	RV	2.1-7.0	RL	R-1a	R-1a	0.41	2	Yes	100 Year flood plain	Abv Mod
40	0043400060	RV	2.1-7.0	RL	R-1a	R-1a	0.17	1	Yes	100 Year flood plain	Abv Mod
41	0043400160	RV	2.1-7.0	RL	R-1a	R-1a	0.31	2	Yes	100 Year flood plain	Abv Mod
42	0043400320	RV	2.1-7.0	RL	R-1a	R-1a	0.21	1	Yes	100 Year flood plain	Abv Mod
43	0043400310	RV	2.1-7.0	RL	R-1a	R-1a	0.18	1	Yes	100 Year flood plain	Abv Mod
44	0043400050	RV	2.1-7.0	RL	R-1a	R-1a	0.17	1	Yes	100 Year flood plain	Abv Mod
45	0043400300	RV	2.1-7.0	RL	R-1a	R-1a	0.20	1	Yes	100 Year flood plain	Abv Mod
46	0043400330	RV	2.1-7.0	RL	R-1a	R-1a	0.18	1	Yes	100 Year flood plain	Abv Mod
47	0043400040	RV	2.1-7.0	RL	R-1a	R-1a	0.16	1	Yes	100 Year flood plain	Abv Mod
48	0043400290	RV	2.1-7.0	RL	R-1a	R-1a	0.15	1	Yes	100 Year flood plain	Abv Mod
49	0043400340	RV	2.1-7.0	RL	R-1a	R-1a	0.17	1	Yes	100 Year flood plain	Abv Mod
50	0043400180	RV	2.1-7.0	RL	R-1a	R-1a	0.21	1	Yes	100 Year flood plain	Abv Mod



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Site #	APN	Existing GP/ Land Use	Allowable Density	Proposed GPLU	Existing Zoning	Proposed Zoning	Acres	80% capacity	Infra-structure	Environ-mental Constraints	Income Range
51	0043400030	RV	2.1-7.0	RL	R-1a	R-1a	0.17	1	Yes	100 Year flood plain	Abv Mod
52	0043400190	RV	2.1-7.0	RL	R-1a	R-1a	0.32	2	Yes	100 Year flood plain	Abv Mod
53	0043400350	RV	2.1-7.0	RL	R-1a	R-1a	0.17	1	Yes	100 Year flood plain	Abv Mod
54	0043400020	RV	2.1-7.0	RL	R-1a	R-1a	0.17	1	Yes	100 Year flood plain	Abv Mod
55	0043400200	RV	2.1-7.0	RL	R-1a	R-1a	0.19	1	Yes	100 Year flood plain	Abv Mod
56	0043400360	RV	2.1-7.0	RL	R-1a	R-1a	0.18	1	Yes	100 Year flood plain	Abv Mod
57	0043400010	RV	2.1-7.0	RL	R-1a	R-1a	0.17	1	Yes	100 Year flood plain	Abv Mod
58	0043400250	RV	2.1-7.0	RL	R-1a	R-1a	0.21	1	Yes	100 Year flood plain	Abv Mod
59	0043400220	RV	2.1-7.0	RL	R-1a	R-1a	0.22	1	Yes	100 Year flood plain	Abv Mod
60	0043400240	RV	2.1-7.0	RL	R-1a	R-1a	0.20	1	Yes	100 Year flood plain	Abv Mod
61	0043400230	RV	2.1-7.0	RL	R-1a	R-1a	0.29	2	Yes	100 Year flood plain	Abv Mod
62	0042710060	RV	2.1-7.0	RL	R-1a	R-1a	0.42	2	Yes	Steep Slope	Abv Mod
63	0041600040	RV	2.1-7.0	RL	R-1a	R-1a	0.15	1	Yes	None	Abv Mod
64	0042710070	RV	2.1-7.0	RL	R-1a	R-1a	0.75	4	Yes	Steep Slope	Abv Mod
65	0041580030	RV	2.1-7.0	RL	R-1a	R-1a	0.44	2	Yes	Steep Slope	Abv Mod
Total Low Density R-1a Sites							15.06	84			
66	0040620010	RV	2.1-7.0	RL	R-1b	R-1b	0.75	4	Yes	None	Abv Mod
67	0040500120	RV	2.1-7.0	RL	R-1b	R-1b	0.28	2	Yes	None	Abv Mod

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Site #	APN	Existing GP/ Land Use	Allowable Density	Proposed GPLU	Existing Zoning	Proposed Zoning	Acres	80% capacity	Infra-structure	Environ-mental Constraints	Income Range
68	0040410620	RV	2.1-7.0	RL	R-1b	R-1b	0.18	1	Yes	None	Abv Mod
69	0053380040	RV	2.1-7.0	RL	R-1b	R-1b	0.16	1	Yes	None	Abv Mod
70	0053370180	RV	2.1-7.0	RL	R-1b	R-1b	0.21	1	Yes	None	Abv Mod
71	0042200250	RV	2.1-7.0	RL	R-1b	R-1b	0.68	4	Yes	100 Year flood plain	Abv Mod
72	0042200170	RV	2.1-7.0	RL	R-1b	R-1b	0.25	1	Yes	100 Year flood plain	Abv Mod
73	0042020110	RV	2.1-7.0	RL	R-1b	R-1b	0.50	3	Yes	100 Year flood plain	Abv Mod
74	0042200200	RV	2.1-7.0	RL	R-1b	R-1b	0.40	2	Yes	100 Year flood plain	Abv Mod
75	0042200180	RV	2.1-7.0	RL	R-1b	R-1b	0.51	3	Yes	100 Year flood plain	Abv Mod
76	0053320280	RV	2.1-7.0	RL	R-1b	R-1b	0.28	2	Yes	100 Year flood plain	Abv Mod
77	0053340180	RV	2.1-7.0	RL	R-1b	R-1b	0.20	1	Yes	None	Abv Mod
78	0053350010	RV	2.1-7.0	RL	R-1b	R-1b	0.32	2	Yes	None	Abv Mod
79	0041300460	RV	2.1-7.0	RL	R-1b	R-1b	0.21	1	Yes	None	Abv Mod
80	0041300520	RV	2.1-7.0	RL	R-1b	R-1b	0.24	1	Yes	None	Abv Mod
81	0053360130	RV	2.1-7.0	RL	R-1b	R-1b	0.30	2	Yes	None	Abv Mod
82	0053370090	RV	2.1-7.0	RL	R-1b	R-1b	0.16	1	Yes	None	Abv Mod
83	0053370250	RV	2.1-7.0	RL	R-1b	R-1b	0.19	1	Yes	None	Abv Mod
84	0053380010	RV	2.1-7.0	RL	R-1b	R-1b	0.19	1	Yes	None	Abv Mod
85	0053370200	RV	2.1-7.0	RL	R-1b	R-1b	0.25	1	Yes	None	Abv Mod
86	0053370120	RV	2.1-7.0	RL	R-1b	R-1b	0.17	1	Yes	None	Abv Mod
87	0053370130	RV	2.1-7.0	RL	R-1b	R-1b	0.19	1	Yes	None	Abv Mod
88	0053370140	RV	2.1-7.0	RL	R-1b	R-1b	0.18	1	Yes	None	Abv Mod



APPENDIX B: HOUSING NEEDS ASSESSMENT

Site #	APN	Existing GP/ Land Use	Allowable Density	Proposed GPLU	Existing Zoning	Proposed Zoning	Acres	80% capacity	Infra-structure	Environ-mental Constraints	Income Range
89	0051300020	RV	2.1-7.0	RL	R-1b	R-1b	1.67	9	Yes	100 Year flood plain	Abv Mod
90	0042020130	RV	2.1-7.0	RL	R-1b	R-1b	0.50	3	Yes	None	Abv Mod
91	0041900040	RV	2.1-7.0	RL	R-1b	R-1b	4.15	23	Yes	100 Year flood plain	Abv Mod
92	0042470060	RV	2.1-7.0	RL	R-1b	R-1b	0.12	1	Yes	None	Abv Mod
93	0041060210	RV	2.1-7.0	RL	R-1b	R-1b	0.28	2	Yes	None	Abv Mod
94	0041060150	RV	2.1-7.0	RL	R-1b	R-1b	0.11	1	Yes	None	Abv Mod
95	0051300390	RV	2.1-7.0	RL	MP	MP	0.49	3	Yes	None	Abv Mod
Total Low Density R-1b Sites							14.12	79			

Source: City of Ione, February 2009

Notes: Default density assumed when calculating realistic capacity.

