

Calaveras County Housing Element

Adopted June 22, 2010





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PART 1. BACKGROUND REPORT

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5.1 INTRODUCTION

State Housing Element Law (Government Code Section 65580 (et seq.)) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. This Calaveras County Housing Element Background Report provides current (2009) information on household characteristics, housing needs, housing supply, land inventory for new development, housing programs, and constraints. It also evaluates progress made since Calaveras County's last Housing Element was adopted in 2005. The Housing Element Background Report identifies the nature and extent of the county's housing needs, which in turn provides the basis for the County's response to those needs in the Policy Document.

Calaveras County last updated its Housing Element in 2005. The Element served a 7½-year planning period from January 1, 2001 to June 30, 2008. The 2009 Housing Element is an update of the 2005 Housing Element and serves a 7½-year planning period from January 1, 2007 to August 3, 2014.

5.2 OVERVIEW

Overview of State Requirements

State law recognizes the vital role local governments play in the supply and affordability of housing. For this reason, each local government in California is required to adopt a housing element as part of their comprehensive, long-term general plan. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, the state's ability to achieve its goal of "decent housing and a suitable living environment for every California family" depends, largely, on the ability of local governments to successfully design and implement their housing element policies and programs.

Local governments are required by law to address their share of the existing and projected regional housing needs for all economic segments of their population, as well as those with special needs, including the homeless and those with disabilities. The purpose of the housing element is to identify an area's housing needs, set goals and objectives to meet those needs, and define the policies and programs that will be used to achieve its stated goals and objectives. The Housing Element Background Report provides the foundation for the goals, policies, implementation programs, and quantified objectives. As required by California Government Code Section 65583(a), the Background Report must contain an assessment and inventory that includes the following:

- Analysis of population and employment trends and projections and quantification of Calaveras County's existing and projected housing needs for all income levels, including the county's share of the regional housing need.
- Analysis and documentation of household characteristics, including: overcrowding, renter-to-owner ratios; level of rent or mortgage payment compared to ability to pay; and housing stock characteristics, including housing conditions, vacancy rates, and housing units by type.

- An inventory of parcels suitable for residential development during the Housing Element planning period, including vacant sites and sites having potential for redevelopment, and an analysis of the land use designations and zoning, public facilities, and services for these sites.
- Identification of zoning district(s) where emergency shelters are allowed as a permitted use, without any additional discretionary permits.
- Analysis of potential and actual governmental constraints on the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. Analysis should also address local efforts to remove identified governmental constraints.
- Analysis of potential and actual non-governmental constraints on the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of any special housing needs for seniors, persons with disabilities, large families, farmworkers, families with female heads of household, and those in need of emergency shelter and transitional housing.
- Analysis of opportunities for residential energy conservation.
- Analysis of “at-risk” assisted housing developments that are eligible to change from low-income housing uses during the next 10 years.

The Background Report sections draw on a broad range of informational sources. Information on population, housing stock, and economics comes primarily from the 2000 U.S. Census, the California Department of Finance (DOF), and Calaveras County records. Information on available sites and services for housing, constraints on housing production, and past and current housing efforts in Calaveras County is provided by the Calaveras County Assessor, CalWorks, County Administrative Office, and the County Planning and Building Departments.

General Plan and Housing Element Consistency

State law requires consistency among elements of the general plan. As such, goals and policies contained within the Housing Element have been developed to be consistent with the goals and policies of the other elements of Calaveras County’s 1996 General Plan. However, the County is currently (2009) in the process of updating its General Plan. To ensure that the contents of this Housing Element maintain consistency with any revisions resulting from the General Plan update, the County may need to amend the Housing Element prior to the next update cycle.

Public Participation

As part of the Housing Element Update process, the County implemented the State's public participation requirements set forth in Government Code Section 65831(7), which states that jurisdictions "...shall make a diligent effort to achieve participation of all economic segments of the community in the development of the housing element."

In addition to a public study session with the Planning Commission and Board of Supervisors, the County held two stakeholder workshops to solicit input from members of the community. Prior to each workshop or study session County staff and the Consultants distributed electronic and hardcopy announcements to a mailing list of various stakeholders, including local residents, housing developers, social service providers, neighborhood associations, local media outlets, and the business community. The County also placed ads in the *Calaveras Enterprise*, the local newspaper serving Calaveras County and meeting information was posted on announcement boards at County facilities.

Workshop participants provided guidance. Participants reviewed draft documents and provided feedback and recommended policy strategies. Where feasible and applicable to the Housing Element, these policy strategies have been included in the Policy Document. For example, workshop participants recommended providing fee waivers for lower-income housing. This recommendation was included in Program H-2.7 (Incentives for Affordable Housing). Other policy strategies that were included as a result of workshop participation include policies to encourage the provision of child care, a new staff position and advisory committee to support implementation of the Housing Element, and a program to identify an affordable housing strategy that could include a mechanism for collecting fees for the construction of affordable housing.

Appendix D contains a list of all workshop participants and their organizations/affiliations, if applicable. Participants represented a broad segment of the community, including non-profit affordable housing developers, child care advocates, the Calaveras Council of Governments, general contractors, the media, religious organizations, and concerned citizens.

The following is a brief description of the Housing Element workshops and meetings:

Stakeholder Workshop #1

June 11, 2009

On July 11, 2009, County staff and Consultants held the first Housing Element Update workshop. The Consultants and County staff conducted the workshop in San Andreas, the County seat and a location centrally located within the county. The Consultants presented a brief overview of the Housing Element Update process and facilitated an interactive discussion to solicit information on key housing issues and concerns, barriers to affordable housing, and potential solutions.

Stakeholder Workshop #2

September 10, 2009

On September 10, 2009, the Calaveras County Planning Department held a workshop for key stakeholders and community members to discuss issues and policy solutions as part of the Housing

Element Update. Workshop participants listened to a presentation about the Housing Element Update process, findings from the Housing Element residential sites inventory, and the major policy issues addressed in the Housing Element Update. Throughout the presentation and during a discussion session, participants provided feedback on the contents of the Background Report and the proposed housing policies and implementation programs.

Joint Study Session with Board of Supervisors and Planning Commission

September 22, 2009

On September 22, 2009 County staff and Consultants presented an overview of the Housing Element process, major findings from the Background Report, the resources and sites inventory, key policies and programs, and results from the Stakeholder Workshops #1 and #2 to the Board of Supervisors and Planning Commission. Following the presentation members of the public and community groups commented on the Housing Element programs and policies. These comments were incorporated into the draft Housing Element prior to submittal to HCD.

5.3 EXISTING NEEDS ASSESSMENT

Introduction

This section provides a description of the housing and demographic characteristics of Calaveras County and discusses the existing housing needs for all county residents, including residents of all income levels and those with special needs. Data for Calaveras County is presented alongside data for the State of California for comparison. This facilitates an understanding of the county's characteristics by illustrating how the county is similar to, or differs from, the state in various aspects related to demographic, employment, and housing characteristics and needs. Data for Calaveras County covers the entire county, including the incorporated city of Angels Camp.

Demographic and Employment Profile

The demographics and employment profile establishes the “baseline” population, employment, and housing characteristics for Calaveras County. The main sources of the information in this section are the 1990 U.S. Census, 2000 U.S. Census, DOF, and the 2005 Calaveras County Housing Element. Other sources of information include the California Employment Development Department (EDD), U.S. Department of Housing and Urban Development (HUD), and local economic data, including home sale prices, rents, and wages. Employment data for Calaveras County is based on the Mother Lode Region, which includes Amador, Calaveras, Mariposa, and Tuolumne Counties.

Demographics

Population

Table 5-1 shows population growth in Calaveras County and California since 1920. Calaveras is the 13th smallest county in population in 2009; however, it has been growing rapidly since the 1970s. Between 1970 and 1980, the AAGR for Calaveras County was 4.3 percent. Between 1980 and 1990, the county

added residents even more quickly (an average of 4.4 percent per year). From 1990 to 2000, growth slowed to an AAGR of 2.4 percent. For the most recent period from 2000 to 2009, the population AAGR was 1.3 percent, much slower than the rate of growth seen in the 1970s and 1980s. In absolute terms, the county added more people during the 1980s than during any other decade in recent history.

TABLE 5-1
HISTORICAL POPULATION CHANGE
Calaveras County
1920 to 2000

Year	Calaveras County			California		
	Population	Change	AAGR	Population	Change	AAGR
1920	6,183	-	-	3,426,861	-	-
1930	6,008	-175	-0.3%	5,677,251	2,250,390	5.2%
1940	8,221	2,213	3.2%	6,907,387	1,230,136	2.0%
1950	9,902	1,681	1.9%	10,586,223	3,678,836	4.4%
1960	10,289	387	0.4%	15,717,204	5,130,981	4.0%
1970	13,585	3,296	2.8%	19,953,134	4,235,930	2.4%
1980	20,710	7,125	4.3%	23,667,902	3,714,768	1.7%
1990	31,998	11,288	4.4%	29,760,021	6,092,119	2.3%
2000	40,554	8,556	2.4%	33,873,086	4,113,065	1.3%
2009	45,987	5,433	1.3%	38,292,687	4,419,601	1.2%

Note: AAGR for 2000-2009 calculated for 9-year period Jan. 1, 2000 to Jan. 1, 2009).

Source: U.S. Census County Population Counts 1900-2000; Department of Finance, Table E-1, 2009.

Age

Table 5-2 shows the distribution of Calaveras County's population by age in 1990 and 2000. As shown in the table, the share of persons between 0 to 14, 25 to 44, and 65 to 74 years of age declined from 1990 to 2000, while all other age groups remained stable or increased in their share of the overall population. The largest increase in population was in the 45 to 54 age group which increased from 11.9 percent in 1990 to 17.1 percent of the population in 2000. Calaveras County had a smaller percentage of residents under the age of 44 (50.3 percent) than California (68.7 percent) in 2000. Conversely, 49.7 percent of residents in Calaveras County were 45 and older compared to only 31.1 percent of all California residents. In 2000 the median age in Calaveras County (44.6) was significantly higher than that of the state (33.3).

About 18.1 percent of the county's population was 65 years of age or older in 2000 – the highest percentage in the Central Sierra region. According to the 2005 Housing Element the oldest median ages in the county were in Forest Meadows, Dorrington, and Arnold, while the youngest median ages were in Valley Springs, Rancho Calaveras, the City of Angels and San Andreas. Since 1990, the average age of Calaveras County residents has increased due to both the aging of the baby boomer generation and an immigration of retirees.

TABLE 5-2
AGE CHARACTERISTICS
 Unincorporated Calaveras County and California
 1990 and 2000

	Unincorporated Calaveras County				California			
	1990		2000		1990		2000	
Age Group	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 to 4	1,900	6.4%	1,635	4.3%	2,397,715	8.1%	2,486,981	7.3%
5 to 14	4,293	14.5%	5,209	13.8%	4,201,325	14.1%	5,296,702	15.6%
15 to 19	1,623	5.5%	2,447	6.5%	2,053,148	6.9%	2,450,888	7.2%
20 to 24	987	3.3%	1,254	3.3%	2,510,794	8.4%	2,381,288	7.0%
25 to 34	3,702	12.5%	2,880	7.7%	5,686,371	19.1%	5,229,062	15.4%
35 to 44	4,819	16.3%	5,512	14.7%	4,639,321	15.6%	5,485,341	16.2%
45 to 54	3,512	11.9%	6,444	17.1%	2,902,569	9.8%	4,331,635	12.8%
55 to 64	3,585	12.1%	5,404	14.4%	2,233,226	7.5%	2,614,093	7.7%
65 to 74	3,464	11.7%	4,029	10.7%	1,857,221	6.2%	1,887,823	5.6%
75 and over	1,704	5.8%	2,797	7.4%	1,278,331	4.3%	1,707,835	5.0%
TOTAL	29,589	100.0%	37,611	100.0%	29,760,021	100.0%	33,871,648	100.0%

Source: 1990 and 2000 U.S. Census

Race and Ethnicity

Table 5-3 summarizes data regarding the race and ethnicity of Calaveras County and California residents in 2000. Calaveras County's population was less racially and ethnically diverse than the state. As shown in the table, white persons made up 91.0 percent of the county's population compared to only 60.4 percent of the total state population. The number of persons identifying as Hispanic or Latino was only 6.7 percent of the county's population compared to 35.7 percent of the statewide population.

TABLE 5-3
POPULATION BY RACE AND ETHNICITY
 Unincorporated Calaveras County and California
 2000

Racial/Ethnic Category	Unincorporated Calaveras County		California	
	#	%	#	%
White (non-Hispanic)	34,184	91.0%	21,892,718	60.4%
Black	298	0.8%	2,273,292	6.3%
American Indian and Alaska Native	650	1.7%	263,496	0.7%
Asian	331	0.9%	4,432,445	12.2%
Native Hawaiian and Other Pacific Islander	37	0.1%	128,245	0.4%
Other ¹	2,050	5.5%	7,274,271	20.1%
TOTAL POPULATION	37,550	100.0%	36,264,467	100.0%
Hispanic or Latino (of any race)	2,522	6.7%	12,954,535	35.7%

¹Includes "other" racial category and "two or more races."

Source: 2000 U.S. Census

According to the 2005 Housing Element, West Point had the largest population of American Indian and Alaska Natives. Rancho Calaveras had the largest population of Black or African Americans. Nearly all of the county's Asian population lived in Valley Springs, Forest Meadows, and Rancho Calaveras. Most of the county's Native Hawaiian and Other Pacific Islanders lived in Murphys. Rancho Calaveras had the largest population of Hispanic or Latino persons.

Income and Employment

Local demand for housing is significantly impacted by income, employment characteristics, and regional job growth. To effectively address the housing and jobs relationship, an understanding of local salary and job profiles is needed. This section analyzes household income and employment characteristics for Calaveras County.

Household Income

Table 5-4 shows the distribution of household income in 1999 for Calaveras County and California based on the 2000 U.S. Census. 41.1 percent of households in Calaveras County earned under \$35,000 in 1999 compared to 36.9 percent in the state. On the higher end of the income spectrum, 21.0 percent of Calaveras County households earned more than \$75,000 in 1999, compared to 28.8 percent in the state.

TABLE 5-4 HOUSEHOLD INCOME DISTRIBUTION Unincorporated Calaveras County and California 1999				
Income	Unincorporated Calaveras County		California	
	Households	Percent	Households	Percent
Under \$15,000	2,313	15.3%	1,615,869	14.0%
\$15,000-\$24,999	2,023	13.4%	1,318,246	11.5%
\$25,000-\$34,999	1,873	12.4%	1,315,085	11.4%
\$35,000-\$49,999	2,904	19.2%	1,745,961	15.2%
\$50,000-\$74,999	2,873	19.0%	2,202,873	19.1%
\$75,000-\$99,999	1,616	10.7%	1,326,569	11.5%
\$100,000-\$149,000	1,023	6.8%	1,192,618	10.4%
\$150,000 or more	527	3.5%	794,799	6.9%
Total Households	15,152	100.0%	11,512,020	100.0%

Source: 2000 U.S. Census.

Table 5-5 shows the median household and median family incomes in 1999 for Calaveras County and California. The median household income in Calaveras County (\$41,022) was significantly lower than that of California (\$47,493). Median family incomes followed the same pattern, but were slightly higher for the county and the state.

TABLE 5-5 MEDIAN INCOME Calaveras County and California 1999		
	Calaveras County	California
Median Household Income	\$41,022	\$47,493
Median Family Income	\$47,379	\$53,025

Source: 2000 U.S. Census.

Employment

Table 5-6 shows the employment and unemployment rates along with industry employment by major classification for Calaveras County and California for 2000 and 2008.

The number of jobs that the California Employment Development Department (EDD) reports for Civilian Employment differs from the number of jobs reported for total industry employment (also known as Wage and Salary employment). Civilian Labor Force counts the number of working people by where they live. This includes business owners, the self-employed, unpaid family workers, private household workers, and wage and salary workers. A person with more than one job is only counted once. Total Industry Employment counts the number of jobs by the place of work. This does not include business owners, the self-employed, unpaid family workers, or private household workers. If someone holds more than one job, they may be counted more than once. The industry employment indicates the number of jobs within a given jurisdiction.

The most significant employment sectors in Calaveras County in 2008 included government, leisure and hospitality, and retail trade jobs. The government and leisure and hospitality sectors had the largest increase in jobs from 2000 to 2008, while the professional and business service sector had the largest job losses.

Table 5-7 identifies major employers, located in Calaveras County in 2008, according to the Calaveras County Chamber of Commerce. As shown in the table, schools are the largest employer in the county followed by County Government and the hospital in San Andreas. It is also worth noting that many of the largest employers have a large number of seasonal jobs. In addition, although it is not located in Calaveras County, the Jackson Rancheria Casino located off State Route 88 outside of the City of Jackson is a major employer for Calaveras County residents.