The majority of sites included in the inventory have infrastructure available and the City has included Actions H-2.2.3 and Action H-2.2.4 to ensure capacity by the end of the 2007-2014 planning period.

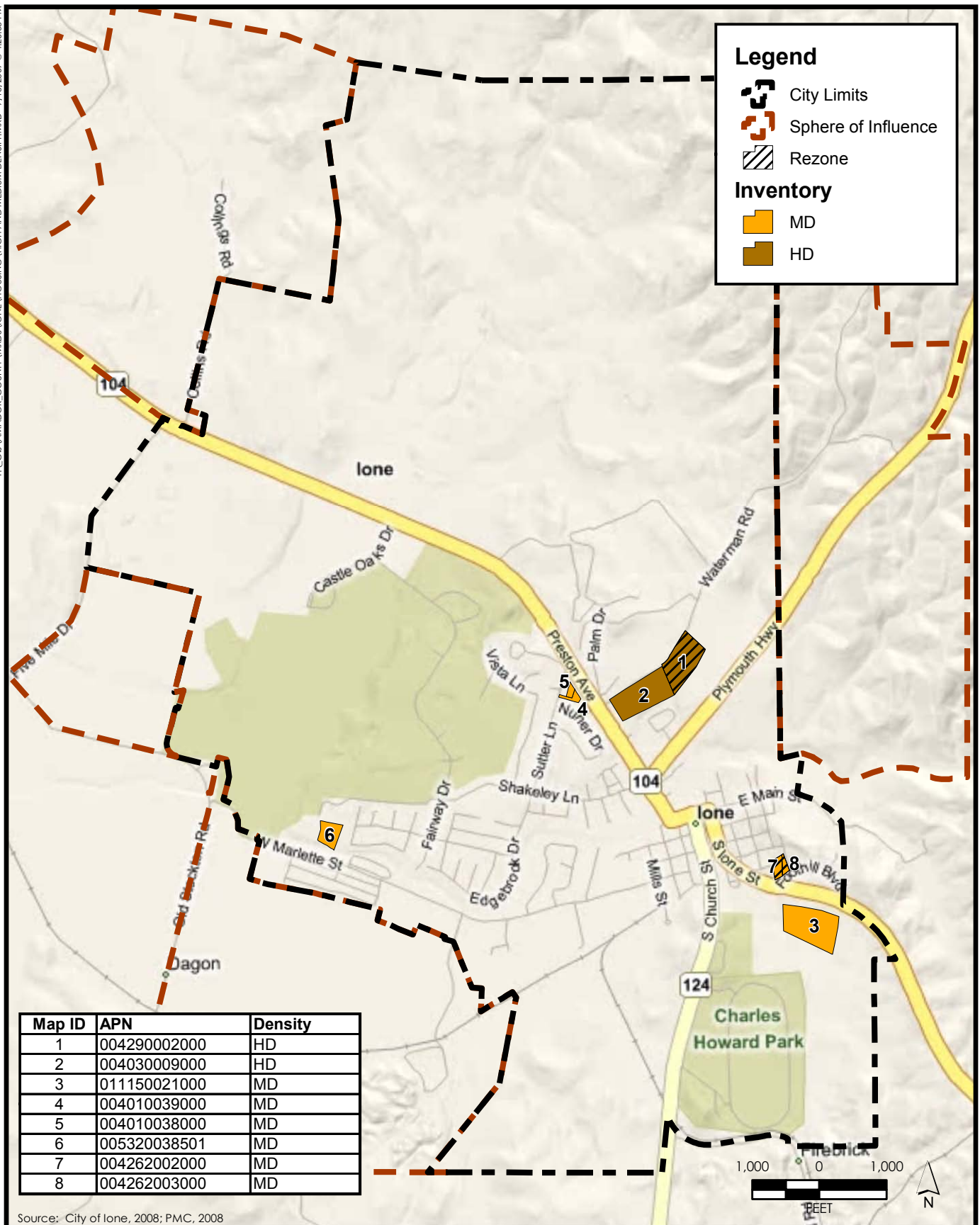
¹ These sites will be rezoned as part of the Zoning Code update in August 2009. This rezone is not required to meet the City's RHNA.

² These sites will have stipulations requiring development to be at a minimum of 15 units per acre (default density used for this site).

³ Capacity is based on minimum units per acre (15.01 units/ acre) and a capacity of 80 percent.

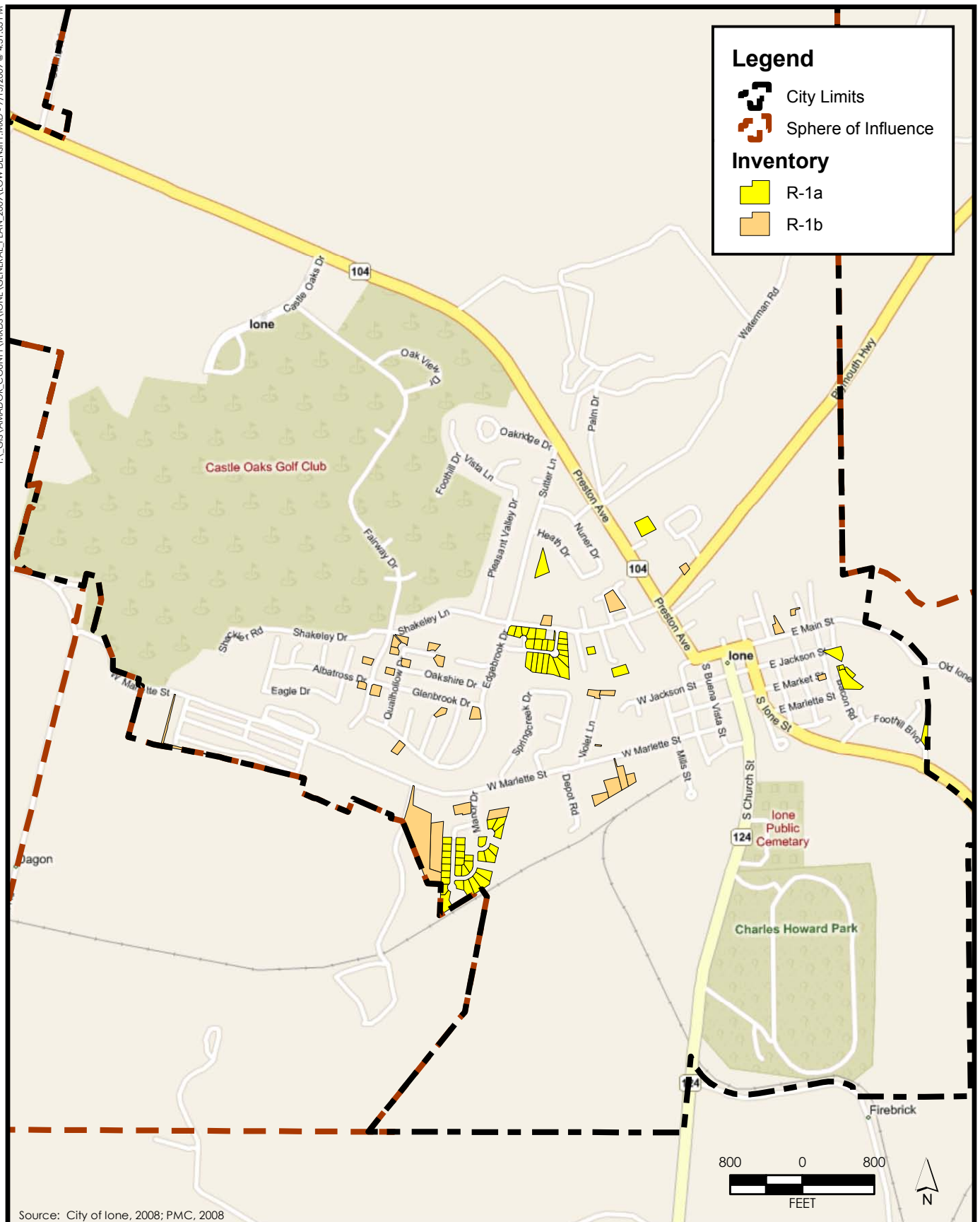
⁴ See Action H-2.2.4 for more information on capacity for these sites.