**TABLE 5-6
EMPLOYMENT BY INDUSTRY
Calaveras County and California
2000 and 2008**

	Calaveras County				California			
	2000		2008		2000		2008	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Jobs by Place of Residence								
Civilian Employment	17,130	94.4%	19,130	91.4%	16,024,300	95.1%	17,059,600	92.8%
Civilian Unemployment	1,010	5.6%	1,820	8.7%	833,200	4.9%	1,332,300	7.2%
Civilian Labor Force Total	18,140	100.0%	20,940	100.0%	16,857,500	100.0%	18,391,800	100.0%
Jobs by Place of Employment								
Natural Resources, Mining and Construction	1,010	12.5%	980	11.1%	759,900	5.1%	814,300	5.3%
Manufacturing	400	4.9%	420	4.8%	1,852,700	12.4%	1,852,700	12.0%
Wholesale Trade	120	1.5%	110	1.2%	646,200	4.3%	706,600	4.6%
Retail Trade	1,080	13.3%	1,060	12.0%	1,563,400	10.5%	1,642,300	10.7%
Transportation, Warehousing, and Utilities	150	1.9%	280	3.2%	518,300	3.5%	505,800	3.3%
Information	140	1.7%	120	1.4%	576,700	3.9%	474,700	3.1%
Financial Activities	310	3.8%	320	3.6%	806,900	5.4%	849,900	5.5%
Professional and Business Services	560	6.9%	450	5.1%	2,221,800	14.9%	2,244,400	14.6%
Educational and Health Services	550	6.8%	680	7.7%	1,401,000	9.4%	1,725,300	11.2%
Leisure and Hospitality	1,040	12.9%	1,320	15.0%	1,335,600	9.0%	1,570,600	10.2%
Other Services	380	4.7%	330	3.7%	487,700	3.3%	515,400	3.4%
Government	2,330	28.8%	2,690	30.5%	2,318,100	15.6%	2,519,300	16.4%
Total Farm	30	0.4%	60	0.7%	408,500	2.7%	390,900	2.5%
Total Nonfarm	8,060	99.6%	8,760	99.3%	14,488,200	97.3%	14,994,100	97.5%
Total Industrial Employment	8,090	100.0%	8,820	100.0%	14,896,700	100.0%	15,384,900	100.0%

Source: California Employment Development Department, Employment by Industry Data, 2000-2008.

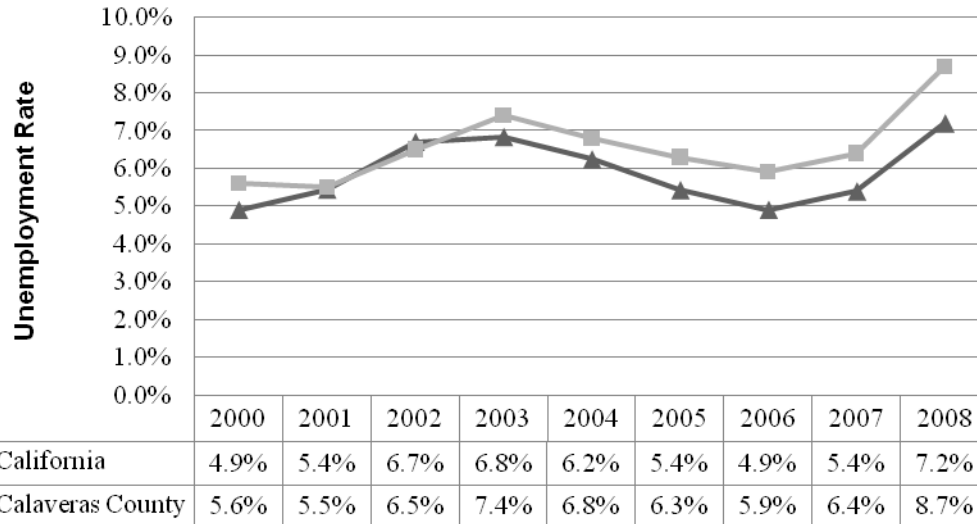
TABLE 5-7 MAJOR EMPLOYERS Calaveras County 2008	
Employer	Number of Employees
County Office of Education	946
County Government	380
Mark Twain St. Joseph's Hospital	248
Oars Raft Trips (seasonal)	35-500
CA Dept. of Forestry (seasonal)	138-258
39th District Agricultural Assn. (seasonal)	4-150
Resource Connection	150
US Forest Service (seasonal)	49-99
Greenhorn Creek Golf Resort	78-80
Kautz Ironstone Vineyards	80
Sequoia Woods Country Club	35-75
United Parcel Service	65
Big Trees Market	63
Caltrans (seasonal)	60
Pacific Gas & Electric	53
Mar Val Grocery	51

Source: Calaveras County Chamber of Commerce, 2008.

The unemployment rate in Calaveras County has increased in recent years, following trends of the state and national recession. Figure 5-1 shows unemployment rates in the county and state from 2000 to 2008. Since 2003, the county's unemployment rate has been consistently higher than the state average. The unemployment rate has increased since 2006, consistent with an overall decrease in the state and national economies. As of June 2009, 13.7 percent of Calaveras County residents were unemployed, somewhat higher than the statewide unemployment rate (11.6 percent). The overall unemployment trends in Calaveras County over the last 8 years have generally followed the ups and downs of the state, except at a slightly higher rate.

**FIGURE 5-1
UNEMPLOYMENT RATE**

**Calaveras County and California
2000-2008**



Source: Employment Development Department (EDD), September 2008.

Population and Employment Projections

The California Department of Finance (DOF) produces population projections for all counties in California, including Calaveras County. DOF's most recent projections, released in 2007, cover the period from 2000 to 2050. Table 5-8 shows the DOF population estimate in 2009 and the projected population for 2010 through 2030, as well as the average annual growth rate for each time period. As shown in the table, Calaveras County's population is projected to increase from 45,987 in 2009 to 52,034 in 2015. By 2030, the county's population is projected to be 64,572. Calaveras County's population is expected to grow at about the same rate as the state average during this time period. These future growth rates are lower than recent historical growth rates shown in Table 5-1.

**TABLE 5-8
POPULATION PROJECTIONS**

**Calaveras County
2000 to 2030**

Year	Persons	AAGR
2009	45,987	-
2010	47,750	0.76%
2015*	52,034	1.73%
2020	56,318	1.59%
2025*	60,445	1.42%
2030	64,572	1.33%

Note: *DOF population projections are provided in 10-year increments. The projections shown for 2015 and 2025 represent the average of the 2010 and 2020, and 2020 and 2030 population projections, respectively.
Source: California Department of Finance, *Population Projections for California and its Counties 2000-2050*, July 2007.

The California Employment Development Department provided industry employment and occupational projections in the spring of 2008 for the Mother Lode Workforce Investment Region which includes Amador, Calaveras, Mariposa, and Tuolumne counties. The following are the industry sectors projected to gain the most number of jobs and grow the fastest in the region from 2004 to 2014:

- Education and Health Services (920 jobs, 22.5 percent);
- Leisure and Hospitality, mostly accommodations and food (880 jobs, 13.7 percent);
- Construction (600 jobs, 19.9 percent)
- Retail Trade (480 jobs, 8.3 percent)
- Other Services (210, 15.4 percent)
- Transportation, Warehousing and Utilities (180 jobs, 24.7 percent)

State budget trends and the current national recession, including the downturn in the housing industry and related services, may alter the projections.

Household Characteristics and Housing Supply

The section provides an analysis of household characteristics and housing supply. The first part of this section analyzes Calaveras County's household characteristics, such as household population, composition, size, tenure, and overcrowding. The second part of this section analyzes the county's housing inventory and supply, including a discussion of vacant units.

The discussion of the housing stock in Calaveras County uses a significant amount of data from the 2000 Census Summary File 3 (SF3), whereas the housing and population information shown in other sections of this document are based primarily on Summary File 1 (SF1). SF3 is based on a sample, whereas SF1 is based on a complete count. Therefore, totals from the two sources vary.

Household Characteristics

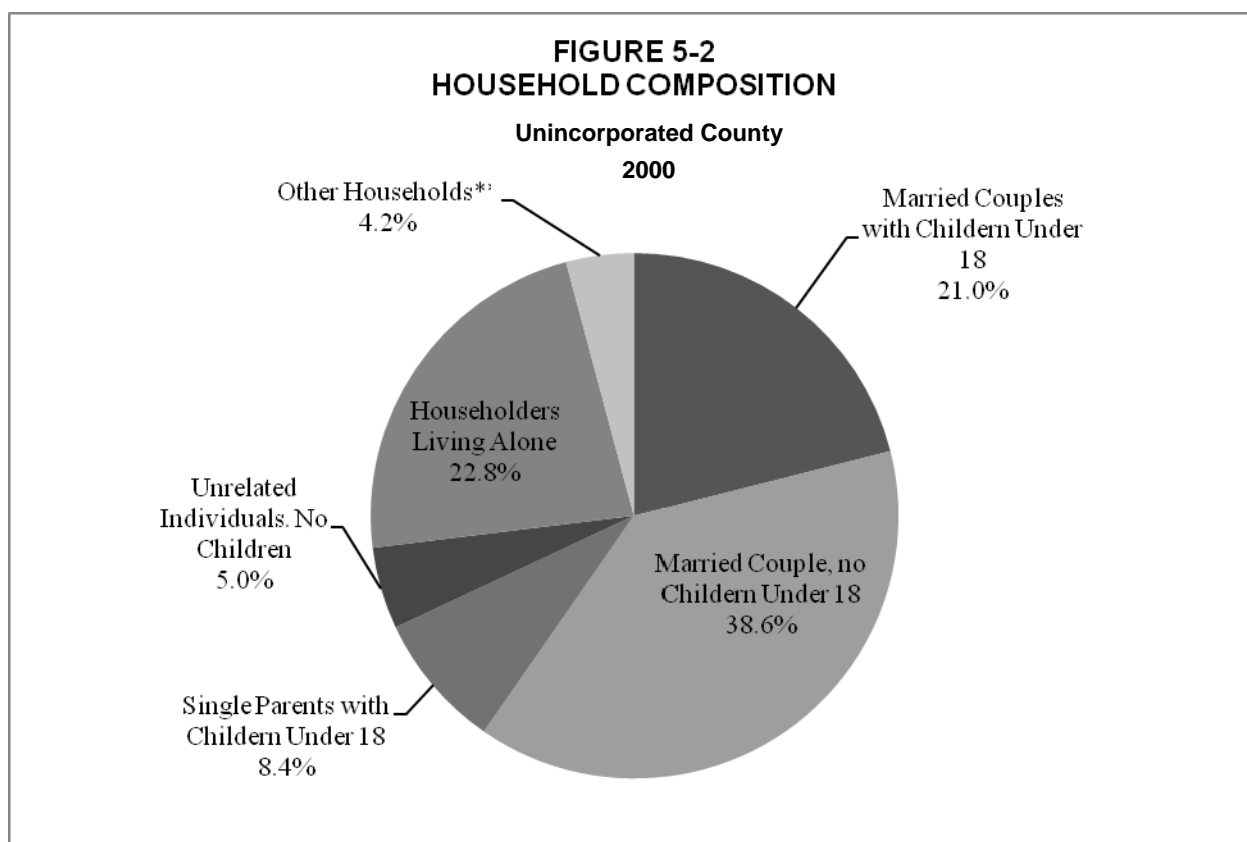
Household Population

Household population is establishing measure of the number of persons residing in private households. Persons in institutional or group quarters are not included in the count of household population. According to the California Department of Finance (DOF), as of 2009 Calaveras County had a total household population of 41,955 with 457 people (or about 1 percent) living in group quarters. With 18,533 households, the unincorporated county had an average 2.26 persons per household.

Household Composition

The U.S. Census divides households into two different categories, depending on their composition: family and non-family. Family households are those consisting of two or more related persons living together. Non-family households include persons who live alone or in groups composed of unrelated individuals. As shown in Table 5-9, families made up a larger share of households in Calaveras County than in California. In 1990, 88.2 percent of Calaveras County households were family households compared to 68.8 percent in the state. From 1990 to 2000, family households as a percentage of total households in Calaveras decreased to 84.8 percent.

Figure 5-2 provides additional information on the types of households in Calaveras County in 2000. Married couples with children under 18 made up only 21 percent (3,196) of households in the county, compared to the state average of 27.6 percent. Married couples without children, accounted for nearly 39 percent (5,864), significantly greater than California (23.4 percent) in 2000. This difference is likely due to the significantly higher percentage of senior households in Calaveras County.



Notes: *Nonfamily households with children under 18 and all other family households.

Source: 2000 U.S. Census.

In 2000, there were 1,021 single-parent households in Calaveras County, making up 6.7 percent of the total households. Of these single-parent households, about 70 percent (705) were female-headed households and 30 percent (316) were male-headed households. The percentage of single-parent households was lower in Calaveras County than in the State (11.7 percent) in 2000.

TABLE 5-9 FAMILY AND NON-FAMILY HOUSEHOLDS Unincorporated Calaveras County and California 1990 and 2000				
	Unincorporated Calaveras County		California	
	Number	Percent	Number	Percent
1990				
Family Households	25,814	88.2%	7,139,394	68.8%
Non-Family Households	3,458	11.8%	3,241,812	31.2%
Total Households	29,272	100.0%	10,381,206	100.0%
2000				
Family Households	31,831	84.8%	7,920,049	68.9%
Non-Family Households	5,294	14.1%	3,582,821	31.1%
Total Households	37,550	100.0%	11,502,870	100.0%

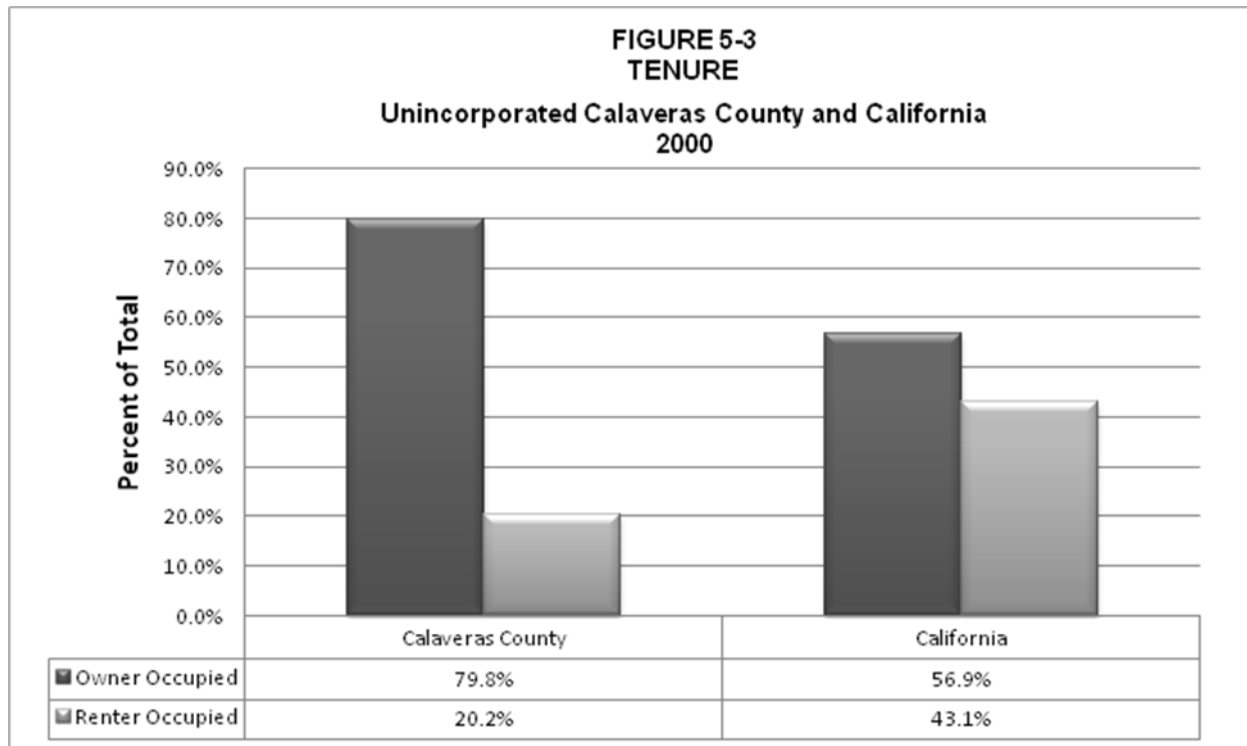
Source: 2000 U.S. Census.

Non-family households made up 32 percent of all households in Calaveras County in 2000, 22.8 percent were comprised of individuals living alone which is almost identical to the 23.5 percent of the state. Households of unrelated persons without children accounted for 5 percent (763) of households in Calaveras County, compared to 7.4 percent of households in California.

Tenure

Tenure describes occupancy by owner or renter status. The owner versus renter distribution of a community's housing stock influences several aspects of the local housing market. Residential stability is influenced by tenure, with ownership housing typically having a much lower turnover rate than rental housing.

The 2000 U.S. Census is the most recent source of data on tenure in Calaveras County. Figure 5-3 shows rates of homeownership and renter occupancy in Calaveras County and California in 2000. As shown in the figure, Calaveras County had a higher rate of homeownership (79.8 percent) than the state (56.9 percent) in 2000.



Source: 2000 U.S. Census.

Overcrowding

U.S. Census Bureau standards define a housing unit as overcrowded when the total number of occupants is greater than one person per room, excluding kitchens and bathrooms. A typical home might have a total of five rooms (three bedrooms, living room, and dining room). If more than five people were living in the home, it would be considered overcrowded. There is some debate about whether units with larger households where seven people might occupy a home with six rooms should really be considered overcrowded. Nonetheless, units with more than 1.5 persons per room are considered severely overcrowded, and should be recognized as a significant housing problem.