⁵ Washington Place (4 single-family units and 2 multifamily units) has a tentative map approved and entitlements will expire in November 2009. This project will be affordable to moderate income households because of the typical land values in that specific area. The two sites (004-262-002 and 004-262-003) will be rezoned from C-1 to R-2.



City of Lone
Planning Department

High and Medium Density Site Map



City of Ione
Planning Department

Low Density Site Map



5.0 HOUSING CONSTRAINTS

Various interrelated factors can constrain the ability of the private and public sectors to provide adequate housing and meet the housing needs for all economic segments of the community. These factors can be divided into two categories: (1) non-governmental and (2) governmental. Non-governmental constraints consist of land availability, the environment, vacancy rates, land cost, construction costs, and availability of financing. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing.

NON-GOVERNMENTAL CONSTRAINTS

Land Availability. The City is located in the southwestern portion of Amador County where the foothills of the Sierra Nevada meet the Central Valley. Elevations in the City range from 250 to 600 feet above sea level. State Highways 124 and 104 bisect the City in a generally north-south direction.

Infrastructure. Infrastructure is available throughout the City. Currently, the only infrastructure constraint stems from water and wastewater facilities running at nearly capacity. The City currently has water and wastewater capacity to meet the majority of its 2007-2014 RHNA allocation has included Actions H-2.2.3 and H-2.2.4 to ensure capacity by the end of the 2007-2014 planning period.

Sewer Infrastructure. The City provides for stormwater and wastewater collection, as well as the treatment system for the wastewater. A secondary treatment plant processes the wastewater for users within the City. The existing Waste Water Treatment Plant has a capacity of 0.41 mgd. As of 2006, the plant was operating at 0.388 mgd. The secondary treatment plant is operating very near capacity. The City also has a tertiary treatment plant that was brought on line in the early 1990s and is designed to process up to 0.8 million gallons per day (mgd) of secondary effluent received from another agency.

The City is in the process of developing a Wastewater Master Plan and Environmental Impact Report that will identify necessary improvements and a plan for implementing these improvements to alleviate the existing constraints. Current planning envisions the construction of a treatment plant with primary/secondary/tertiary components for users within the City. The existing stand-alone tertiary facility would be retained for treatment of effluent received from the other agency. The Wastewater Master Plan is being planned and programmed, on a phased basis, based upon the carrying capacity contemplated in the updated General Plan. The intent is that once the existing capacity issues are addressed, as new development occurs, improvements are made to the facility well in advance of demand from new development so that by the time any units come on line, there will be sufficient capacity.

The Phase 1 improvements will increase capacity to a total of 0.8 mgd. A future Phase 2 expansion (prior to 2030) will take the capacity of the system to 1.6 mgd. The Master Plan for sewer services is in administrative draft and will be released for public comment, concurrently with a



APPENDIX B: HOUSING NEEDS ASSESSMENT

project/program EIR in Fall 2009. The City anticipates starting construction of the Phase 1 improvements in 2010/2011. The City is committed to ensuring that there is capacity to meet its fair share allocation for the 2007- 2014 planning period (Action H-2.2.4)

To comply with Senate Bill 1087, the City will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

Domestic Water. The domestic water system for the City is owned and operated by the Amador Water Agency and serves the City and surrounding area from a 2.5 mgd treatment plant. The State of California has reserved 1.33 mgd of treatment plant capacity for its facilities (Mule Creek Prison, Preston School of Industry, and CAL FIRE) and the remaining 1.2 mgd is for residential, industrial, public, and commercial use. This facility is nearing capacity, although recent improvements to the facility and completion of a new water storage tank have provided near-term capacity improvements.

Amador Water Agency is in the process of developing a plan for increasing the availability of domestic water to the Ione area. A multitude of options are being investigated, including a new regional treatment facility at Tanner (which would replace the Ione WTP), improvements to the local treatment facility, or some combination of the two. The Agency is in the beginning stages of an analysis to determine the interim improvements that can be constructed at the Ione WTP and the associated costs per EDU (by specific interim improvement). The Agency is also considering creation of a Community Facilities District to pay for construction of the new Tanner WTP.

The City will continue to work collaboratively with Amador Water Agency to identify both short and long-term viable and cost effective solutions to maintaining potable water availability in the City (Action H-2.2.3).

Natural Gas and Electricity. Natural gas and electricity are available throughout the City and are provided by Pacific Gas & Electric (PG&E).

Land Cost. The cost of residential land directly impacts the cost for a new home and is considered a non-governmental constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain City approvals for the largest number of lots allowable on a parcel of undeveloped land. This allows the developer to distribute the costs for infrastructure improvements (e.g., streets, sewer lines, water lines) over the maximum number of lots. A review of land in Ione in February 2009, using loopnet.com, revealed that the average raw land cost for a residential site was approximately \$27,800 per acre.

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Construction Costs. Construction costs can vary widely depending on the type of development. Multiple-family residential housing generally costs less per unit to construct than single-family housing.

Labor and materials cost also have a direct impact on housing costs and make up the main component of housing costs. Residential constructions costs vary greatly depending on the quality of materials used and the size of the home being constructed.

Using current pricing sources, the average costs for a newly constructed 2,000-square-foot single-family home in the region would be calculated as follows:

Material	\$120,000.00
Labor	\$123,252.00
<u>Equipment</u>	<u>\$4,303.00</u>
<u>Contractor Markup</u>	<u>\$34,286.00</u>
Per Home Costs, Total (land not included)	\$295,281.00

(Source: Building-cost.net, January 2009)

Availability of Financing. The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordable priced housing in Ione. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been successfully developed or marketed at lower interest rates. Over the past few years, the interest rate has been very low, dipping to between 5 and 6 percent over the last year. Persons who would be unable to purchase housing at a higher interest rate can now qualify for a home loan. However, housing prices in the City remain too high for persons of lower incomes, even with the low interest rate.

The median sales price for a single-family home in Ione in 2008 was \$269,990. **Table HE-42** illustrates the loan amount a household may qualify for based on their annual income at various interest rates.

TABLE HE-42
LOAN AMOUNT BY ANNUAL HOUSEHOLD INCOME

Annual Income	Interest Rate	6%	7%	8%	9%	10%
\$30,000	House Price	\$102,060	\$93,690	\$86,310	\$79,740	\$74,070
	Monthly Payment	\$795	\$791	\$788	\$785	\$783



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Annual Income	Interest Rate	6%	7%	8%	9%	10%
\$40,000	House Price	\$135,990	\$124,830	\$114,930	\$106,290	\$98,640
	Monthly Payment	\$1,059	\$1,054	\$1,050	\$1,046	\$1,042
\$50,000	House Price	\$170,100	\$156,150	\$143,820	\$133,020	\$123,390
	Monthly Payment	\$1,325	\$1,319	\$1,313	\$1,309	\$1,304
\$60,000	House Price	\$204,210	\$187,380	\$172,620	\$159,570	\$148,140
	Monthly Payment	\$1,590	\$1,582	\$1,576	\$1,570	\$1,565
\$70,000	House Price	\$238,050	\$218,520	\$201,240	\$184,120	\$172,710
	Monthly Payment	\$1,854	\$1,845	\$1,837	\$1,831	\$1,825
\$80,000	House Price	\$272,250	\$249,840	\$230,220	\$212,850	\$197,460
	Monthly Payment	\$2,120	\$2,110	\$2,101	\$2,094	\$2,087

Source: <http://www.mortgage101.com> home affordability calculator

Note: Loans are considered to be 30-year fixed with a 10% down payment. The ratio of housing cost to income is set to 28%, hazard insurance is calculated based on yearly fee of 0.4% of the loan amount, property tax is 1% of the purchase price per year, mortgage insurance is calculated based on a yearly fee of 0.5% of the loan amount, and closing costs are calculated based on 3% of the loan.