Table 5-10 below compares housing overcrowding data for Calaveras County with data for California. In 2000, 95.6 percent of Calaveras County's housing units had one or fewer persons per room with only 4.4 percent considered overcrowded. Of all units in Calaveras County, 2.6 percent had between 1.01 and 1.50 persons per room, and only 1.8 percent were severely overcrowded with more than 1.5 persons per room. Overcrowding was less of a problem in Calaveras County in 2000 than in California where 7.7 percent of households were considered overcrowded. Overcrowding is typically more of a problem in rental units than owner-occupied units. Only 3.6 percent of Calaveras County's owner households were overcrowded, while 7.8 percent of renter households were overcrowded in 2000.

TABLE 5-10 OVERCROWDING Unincorporated Calaveras County, and California 2000				
	Unincorporated Calaveras County		California	
	Number	Percent	Number	Percent
Owner-Occupied				
0.50 or less	9,035	74.6%	4,210,011	64.3%
0.51 to 1.00	2,647	21.8%	1,774,210	27.1%
1.01 to 1.50	290	2.4%	278,471	4.3%
1.51 to 2.00	108	0.9%	175,358	2.7%
2.01 or more	38	0.3%	108,187	1.7%
Total	12,118	100.0%	6,546,237	100.0%
Renter-Occupied				
0.50 or less	1,606	52.3%	2,012,190	40.6%
0.51 to 1.00	1,230	40.0%	1,758,107	35.5%
1.01 to 1.50	106	3.5%	421,839	8.5%
1.51 to 2.00	94	3.1%	388,269	7.8%
2.01 or more	36	1.2%	376,228	7.6%
Total	3,072	100.0%	4,956,633	100.0%
Total Occupied Housing Units				
0.50 or less	10,641	70.1%	6,222,201	54.1%
0.51 to 1.00	3,877	25.5%	3,532,317	30.7%
1.01 to 1.50	396	2.6%	700,310	6.1%
1.51 to 2.00	202	1.3%	563,627	4.9%
2.01 or more	74	0.5%	484,415	4.2%
Total	15,190	100.0%	11,502,870	100.0%

Source: 2000 U.S. Census.

Household Size

Table 5-11 shows average household size by tenure for Calaveras County and California in 2000. Calaveras County had a much smaller proportion (8.3 percent) of large households (five or more members) than California (15.9 percent). Calaveras County also had a larger proportion of one- and two-person households than California in 2000 (65.9 percent compared to 53.1 percent). Renter-occupied units tend to have smaller households; however, this is not entirely true in Calaveras County. In the county, 28.2 percent of renter households were one-person households, compared to 21.0 percent for owner households. Two-person households made up a much smaller percentage of renter households compared to owner households (29.9 percent and 46.8 percent, respectively). Three-, four-, and five-person households all made up slightly larger percentages of renter households than owner households, suggesting that there is a need for larger rental units in the county.

TABLE 5-11 HOUSEHOLD SIZE BY TENURE Unincorporated Calaveras County and California 2000				
	Unincorporated Calaveras County		California	
	Number	Percent	Number	Percent
Owner Occupied				
1 Person	2,545	21.0%	1,242,064	19.00%
2 Persons	5,675	46.8%	2,162,319	33.00%
3 Persons	1,607	13.3%	1,063,020	16.20%
4 Persons	1,336	11.0%	1,057,933	16.20%
5 Persons	554	4.6%	539,840	8.20%
6 Persons	287	2.4%	253,814	3.90%
7 Persons or more	114	0.9%	227,247	3.50%
Total	12,118	100.0%	6,546,237	100.0%
Renter Occupied				
1 Persons	867	28.2%	1,465,064	29.60%
2 Persons	919	29.9%	1,246,918	25.20%
3 Persons	556	18.1%	780,946	15.80%
4 Persons	430	14.0%	649,947	13.10%
5 Persons	221	7.2%	394,656	8.00%
6 Persons	56	1.8%	209,867	4.20%
7 Persons or more	23	0.7%	209,235	4.20%
Total	3,072	100.0%	4,956,633	100.0%
All Households				
1 Person	3,412	22.5%	2,707,128	23.50%
2 Persons	6,594	43.4%	3,409,237	29.60%
3 Persons	2,163	14.2%	1,843,966	16.00%
4 Persons	1,766	11.6%	1,707,880	14.80%
5 Persons	775	5.1%	934,496	8.10%
6 Persons	343	2.3%	463,681	4.00%
7 Persons or more	137	0.9%	436,482	3.80%
Total	15,190	100.0%	11,502,870	100.0%

Source: 2000 U.S. Census.

Table 5-12 shows the number of bedrooms by housing unit by tenure in Calaveras County and California in 2000. As shown in the table, 58.5 percent of occupied housing units in Calaveras County contained three or more bedrooms in 2000 compared to 47.7 percent in California. This is likely due to a combination of factors, including the rural location and higher rates of homeownership in Calaveras County.

Renter-occupied units tend to have a smaller number of bedrooms than owner-occupied units. This was the case in Calaveras County in 2000, where 64.3 percent of owner-occupied units had three or more

bedrooms, compared to only 35.5 percent of renter-occupied units. However, the percentage of renter units in Calaveras County with three or more bedrooms is larger than the percentage in California (18.4).

TABLE 5-12 NUMBER OF BEDROOMS BY TENURE Unincorporated Calaveras County and California 2000				
	Unincorporated Calaveras County		California	
	Number	Percent	Number	Percent
Owner Occupied				
No bedroom	78	0.6%	114,254	1.70%
1 bedroom	576	4.8%	411,758	6.30%
2 bedrooms	3673	30.3%	1,485,676	22.70%
3 bedrooms	6410	52.9%	2,825,326	43.20%
4 bedrooms	1174	9.7%	1,417,027	21.60%
5 or more bedrooms	207	1.7%	292,196	4.50%
Total	12,118	100.0%	6,546,237	100.0%
Renter Occupied				
No bedroom	137	4.5%	703,196	14.20%
1 bedroom	638	20.8%	1,651,911	33.30%
2 bedrooms	1,206	39.3%	1,685,750	34.00%
3 bedrooms	959	31.2%	719,939	14.50%
4 bedrooms	110	3.6%	170,580	3.40%
5 or more bedrooms	22	0.7%	25,257	0.50%
Total	3,072	100.0%	4,956,633	100.0%
All Households				
No bedroom	215	1.4%	817,450	7.10%
1 bedroom	1,214	8.0%	2,063,669	17.90%
2 bedrooms	4,879	32.1%	3,171,426	27.60%
3 bedrooms	7,369	48.5%	3,545,265	30.80%
4 bedrooms	1,284	8.5%	1,587,607	13.80%
5 or more bedrooms	229	1.5%	317,453	2.80%
Total	15,190	100.0%	11,502,870	100.0%

Source: 2000 U.S. Census.

Average household size defined as the household population (group quarters population is not counted) divided by the number of occupied housing units. Table 5-13 shows the average household size for Calaveras County and California in 1990, 2000, and 2009. While average household size increased at the state level over this time period, the average household size decreased in Calaveras County from 2.53 persons per household in 1990 to 2.44 in 2000 and 2.26 in 2009. The average household sizes in Calaveras County were significantly smaller than the statewide average.

**TABLE 5-13
AVERAGE HOUSEHOLD SIZE BY TENURE**

**Calaveras County and California
1990, 2000, and 2009**

Tenure	Calaveras County			California		
	1990	2000	2009	1990	2000	2009
All Households	2.53	2.44	2.26	2.79	2.87	2.94
Owner occupied	2.48	2.43	n/d	2.84	2.95	n/d
Renter occupied	2.58	2.45	n/d	2.74	2.78	n/d

Source: 1990 U.S. Census, 2000 U.S. Census, and Department of Finance, Table E-5, 2009.

Based on the information regarding housing unit and household sizes, Calaveras County has a relatively smaller need for large housing units than the state. While Calaveras had a smaller average household size than the state, the county also had larger housing units and lower overcrowding rates than the statewide averages.

Housing Inventory and Supply

While the previous section discussed the characteristics of persons living in households, this section provides information about the total supply of housing in Calaveras County. This section includes information about the total number housing units in the county, vacancy status, and structural condition of the units. It also contains information on housing costs and affordability.

Housing Units

Table 5-14 shows the total housing stock in Calaveras County and California in 2000 and 2009 according to the type of structures in which units are located.

As shown in Table 5-14, single-family detached housing units account for the overwhelming majority of housing in Calaveras County in 2009. At 85.9 percent of the total housing stock in 2009, single-family detached units in Calaveras County make up a much larger share of the total housing stock than in the state, where only 57.3 percent of all units are single-family detached. From 2000 to 2009, over 4,000 single-family detached units were added to the housing stock in Calaveras County, making up about 85 percent of all new units.

Mobile homes are the next largest segment of Calaveras County's housing stock, comprising 10 percent of the total in 2009, more than double the statewide average of 4.4 percent. Between 2000 and 2009, nearly 600 mobile homes were added to the county's housing stock.

**TABLE 5-14
HOUSING STOCK BY TYPE**

**Unincorporated Calaveras County and California
2000 and 2009**

2000 and 2009							
Year		Total Units	Single-Family		Multi-Family		Mobile Homes
			Detached	Attached	2 to 4	5 plus	
Unincorporated Calaveras County							
2000	Number	21,524	18,488	398	373	242	2,023
	Percent	100.0%	85.9%	1.8%	1.7%	1.1%	9.4%
2009	Number	26,271	22,488	510	416	242	2,615
	Percent	100.0%	85.6%	1.9%	1.6%	0.9%	10.0%
California							
2000	Number	12,214,550	6,883,107	931,928	1,024,896	2,804,931	569,688
	Percent	100.0%	56.4%	7.6%	8.4%	23.0%	4.7%
2009	Number	13,530,719	7,756,434	964,345	1,069,843	3,143,170	596,927
	Percent	100.0%	57.3%	7.1%	7.9%	23.2%	4.4%

Source: California Department of Finance (DOF), Official State Population and Housing Estimates, January 1, 2009 (Table E-5).

Occupancy/Vacancy Rates

According to the California Department of Housing and Community Development (HCD), the desired vacancy rates necessary to provide a stable housing environment are approximately 2 percent for the for-sale housing and 5 percent for rental housing. As shown in Table 5-15, Calaveras County has a much higher vacancy rate than the state average, due in large part to the number of second homes and vacation rentals in the county. The vacancy rate in Calaveras County has remained around 29.5 percent since 2000, while the statewide vacancy rate has been closer to 6 percent.

**TABLE 5-15
OCCUPANCY/VACANCY**

**Unincorporated Calaveras County and California
1990, 2000, and 2009**

	1990		2000		2009	
	Number	Percent	Number	Percent	Number	Percent
Unincorporated Calaveras County						
Occupied Units	11,605	64.5%	15,190	70.5%	18,533	70.5%
Vacant Units	6,389	35.5%	6,346	29.5%	7,738	29.5%
Total Housing Units	17,994	100.0%	21,536	100.0%	26,271	100.0%
California						
Occupied Units	10,381,206	92.80%	11,502,870	94.20%	12,733,414	94.11%
Vacant Units	801,676	7.20%	711,679	5.80%	797,305	5.89%
Total Housing Units	11,182,882	100.00%	12,214,549	100.00%	13,530,719	100.00%

Source: California Department of Finance 2009, Table E-5; and U.S. Census 1990 and 2000.

Although the overall vacancy rate was 29.5 percent in Calaveras County in 2000, the vacancy rate of for-sale housing available for occupancy was only 1.1 percent and the vacancy rate for rental housing available for occupancy was 0.9 percent (see Table 5-16). In 2000 the county had vacancy rates lower than the desired levels, especially for rental housing.

TABLE 5-16 VACANT UNITS BY TYPE Calaveras County and California 2000				
Vacancy Status	Unincorporated Calaveras County		California	
	Number	Percent	Number	Percent
For rent	213	0.9%	201,388	1.6%
For sale only	248	1.1%	115,343	0.9%
Rented or sold; not occupied	257	1.1%	54,785	0.5%
For seasonal; recreational; or occasional use	5,499	24.0%	261,950	2.1%
For migrant workers	0	0.0%	2,194	0.0%
Other vacant	129	0.6%	76,019	0.6%
Total Vacant	6,346	27.7%	711,679	5.8%
Total Units	22,946	100.0%	12,214,550	100.0%

Source: 2000 U.S. Census.

Housing Conditions

The U.S. Census provides only limited data that can be used to infer the condition of Calaveras County's housing stock. For example, the Census reports on whether housing units have complete plumbing and kitchen facilities. Since only a very small percentage of all housing units in Calaveras County lack complete plumbing or kitchen facilities (see Table 5-17), these indicators do not reveal much about overall housing conditions.

Since housing stock age and condition are generally correlated, one Census variable that provides an indication of housing conditions is the age of a community's housing stock. As shown in Table 5-17, the median year built for all housing units in Calaveras County as of the 2000 Census was 1981, compared to 1970 for California. Over 24 percent of Calaveras County's housing stock was ten or fewer years old in 2000. Another 30.4 percent of the housing stock was between 10 and 20 years old. These statistics reflect the tremendous growth in the area during the 1980s and 1990s and the growth that continued into the 2000s until the recent decline in the housing market.

Because over 55 percent of the housing units in Calaveras County were 20 years old or newer in 2000 (compared to 32 percent in the State), Calaveras County's housing stock should still be in relatively good condition compared to communities with larger shares of older homes. Between 2000 and 2009, there was a net increase of about 4,700 housing units in Calaveras County, all of which should still be in sound condition.

TABLE 5-17
AGE OF HOUSING STOCK AND HOUSING STOCK CONDITIONS BY TENURE
 Unincorporated Calaveras County and California
 2000

	Unincorporated Calaveras County		California	
	Number	Percent	Number	Percent
Owner Occupied Housing Units				
Built 1990 to March 2000	3,355	27.7%	984,491	15.0%
Built 1980 to 1989	3,802	31.4%	1,141,514	17.4%
Built 1970 to 1979	2,357	19.5%	1,260,440	19.3%
Built 1960 to 1969	1,167	9.6%	1,005,648	15.4%
Built 1950 to 1959	530	4.4%	1,097,727	16.8%
Built 1940 to 1949	414	3.4%	496,066	7.6%
Built 1939 or earlier	493	4.1%	560,351	8.6%
Total	12,118	100.0%	6,546,237	100.0%
Units Lacking Complete Plumbing Facilities	89	0.7%	26,924	0.4%
Units Lacking Complete Kitchen Facilities	66	0.5%	19,002	0.3%
Median Year Built		1982*		1971
Renter Occupied Housing Units				
Built 1990 to March 2000	409	13.3%	475,189	9.6%
Built 1980 to 1989	810	26.4%	829,835	16.7%
Built 1970 to 1979	521	17.0%	1,093,120	22.1%
Built 1960 to 1969	538	17.5%	921,555	18.6%
Built 1950 to 1959	291	9.5%	711,424	14.4%
Built 1940 to 1949	272	8.9%	395,297	8.0%
Built 1939 or earlier	231	7.5%	530,213	10.7%
Total	3,072	100.0%	4,956,633	100.0%
Units Lacking Complete Plumbing Facilities	26	0.8%	58,536	1.2%
Units Lacking Complete Kitchen Facilities	37	1.2%	98,380	2.0%
Median Year Built		1972*		1969
Total Occupied Housing Units				
Built 1990 to March 2000	3,764	24.8%	1,459,680	12.7%
Built 1980 to 1989	4,612	30.4%	1,971,349	17.1%
Built 1970 to 1979	2,878	18.9%	2,353,560	20.5%
Built 1960 to 1969	1,705	11.2%	1,927,203	16.8%
Built 1950 to 1959	821	5.4%	1,809,151	15.7%
Built 1940 to 1949	686	4.5%	891,363	7.7%
Built 1939 or earlier	724	4.8%	1,090,564	9.5%
Total	15,190	100.0%	11,502,870	100.0%
Units Lacking Complete Plumbing Facilities	115	0.8%	85,460	0.7%
Units Lacking Complete Kitchen Facilities	103	0.7%	117,382	1.0%
Median Year Built		1981*		1970

Notes: *Includes incorporated city of Angels Camp

Source: U.S. Census 2000.

Housing Affordability

For the purpose of this report, housing is classified as “affordable” if households do not pay more than 30 percent of income for payment of rent (including a monthly allowance for water, gas, and electricity) or monthly homeownership costs (including mortgage payments, taxes, and insurance). State law (65583(a)(2)) requires “an analysis and documentation of household characteristics, including level of payment compared to ability to pay.” Identifying and evaluating existing housing needs are a critical component of the housing element. This requires comparison of resident incomes with the local cost of housing. The analysis helps local governments identify existing housing conditions that require addressing and households with housing cost burdens or unmet housing needs. This section includes an analysis of housing cost burden, ability to pay for housing, and the cost of housing.

The data in this section uses this Comprehensive Housing Affordability Strategy (CHAS) data from HUD’s State of the Cities Data Systems (SOCDS) website. Income groups are shown in the SOCDS CHAS tabulation based on the HUD-adjusted area median family income.

Housing Cost Burdens

This section provides an analysis of the proportion of lower-income households “overpaying for housing.” Lower-income households are defined as those that earn 80 percent or less of the area median income. This is a “share of income” approach to measure housing affordability in terms of the percentage of income that a household spends on its housing.

An assessment of housing cost burdens requires that information about household size be combined with information on household income for each household individually. HUD creates a special Census tabulation for use in Consolidated Plans.¹ The data in this section uses the Comprehensive Housing Affordability Strategy (CHAS) data from HUD’s State of the Cities Data Systems (SOCDS) website.

An “excessive cost burden” is defined by HUD as gross housing costs exceeding 30 percent of gross monthly income. A “severe cost burden” is defined as gross housing costs exceeding 50 percent of gross monthly income. For renters, gross housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Income groups are shown in the SOCDS CHAS tabulation based on the HUD-adjusted area median family income (AMI). In 1974, Congress defined “low-income” and “very low-income” for HUD rental programs as incomes not exceeding 80 and 50 percent, respectively, of the area median family income, as adjusted by HUD.²

¹ The Comprehensive Housing Affordability Strategy (CHAS) data file is a detailed tabulation of the Decennial Census sponsored by HUD. It includes data on a variety of physical and financial housing characteristics categorized by HUD-defined income and HUD-specified household types. As with the long form in the Decennial Census, CHAS indicators are estimates based on a sample of households. These “special tabulation” data are used by local governments for housing planning as part of the Consolidated Planning process and by HUD for various allocation formulas to distribute funds to localities.

² Statutory adjustments now include upper and lower caps for areas with low or high ratios of housing costs to income and, for each non-metropolitan county, a lower cap equal to its state’s non-metropolitan average. Estimates of the median family income and the official income cutoffs for each metropolitan area and non-metropolitan county are based on the most recent Decennial Census results and updated each year by HUD. Each base income cutoff is assumed to apply to a household of four, and official cutoffs are further adjusted by household size.

Table 5-18 shows the SOCDS CHAS special tabulation data from the 2000 Census regarding the percentage of households with an excessive housing cost burden (greater than 30 percent) and severe cost burden (greater than 50 percent) by income group and tenure for Calaveras County and California.

As shown in the table, 31.2 percent of all households in Calaveras County had an excessive housing cost burden in 2000. This rate is slightly lower than the statewide average of 34.5 percent. Only 13.5 percent of all households in Calaveras County had a severe housing cost burden in 2000 compared to 15 percent for all of California. As would be expected, housing cost burdens were more severe for households with lower incomes. Among lower-income households (incomes less than or equal to 80 percent of the area median family income (MFI)), 58.5 percent of households in Calaveras County had an excessive housing cost burden in 2000 compared to 15 percent of non-lower-income households. This rate of housing cost burden for lower-income households is lower than the statewide average of 62.1 percent. This data points to the need for more affordable housing units in Calaveras County; however, the need is relatively less than average for communities in California.

Rates of housing cost burden were slightly greater among low-income renter households than among low-income owner households for both Calaveras County and California. However, for non-lower-income renter households, rates of housing cost burden were significantly lower than those of owner-occupied households in both the county and the state. In Calaveras County 60.3 percent of low-income renter households paid 30 percent or more of their monthly incomes for housing costs in 2000, compared to 57.8 percent of low-income owner households. Among moderate- and above moderate-income households, the percentage of owner households with excessive housing cost burdens was far higher than renter households (15.0 percent compared to 1.8 percent).

Table 5-19 shows housing cost burden information for Calaveras County in 2000 by household type, tenure, and income group. The low-income household types with the highest percentages of households with a housing cost burden greater than 30 percent were “large, related” renter households and “all other” owner households. Over 75 percent of large, related low-income renter households had an excessive housing cost burden and 59.8 percent had a severe housing cost burden. However, this household type makes up a small percentage of all low-income households in the county. Of all low-income renter households, small, related households have the greatest number of households with an excessive housing cost burden. While 65.4 percent of “all other” low-income owner households have an excessive housing cost burden, the low-income owner household type with the greatest number of households with an excessive housing cost burden is elderly owner households. The information in this table regarding senior households is addressed in more detail in subsection 3, Special Needs.

TABLE 5-18
HOUSING COST BURDEN BY HOUSEHOLD INCOME CLASSIFICATION
Unincorporated Calaveras County and California
2000

	Unincorporated Calaveras County			California		
	Owners	Renters	Total	Owners	Renters	Total
Household Income <= 80% MFI						
Total Households	3,949	1,642	5,591	1,697,563	2,814,415	4,511,978
Number w/ cost burden > 30%	2,282	991	3,273	993,816	1,806,179	2,799,995
Percent w/ cost burden > 30%	57.8%	60.3%	58.5%	58.5%	64.2%	62.1%
Number w/ cost burden > 50%	1,413	521	1,935	592,910	948,084	1,540,994
Percent w/ cost burden > 50%	35.8%	31.7%	34.6%	34.9%	33.7%	34.2%
Household Income > 80% MFI						
Total Households	8,125	1,342	9,467	4,848,664	2,137,109	6,985,773
Number w/ cost burden > 30%	1,400	24	1,424	974,581	188,066	1,162,647
Percent w/ cost burden > 30%	17.2%	1.8%	15.0%	20.1%	8.8%	16.6%
Number w/ cost burden > 50%	247	0	247	169,703	17,097	186,800
Percent w/ cost burden > 50%	3.0%	0.0%	2.6%	3.5%	0.8%	2.7%
Total Households						
Total Households	12,074	2,984	15,058	6,546,227	4,951,524	11,497,751
Number w/ cost burden > 30%	3,687	1,017	4,703	1,968,397	1,994,245	3,962,642
Percent w/ cost burden > 30%	30.5%	34.1%	31.2%	30.1%	40.3%	34.5%
Number w/ cost burden > 50%	1,575	466	2,041	762,613	965,181	1,727,794
Percent w/ cost burden > 50%	13.0%	15.6%	13.6%	11.6%	19.5%	15.0%

Source: HUD SOCDs, Comprehensive Housing Affordability Strategy (CHAS) database, 2000.

TABLE 5-19
HOUSING COST BURDEN BY HOUSEHOLD TYPE AND HOUSEHOLD INCOME CLASSIFICATION
 Unincorporated Calaveras County
 2000

	Renters					Owners					Total
	Elderly (1 & 2)	Small Related (2 to 4)	Large Related (5 or more)	All Other	Total Renter House- holds	Elderly (1 & 2)	Small Related (2 to 4)	Large Related (5 or more)	All Other	Total Owner House- holds	
Household Income <= 80% MFI											
Total Households	378	673	159	432	1,642	1,854	1,085	357	653	3,949	5,591
Number w/ cost burden > 30%	161	448	120	262	991	942	695	218	427	2282	3272
Percent w/ cost burden > 30%	42.6%	66.6%	75.4%	60.7%	60.3%	50.8%	64.0%	61.0%	65.4%	57.8%	58.5%
Number w/ cost burden > 50%	72	308	95	196	671	663	594	199	361	1818	2489
Percent w/ cost burden > 50%	19.0%	45.8%	59.8%	45.4%	40.8%	35.8%	54.7%	55.7%	55.3%	46.0%	44.5%
Household Income > 80% MFI											
Total Households	150	661	105	426	1,342	2,781	4,017	592	735	8,125	9,467
Number w/ cost burden > 30%	10	4	10	0	24	485	630	70	214	1400	1427
Percent w/ cost burden > 30%	6.7%	0.6%	9.6%	0.0%	1.8%	17.4%	15.7%	11.8%	29.1%	17.2%	15.1%
Number w/ cost burden > 50%	0	0	0	0	0	108	82	0	55	247	250
Percent w/ cost burden > 50%	0.0%	0.0%	0.0%	0.0%	0.0%	3.9%	2.1%	0.0%	7.5%	3.0%	2.6%
Total Households											
Total Households	528	1,334	264	858	2,984	4,635	5,102	949	1,388	12,074	15,058
Number w/ cost burden > 30%	171	452	130	262	1017	1428	1325	288	640	3687	4698
Percent w/ cost burden > 30%	32.4%	33.9%	49.3%	30.5%	34.1%	30.8%	26.0%	30.3%	46.1%	30.5%	31.2%
Number w/ cost burden > 50%	47	234	64	120	466	636	467	99	371	1575	2037
Percent w/ cost burden > 50%	8.9%	17.5%	24.3%	14.0%	15.6%	13.7%	9.2%	10.4%	26.7%	13.0%	13.5%

Source: HUD SOCDS, Comprehensive Housing Affordability Strategy (CHAS) database, 2000.

Ability to Pay for Housing

The following section compares 2009 income levels and ability to pay for housing with actual housing costs. Each year, the U.S. Department of Housing and Urban Development (HUD) reports the Area Median Income (AMI) for Calaveras County. The State Department of Housing and Community Development (HCD) uses the AMI to set income levels (i.e., extremely low-, very low-, low- median-, moderate-, and above moderate-income) that are used in affordable housing programs and projects. Since above moderate-income households do not generally have problems locating affordable units, affordable housing is usually defined as units that are reasonably priced for low- and moderate-income households. The list below shows the definition of housing income limits for housing units in Calaveras County.

- **Extremely Low-Income Unit:** affordable to households whose combined income is between the floor set at the minimum Supplemental Security Income (SSI) and 30 percent of the AMI. A household of four is considered to be very low-income in Calaveras County if its combined income is \$18,950 or less in 2009.
- **Very Low-Income Unit:** affordable to a household whose combined income is between 31 and 50 percent of the AMI. A household of four is considered to be very low-income in Calaveras County if its combined income is between \$18,950 and \$31,550 in 2009.
- **Low-Income Unit:** affordable to a household whose combined income is at or between 50 and 80 percent of the AMI. A household of four is considered to be low-income in Calaveras County if its combined income is between \$31,550 and \$50,500 in 2009.
- **Moderate-Income Unit:** affordable to a household whose combined income is at or between 81 and 120 percent of AMI. A household of four is considered to be moderate-income in Calaveras County if its combined income is between \$50,500 and \$75,700 in 2009.
- **Above Moderate-Income Unit:** affordable to a household whose combined income is above 120 percent of the AMI. A household of four is considered to be above moderate-income in Calaveras County if its combined income exceeds \$75,700 in 2009.

According to HUD, the median family income for a four-person household in Calaveras County was \$63,100 in 2009. Income limits for larger or smaller households were higher or lower, respectively, and are calculated using a formula developed by HUD (see Table 5-20).

TABLE 5-20 HUD INCOME LIMITS BASED ON PERSONS PER HOUSEHOLD Calaveras County 2009					
Income Categories	Persons per Household				
	1	2	3	4	5
Extremely Low-Income	\$13,250	\$15,150	\$17,050	\$18,950	\$20,450
Very Low-Income	\$22,100	\$25,250	\$28,400	\$31,550	\$34,050
Low-Income	\$35,350	\$40,400	\$45,450	\$50,500	\$54,550
Median-Income	\$44,150	\$50,500	\$56,800	\$63,100	\$68,150
Moderate-Income	\$53,000	\$60,550	\$68,150	\$75,700	\$81,750

Source: California Department of Housing and Community Development, State Income Limits, 2009.

Table 5-21 shows the 2009 HUD-defined household income limits for extremely low-, very low-, low-, and moderate-income households in Calaveras County by the number of persons in the household. It also shows maximum affordable monthly rents and maximum affordable purchase prices for homes (see table footnotes for assumptions used to determine affordability levels). For example, a three-person household is classified as low-income (80 percent of median) with an annual income of up to \$45,450 in 2009. A household with this income could afford to pay a monthly gross rent (including utilities) of up to \$1,136 or could afford to purchase a house priced at or below \$188,144.

TABLE 5-21 ABILITY TO PAY FOR HOUSING BASED ON HUD INCOME LIMITS Calaveras County¹ 2009						
Extremely Low-Income Households at 30% of 2008 Median Family Income						
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number of Persons	1	1.5	3	4.5	6	7.5
Income Level	\$13,250	\$14,200	\$17,050	\$19,700	\$21,950	\$22,700
Max. Monthly Gross Rent ²	\$331	\$355	\$426	\$493	\$549	\$568
Max. Purchase Price ³	\$54,850	\$58,782	\$70,580	\$81,550	\$90,864	\$93,969
Very Low-Income Households at 50% of 2008 Median Family Income						
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number of Persons	1	1.5	3	4.5	6	7.5
Income Level	\$22,100	\$23,650	\$28,400	\$32,800	\$36,600	\$37,850
Max. Monthly Gross Rent ²	\$553	\$591	\$710	\$820	\$915	\$946
Max. Purchase Price ³	\$91,485	\$97,901	\$117,564	\$135,779	\$151,509	\$156,684
Low-Income Households at 80% of 2008 Median Family Income						
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number of Persons	1	1.5	3	4.5	6	7.5
Income Level	\$35,350	\$37,850	\$45,450	\$52,500	\$58,550	\$60,600
Max. Monthly Gross Rent ²	\$884	\$946	\$1,136	\$1,313	\$1,464	\$1,515
Max. Purchase Price ³	\$146,335	\$156,684	\$188,144	\$217,329	\$242,373	\$250,859
Median-Income Households at 100% of 2008 Median Family Income						
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number of Persons	1	1.5	3	4.5	6	7.5
Income Level	\$44,150	\$47,350	\$56,800	\$65,600	\$73,200	\$75,700
Max. Monthly Gross Rent ²	\$1,104	\$1,184	\$1,420	\$1,640	\$1,830	\$1,893
Max. Purchase Price ³	\$182,763	\$196,010	\$235,129	\$271,557	\$303,018	\$313,367
Moderate-Income Households at 120% of 2008 Median Family Income						
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number of Persons	1	1.5	3	4.5	6	7.5
Income Level	\$53,000	\$56,800	\$68,150	\$78,750	\$87,850	\$90,850
Max. Monthly Gross Rent ²	\$1,325	\$1,420	\$1,704	\$1,969	\$2,196	\$2,271
Max. Purchase Price ³	\$219,398	\$235,129	\$282,113	\$325,993	\$363,663	\$376,082

Notes:

¹ Based on the 2009 HUD Median Family Income in Calaveras County: \$63,100

² Assumes that 30% of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance

³ Assumes 90% loan at 5% annual interest rate and 30 year term; assumes taxes, mortgage insurance, and homeowners insurance account for 20% of total monthly payments

Sources: HUD FY 2009 Calaveras County Income Limits (April 1, 2009); and Mintier Harnish.

Monthly Rental Costs

Table 5-22 shows HUD-defined fair market rent levels (FMR) for Calaveras County in 2009. In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities.³ HUD uses FMRs for a variety of purposes: FMRs determine the eligibility of rental housing units for the Section 8 Housing Assistance Payments program; Section 8 Rental Certificate program participants cannot rent units whose rents exceed the FMRs; and FMRs also serve as the payment standard used to calculate subsidies under the Rental Voucher program.

The level at which FMRs are set is expressed as a percentile point within the rent distribution of standard quality rental housing units in the FMR area. The basic standard for the FMR figures is the 40th percentile. In other words, 60 percent of the rents in Calaveras County are above the figures shown and 40 percent are below.

Comparing the current FMR levels to Table 5-21, a three-person household classified as low-income (80 percent of median) with an annual income of up to \$45,450 could afford to pay \$1,136 monthly gross rent (including utilities). The 2009 FMR for a 2-bedroom unit is \$825, which is affordable to the household, assuming such a unit was available in Calaveras County. However, a three-person very low-income household (\$28,400) could afford to pay only \$710, which is below the 2009 FMR.

TABLE 5-22 HUD FAIR MARKET RENT Calaveras County 2009	
Bedrooms in Unit	2009 FMR
Studio	\$686
1 Bedroom	\$686
2 Bedrooms	\$825
3 Bedrooms	\$1,203
4 Bedrooms	\$1,327

Source: U.S. Department of Housing and Urban Development (HUD), May 21, 2009.

³ According to HUD, “the level at which FMRs are set is expressed as a percentile point within the rent distribution of standard-quality rental housing units. The current definition used is the 40th percentile rent, the dollar amount below which 40 percent of the standard-quality rental housing units are rented. The 40th percentile rent is drawn from the distribution of rents of all units occupied by recent movers (renter households who moved to their present residence within the past 15 months). Public housing units and units less than 2 years old are excluded.”

Housing Values

This section discusses trends in the Calaveras County median housing price. The median sales price for single-family houses was calculated based on the sales (transactions) for 2005 to 2007 provided by DataQuick. The number of sales declined from 1,260 in 2005 to 643 in 2007. This trend tracks the decrease in net population growth and residential building permits for the same time period. The median sales price rose from \$362,750 in 2005 to \$378,000 in 2006 and declined to \$360,181 in 2007, as shown in Table 5-23 below.

TABLE 5-23 MEDIAN HOUSING PRICE AND NUMBER OF SALES (SINGLE-FAMILY TRANSACTIONS) Calaveras County 2005 to 2007			
	2005	2006	2007
Median Price	\$362,750	\$378,000	\$360,181
Number of Transactions	1260	826	643

Source: ADE, Inc., DataQuick.

The statewide median housing price was significantly higher than that of the county in 2007, even with a large decrease from a February 2007 median of \$554,280 to a February 2008 median of \$409,240 as reported by the California Association of Realtors (CAR). The 2007 statewide median price of housing was \$558,100. According to CAR, nearly all areas of the state experienced large median price declines in 2007 as the housing market began to collapse. As shown in Figure 5-4, the slowdown in the statewide housing market has influenced the housing market of Calaveras County, which continued to decline to about \$250,000 in the fourth quarter of 2008.