GOVERNMENTAL CONSTRAINTS

Land Use Controls. The Ione General Plan establishes policies that guide new development including residential development. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the City. The land use designations established by the 1982 General Plan that allow single-family and multifamily residential developments are identified in **Table HE-43**.

TABLE HE-43
GENERAL PLAN RESIDENTIAL DESIGNATIONS

Designation	Description
Rural Residential (RR)	Rural residential uses where full city services may not be required under specific circumstances. This use may be more suitable for development in uneven terrain or where water or sewage system services may not be provided for in the foreseeable future. Please note that there is no RS land use designations within the city limits. The RS land use designations is only identified in the sphere of influence.
Low Density Residential (RL)	Designates urban residential uses for which full services, including but not limited to public water and sewage facilities, city roads, and police and fire protection, are provided.

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Designation	Description
Medium Density Residential (RM)	Multifamily units or apartments with full services provided. Preferred locations are adjacent to community commercial areas and recreational facilities, with access to major roads and/or public transportation, and where adequate parking can be provided.
Special Planning (SP)	Designation that allows residential, commercial, and industrial uses in areas that might otherwise be limited in their development potential due to natural constraints.

Source: City of Ione 1982 General Plan

Table HE-44 provides an estimate of the population density and land use category.

TABLE HE-44
POPULATION DENSITY ESTIMATES BY LAND USE CATEGORY

Land Use Category	Minimum Residential Density (du/ac)	Maximum Residential Density (du/ac)	Minimum Population Density (people/ac)	Maximum Population Density (people/ac)	Maximum Estimated Population
Rural Residential	0.1	2.0	0.3	5.3	1,790
Low Density Residential	2.1	7.0	5.5	18.5	12,003
Medium Density Residential	7.1	15	18.7	23.4	702
High Density Residential	15.1	25.0 ¹	23.6	39.0	1,092
Central Business District	7.1	25.0 ¹	18.7	39.0	1,221
Downtown Transition	3.1	25.0 ¹	8.2	39.0	450
Maximum Total Estimated Population					17,258

Notes:

Assumptions: Single family units are assumed to have 2.64 people per household and multi-family units are assumed to have 1.56 people per household, based on U.S. Census 2000 data. Population densities are rounded to the nearest tenth.

¹ Density bonus consistent with State law may be allowed to exceed the 25.0 unit per acre maximum.

The City of Ione Zoning Code includes six residential zones and the Planned Development Zone to provide flexibility in terms of land uses and density, shown in **Table HE-45**. In addition, multifamily residential development is also allowed by right in many commercial zones in the City. Residential, commercial, and planned development zoning are intended to regulate the development of housing by identifying areas of the City appropriate for residential uses and a variety of housing densities.



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TABLE HE-45
ZONING DESIGNATIONS IN WHICH RESIDENTIAL USES ARE ALLOWED

District	Description	
R-1a	One-Family Dwelling Zone	This district should be applied to areas that are primarily residential, consisting of one-family dwellings. This district also provides for public and quasi-public uses, such as schools, churches, and nurseries.
R-1b	One-Family Dwelling Zone	This district should be applied to areas that are semi-rural but primarily residential in nature, and supportive of small-scale animal keeping. Residential dwelling types consist of single-family dwellings. This district also provides for public and quasi-public uses, such as schools, churches, and nurseries.
R-1c	One-Family Dwelling Zone	This district should be applied to areas that are primarily semi-rural in nature, consisting of single-family dwellings. This district also provides for public and quasi-public uses, such as schools, churches, and nurseries.
R-2	Limited Multiple-Family Dwelling Zone	This district should be applied to areas intended for the development of higher density single-family homes (attached or detached) and medium density homes, such as condominiums, duplexes, tri-plexes, and four-plexes. This district also provides for public and quasi-public uses, such as schools, churches, and nurseries.
R-3	Multiple-Family Dwelling Zone	This district should be applied to areas intended for the development of higher density single-family homes (attached or detached) and medium density homes, such as condominiums, duplexes, tri-plexes, and four-plexes, in addition to multiple-family housing, such as apartment complexes. This district also provides for public and quasi-public uses, such as schools, churches, and nurseries.
R-4	High Density Multiple-Family Dwelling Zone	This district should be applied to areas intended for the development of higher density single-family and medium to higher density homes, such as condominiums, duplexes, tri-plexes, and four-plexes, in addition to multiple-family housing, such as apartment complexes. This district also provides for public and quasi-public uses, such as schools, churches, and nurseries.
MP	Mobile Home Park Zone	Provides for the development of mobile home parks and/or the placement of mobile homes on individual lots within an approved subdivision of lots to accommodate mobile homes as the primary dwelling unit. The MP Zone also allows for the development of associated support uses, such as community centers, parks, and common areas as part of both mobile home parks and mobile home subdivisions.

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District	Description	
C-1	Light Commercial Zone	This district is applied to areas that consist primarily of light commercial uses and office development. It additionally provides for public uses, clubs, institutions, and other similar uses. Two-, three-, and four-family developments and multiple-family housing is provided for. One-family and two-family residential development is also conditionally allowed.
C-2	Central Business District Commercial Zone	This district is also applied to areas that consist primarily of commercial and office development, public uses, clubs, institutions, and other similar uses. It is intended primarily for Central Business District Commercial Uses. Three- and four-family developments and multiple-family housing is provided for. Unlike the C-1 district, it does not allow for one-family and two-family residential development.
C-3	Heavy Commercial Zone	This district is applied to areas that consist primarily of heavy commercial use and light industrial uses such as processing, packing, and facilities for motor freight transportation. This district also accommodates three- and four-family developments and multiple-family housing.
A	Agricultural Zone	This district is intended to preserve land for agricultural use and operations and to discourage the premature conversion of agricultural land to urban uses. The district allows for a range of agricultural and compatible uses on large tracks of land, such as raising and grazing of livestock, poultry, or other animals; growing and harvesting of trees, fruits, vegetables, flowers, grains, or other crops; storage, packing or processing of agricultural products produced on the property, without changing the nature of the products; sale on the property of products produced thereon, provided that such uses are carried on by residential use thereof, and are not a nuisance to the contiguous properties; and one-family dwellings and one guesthouse, with the renting of not more than one room.
P-D	Planned Development Zone	The purpose of the P-D district is to provide procedures for the consideration and regulation of areas suitable for proposed comprehensive development with detailed development plans and of those areas that require special planning to provide for appropriate planned development in harmony with their natural features and other environmental consideration. (Ord. 216 §2 (part), 1980: Ord. 51 §15D (A), 1958). The contents, requirements, and adoption and amendment procedures for Planned Developments are listed in section 17.10.070 (Planned Developments).

City of Ione Zoning Code, April 2009



APPENDIX B: HOUSING NEEDS ASSESSMENT

Table HE-46 illustrates General Plan and Zoning Code consistency.