According to local development and real estate companies, most sales today (July 2009) and over the past two years in Calaveras County are short sales. The majority of sales are in Murphys and Angels Camp, where homes are selling in the \$300,000 to \$350,000 range. Copperopolis has experienced the greatest decline in housing prices, where homes have recently (2009) sold in the \$100,000 to \$130,000 range. Potential homebuyers can purchase larger, three-year-old home of 2,000 to 3,000 square feet for as low as \$220,000 in Copperopolis. The new community of Saddle Creek has also been greatly impacted by the recent decline in sales prices. Homes in this community are selling for under 50 percent of their initial asking price.

FIGURE 5-4
MEDIAN SALES PRICE AND HOME SALES COUNT

Calaveras County
 2004-2009



Note: The increase in median sales price in the first quarter of 2009 may be due to the small sample size.

Sources: Census 2000, DataQuick, 2008, city-data.com, 2009.

Affordable Housing by Income/Occupation

Table 5-24 is an abbreviated list of occupations and annual incomes for Calaveras County residents, such as fire fighters and police officers, school teachers, and minimum wage earners. A fire fighter earning an income of \$45,209 could be considered low-income depending on the household size, and could afford to purchase a home for \$187,147. A registered nurse earning \$72,552 could afford to pay an estimated \$256,630 for a home. With a median sale price of about \$250,000 for resale single-family homes in Calaveras County in 2008, many, but not all of the households shown on the table are priced out of the market, even given the recent price declines in the housing market. Households with two wage earners, such as a fire fighter and a registered nurse, or a police officer and teacher, may be able to afford the median-priced resale home in Calaveras County.

TABLE 5-24
AFFORDABLE RENTS AND HOUSING PRICES BY INCOME AND OCCUPATION
Calaveras County
2008/2009

Category	Average Income	Affordable Rent ¹	Affordable House Price ²
General Occupations (2008)³			
Fire Fighters	\$45,209	\$1,130	\$187,147
Police and Sheriff's Patrol Officer	\$61,994	\$1,550	\$256,630
Registered Nurse (RN)	\$72,552	\$1,814	\$300,336
Licensed Vocational Nurse (LVN)	\$43,624	\$1,091	\$180,586
Preschool Teacher	\$27,144	\$679	\$112,365
Middle School Teacher	\$46,146	\$1,154	\$191,026
Farmworkers and Laborers	\$18,331	\$458	\$75,883
Security Guards	\$30,239	\$756	\$125,177
Waiters and Waitresses	\$17,532	\$438	\$72,575
Cashiers	\$21,536	\$538	\$89,150
Two Wage Earners (2008)			
Fire Fighter and Registered Nurse	\$117,761	\$2,944	\$487,482
Police Officer and Middle School Teacher	\$108,140	\$2,704	\$447,655
Preschool Teacher and Security Guard	\$57,383	\$1,435	\$237,542
Full-Time Minimum Wage Earners (2009)			
Single Wage Earner	\$16,640	\$416	\$68,883
Two Wage Earners	\$33,280	\$832	\$137,766
SSI (Aged or Disabled) (2009)			
One person household with SSI only	\$10,884	\$272	\$45,055
Couple with SSI only	\$18,948	\$474	\$78,437
2009 HUD-Defined Income Groups (based on a household of 3 persons)			
Extremely Low-Income (below 30%)	\$17,050	\$426	\$70,580
Very Low-Income (below 50%)	\$28,400	\$710	\$117,564
Low-Income (below 80%)	\$45,450	\$1,136	\$188,144
Median Income	\$68,150	\$1,704	\$282,113
Moderate-Income (below 120%)	\$75,720	\$1,893	\$313,450

Notes: ¹ Assumes 30 percent of income devoted to monthly rent, including utilities

² Assumes 30 percent of income devoted to mortgage payment and taxes, 90 percent loan at 5 percent interest rate, 30-year term

³ General Occupation incomes based on the Mother Lode Region (Amador, Calaveras, Mariposa, and Tuolumne Counties)

Sources: Mintier Harnish; California Employment Development Department, July 2008; U.S. Department of Housing and Urban Development (HUD), 2009 State Income Limits.

Special Housing Needs

Within the general population of Calaveras County there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss the special housing needs of six groups identified in State housing element law (Government Code, Section 65583(a)(6)): “elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.” Where possible, estimates of the population or number of households in Calaveras County belonging to each group are shown.

Senior Households

Seniors are defined as persons 65 years and older, and senior households are those households headed by a person 65 years and older. Seniors often face unique housing problems. While many may own their homes outright, fixed retirement incomes may not always be adequate to cover rising utility rates and insurance. Also, many elderly homeowners do not have sufficient savings to finance the necessary repairs costs. This is a situation commonly described as “house-rich and cash-poor.”

Table 5-25 shows information on the number of seniors, the number of senior households, and senior households by housing tenure in Calaveras County and California in 2000. Seniors represented 18.1 percent of the population in Calaveras County in 2000 compared to 10.6 percent of the population in California. Because of smaller household sizes, the share of senior households as a percentage of all households is higher than the percentage of seniors in the population. Senior households represented 29 percent of all households in Calaveras County compared to 19.3 percent in California. Senior households have a high homeownership rate. In 2000, 90 percent of senior households in Calaveras County owned their homes in 2000, compared to 79.8 percent of all households in the county. Senior households represented 32.7 percent of all owner households in Calaveras County in 2000.

While some seniors may prefer to live in single-family detached homes, others desire a smaller, more affordable home with less upkeep, such as condos, townhouses, apartments, or mobile homes. In general, most senior households consist of a single elderly person living alone, or a couple. In comparison, among non-senior households, a smaller percentage of households live alone. This information suggests that housing developments for senior households should contain larger proportions of smaller housing units than projects intended for the general population.

Some seniors have the physical and financial ability to continue driving well into their retirement; however, those who cannot or choose not to drive must rely on alternative forms of transportation, such as bus, rail, ride sharing, and walking. In order to accommodate transit access, senior housing, should be located near transit centers, and in neighborhoods that cater to pedestrians by providing well-lit, wide, shaded sidewalks, clearly marked crosswalks, and longer walk signals at intersections.

TABLE 5-25 SENIOR POPULATIONS AND HOUSEHOLDS Unincorporated Calaveras County and California 2000				
	Unincorporated Calaveras County		California	
	Number	Percent	Number	Percent
Population				
Total Population	37,554	100.0%	33,871,648	100.0%
Total Persons 65 years and older	6,799	18.1%	3,595,658	10.6%
Male	3,299	48.5%	1,513,874	42.1%
Female	3,500	51.5%	2,081,784	57.9%
Households				
Total Households	15,190	100.0%	11,502,870	100.0%
Owner	12,118	79.8%	6,546,334	56.9%
Renter	3,072	20.2%	4,956,536	43.1%
Senior Headed-Households	4,401	100.0%	2,220,093	100.0%
Owner	3,961	90.0%	1,653,855	74.5%
Renter	440	10.0%	566,238	25.5%
Seniors as % of all Households	29.0%	-	-	19.3%
% of Owner households headed by a senior	-	32.7%	-	25.3%
% of Renter households headed by a senior	-	14.3%	-	11.4%

Source: 2000 U.S. Census.

Table 5-26 shows housing cost burdens by age and tenure in Calaveras County and California based in 2000. As shown in the table, 34.2 percent of all senior owner households and 33.8 percent of all senior renter households in Calaveras County had a housing cost burden greater than 30 percent in 2000. The percentage of senior households in Calaveras County with a cost burden greater than 30 percent was similar to non-senior households. However, a slight difference in housing cost burden is evident in owner households. While 31.1 percent of non-senior owner households in Calaveras County had a moderate cost burden, 34.3 percent of senior renter households paid more than 30 percent of their incomes for housing. The percentage of senior owner households with a moderate housing cost burden in Calaveras County (34.3 percent) was greater than that of California (25.2 percent); however, the percentage of senior renter households with a moderate cost burden was smaller in Calaveras County (33.8 percent) than the state (55.9 percent). 34.2 percent of all senior households in Calaveras County had a moderate housing cost burden compared to 34.4 percent in the state.

Supplemental Security Income (SSI) is a needs-based program that pays monthly benefits to persons who are 65 or older, blind, or have a disability. Seniors who have never worked, or have insufficient work credits to qualify for Social Security disability, often receive SSI benefits. In fact, SSI is the only source of income for many low-income seniors. With the maximum monthly benefit of \$907 (2009) in California, SSI recipients are likely to have difficulty finding housing that fits within their budgets since they could afford to pay only \$272 (or 30 percent of their income) for rent. They need to find publicly assisted units with deep subsidies, or participate in the Section 8 Program. As of December 2008, there

were 229 SSI recipients 65 years and over in Calaveras County, or 0.5 percent of the total county population (compared to 1.4 percent of the state population).

TABLE 5-26 HOUSING COST BURDEN BY AGE AND TENURE Unincorporated Calaveras County and California 2000						
	Unincorporated Calaveras County			California		
	Total	Cost Burden Greater Than 30%		Total	Cost Burden Greater Than 30%	
		#	%		#	%
Owner Households						
All Householders	8,931	2,868	32.1%	5,527,618	1,726,959	31.2%
Householder 15-64 years	6,191	1,928	31.1%	4,219,084	1,397,320	33.1%
Householder > 65 years	2,740	940	34.3%	1,308,534	329,639	25.2%
Renter Households						
All Householders	2,781	1,006	36.2%	4,921,581	2,079,695	42.3%
Householder 15-64 years	2,411	881	36.5%	4,359,345	1,765,557	40.5%
Householder > 65 years	370	125	33.8%	562,236	314,138	55.9%
Total Households						
All Householders	11,712	3,874	33.1%	10,449,199	3,806,654	36.4%
Householder 15-64 years	8,602	2,809	32.7%	8,578,429	3,162,877	36.9%
Householder > 65 years	3,110	1,065	34.2%	1,870,770	643,777	34.4%

Source: 2000 U.S. Census.

Persons with Disabilities

While there is limited data available on the housing needs of persons with disabilities in Calaveras County, data on the number of persons with disabilities and the types of these disabilities is useful in inferring housing needs. Table 5-27 shows information from the 2000 Census on the disability status and types of disabilities by age group for persons five years and older in Calaveras County and California. As shown in the table, 21.6 percent of the total population in Calaveras County five years and older had one or more disabilities in 2000, compared to 19.2 percent in California.

In terms of the three age groups shown in the table, 5.6 percent of the county's population 5 to 15 years of age, 22.2 percent of the population 16 to 64 years of age, and 33.1 percent of seniors (65 years and older) had one or more disabilities in 2000. The percentages of the county's population 5 to 64 years of age with one or more disabilities in 2000 are higher for the county than for California as a whole, while the percentage of seniors (65 years and older) is 9.1 percent lower.

Table 5-27 also provides information on the nature of these disabilities. The total number of disabilities shown for all age groups in Calaveras County (14,133) exceeds the number of persons with disabilities (7,222) because a person can have more than one disability. Among school age children, the most frequent disability was mental (70.4 percent). For persons ages 16 to 64 years, the most frequent

disabilities were employment (32.7 percent), physical (24.9 percent), and going-outside-the-home (16.1 percent). Finally, for seniors, physical (35.1 percent), going-outside-the-home (21.3 percent), and sensory (18.4 percent) disabilities were the most frequent.

Although these figures can give a sense of the proportion of the population with different types of disabilities, a much smaller proportion of the population may actually require specially-adapted housing to accommodate disabilities.

**TABLE 5-27
DISABILITY STATUS AND TYPES OF DISABILITIES BY AGE GROUP, PERSONS FIVE YEARS AND OLDER**

**Unincorporated Calaveras County and California
2000**

	Unincorporated Calaveras County		California	
	Number	Percent	Number	Percent
Population 5 to 15 years				
Persons age 5 to 15 years	5,761	-	5,813,105	-
Persons age 5 to 15 years with a disability	325	5.6%	277,503	4.8%
Total disabilities tallied	392	100.0%	373,407	100.0%
Sensory	49	12.5%	51,855	13.9%
Physical	50	12.8%	54,991	14.7%
Mental	276	70.4%	205,676	55.1%
Self-care	17	4.3%	60,885	16.3%
Going outside the home	N/A	N/A	N/A	N/A
Employment disability	N/A	N/A	N/A	N/A
Population 16 to 64 years				
Persons age 16 to 64 years	20,990	-	21,570,148	-
Persons age 16 to 64 years with a disability	4,666	22.2%	4,180,265	19.4%
Total disabilities tallied	9,352	100.0%	7,241,881	100.0%
Sensory	746	8.0%	430,965	6.0%
Physical	2,330	24.9%	1,183,313	16.3%
Mental	1,156	12.4%	777,304	10.7%
Self-care	558	6.0%	361,699	5.0%
Going outside the home	1,503	16.1%	1,718,472	23.7%
Employment disability	3,059	32.7%	2,770,128	38.3%
Population 65 years and over				
Persons 65 years and over	6,734	-	3,469,810	-
Persons 65 years and over with a disability	2,231	33.1%	1,465,593	42.2%
Total disabilities tallied	4,389	100.0%	2,977,123	100.0%
Sensory	806	18.4%	501,450	16.8%
Physical	1,542	35.1%	985,115	33.1%
Mental	667	15.2%	423,518	14.2%
Self-care	440	10.0%	345,113	11.6%
Going outside the home	934	21.3%	721,927	24.3%
Employment disability	N/A	N/A	N/A	N/A
Total Population 5 years and over				
Persons 5 years and over	33,485	-	30,853,063	-

TABLE 5-27
DISABILITY STATUS AND TYPES OF DISABILITIES BY AGE GROUP, PERSONS FIVE YEARS AND OLDER

Unincorporated Calaveras County and California
2000

	Unincorporated Calaveras County		California	
	Number	Percent	Number	Percent
Persons 5 years and over with a disability	7,222	21.6%	5,923,361	19.2%
Total disabilities tallied	14,133	100.0%	10,592,411	100.0%
Sensory	1,601	11.3%	984,270	9.3%
Physical	3,922	27.8%	2,223,419	21.0%
Mental	2,099	14.9%	1,406,498	13.3%
Self-care	1,015	7.2%	767,697	7.2%
Going outside the home	2,437	17.2%	1,718,472	16.2%
Employment disability	3,059	21.6%	2,770,128	26.2%

Notes: *Due to a design problem with the interview form of the 2000 Census, the going-outside-home disability and employment disability population estimates cannot be assumed accurate. The two estimates are likely to overestimate the actual number of persons with such disabilities. The going-outside-home disability does not apply to persons under five years old and the employment disability applies only to persons between the ages of 16 and 64.

Source: 2000 U.S. Census.

Housing Needs

Persons with disabilities in Calaveras County have different housing needs depending on the nature and severity of the disability. Physically-disabled persons generally require modifications to their housing units such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, and modified fixtures and appliances. If a disability prevents a person from operating a vehicle, then proximity to services and access to public transportation are particularly important. If a disability prevents an individual from working or limits income, then the cost of housing and the costs of modifications are likely to be even more challenging. Those with severe physical or mental disabilities may also require supportive housing, nursing facilities, or care facilities. In addition, many persons with disabilities rely solely on Social Security Income, which is insufficient for market rate housing.

A growing number of architects and developers are integrating universal design principles into their buildings to increase the accessibility of the built environment. The intent of universal design is to simplify design and construction by making products, communications, and the built environment usable by as many people as possible without the need for adaptation or specialized design. Applying these principles, in addition to the regulations specified in the Americans with Disabilities Act (ADA), to new construction in the city could increase the opportunities in housing and employment for everyone. Furthermore, studies have shown the access features integrated into the design of new facilities in the early conceptual stages increase costs less than half of 1 percent in most developments.

The following are the seven principles of universal design as outlined by the Center for Universal Design:

- *Equitable Use* - The design is useful and marketable to people with diverse abilities.

- *Flexibility in Use* - The design accommodates a wide range of individual preferences and abilities.
- *Simple and Intuitive* - Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.
- *Perceptible Information* - The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.
- *Tolerance for Error* - The design minimizes hazards and the adverse consequences of accidental or unintended action.
- *Low Physical Effort* - The design can be used efficiently and comfortably with minimum fatigue.
- *Size and Space for Approach and Use* - Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.

The County has adopted the State's Title 24 regulations that address accessibility for persons with disabilities. Newer housing will at least meet minimum standards for access for persons with disabilities. One of the key needs for persons with disabilities is assistance in retrofitting older homes.

Large Families/Households

HUD defines a large household or family as one with five or more members. Large families may have specific needs that differ from other families due to income and housing stock constraints. The most critical housing need of large families is access to larger housing units with more bedrooms than a standard three-bedroom dwelling. Multi-family rental housing units typically provide one or two bedrooms and not the three or more bedrooms that are required by large families. As a result, the large families that are unable to rent single-family houses may be overcrowded in smaller units. In general, housing for families should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child-care facilities.

Table 5-28 below shows the number and share of large households in Calaveras County and California in 2000. As shown in the table, 8.3 percent of all households in Calaveras County had five or more persons. Of these large households 955 were owner households and 300 were renter households. The percentage of large owner (7.5 percent) and renter (9.8 percent) households in Calaveras County was significantly lower than in California as a whole (15.6 and 16.4 percent respectively).

As shown in Table 5-19 earlier in this report, out of all "large related" owner households classified as lower-income in Calaveras County in 2000, 61 percent (218) had a housing cost burden greater than 30 percent, and 55.7 percent (199) had a housing cost burden greater than 50 percent. Of the 159 "large related" renter households classified as low-income, 75.4 percent had a housing cost burden greater than 30 percent, and 59.8 percent had a cost burden exceeding 50 percent. This compares to 57.8 percent of all lower-income owner households and 60.3 percent of all lower-income renter households in Calaveras County with a cost burden greater than 30 percent. This data shows that large households with low incomes in Calaveras County have an excessive housing cost burden problem relative to other types of households in the county.

TABLE 5-28 LARGE HOUSEHOLDS Unincorporated Calaveras County and California 2000				
	Unincorporated Calaveras County		California	
	Number	Percent	Number	Percent
Owner-Occupied				
Less than 5 Persons	11,163	92.1%	5,525,336	84.4%
5+ Persons	955	7.9%	1,020,901	15.6%
Total	12,118	100.0%	6,546,237	100.0%
Renter-Occupied				
Less than 5 Persons	2,772	90.2%	4,142,875	83.6%
5+ Persons	300	9.8%	813,758	16.4%
Total	3,072	100.0%	4,956,633	100.0%
All Households				
Less than 5 Persons	13,935	91.7%	9,668,211	84.1%
5+ Persons	1,255	8.3%	1,834,659	15.9%
Total	15,190	100.0%	11,502,870	100.0%

Source: 2000 U.S. Census.

Single Female-Headed Households

According to the U.S. Census Bureau, a single female-headed household contains a female household head and at least one dependent, which could include a child, an elderly parent, or non-related child. As shown in Table 5-29, there were 1,021 single-headed households with children, comprising 6.7 percent of total households in Calaveras County at the time of the 2000 U.S. Census. Nearly 70 percent of these households are single-female households, which make up 4.7 percent of all households in the county. Single male-headed households make up approximately 30 percent of all single-headed households and 2.1 percent of all households in the county. The percentage of single female-headed households in Calaveras County is lower than the state by about four percentage points.

TABLE 5-29 SINGLE-PARENT HOUSEHOLDS Unincorporated Calaveras County and California 2000				
	Unincorporated Calaveras County		California	
	Number	Percent	Number	Percent
Total Households	15,152	100.0%	11,502,870	100.0%
Single female households with children	705	4.7%	987,380	8.6%
Single male households with children	316	2.1%	356,987	3.1%
Total single-headed households with children	1,021	6.7%	1,344,367	11.7%

Source: 2000 U.S. Census.

Because they generally have only one potential wage earner, single-headed households, and especially female-headed households, often have more difficulties finding adequate, affordable housing than families with two adults. Single-headed households with small children may need to pay for childcare, which further reduces disposable income. This special needs group will benefit generally from expanded affordable housing opportunities. More specifically, the need for dependent care also makes it important that housing for single-headed families be located near childcare facilities, schools, youth services, and medical facilities.

Child Care Facilities

Child care is a critical service for single parent households. According to a 2008 study prepared for the Calaveras Child Care Council, as of May 2008, Calaveras County had 1,331 child care spaces and 75 child care providers/facilities, which include 148 infant spaces, 669 preschool spaces, and 514 school age spaces. The total shortfall in child care for the county equals about 286 spaces, the majority of which are school age spaces. Overall, about 82 percent of children needing licensed care have a space available countywide. While the county appears to have a healthy supply of child care, there is a significant shortage, relative to demand. The shortage is projected to increase to 485 spaces in 2013 and 982 spaces in 2018, assuming no new supply. New capacity may be added over the next ten years, decreasing the shortfall; however, there is a need for additional facilities to meet the child care needs of existing and future residents.

Farmworkers

Farmworkers and day laborers are an essential component of California's agriculture industry. Farmworker households are often compromised of extended family members or single male workers and, as a result, many farmworker households tend to have difficulties securing safe, decent and affordable housing.

The Migrant Health Program of the U.S. Department of Health and Human Services released the Migrant and Seasonal Farmworker Enumeration Profiles Study in 2000 estimating the number of migrant and seasonal farmworkers and their non-farmworker household members in California. The study was based on secondary source information, including existing database information and interviews. According to the report, there are an estimated 241 migrant and seasonal farm workers in Calaveras County (see Table 5-30).

TABLE 5-30
ESTIMATED FARMWORKER POPULATION
(INCLUDING NON-FARM WORKER RELATIVES IN HOUSEHOLDS)

Calaveras County
 2000

Farmworker Characteristics	1997 (workers only)		2000 (workers and non-farmworkers in farmworker households)	
	Number of Individuals	Percent of Total	Number of Individuals	Percent of Total
Works more than 150 days/year (Migrant)	41	10%	86	35%
Works fewer than 150 days/year (Seasonal)	363	90%	156	65%
Total	404	100%	241	100%

Source: Migrant & Seasonal Farm worker (MSFW) Enumeration Profiles Study - California; Final. Prepared for the Migrant Health Program, Bureau of Primary Health Care, Health Resources Services Administration (U.S. Department of Health and Human Services) Alice C. Larson, PhD.; Larson Assistance Services; September, 2000.

Many of the farmworkers in Calaveras County are employed in reforestation after timber harvesting. Reforestation activities generally occur in the county's higher elevations and are often seasonal. As a result, the demand for farmworker housing for those employed in reforestation activities is normally greatest at elevations of 3,000 feet and above in areas relatively distant from the city limits.

In contrast, many of the county's non-forest agricultural crops can be found below 3,000 feet, relatively close to the city limits. Therefore, the primary emphasis of farmworker housing in the lower elevations of the county is the provision of housing for migrant farmworkers employed in the production of non-forest crops and farm commodities. As indicated in the preceding table, approximately 35 percent of the county's total migrant farmworker population (86 individuals) remained in the county for more than 150 days. Based on a 3.72 average household size for migrant farmworkers, this translates into a need for approximately 23-24 housing units countywide for migrant workers and their families.

If requests are made for labor camps, the Planning Department would continue to enforce the provisions of Section 17.04.120 of the County Code, which allows for temporary, seasonal, or permanent labor camps. The code provisions for labor camps were originally instituted to accommodate laborers associated with the area's logging industry. However, as that industry declines, few requests are received for labor camps. However, the wine industry has been growing in Calaveras County in recent years, potentially increasing the future demand for farmworker housing. One of the largest wine grape producers in the county, Ironstone Vineyards in Murphys, provides year-round rental housing for farmworkers and winery workers. Ironstone provides eight rental units that average five individuals per unit in homes averaging two bedrooms per unit.

Homeless Persons

Those who are homeless or at-risk of becoming homeless have varying housing needs. Some require emergency shelter, while others require other assistance to enable them to become productive members of society. Some are just passing through Calaveras County, while others are long-time residents. There is often a crossover between homeless populations and other "special needs" groups. For example,

farmworkers may become homeless due to seasonal employment, or female heads of household may due to domestic violence.

Homelessness is usually the end result of multiple factors that converge in a person's life. The combination of loss of employment and the inability to find a job because of the need for retraining leads to the loss of housing for some individuals and families. For others, the loss of housing is due to chronic health problems, physical disabilities, mental health disabilities, or drug and alcohol addictions, along with an inability to access the services and long-term support needed to address these conditions.

Homeless Services

Calaveras County does not have a formal homeless shelter, however several agencies provide temporary housing in cases of emergency. The closest shelters are located in Jackson and Sonora, 16 and 28 miles from San Andreas, respectively. Table 5-31 shows the homeless services offered in Calaveras County, including motel vouchers, food and clothing banks, and temporary housing .

TABLE 5-31 HOMELESS SERVICES Calaveras County 2009	
Organization	Services Provided
Salvation Army	Temporary accommodations in emergency situations
Calaveras County Works and Human Services Department	Assistance to Aid to Families with Dependent Children (AFDC) or General Assistance recipients to stay in their existing homes, and direct homeless housing (in some cases)
The Resource Connection (previously the Human Resources Council)	The agency operates a thrift store (Once Again Thrift Store) under the agency's Prevention and Intervention program. The agency also operates a domestic violence shelter.
Calaveras-Mariposa Community Action Agency	Motel vouchers, rental assistance, food banks, domestic violence shelters
American Red Cross	Temporary housing, food, and clothing in response to disasters
Churches	Some churches have limited funds set aside for 1-2 night motel accommodations for the homeless
Gold Country Alliance for the Mentally Ill (GCAMI)	Support services for the mentally ill. (Offices are located at 520 North Main Street, Angels Camp where GCAMI provides a drop-in center.)
Calaveras County Office of Mental Health Service	Support for individuals with mental illnesses

It is very difficult to quantify the homeless population in a given area, particularly in a place such as Calaveras County where the closest services for homeless persons are located outside of the county. However, from January 27-29, 2009, the Central Sierra Continuum of Care conducted a point-in-time census of the homeless population of Amador, Calaveras, and Tuolumne counties. While this study enumerated each county's homeless population, it did not distinguish between the unincorporated county and the City of Angels Camp. For planning purposes, the County is assuming that 100 percent of the population is residing in the unincorporated county.

At the time of the survey there were 75 homeless adults and 16 homeless children in Calaveras County (note: this count includes the unincorporated county and the city of Angels Camp). Of the 75 homeless adults, 38 were women and 37 were men. Of the homeless adults counted in the county, 37 (or about 49 percent) were living outside, either camping, on the street, or in a motorized vehicle. The remaining homeless adults had some form of shelter, either at an emergency shelter, a motel/hotel room, or at a friend or relative's house. The majority of homeless individuals surveyed were single with no children or other adult companion. The overriding reason for homeless that was indicated on most surveys was unemployment. An individual is considered chronically homeless if he/she has been homeless four separate times in the last three years or homeless for more than one year and has a disabling condition. Of the 75 homeless adults in Calaveras County, 24 (or 32 percent) were considered chronically homeless.

There is only one source of emergency shelter beds in the county. The Calaveras Crisis Center, operated by the Resource Connection, primarily offers counseling, advocacy, and support services for victims of domestic violence and/or sexual assault, including men, women, and children. The Crisis Center provides 24 emergency shelter beds for battered women and their children. When needed, because of too much demand or safety concerns, the Crisis Center will work with partner organizations in Tuolumne or Amador counties to provide shelter for women. Based on the 2009 Homeless Count this indicates that there is a unmet need or gap of 30 beds for homeless women and children and 37 beds for men. This gap could be accommodated if one new shelter was developed the county.

Extremely Low-Income Households

Extremely low-income (ELI) households are defined as those households with incomes under 30 percent of the area median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, persons with disabilities, and farmworkers. This income group is likely to live in overcrowded and substandard housing conditions. Extremely low-income households have specific housing needs that require greater government subsidies and assistance, housing with supportive services, single room occupancy (SRO) and or shared housing, and/or rental subsidies or vouchers. In recent years rising rents, higher income and credit standards imposed by landlords, and insufficient government assistance has exacerbated the problem. Without adequate assistance this group has a high risk of homelessness.

In Calaveras County a household of three persons with an income of \$17,050 in 2009 would qualify as an extremely low-income household. Table 5-32 shows the number of extremely low-income households and their housing cost burden in Calaveras County and California in 2000. As shown in the table, Calaveras County had a lower percentage (10.3 percent) of extremely low-income households than the State (12 percent). The county had a larger proportion of extremely low-income renter households (18.2 percent) and a smaller proportion of extremely low-income owner households (8.3 percent). In Calaveras County 76.6 percent of extremely low-income households had a moderate housing cost burden and 56.1 percent had a severe housing cost burden. This was slightly higher than the rate of moderate cost burdens and slightly lower than the rate of severe cost burdens of extremely low-income households in the state. Extremely low-income renters and owners had a similar incidence of housing cost burden in Calaveras County (77 percent and 76.1 percent respectively). The table shows the same pattern for severe cost burden in renters and owners (56.2 percent and 55.8 percent respectively).

TABLE 5-32
HOUSING COST BURDEN OF EXTREMELY LOW-INCOME HOUSEHOLDS
Unincorporated Calaveras County and California
2000

	Unincorporated Calaveras County			California		
	Owners	Renters	Total	Owners	Renters	Total
Number of ELI households	1,000	544	1,544	384,014	1,000,250	1,384,264
Number of total households	12,074	2,984	15,058	22,657	202,051	166,112
% of total households	8.3%	18.2%	10.3%	5.9%	20.2%	12.0%
Number w/ cost burden > 30%	770	414	1183	273,802	767,192	1,040,967
% w/ cost burden > 30%	77.0%	76.1%	76.6%	71.3%	76.7%	75.2%
Number w/ cost burden > 50%	562	304	866	222,728	637,159	859,628
% w/ Cost Burden > 50%	56.2%	55.8%	56.1%	58.0%	63.7%	62.1%

Source: HUD SOCDs, Comprehensive Housing Affordability Strategy (CHAS) Database, 2000.

Government Code Section 65583(a)(1) states:

“Local agencies shall calculate the subset of very low-income households allotted under Section 65584 that qualify as extremely low-income households. The local agency may either use available census data to calculate the percentage of very low-income households that qualify as extremely low-income households or presume that 50 percent of the very low-income households qualify as extremely low-income households. The number of extremely low-income households and very low-income households shall equal the jurisdiction's allocation of very low-income households pursuant to Section 65584.”

Based on Calaveras County's 2007-2014 regional housing needs allocation, there is a projected need for 269 extremely low-income housing units (assuming 50 percent of the very low-income allocation) (see Section 5.4, Future Housing Needs).

5.4 FUTURE NEEDS ASSESSMENT

This section evaluates projected future housing needs in the unincorporated areas of Calaveras County based on the adopted Regional Housing Need Plan (RHNP) prepared by the Central Sierra Planning Council (CSPC). State law requires that the RHNP promote the following objectives: increase the housing supply and the mix of housing types, tenure, and affordability; promote infill development and socioeconomic equity; protect environmental and agricultural resources; encourage efficient development patterns; promote an improved intraregional balance between jobs and housing; and balance the distribution of households by income category. State law recognizes the most critical decisions regarding housing development occur at the local level within the context of a periodically updated general plan.

Regional Housing Needs Allocation (RHNA)

The Central Sierra Planning Council (CSPC) adopted the 2007-2014 Regional Housing Needs Plan for Local Governments of Central Sierra Counties of Alpine, Amador, Calaveras and Tuolumne in October 2008. State law requires that the RHNP quantifies each jurisdiction's share of the regional housing need through the Regional Housing Need Allocation (RHNA). CSPC defines housing need as the minimum number of units needed to serve the projected household population and to accommodate a normal vacancy rate and the expected loss of housing stock. The RHNA is used by jurisdictions when updating their housing elements as the basis for assuring that adequate sites and zoning are available to accommodate at least the number of units allocated.

The core of the RHNA is a series of tables that indicate for each jurisdiction the distribution of housing needs for each of four household income groups (i.e., very low, low, moderate, and above moderate). The need for extremely low-income housing is then calculated as 50 percent of the very low-income figure (based on HCD guidance). Table 5-33 shows the projected housing needs for the planning period from January 1, 2007 to August 31, 2014 for unincorporated Calaveras County.

TABLE 5-33 REGIONAL HOUSING NEEDS ALLOCATION Unincorporated Calaveras County January 1, 2007, to August 31, 2014						
	Extremely Low¹	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA	269	269	375	469	962	2,344
Percent of Total	11.5%	11.5%	16.0%	20.0%	41.0%	100%

¹ Extremely low-income allocation is equal to 50 percent of very low-income allocation (538).

Source: 2007-2014 Regional Housing Need Plan For Local Governments of Central Sierra Counties of Alpine, Amador, Calaveras, and Tuolumne. Central Sierra Planning Council, October 2008.

As shown in Table 5-33, CSPC allocated 2,344 new housing units to unincorporated Calaveras County for the 2007 to 2014 planning period. The allocation is equivalent to a yearly need of approximately 302 housing units for the 7¾ year time period. Of the 2,344 housing units, 1,382 units are to be affordable to moderate-income households and below, including 269 extremely low-income units, 269 very low-income units, 375 low-income units, and 469 moderate-income units. Countywide, the total housing need

is 2,545 new units, of which the unincorporated county received approximately 92.1 percent, and the City of Angels received the remainder.

HCD allows jurisdictions to count four methods for meeting their Regional Housing Needs Allocation:

- **Actual Production.** Jurisdictions can count the number of approved (i.e., tentative and final subdivision/site map) and built units during the planning period of 2007-2014 toward their RHNA.
- **Rehabilitation of Units.** Under State law, cities can count up to 25 percent of their RHNA for the rehabilitation of qualified substandard units that would otherwise be demolished.
- **Preservation of Affordable Units.** State law authorizes jurisdictions to count a part of the affordable units that would otherwise revert to market rents but are preserved through committed assistance from the jurisdiction.
- **Available Land for Development.** Cities and counties can count capacity on suitable vacant and underutilized sites.

Comparison of Housing Unit Production with Projected Housing Needs

Since the Housing Element planning period runs from January 1, 2007, to August 31, 2014, the County's Regional Housing Needs Allocation (RHNA) can be reduced by either number of new units built since January 1, 2007 or the number of units that are anticipated for development based on tentative map (TM) approval, pending applications, or approved final maps. County staff addressed this by compiling an inventory of: 1) number of units with building permits issued from January 1, 2007 to March 31, 2009; and 2) number of units with TM approval, pending approval, or approved maps. This section describes each of these components in detail and uses the sum total to calculate the remaining need for the Housing Element period.