TABLE HE-46
ZONING CONSISTENCY MATRIX

Zoning District Symbol	Zoning District Name/Description	General Plan Land Use Designation Implemented by Zoning District
Agricultural Zoning Districts		
A	Agricultural	Agricultural Transition, Agricultural/Mineral Resources
Residential Zoning Districts		
R-1a	One-family Dwelling	Residential Low Density
R-1b	One-family Dwelling	Residential Low Density
R-1c	One-family Dwelling	Residential Low Density
R-2	Limited Multiple-family Dwelling	Residential Low Density, Residential Medium Density
R-3	Multiple-family Dwelling	Residential Medium Density
R-4	High Density Multiple-family Dwelling	Residential Medium Density
M-P	Mobile Home Park	Residential Medium Density
Commercial and Industrial Zoning Districts		
C-1	Light Commercial	Central Business District, Neighborhood Commercial
C-2	Central Business Commercial	Central Business District, Neighborhood and Highway Commercial
C-3	Heavy Commercial	Central Business District, General Commercial, Light Industrial
M-1	Limited Manufacturing	General Commercial, Light Industrial, Industrial, Heavy Industrial
Special Purpose Zoning Districts		
S-P	Specific Plan	All
P-D	Planned Development	All
Overlay Zoning Districts		
H	Historic Overlay	All

Source: Ione General Plan; Zoning Code, 2009

Residential Development Standards. The City of Ione's Zoning Code is the primary guide for residential development. The code establishes standards and zoning that control the type, location,

APPENDIX B: HOUSING NEEDS ASSESSMENT



and density of residential development in Ione. The zoning regulations serve to protect and promote the health, safety, and general welfare of the community residents and also implement the goals and policies of the General Plan.

Part of these development controls include specific development standards. **Table HE-47** lists the development standards that are applied to residential development in the City. Setbacks for front, rear, and side yards are established in the City's Zoning Code and are listed in the table, as are height restrictions. The maximum height in all residential zones except the R-4 zone is 35 feet or two and a half stories; R-4 allows for up to 45 feet or three stories. Development standards for residential units in commercial zones must comply with the provisions applicable to the type of building proposed (i.e., one-family dwelling at R-1 standards; two-, three-, or four-family dwellings at R-2 and R-3 standards; all higher densities at R-4 standards). The City is planning to rezone three sites to the RH General Plan designation, one of which will be rezoned to the R-4 zone while the other two will remain PD, but will have programs requiring that they be developed at a minimum of 15 units per acre (see Action 2.2.2). **Planned Development Zoning District (PD).** The PD process is identical to the Specific Plan, but has fewer content requirements than a Specific Plan. The intent of a Planned Development district is to provide procedures for the consideration and regulation of areas suitable for proposed comprehensive development with detailed development plans and of those areas that require special planning to provide for appropriate planned development in harmony with their natural features and other environmental consideration. Ideal areas of the City for the establishment of new Planned Development zoning districts include medium and large residential subdivisions and areas identified in the Land Use Element as Policy Areas.

Because of their comprehensive nature and intent, Planned Developments provide a process for establishing unique and "stand-alone" development standards separate from those found in more "conventional," City-wide zoning districts. In effect, the PD is the zoning for the property, just like with Specific Plans.

All new Planned Developments require the establishment of a Master Plan that includes the following:

- A list of permitted, conditionally permitted, and prohibited uses;
- Performance and development requirements related to yards, lot area, intensity of development on each lot, parking, landscaping, and signs;
- Other design standards appropriate for the specific site and development;
- Legal description of property covered by the Master Plan; and
- Reasons for establishment of a Planned Development Master Plan on the particular property.

Additional contents may be required as determined by the City including, but not limited to, regulations relating to nonconforming lots, uses, structures, and signs; time, phasing, and sequence of development projects; infrastructure planning; and circulation planning.



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Affordable Housing Program: The Affordable Housing program provides opportunities for developing housing units affordable to lower-income persons in the community and does not act as a constraint to the over all development of housing. The goal of this program is to develop a mix of housing types targeted to a variety of income groups. This program provides flexibility and provides incentives for developers building in the City of 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.

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- 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;
- 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.



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TABLE HE-47
RESIDENTIAL LAND USE ZONES AND DENSITIES

Development Standard	A	R-1a	R-1b	R-1c	R-2	R-3	R-4
Setbacks (minimum)							
Front	25 ft			30 ft	20 ft		
Side	6 ft ^{1, 2}			15 ft ²	8 ft ²	5 ft ²	5 ft ²
Side – Street Side of Corner Lots	12 ft						8 ft
Side – Second Story Portions of Main Structures	13 ft ⁴				13 ft ³		15 ft
Rear	25 ft or 25% of the depth of the lot, whichever is less			30 ft	20 ft or 20% of the depth of the lot, whichever is less	15 ft	20 ft
Minimum Lot Area	7,000 sf per dwelling unit ⁵	7,000 sf per dwelling unit ^{5, 6}	6,500 sf per dwelling unit ^{5, 6}	10,000 sf per dwelling unit ^{5, 6}	3,000 sf per dwelling unit ^{5, 7}	1,500 sf per dwelling unit; minimum lot size: 10,000 sf	Between 1,000 sf and 3,000 sf per dwelling unit; minimum lot size: 15,000 sf
Minimum Development Density	n/a				6,500 sf per dwelling ⁵	3,000 sf per dwelling unit ⁵	n/a
Minimum Residential Ground Floor Area	n/a			1,500 sf ⁸	n/a		

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Development Standard	A	R-1a	R-1b	R-1c	R-2	R-3	R-4
Distance Between Buildings							
Between Buildings for Dwelling Purposes	6 ft				10 ft		
Between Accessory Buildings	6 ft						
Height (maximum)	45 ft/3 stories						45 ft/3 stories

Notes:

- The combined side yard setbacks shall be not less than 15 feet.*
- Within required side yards, at least one side shall provide 4 ft of unobstructed surface so as to allow unobstructed access from front yard to rear yard.*
- Where an R-2 District shares a property line with an R-1 District, second story portions of main structures shall be located no less than 20 ft from such shared property lines. (Ord. 368 §1(part) 2000; Ord. 252(part), 1984; Ord. 51 §6.04, 1958).*
- For development projects involving more than six dwelling units and that exceeding either 20 ft in height or are two stories or greater shall be setback from side and rear property lines no less than 50 feet. (Ord. 368 §1(part), 2000).*
- When a lot has less than herein required and was recorded at the time of passage of the Title, said lot may be occupied by not more than one dwelling unit. (Ord. 324 §2, 1992; Ord. 51 §5.00(A), §5.00(B), 1958).*
- In the R-1 zones, where a lot has an area of 12,000 square feet or more and with adequate provisions for ingress and egress, a Conditional Use Permit may be granted for the construction of additional one-family dwellings and allowable accessory buildings. However, the minimum site area shall be 6,000 square feet of lot area per each one-family dwelling.*
- In the R-2 zone, where a lot has an area of 9,000 square feet or more and with adequate provisions for ingress and egress, a Conditional Use Permit may be granted for the construction of additional family dwelling units and allowable accessory buildings. However, the minimum site area shall be 3,000 square feet of lot area per each family dwelling unit.*
- Exclusive of open porches or garages (Ord. 189 §2(part), 1977; Ord. 51 §5.00(C), 1958).*



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Parking. The City’s parking requirements for residential projects vary by the housing type. **Table HE-48** provides the parking requirements for residential developments. Single-family residential units are required to have two garage spaces and two additional spaces per unit. Multiple family residential units require one parking space per dwelling unit and either ½ or one additional off-street space. Senior units also require one parking space per dwelling unit and an additional off-street parking space if the unit is three or more bedrooms. The Zoning Code allows the required off-street parking spaces to be provided in a garage, under a carport, on an open dust-free surface, or any combination of these.

TABLE HE-48
RESIDENTIAL OFF-STREET PARKING STANDARDS

Land Use Type	Required Parking Requirements
Single-Family	2 spaces within a garage and 2 additional spaces for each unit
Multifamily	
Studio, one and two bedroom units	1 space/dwelling unit, plus ½ additional off-street space
Three or more bedroom units	1 space/dwelling unit, plus 1 additional off-street space
Senior units, studio, one, and two bedroom units	1 space/ dwelling unit
Senior units, three or more bedroom units	1 space/dwelling unit, plus 1 additional off-street space
Mobile Home Park	2 parking spaces/home site

Source: City of Ione Zoning Code, 2009

Subdivision Standards. Subdivision standards are used in the City to encourage developers to use new concepts and innovations in the arrangement of building sites within the subdivision. Deviations from traditional land division approaches are encouraged in order to facilitate the development of land in a manner that will be appropriate for contemporary living patterns and technological progress.