Building Permits Issued During the Planning Period

Table 5-34 provides a breakdown of the building permits issued from January 1, 2007 through March 31, 2009. As shown, 482 housing units have received building permits from the start of the planning period. The majority of these, 79.5 percent or 383 units, are single-family houses that are assumed to be affordable only to above moderate-income households.

For the purposes of this analysis, duplexes and apartments are assumed to be affordable to moderate-income households. Because there are so few of these types of units that have been build recently in Calaveras County, there is limited sales data available to infer the cost of new apartments or duplex units. However, the County assumes that these units are priced below single-family units, but are more expensive than mobile homes or accessory units. CityData.com estimates that the average value of an attached unit in 2007 was \$263,500 in Lake Tulloch shores, \$301,445 in San Andreas, and \$209,966 in Valley Springs. This data indicates that duplexes and apartments are affordable to moderate income households based on HUD income levels (i.e., a moderate income household can afford a house that costs

\$313,450). Since January 1, 2007, there have been 5 of these moderate-income units constructed in the county.

Second to single-family houses, manufactured housing and accessory units account for about 20 percent of the units constructed in the county since January 2007. The County Zoning Code does not distinguish between mobile homes on leased land or manufactured homes on single-family lots, each of these housing types are referred to as manufactured homes. While prices vary widely, recent sales data from Calaveras County Multiple Listing Services (MLS) shows that a new mobile home or manufactured home can be purchased for \$20,000 to \$60,000 without land, and for as low as \$120,000 with land. Citydata.com reports that for the entire county the average price of a mobile home was \$94,142 in 2007. In stakeholder workshops County staff and community stakeholders attested that manufactured housing is one of the main sources of new affordable housing in the county.

County building permit data also tracks the construction of accessory units in the county. Accessory units are constructed on the same parcel as a primary unit and can be used as a source of rental income for the property owner. Building permit data shows that these units are built in scattered locations throughout the county; from 2007 to 2009 new accessory units were constructed in Murphys, Rail Road Flat, San Andreas, Vallecito, Valley Springs, Wallace, West Point, and Wilseyville. Building permit data does not indicate the type of construction; accessory units could be stick-built/frame construction, manufactured housing, or mobile homes. According to several local realtors, typical rents for accessory units in the county range between \$500 and \$800. This rental rate falls within the range of what a very low- or low-income household could afford; therefore, the County assumes that the second units built since the beginning of the planning period are affordable to lower-income households.

Table 5-34 shows that since the start of the planning period there were 93 units constructed that are affordable to low-income households.

**TABLE 5-34
HOUSING UNITS CONSTRUCTED**
Unincorporated Calaveras County
January 1, 2007 to March 31, 2009

	2007	2008	2009	Total
Above Moderate-Income				
Single-family houses	243	133	7	383
Condos/Townhouses	1	0	0	1
<i>Subtotal Above Moderate</i>	244	133	7	384
Moderate-Income				
Duplexes	3	0	0	3
Apartments	2	0	0	2
<i>Subtotal Moderate</i>	5	0	0	5
Low-Income				
Accessory Units	15	11	5	31
Manufactured Housing	34	26	2	62
<i>Subtotal Low</i>	49	37	7	93
Total	298	170	14	482

Source: Calaveras County, Building Department, 2009.

Pending, Tentatively Approved, and Approved Projects

The County Planning and Building Departments do not have a coordinated recordkeeping system to track the construction progress on approved projects. The Planning Department maintains a list of projects that includes information such as Assessor's Parcel Number (APN), owner, project name, project address, dwelling units, acres, and status. The status of each project is denoted as "pending", "tentative map approval" (or "TM approval"), or "approved." "Pending" means County staff is actively reviewing a project application. "TM approval" indicates that the County has approved a tentative parcel or subdivision tract map, but final approval of the requested land division will not occur until the final map is recorded. "Approved" means that the project has met all of the planning requirements and has been approved by the Planning Commission or Board of Supervisors. In the case of a land division, it also means the final map has been recorded. Once this occurs, the project applicant may apply for building permits, subject to any remaining mitigation measures and conditions of approval.

There are a variety of types of projects listed as active, for the purposes of this Housing Element, only sites that are proposed for higher density housing were included. Table A-1, in Appendix A, shows projects by status (i.e., approved, Tentative Map approved, pending); this information is summarized in Table 5-35.

As shown in Table A-1 in Appendix A, and summarized in Table 5-35, there are 1,487 above moderate- and 314 moderate-income units accounted for by active projects. These projects are more likely to develop within the timeframe of the Housing Element planning period than vacant sites identified in the sites inventory because they are already engaged in the development process. Projects are considered

available for moderate-income households if they are multi-family units with a density of at least 7 units per acre.

There are two pending projects, Charboneau Estates in Valley Springs and Ventana in San Andreas, that are still in the planning stages but could potentially be senior or age restricted developments. Charboneau Estates is a 8.53 acre parcel that is zoned R3, but the project proposes to build 52 single family residential units on individual lots; with a maximum density of 12 units per acre this is about 50 percent of the total potential (i.e., 102 units per acre). The proposed development is allowed by County Zoning Code, but is not consistent with the “no net loss” law. A letter to this effect is on file at County offices from HCD. The County does not currently have another equivalent R3 zoned property (not already in inventory) to replace that parcel. The project also has other development constraints such as traffic and oak mitigation that also need to be resolved before the project can move forward, therefore, until it is approved, it is assumed to be available only to above-moderate households.

The County is proposing to change the GP LUD for the Charboneau Estates property, and several other nearby properties, from CCL-HD to CCL-LD in the GPU, which will result in a zoning change from R3 to R1. The County has not committed, and the applicant has not requested, subsidies, fee waivers, or exemptions, except for additional lots (reduced minimum parcel size) and that are allowed to build at the R1 density without being subject to the “no net loss” requirement. The applicant has indicated that all residences in this project would qualify as a single-family affordable housing, but has yet to verify the project would qualify as low-income housing, based on the HCD formula requirements.

Figures A-1-1 to A-1-4 show the locations of the moderate and low-income active projects (Appendix A).

TABLE 5-35 SUMMARY OF PENDING AND APPROVED PROJECTS Unincorporated Calaveras County 2009				
	Pending	Tentative Map Approved	Approved¹	Total
Above Moderate-Income	966	234	287	1,487
Moderate-Income	141	124	49	314
Low-Income	-	-	-	-
Total	1,107	358	336	1,801

¹ Includes only remaining units for approved projects that are partially built.

Source: Calaveras County Planning Department, 2009.

Remaining Need

Table 5-36 shows the RHNA that has already been met during the Housing Element period (i.e., January 1, 2007 to March 31, 2009) by built units and TM approved, pending, or approved projects (shown in Tables 5-34 and 5-35). Calaveras County meets about 75 percent of its RHNA allocation through these units, however about 83 percent of the RHNA allocation for low-, very low-, and extremely low-income (820 units) remains to be accounted for with capacity in the vacant sites inventory.

TABLE 5-36 REMAINING NEED Unincorporated Calaveras County 2007-2014					
Income Level	RHNA	Built Units²	Approved or Pending Projects	Total	Remaining Need
Above Moderate-Income	962	384	1,487	1,851	0 ^{2, 3}
Moderate-Income	469	5	314	319	150
Lower-Income ¹	913	93	-	93	820
Total	2,344	482	1,801	2,258	970

¹ Lower-income includes the RHNA for low-, very low-, and extremely low-income.

² While there might be some overlap between built units and approved units for above-moderate income, there is sufficient capacity for this income category, and the estimated overlap would not impact this surplus.

³ 909 surplus units for above moderate-income.

Source: Calaveras County, Planning Department and Building Department, 2009.

5.5 RESIDENTIAL SITES INVENTORY

State law emphasizes the importance of an adequate land supply by requiring that each Housing Element contain “an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites” (Government Code Section 65583(a)(3)).

This section provides an inventory of vacant land that is suitable and available within unincorporated Calaveras County for higher-density residential development. It compares this inventory to the County’s RHNA-assigned need for new housing. Finally, this section discusses the adequacy of public facilities, services, and infrastructure for residential development during the Housing Element planning period.

Methodology

The residential land inventory is required “to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction’s share of the regional housing need for all income levels” (Government Code Section 65583.2(a)). The phrase “land suitable for residential development” in Government Code Section 65583(a)(3) includes all of the following:

- Vacant sites zoned for residential use;
- Vacant sites zoned for nonresidential use that allows residential development;
- Residentially zoned sites that are capable of being developed at a higher density; and
- Sites zoned for nonresidential use that can be redeveloped for, and as necessary, rezoned for, residential use.

The inventory is required to include the following (Government Code Section 65583.2(b)):

- A listing of properties by parcel number or other unique reference.
- The size of each property listed and the general plan designation and zoning of each property.
- For non-vacant sites, a description of the existing use of each property.
- A general description of any environmental constraints to the development of housing within the jurisdiction, the documentation for which has been made available to the jurisdiction. This information need not be identified on a site-specific basis.
- A general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. This information need not be identified on a site-specific basis.
- Sites identified as available for housing for above moderate-income households in areas not served by public sewer systems. This information need not be identified on a site-specific basis.

- A map that shows the location of the sites included in the inventory, such as the land use map from the jurisdiction's general plan for reference purposes only.

In order to calculate the number of units that will accommodate its share of the regional housing need for lower-income households, a jurisdiction is required to do either of the following (Government Code Section 65583.2(c)(3)):

- Provide an analysis demonstrating how the adopted densities accommodate this need. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower-income households.
- Use the “default density standards” that are “deemed appropriate” in State law to accommodate housing for lower-income households given the type of the jurisdiction. Calaveras County is classified as a “nonmetropolitan/rural jurisdiction” and the density standard is defined as “sites allowing at least 10 units per acre.” HCD is required to accept sites that meet this density standard as appropriate for accommodating Calaveras County's share of the regional housing need for lower-income households.

Inventory of Sites within Specific Plans

Calaveras County has two specific plan areas located in the southeastern part of the county. The Oak Canyon Ranch Specific Plan was approved in 2001 and the Saddle Creek Specific Plan was approved in 1993. Neither of the specific plans have affordable housing components or allow for multi-family development. Both of the developments are golf resort communities, and have not been included in the sites inventory because they do not provide any higher-density sites that would allow for the construction of housing affordable to lower-income households.

Due to the current economic conditions and depressed new-home construction market, it is unlikely that construction will start on any homes in these projects in the near-term, but it is possible that construction could begin before the end of the planning period.

Oak Canyon Ranch Specific Plan

The County approved the Oak Canyon Ranch Specific Plan on December 18, 2001. The Specific Plan covers 3,214 acres and includes 2,275 proposed residential units with a village center, commercial and retail services, a resort, two golf courses, and new elementary and high schools. As a result of the Specific Plan approval, neighboring Tuolumne County sued Calaveras County over traffic impacts on Tuolumne County roads. In 2005, Tuolumne County won a \$3.4 million lawsuit against the County. This lawsuit was a major factor that delayed the start of the project until 2008.

On March 25, 2008 the Calaveras County Board of Supervisors approved parcel maps and zoning changes for the first phase of the project. The approval creates 670 single-family residential lots, six resort/commercial lots, and three public service lots on 1,004 acres. The Board of Supervisors also approved zoning changes from DA-SP (Development Agreement –Specific Plan) on 3,215 acres to SFR (Single-Family Residential) on 407 acres; RES (Resort) on 127 acres; OS (Open Space) on 148 acres,

REC (Recreation) on 212 acres, and PS (Public Service) for 95 acres; and subdivision into 24 large lot (20 acre minimum) parcels. The General Plan land use designation is “Oak Canyon Ranch Specific Plan” for the total area of 3,215 acres.

There are no affordable housing components or requirements in the Oak Canyon Ranch Specific Plan, the Development Agreement, or the tentative subdivision approval. To date (August 2009), the project has not started construction.

Saddle Creek Specific Plan (formerly Calaveras Country Club Specific Plan)

The Saddle Creek Specific Plan was originally adopted in 1993 as Calaveras Country Club. Construction began in 1994 and proceeded in phases with the construction of separate subdivisions. Quail Creek and Copper Highlands are the only remaining subdivisions with lots available for purchase. According to the Saddle Creek Resort website, these lots range in size from one-half to over one-acre and start in the high \$200,000 (August 2009). There is a Saddle Creek Community Services District that provides services and maintenance for the community’s roads, storm drains, landscaping, and wildlife and wetland easements.

There is no multi-family uses or affordable housing component in the Saddle Creek Specific Plan. There is a single-family high-density zoning district with a minimum lot size of 3,630 square feet intended for single-family, condo, planned unit developments, stock cooperatives, townhomes and attached single-family residences. According to the developer the project is approximately 30 percent built out.

Inventory of Projected Accessory Units and Manufactured Housing

In Calaveras County, manufactured housing and accessory units provide a significant source of market-rate housing affordable low-income households. Both of these types of units can be built on single-family low density land, which means they do not duplicate potential capacity on higher-density land in the county. Since it is difficult to determine build out for these types of units, this analysis provides a projection of the number of units based on units constructed in the prior planning period.

Table 5-37 shows the number of building permits issued for manufactured homes and accessory units from 2000 to 2008. These were used to calculate the number of projected units for 2009 to 2014.

The average number of mobile homes built each year varied from 26 to 109 units, with an average of 67 units. Projections for manufactured housing were calculated by multiplying the average number of building permits issued over an eight-year period, from 2000 through 2008, by the remaining time (i.e., 5.5 years) in the Housing Element planning period, January 2009 to June 2014. This equals a projected total of 368 manufactured housing units that are assumed to be affordable to households with lower-incomes for the Housing Element planning period.

The average number of accessory units varies from 11 to 30 units built per year with an average of 19 units. Projections for accessory units per year was increased to 30 based on Program H-2.2, Second Units, which will encourage increased production of accessory units in the county over the remainder of the Housing Element planning period.

**TABLE 5-37
CONSTRUCTED AND PROJECTED MANUFACTURED HOUSING
AND ACCESSORY UNITS**

**Calaveras County
2000-2014**

Year	Manufactured Housing	Accessory Units	Total
2000	53	13	66
2001	80	13	93
2002	109	18	127
2003	95	30	125
2004	97	27	124
2005	67	23	90
2006	44	18	62
2007	34	15	49
2008	26	11	37
Annual Average¹	67	19	86
Projected Units Per Year	67	30	100
Total Projected Units (2009 to 2014)^{1,2}	368	160	528

¹ From January to March 2009, 2 manufactured housing units and 5 accessory units have been constructed, these have been subtracted from the total projected units.

² Multiplies the average number of units per year by the remaining years in the planning period (i.e., 5.5 years)

Source: Calaveras County, Planning Department and Building Department, 2009.

Inventory of Vacant Sites Available for Higher-Density Residential Development

In accordance with the requirements of Government Code Section 65583.2 described above, the County conducted an assessment of the vacant land suitable for higher-density housing within unincorporated Calaveras County. The data was compiled by County staff and mapped using a Geographic Information System (GIS). Only vacant land allowing for higher-density residential development was included in the inventory. A complete inventory of all vacant residential land within unincorporated Calaveras County was not conducted since, as shown in Table 5-36, there are already enough above moderate-income units that are built, approved, or planned to meet the RHNA.

The following criteria were used to map vacant residential sites allowing for higher-density residential development:

- **Location:** All parcels within unincorporated Calaveras County, excluding projects within the specific plan areas.
- **Vacancy:** All parcels listed were verified as vacant through aerial photographs and reviewed by County staff for accuracy. The effective date of the vacancy status for each site is March 30, 2009.

- **Zoning districts:** Only parcels with the following zoning districts, which allow for multi-family development, were retained in the inventory (see also Table 5-52 (Housing Types Permitted by Zone)):
 - Two-Family Residential (R2)
 - Residential Center (RC)
 - Multiple Family Residential (R3)
- **General Plan land use designations:** The following General Plan land use designations are the only designations that allow for multi-family development in the unincorporated county (see also Table 5-50, Land Use Designations Permitting Residential Use). They are shown below by community plan area.
 - General Plan: Community Center (CC), Residential Center (RC)
 - Arnold Community Plan: Multiple Family Residential (MFR), Recreation (REC);
 - Avery-Hathaway Pines Community Plan: Multiple Family Residential (MFR), Recreation (REC);
 - Mokelumne Hill Community Plan: Commercial Planned Development (C-PD), Multi-Family Residential (MFR);
 - Murphys & Douglas Flats Community Plan: Commercial (C), Multiple Family Residential (MFR), Professional Offices (PO);
 - San Andreas Community Plan: Commercial (C), Multiple Family (MFR), Offices and Multiple Family Residential (PO-MFR), Two-Family Residential (TFR); and
 - Valley Springs Community Plan: Commercial (C), Multiple Family Residential (MFR).
- **Size:** All parcels less than the minimum parcel size for the zoning district were excluded from the inventory under the assumption that it is not economically feasible to develop such parcels for affordable housing. For the R3 district, parcels between 0.16 acres and 1 acre were noted as small sites available for development separate from parcels that were at least one acre (see Table A-2, Appendix A). For the R2 district, the minimum parcel size inventoried was 0.16 acres or 7,000 square feet which allows for the development of one duplex (Table A-3, Appendix A). Parcels in the R2 district that are 1 acre or greater are also shown in the sites inventory.