Whenever land is subdivided for the purpose of leasing, selling, or financing, the regulations of the California Subdivision Map Act (and Title 16 of the City’s Municipal Code) are applicable. To subdivide a parcel into two, three, or four parcels, the applicant seeks approval of a Tentative Map for Parcel Map. Subdividing a parcel into five or more parcels requires approval of a Tentative Map for Final Map. The subdivision process is used by the City to ensure that subdivisions will meet community goals through the provision of adequate infrastructure, including roads, drainage, schools, and parks.

When completing a Parcel Map or Final Map, an applicant first submits a Tentative Map to the City Planner. Approval of a Tentative Map for Final Map or Parcel Map is the responsibility of the Planning Commission. After approval of a Tentative Map, the Final Map or Parcel Map must be

APPENDIX B: HOUSING NEEDS ASSESSMENT



approved if it is substantially the same as the approved Tentative Map. The City is able to establish conditions of approval, and through this, obtain exactions for public facilities, land, or fees. However, all exactions must be directly related to the project (e.g., there must be a reasonable nexus between the condition and the project).

Historic Overlay (H) District. The purpose of the Historic Overlay (H) Zoning District is to establish an area in the City specifically for the protection, enhancement, and preservation of the historic Downtown. The Historic District is intended to be a special place with unique historical and aesthetic interest and value. It will enhance the cultural and economic standing of the City by preserving its unique architectural heritage. This overlay district supplements the provisions of the underlying zoning districts for the special purposes identified in the Zoning Code. Where there is conflict between this overlay district and the underlying base district, the overlay district regulations prevail.

The Historic Overlay (H) Zoning District is applicable to those properties zoned with the Historic Overlay (H) Zoning District. These properties generally fall within Ione's Downtown, on the portion of Main Street situated between the intersection of Ione Street on the east and Sacramento Street on the west. When a property is located in the Historic Overlay (H) Zoning District, the allowed use regulations of the Base Zoning District prevail. When there is a conflict between the Base Zoning District and the Overlay Zoning District, or when the Historic Overlay (H) Zoning District provides development standards the Base Zoning District is silent on, the regulations of the Overlay Zoning District prevail. The Historic Overlay (H) Zoning District provides specific design standards and guidelines for the various styles of buildings found in the Downtown and ensures compliance with these provisions through an architectural design review entitlement process. Most projects qualify for administrative review, which is completed by the City Planner and do not require a public hearing; however larger projects, or projects that qualify for administrative review but are elevated by the applicant, City Planner, or a member of the public, are reviewed and decided by the Planning Commission.

Site Plan Review. The City of Ione requires all new multifamily and non-residential development, as well as additions to such projects where more than 500 or more gross square feet is being added to existing structures, go through a Site Plan Review process. The intent of Site Plan Review is to provide a process for promoting the orderly and harmonious growth of the City; to encourage development in keeping with the desired character of the City; and to ensure physical and functional compatibility between uses. The Site Plan Review permit provides a process for consideration of development proposals to ensure that the design and layout of commercial, retail, industrial, or institutional uses or multifamily residential development will constitute suitable development and will not result in a detriment to the City of Ione or the environment. The applicant is required to submit to the City a site plan, detailed elevation drawings, landscape plans, drawings of the site, and other plans that may reasonably be required to assure compliance with development. These are reviewed by City staff, who will either accept the application as complete or return it to the application with a request for additional information within 30 days. The Planning Commission reviews the application and is responsible for making a decision on the project (approval or denial) based on a set of findings and considerations. Specifically, the Commission is considering the following:



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- Considerations relating to site layout, the orientation and location of buildings, signs, other structures, open spaces, landscaping, and other development features in relation to the physical characteristics, zoning, and land use of the site and surrounding properties;
- Considerations relating to traffic, safety, and traffic congestion, including the effect of the development plan on traffic conditions on abutting streets, the layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways, the adequacy of off-street parking facilities to prevent traffic congestion, and the circulation patterns within the boundaries of the development;
- Considerations necessary to ensure that the proposed development is consistent with the General Plan and all applicable Specific Plans or Planned Development Master Plans, including but not limited to the density of residential units; and
- Considerations relating to the availability of City services, including, but not limited to, water, sewer, drainage, police and fire; and whether such services are adequate based upon City standards. (Ione Municipal Code, Section 17.10.090.F)

During the review process, the Planning Commission may require conditions in order to mitigate environmental effects, ensure orderly growth of the City, ensure provision and maintenance of adequate public services and facilities, and carry out the goals and policies of the General Plan and City codes.

Provision for a Variety of Housing. The Housing Element must identify adequate sites that are available to encourage the development of various housing types for all economic segments of the population through appropriate zoning and development standards. Some of the housing types include single-family residential housing, multiple-family residential housing, residential accessory dwelling units, mobile homes, duplexes, transitional housing, supportive housing, second units, single room occupancy units, and emergency shelters. **Table HE-49** shows the housing types that will be permitted by Zoning District.

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TABLE HE-49
HOUSING TYPES PERMITTED BY ZONING DISTRICT

Land Use/Zoning District	A	R-1a R-1b R-1c	R-3	R-4	MP	C-1	C-2	C-3	M-1
Residential Uses									
Adult Day Care Home	N	P	P	P	N	P	P	P	N
Caretaker Housing	P	P	P	P	P	P	P	P	P
Dwelling, Multifamily	N	N	P	P	N	P	P	P	N
Dwelling, Second Unit	P	P	P	P	P	P	P	N	N
Dwelling, Single-Family	P	P	N	N	N	P	C	N	N
Dwelling, Two-Family	N	N	P	P	N	C	C	N	N
Dwelling, Three- and Four-Family	N	N	P	P	N	P	P	P	N
Emergency Shelter	N	N	N	C	N	N	N	N	P
Employee Housing	P	N	N	N	N	N	N	N	N
Family Day Care Home, Large	C	C	C	C	C	N	N	N	N
Family Day Care Home, Small	P	P	P	P	P	P	P	N	N
Group Residential	N	N	C	P	N	N	N	N	N
Guest House	P	P	N	N	N	N	N	N	N
Home Occupations	P	P	P	P	P	P	P	P	P
Live-Work Facility	N	N	C	C	N	C	C	C	N
Manufactured Home	P	P	P	P	P	P	P	N	N
Mobile Home	N	N	N	N	P	N	N	N	N
Mobile Home Park	N	N	N	N	P	N	N	N	N
Residential Care Home	P	P	P	P	P	P	P	N	N
Single Room Occupancy (SRO) Facilities	N	N	C	C	N	N	N	N	N
Supportive Housing	P	P	P	P	P	P	P	P	P
Transitional Housing	P	P	P	P	P	P	P	P	P

Source: City of Ione Zoning Code, 2009



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Secondary Living Units: Second units are considered an attached or detached dwelling unit which provides complete independent living facilities for one or more persons, with permanent provisions for living, sleeping, eating, cooking, and sanitation sited on the same parcel as the primary dwelling unit. This definition includes granny flats. Secondary living units are permitted in all residential districts and in two commercial districts (C-1, C-2).

Mobile and Manufactured Homes: Mobile homes and manufactured housing offer an affordable housing option to many low- and moderate-income households. Approximately 2 percent of the City's housing stock consists of mobile homes. The City permits mobile homes only in the Mobile Home (MP) district but permits manufactured housing in all residential districts and two commercial districts (C-1, C-2).

Farmworker Housing: Farmworker or employee housing is property used temporarily or seasonally for the residential use of five or more unrelated persons/families employed to perform agricultural or industrial labor. The accommodations may consist of any living quarters, dwelling, boardinghouse, tent, bunkhouse, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodations maintained in one or more buildings, or one or more sites, and the premises upon which they are situated, including area set aside for parking of mobile homes or camping of five or more employees by the employer. State law (Section 17021.6 of the Health and Safety Code) requires that farmworker housing for 12 or fewer units be permitted by right in agricultural zones. The City's Zoning Code allows employee housing in the Agricultural (A) district.

Residential Care Home: A residential care home is a home that provides 24-hour non-medical care for six or fewer persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes group homes, rest homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the State of California. Convalescent homes, nursing homes, and similar facilities providing medical care are included under the definition of "Medical Services, Extended Care." The City currently allows residential care homes in all residential districts and in two commercial districts (C-1, C-2).

Residential Care Facility: A residential care facility is a facility that provides 24-hour non-medical care for more than six persons 18 years of age or older, or emancipated minors, with chronic, life threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes group homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the State of California. The City currently allows residential care facilities in all the R-2, R-3 and C-1 districts with a conditional use permit and as a permitted use in the R-4 district.

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."

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In effect since January 1, 2008, Senate Bill (SB) 2 (Cedillo, 2007) requires the City to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., with commercial uses compatible with residential or light industrial zones in transition), regardless of its demonstrated need. The goal of SB 2 was to ensure that local governments are sharing the responsibility of providing opportunities for the development of emergency shelters. To that end, the legislation also requires that the City demonstrate site capacity in the zone identified to be appropriate for the development of emergency shelters. Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter. Those standards may include:

- The maximum number of beds or persons permitted to be served nightly by the facility;
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone;
- The size and location of exterior and interior on-site waiting and client intake areas;
- The provision of on-site management;
- The proximity to other emergency shelters provided that emergency shelters are not required to be more than 30 feet apart;
- The length of stay;
- Lighting; and
- Security during hours that the emergency shelter is in operation.

Action 5.3.1 states that the City will continue to allow shelters in Limited Manufacturing (M-1) zoning district by right. There are currently approximately 181 acres available in this zone and after the completion of the General Plan and Zoning Code update in August 2009, there will be approximately 70 acres of land available in the M-1 zoning district, allowing adequate capacity for this use.

Transitional and Supportive Housing: Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multifamily units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay and occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities



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originated before the age of 18). Services linked to supportive housing are usually focused on retaining housing, living and working in the community, and/or health improvement.

Senate Bill 2 requires that transitional and supportive housing types be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Both transitional and supportive housing types must be explicitly permitted in the municipal code. Both transitional and supportive housing are explicitly defined in the City's Zoning Code and both are allowed by right in all residential zones by right, without requiring any additional review. Action 5.3.1 states that Transitional and Supportive Housing will be permitted in all residential zones.

Housing for Persons with Disabilities: Compliance with provisions of the federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building Official in Ione. ADA access is enforced through building permit entitlement and is required for all commercial development, new construction of multifamily apartments with three or more units in any one building, and new construction of congregate housing or shelters. Special ADA access retrofitting is not required for remodeling or renovation of buildings, but only for new construction. In the last planning period the City adopted a Transition Plan and has been installing/replacing ADA curb ramps and making other improvements to public facilities. The City does not have and specific land use or development standards related to the spacing or concentration of persons with disabilities, or any special parking requirements but rather evaluates the need for reasonable accommodations for persons with disabilities on a case-by-case basis. 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. Action 5.1.1 states that 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). To further comply with SB 520, the City will amend the zoning code to update the 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" (Action H-5.1.1).

Extremely Low-Income Households: Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs).

Extremely low-income households typically comprise persons with special housing needs including but not limited to persons experiencing homelessness or near-homelessness, persons with substance abuse problems, and farmworkers. SROs are permitted in the R-3 and R-4 zone 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 (Action H-5.4.1).

Building Codes and Code Enforcement. The purpose of the building-related codes is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures with the City.

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The City of Ione currently administers codes and code enforcement under the latest 2007 edition of the California Building Code (CBC) and ADA requirements. The City adopted this new code in February 2008 and it went into effect in March 2008.

Very little proactive code enforcement occurs in the City, mainly due to lack of funding and staff. Most building and zoning enforcement activities of the City are in response to complaints of City residents or items found during other inspection activities

Site Improvements. All development in the City must comply with the City's adopted improvement standards. Improvements to property include the installation of on-site water, sewer, drainage, street lighting, highways, curbs/gutters/sidewalks/streets, and other associated improvements. The City's standards for these improvements, whether eventually dedicated to the City or otherwise, are listed in the City's Improvement Standards, adopted by Resolution 1430 on February 4, 2004, and updated in 2007 by Resolution 1600. These standards cover the design and construction of streets, storm drainage, and sanitary sewers, and standard details for infrastructure such as manholes, inlet boxes, trenches, stop signs, and curbs. These improvement standards establish minimum standards to be applied to improvements including those dedicated to the public to be City maintained and operated, private development projects, and improvements in existing rights-of-way and easements. The standards also work to protect the public, ensuring the adequate design of public facilities. Plans including waterline improvements must also be reviewed and approved by the Amador Water Agency prior to approval by the City.

Ione has on- and off-site improvement requirements for new residential development based on the location and size of the development. Off-site improvements are required where necessary to allow for the proposed density of the development. Typical off-site improvements include street construction consisting of sidewalks, curbs, gutters, underground electric, telephone, cable and gas, sewer and water line extensions, and traffic and safety items (streetlights, striping, signs, guardrails, and barricades).

Development Impact Fees and Processing Fees. Two aspects of local government have been criticized as placing burdens on the private sector's ability to build affordable housing. These are (1) the fees or other exactions required of developers to obtain project approval, and (2) the time delays caused by the review and approval process. Critics contend that lengthy review periods increase financial and carrying costs and that fees and exactions increase expenses. These costs are in part passed onto the prospective homebuyer in the form of higher purchase prices or rents.

A variety of development impact fees are often assessed on new residential projects that include City controlled fees (such as development application fees and building permit fees) and utility service connection fees (e.g., sewer and water connection fees). The various planning review and processing fees, development impact fees and utility service connection fees collectively can add significant costs on housing. The City of Ione has adopted fees for all developments including single-family and multifamily developments.

Table HE-50 identifies the typical fees that would be collected for the development of single-family and multifamily projects. Assuming a 2,000 square foot house, the typical fees would be \$19,418, and for an 800 square foot multifamily unit, the typical fees would be \$15,590.



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TABLE HE-50
CITY OF IONE IMPACT FEE SCHEDULE

Impact Fee	Rate	
	Residential	Commercial
Regional Traffic Impact Fee (adopted 10-1-07 by Amador County Transportation Commission)	\$3,059.00/unit	\$419/1000 sf
Local Traffic Impact Fee	\$3,074/unit	\$612/1000 sf
Fire Service	\$1,302.00/new unit \$0.25/sf for additions	\$12,760/acre of building (\$0.29/sf)
Police Service	\$1,263.00/unit	\$12,377/acre of building (\$0.28/sf)
Park & Recreation	\$3,284.00/unit	\$32,183/acre of building (\$0.74/sf)
City Administration Fee	\$1,056.00/unit	\$10,349/acre of building (\$0.24/sf)
General Plan Service (adopted 8-21-05)	\$0.22/sf	\$0.22/sf
School Fees (adopted June 23, 2008, by Amador County Unified School District)		
Residential	\$2.97/sf	
Sewer Connection Fee		
Residential	\$7,640/equivalent unit	
Mobile Home	\$7,200/space	

Source City of Ione, February 2009

Each discretionary approval or entitlement has different submittal requirements and deposits associated with it, as identified in **Table HE-51** below. All deposits identified for discretionary approvals are deposits that are paid when the application for the entitlement is submitted; in addition, the City will bill the applicant costs that are calculated on a time-and-materials basis for review and processing of the application.

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TABLE HE-51
DISCRETIONARY APPROVAL/ENTITLEMENT DEPOSITS AND COSTS

Discretionary Approval/Entitlement Deposits	
Variance	\$300 ¹
Conditional Use Permit	\$250 ¹
Site Plan Review	\$100 ¹
Planned Development (Establishment)	\$350 ¹
Rezone	\$350 ¹
General Plan Amendment	\$600 ¹
Boundary Line Adjustment	\$250 ¹
Tentative Map (for Parcel or Final Map)	\$300 plus \$4.00/lot ¹
Extension of a Tentative Map	\$250 ¹
Additional Deposits	
Environmental Review Deposit	\$250 ^{1, 2}
Appeals	\$150 ¹
Direct Costs	
City Planner	\$95/hour
Associate Planner	\$75/hour
Principal Engineer	\$90/hour
Associate Engineer	\$90/hour
City Attorney	\$95/hour
City Clerk	\$15/hour
Consultant fees for preparation of an EIR	As identified in the consultant's scope of work

Source: City of Ione, February 2009

Note:

- ¹ These charges are considered deposits. In addition to these deposits, the City will charge the applicant on a time-and-materials basis to complete the review and processing of the application, as specified above in Direct Cost.
- ² Environmental review deposit is automatically required for all tentative maps, rezones, and General Plan amendments. It may also be required for other projects at the discretion of the City Planner if environmental review beyond an exemption is anticipated.

Permit Processing. While permit processing and development review are necessary to ensure that development proceeds in an orderly manner, permit processing fees, the costs of studies and implementation of conditions, as well as time consumed, can impact the cost of housing development.

In general, development of a single family home on an appropriately zoned lot requires a building permit. The application for the permit must be filed with the Building Department and then the application is sent to the City Planning Department to ensure that the development conforms to the



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required standards for that district. The Building Department then issues the permit to the developer. This process takes approximately 5 to 10 days for a single family unit. A multifamily development requires a site plan review which takes approximately 2 to 4 months and building permit review which takes an additional 5 to 25 days. The entire process for a multifamily development takes about 3 to 6 months. The City does not see this as a constant to the development of housing. For subdivision maps, it is usually a four- to six-month process, which includes Planning Commission and possibly City Council review and approval. Improvement plan review takes about three to four weeks and final maps usually take 60 to 90 days. Building permit issuance usually takes two weeks, depending on the size of the development.

For a residential subdivision, the City Planning Department is responsible for handling the application. The development application is checked for completeness, which takes less than 30 days. If necessary, other agencies, such as Caltrans or the Regional Water Quality Control Board, are contacted in order to allow them the chance to review and evaluate the proposed development. Environmental review of the project is then conducted. In most cases, an initial study and negative declaration or mitigated negative declaration is prepared. The public review period is generally from 20 to 30 days. The project is then brought before the Planning Commission by City Planning Department staff. If a rezone or General Plan map amendment is required, the project is then usually brought before the City Council for approval three to four weeks later. Typically, the whole process from submittal of the development application to approval (or denial) of the project takes about six to eight months. However, if an environmental impact report (EIR) is required, this may substantially add to the cost and extend the time frame for permit processing.

Various development review and approval activities, such as General Plan amendments, rezones, and specific plans, may be subject to the California Environmental Quality Act and require the preparation of an environmental document (i.e., environmental impact report, negative declaration) before a project can be approved. The requirement to prepare an environmental document can substantially lengthen the development review process, sometimes taking up to one year to obtain project approval. State environmental law mandates much of the time required in the environmental review process.

The costs associated with development project review will vary between projects. Ione utilizes an efficient and comprehensive approach toward development review and permitting that allows for quick response to developer applications. The City utilizes many practices to expedite application processing, reduce costs, and clarify the process to developers and homeowners. Increased development costs resulting from delays in the City's development review and permitting process are not considered a constraint on housing development.

Design Review. The City has established a design review process for new development and certain types of redevelopment/remodeling within the Downtown core. This core is defined by a special Historic Overlay Zoning District and is referred to as the Historic (H) Overlay District. The City is not relying on any sites within the Historic Overlay District to accommodate its fair share allocation. The design review process requires that for the following types of activities on property within the Historic (H) Overlay District, an Architectural Design Review permit be issued:

- Installation of new features on existing structures/facades;

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- Additions to existing structures;
- Placement, alteration, or relocation of signs;
- New development; and
- Changes to exterior architectural style.

Exemptions to the permit requirement include repair and maintenance to the site or structure with like materials, interior alterations, public utility work, and construction, alteration, and maintenance of buildings used exclusively and solely for residential uses. In other words, the permit requirement applies to commercial and mixed use development and is not applicable to single family or multifamily residential that is not integrated with a non-residential use.

The permit process is divided into two tiers, depending upon the complexity of the project. Major projects (referred to as Comprehensive Architectural Design Review), such as new construction and wholesale redevelopment of a property, or the wholesale change in the architectural style of a building, require Planning Commission review and approval. Such a project could be processed in two to four months, depending on location, compatibility with the California Environmental Quality Act, and application completeness/Permit Streamlining Act requirements.

The second tier is referred to as Administrative Architectural Design Review. This process is aimed at the installation of new features on existing buildings consistent with the existing architectural style of the building, as well as the placement, alteration, or relocation of signs. Under this process, the approval authority is the City Planner, rather than the Planning Commission. No public hearing is required for Administrative review. Rather, a notice of the filing of the application is posted in the project site for a minimum of 10 days and the notice is mailed to all property owners within 300 feet of the subject property. Such notice indicates that interested persons must request in writing that a hearing be held for the project within 10 business days of the notice being posted; otherwise the City Planning Department will make a decision on the project without a hearing. If a hearing is requested, it is held before the Planning Commission after public notice of that meeting has been completed consistent with State law.

Generally, Administrative Review can be completed in 20-30 days, unless it is elevated to Planning Commission; in which case it becomes similar to Comprehensive Review.

The Architectural Design Review permit requirement is supplemented by a series of design guidelines and standards that are codified in the City's Zoning Code (Section 17.28.020, Historic Overlay (H) District). These provisions provide the information architects, designers, and property owners need to understand and achieve the City's expectations for high quality development in the Downtown.



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Table HE-52 below identifies the approximate time necessary for review of residential development

**TABLE HE-52
DEVELOPMENT REVIEW TIMES**

Development Permit/Review Process	Time Frame
Plan Review	5 days
Zone Change and GP Amendment	4 to 8 months
Environmental Review	45 to 60 days
Architectural Design Review	20-30 days (Administrative Review); 2 to 4 months (Comprehensive Review)
Typical single family development	6 to 8 months
Typical multifamily development	6 to 8 months

Sources: City of Ione, February 2009

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6.0 OPPORTUNITIES FOR ENERGY AND RESOURCE CONSERVATION

Energy-related costs could directly impact the affordability of housing in Ione, particularly with California in a midst of an energy crisis. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires the adoption of an “energy budget.” Subsequently, the housing industry must meet these standards and the City is responsible for enforcing the energy conservation regulations. Alternatives that are available to the housing industry to meet the energy standards include:

- A passive solar approach that requires suitable solar orientation, appropriate levels of thermal mass, south-facing windows, and moderate insulation levels.
- Higher levels of insulation than what is previously required, but not requiring thermal mass or window orientation requirements.
- Active solar water heating in exchange for less stringent insulation and/or glazing requirements.

The City of Ione actively promotes energy conservation programs offered through local service and utility providers.

PG&E serves the electrical and gas needs in Ione. PG&E offers energy assistance programs for lower-income households to help lower-income households conserve energy and control utility costs. These programs include the California Alternate Rates for Energy (CARE), the Relief for Energy Assistance through Community Help (REACH), and the Family Electric Rate Assistance (FERA) program.

The CARE program provides a 20 percent monthly discount on gas and electric rates to households with qualified incomes, certain nonprofit organizations, homeless shelters, hospices, and other qualified nonprofit group living facilities.

The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income households, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience hardships and are unable to pay for their necessary energy needs.

The Family Electric Rate Assistance (FERA) is a program that provides a rate reduction for large households of three or more people with low to middle income.

In addition, the State Department of Health and Human Services funds the Home Energy Assistance Program (HEAP). HEAP provides financial assistance to eligible low-income persons to offset the costs of heating and/or cooling their housing unit.

PG&E has a number of energy reduction tips and information available such as home weatherization, energy saving tips, residential energy guide, and more. All of the information is available through PG&E and on their website at <http://www.pge.com>.