Since most affordable housing developments using State or Federal assistance are between 50 and 150 units, some sites are considered too large for the development of affordable housing. Typically, the State Department of Housing and Community Development considers parcels larger than 15 acres as “large sites” that may require further lot subdivision. There are three sites in the inventory larger than 15 acres; however, two of the sites have an expected unit

count within the range of 50-150 units. The 20.0-acre parcel in Arnold (26066014) has an expected unit count of 143 units and the 17.0-acre parcel in San Andreas (42026013) has an expected unit count of 122 units. Both parcels are appropriate sites for affordable housing. The third parcel, a 30.9-acre parcel in San Andreas (42004015), has an expected unit count of 222 units. This parcel may be too large for a single affordable housing development and might require further subdivision. The County has included Program H-1.7 in the Housing Element to facilitate development of affordable housing on large sites.

- **Infrastructure:** All parcels listed in the inventory are within the boundaries of one of the county's water, sanitary, or community service districts and have access to both water and sewer. This is consistent with the Board of Supervisors stated direction that the Land Use Element of the updated General Plan should include goals, policies, and implementation measures that would limit the use of groundwater and onsite septic systems to serve future development and encourage high-density development served by public surface water and sewer. That directive is further expressed in a Board resolution adopting a non-binding policy recommending that all divisions of land be served by public surface water and sewer (unless only one new parcel or parcels of 40 acres or more were created). This policy directive was to remain in effect until such time as the General Plan update is completed.

Based on this direction, County staff believes it is reasonable to assume that high-density development is not likely to occur on areas outside of those areas with reasonable access to public water and sewer within the timeframe of the Housing Element planning period.

All parcels that met the criteria above were reviewed by County staff to confirm vacancy status, ownership, adequacy of public utilities and services, possible environmental constraints such as flood zones and steep slopes, and other possible constraints to development feasibility. The following assumptions were made in the inventory:

- **Type of sites.** The inventory only includes sites zoned for residential development in the R2, RC, or R3 zones.
- **Relation of density to income categories.** Sites with zoning that allow multi-family (greater than 2 units per parcel) development at least 10 units per acre were inventoried as available for lower-income households (low-, very low-, and extremely low-income) in accordance with the "default density standard" set forth in Government Code Section 65583.2(c)(3). Sites with zoning that allow for duplex development at less than 10 units per acre were inventoried as available for moderate-income residential development.
- **Relation of density to buildout capacity.** While the maximum allowed residential density was used to determine the income categories of the inventoried sites, the inventory uses 75 percent of maximum density as a realistic unit buildout capacity. For example, a vacant site that allows a 12 unit per acre maximum density is inventoried with a development capacity of 9 units per acre (75 percent of 12 units per acre).
- **Realistic development capacity.** The County evaluated the implementation of its current multi-family development standards and on-site improvement requirements and determined that

the imposition of the setback requirements, building height requirements, parking requirements, and open space requirements listed in Section 5.6 (Potential Governmental Constraints) allows at least 60 percent of maximum densities to be achieved. This is further demonstrated by projects that have been approved and constructed at densities at or above the 60 percent level. For example the following are projects that have been approved or built at densities at or above existing maximum densities for higher-density (i.e., R2, R3) land use designations:

- Lake Meadow Townhomes, by FM Company, has a 49 unit multi-family apartment complex on 5 acres with a density of 9.8 dwelling units per acre. The site is located in the Arnold Community Plan. It is zoned R3-PD and has a land use designation of multi-family residential (MFR).
- Lake Tulloch Shores has 520 lots on 14.8 acres, with a density of 35.1 units per acre. Most of the lots are sized between 0.12 acres (5,225 square feet) and 0.2 acres (8,712 square feet). The density for this project is atypically high and most likely is the result of density transfers from underneath the lake. The site is zoned R1 and has a land use designation of Copper Cove/Poker Flat Community Center (CC-CC-PF).
- EMC, Inc has 24 units on 2.5 acres in the Forest Meadows community, with a density of 9.6 units per acre. The site is designated Forest Meadows Community Center (CC-FM) and is zoned Recreation (REC) and Multi-family Planned Development (R3-PD).
- Lake Front Townhomes, by Lemke, has seven 0.5 acre (2,180 square foot) lots for condos with an overall density of 15 units per acre. The site is designated Copper Cove/Poker Flat Community Center (CC-CC-PF) and is zoned Recreation Planned Development (REC-PD).

Tables A-2 and A-3 (in Appendix A) show the inventory of vacant higher-density residential sites within the Calaveras County unincorporated area for low-income (R3 zoning) and moderate-income (R2 and RC zoning) households, respectively. The effective inventory date is March 30, 2009 and the status of the parcel as of that date is used for inventory purposes. For each site the table shows: assessor's parcel number(s) (APN); address (if available); community (either community plan area or vicinity); zoning; General Plan or community plan land use designation; acres; expected density (dwelling units per acre); expected units; infrastructure service (water and sewer provider); presence of environmental constraints (100-year floodplain or slope greater than 15 percent); and additional comments. Figures A-1 to A-7 show the location of the vacant sites available for moderate and low income units (Appendix A)

Underutilized Sites

As described in Table A-4 and shown in Figure A-8, there are two adjacent parcels located along Highway 4, just south of Arnold that have significant potential for more intense development based on location, land use designation and zoning, infrastructure capacity, and access to nearby services. The larger parcel (2956 Hwy 4) has one existing residential structure built in 1965 and valued at \$42,140. The County has not contacted the property owner to assess their interest in further developing the 8.1 acre parcel. Using an expected density of 7.2 units per acre, the County estimates that, excluding the footprint of the existing structure (0.8 acres), there is a remaining capacity of 52 units which would be appropriate for lower income households. This site has access from Highway 4 and McKenzie Avenue. The second,

smaller parcel (3022 Highway 4) has existing structures built in 1972 and valued at \$178,241. However, a Google image (shown on Figure A-1) shows that these structures appear to be abandoned buildings and sheds. The land use designations and zoning for this parcel is split between 4.3 acres of residential and 2.7 acres of commercial. The County has not contacted the property owner to assess their interest in further developing the 7.0 acre parcel. Using an expected density of 7.2 units per acre, the County estimates that, excluding the 2.7 acres of commercial frontage, there is a remaining capacity of 31 lower-income units. This site has access from Highway 4.

Total Residential Holding Capacity vs. Projected Needs by Housing Type and Income Group

Table 5-38 provides a summary of residential holding capacity in Calaveras County compared its share of the regional housing need for lower-income households as assigned in the RHNA. The figures for the RHNA allocation are from Table 5-34. The figures for building permits and planned and approved projects are from Table 5-35 and Table 5-36 (and Table A-1 (in Appendix A)). The data for residential holding capacity is shown for vacant land in Tables A-2 and A-3 (in Appendix A) and underutilized land in Table A-4.

As shown in the Table 5-38, Calaveras County has a total residential capacity (1,760) which is 378 units in excess of its RHNA for affordable (moderate- and lower-income) units (1,382). Additionally, Calaveras County has sufficient capacity for above moderate-income (market rate) housing to meet its RHNA numbers. However, as described previously, a complete inventory of all vacant lower-density residential land within unincorporated Calaveras County was not conducted.

**TABLE 5-38
RESIDENTIAL HOLDING CAPACITY COMPARED TO RHNA BY INCOME**

**Unincorporated Calaveras County
January 1, 2007 to August 31, 2014**

	Lower-Income	Moderate-Income	Above Moderate-Income	Total
RHNA	913	469	962	2,344
Building Permits (see Table 5-35)	93	5	384	482
Planned and Approved Projects (see Table 5-36 or Table A-1)	-	314	1,487	1,801
Remaining Need	820	150	0	970
Residential Holding Capacity	1,592	168	-²	1,760
Projected manufactured and accessory units (see Table 5-37)	528	-	-	528
Capacity for low-income units on vacant land w/ residential designations (see Table A-2) ¹	981	-	-	981
Capacity for moderate-income units on vacant land with residential designations (see Table A-3) ¹	-	168	-	168
Capacity on underutilized land	83	-	-	83

¹Includes an inventory of small parcels that are between 7,000 square feet and 1-acre.

²Capacity for above-moderate income units was met with building permits and planned and approved projects; an inventory was not conducted.

Source: Calaveras County, Mintier Harnish, 2009.

Adequacy of Public Facilities and Infrastructure

The availability of water and wastewater infrastructure is one of the primary restrictions on the development of housing in Calaveras County. The county is served by nine separate public agencies that provide water and/or wastewater – each governed by its own board of directors. There are also nine private water companies that serve residential subdivisions. Table 5-39 shows all public water and wastewater service providers in the county and a description of their capacity to meet future demand. The information in this section is from the Calaveras County Water Element Baseline Report Supplement (February 2009, Final Draft) produced by MWH.

TABLE 5-39 PUBLIC WATER AND WASTEWATER AGENCIES Calaveras County 2009		
Public Agency	Water	Wastewater
Calaveras County Water District (CCWD)	X	X
Calaveras Public Utilities District (CPUD)	X	
Mokelumne Hill Sanitary District		X
Murphys Sanitary District (MSD)		X
San Andreas Sanitary District		X
Union Public Utilities District (UPUD)	X	
Utica Power Authority (UPA)	X	
Valley Springs Public Utilities District (VSPUD)	X	X
Wallace Community Services District (WCSD)	X	X

Source: Calaveras County Water Element Baseline Report Supplement, February 2009.

The Draft Water Element, submitted to the Board of Supervisors, in February 2009, includes programs and policies to address adequate facilities and services. The Water Element was written through a collaborative process by the districts, the County, and Consultants. Policies and programs emphasize coordinated approaches to development and provision of services, interagency coordination, and proactive efforts to fund infrastructure improvements. Where many of the districts are facing funding shortages and increased demand, the Water Element sets the stage for future efforts to address these larger planning issues. The Draft Water Element will be integrated into the General Plan Update. Several policies and programs address the issue of providing adequate facilities and services specifically, including:

Water Resource Protection and Reliability

Policy 1.9. Adequate Facilities and Services. *The County shall ensure through the development review process that public water facilities and services will be adequate and operational to serve new development and meet capacity demands when needed. Such needs shall include capacities necessary to comply with public safety.*

Policy 1.11. Funding for Public Facilities. *The County shall support water/wastewater agencies use of all appropriate and equitable financing methods (e.g., grant funding, assessment districts,*

and development fees) to finance public facility design, construction, operation, and maintenance.

Policy 1.15. Interagency Coordination. *The County shall work, communicate, and cooperate with public and private water agencies in order to help address existing and future water needs for the county.*

Wastewater Management

Policy 5.1. Adequate Facilities and Services. *The County shall ensure, through the development review process, that wastewater facilities and services will be adequate and operational to serve new development and meet capacity when needed.*

Policy 5.6. Interagency Coordination. *The County shall direct appropriate County departments to cooperate with and provide regular communication and technical assistance to wastewater agencies in order to meet existing and future needs within the county.*

Implementation Program #14: *The County shall conduct a study to investigate the feasibility of adding infrastructure to wastewater treatment plants for septage receiving and treatment.*

Interagency Communication and Cooperation

Policy 8.1. Water and Wastewater Infrastructure. *The County shall work with water and wastewater agencies in the planning, development, and construction of water and wastewater facilities needed to transmit, treat, store, and distribute potable water supplies, and to collect, convey, treat and dispose of wastewater pursuant to adopted General Plan policies, urban water management plans, water supply agreements, and master facilities plans.*

Water

In general, there are adequate supplies of water to meet the needs of existing and near-future domestic water needs, but a lack of infrastructure to deliver it. In some areas, like Ebbetts Pass/Forest Meadow, additional improvements may be required when developments are constructed. The following is a summary of the capacity of water districts to meet future demand. As supported by the policies and implementation programs in the Draft Water Element, the County and Districts will pursue additional funding to expand water infrastructure capacity in areas that are underserved.

Calaveras County Water District (CCWD)

CCWD has five water service areas in the county, including Ebbetts Pass, Copper Cove/Copperopolis, Sheep Ranch, Jenny Lind, and West Point-Wilseyville. CCWD has identified several improvements in new water facilities needed to maintain current systems or meet the needs of planned growth throughout each of its service areas. Based on projected demands and expected supply, the Jenny Lind-Valley Springs and Ebbetts Pass service areas may experience future shortages. The vacant sites inventory shows a total expected capacity of 335 units in Arnold, 117 units in Ebbetts Pass/Forest Meadows, 16 units in Valley Springs, and 59 units in Copperopolis. CCWD has sufficient capacity to accommodate units in Arnold, Valley Springs, and Copperopolis; however, additional units in Ebbetts Pass/Forest Meadows

area might require additional improvements to meet the demand. These improvements would be evaluated as a part of the development review process.

Calaveras Public Utilities District (CPUD)

CPUD supplies treated water to the communities of San Andreas, Mokelumne Hill, Paloma, Glencoe, and other customers in outlying areas. CPUD has sufficient capacity to meet projections through 2025. There are some portions of CPUD's infrastructure system that are old and undersized. CPUD has an on-going program for replacement of these lines. The vacant sites inventory shows a total expected capacity of 662 units. Based on this information, CPUD has sufficient capacity to accommodate the additional units.

Union Public Utilities District (UPUD)

UPUD's current district boundaries cover the area within and around the communities of Murphys, Douglas Flat, Vallecito, and Carson Hill. This area has experienced substantial demand for domestic water services. The Agency has sufficient capacity to meet the demand during the Housing Element planning period. The vacant sites inventory shows a total expected capacity of 66 units in Murphys and Douglas Flat. Based on this information, UPUD has sufficient capacity to accommodate the additional units.

Utica Power Authority (UPA)

UPA delivers untreated water to the City of Angels, UPUD, and irrigation customers. They do not supply domestic water. The vacant sites inventory does not show any expected units in this district.

Valley Springs Public Utility District (VSPUD)

VSPUD primarily serves residential and commercial customers in the community of Valley Springs. The capacity of VSPUD's active wells to serve future water projections is unknown; however, they are likely sufficient to meet the demand through the Housing Element planning period. The vacant sites inventory shows a total expected capacity of 10 units in Valley Springs. Based on this information, VSPUD has sufficient capacity to accommodate the additional units.

Wallace Community Services District (WCSD)

WCSD provides water services to the Wallace Lake Estates subdivision and some surrounding development. WCSD can support significant growth within their current system. The vacant sites inventory does not show any expected units in this district.

Wastewater

Existing wastewater systems in the county are in need of improvement to current standards and in some cases are not capable of meeting existing service demand. However, for areas that show expected capacity in the vacant land inventory, there is generally sufficient supply for these units. San Andreas Sanitary district, which covers San Andreas, the county seat, does not have sufficient capacity to accommodate new units. SASD requires new connections to pay for improvements. As supported by the policies and implementation programs in the Draft Water Element, the County and Districts will pursue

additional funding to expand wastewater infrastructure capacity in areas that are underserved. The following is a summary of the capacity of wastewater districts to meet future demand.

Calaveras County Water District (CCWD)

CCWD's 13 wastewater service areas have widely varying degrees of future capacity. The following systems have no capacity for future growth because they are either at capacity or the available capacity is committed to future planned developments: Country Houses, Forest Meadows, Indian Rock, Millwoods, Mountain Retreat-Sequoia Woods, Six Mile Village, Southworth, and Wilseyville. The service areas that have potential to expand include: Arnold, Copper Cove, La Contenta, Vallecito-Douglas Flat, and West Point. Only a few of the communities in CCWD's boundaries are identified in the sites inventory. The vacant sites inventory shows a total expected capacity of 335 units in Arnold, 117 units in Ebbetts Pass/Forest Meadows, 16 units in Valley Springs, and 59 units in Copperopolis. Based on this information, CCWD has sufficient capacity to accommodate units in Arnold, Valley Springs, and Copperopolis; additional units in Ebbetts Pass/Forest Meadows area might require additional improvements to meet the demand. These improvements would be evaluated as a part of the development review process.

Mokelumne Hill Sanitary District (MHSD)

MHSD provides services in and around the community of Mokelumne Hill. MHSD has the capacity to serve the community for 40 to 50 years. The vacant sites inventory shows a total expected capacity of 64 units. Based on this information, MHSD has sufficient capacity to accommodate the additional units.

Murphys Sanitary District (MSD)

MSD provides wastewater collection, treatment, and disposal services for the community of Murphys. MSD has sufficient capacity to serve additional customers and has taken appropriate measures to satisfy the potential buildout of the property owners within the district boundaries. The vacant sites inventory shows a total expected capacity of 66 units. Based on this information, MSD has sufficient capacity to accommodate the additional units.

San Andreas Sanitary District (SASD)

SASD provides wastewater collection, treatment, and disposal services for the community of San Andreas and the surrounding area. SASD's capacity is adequate to handle current wastewater flows; however, the ability to meet future demand will require infrastructure expansion. In August 2007, the SASD Board of Directors passed a moratorium on new sewer connections; however, they are requiring new connections to pay connection fees upfront to fund the expansions.

In December 2007 SASD adopted a Wastewater Facilities Master Plan that details the District's three phase plan to upgrade their wastewater treatment systems. Phase A, completed in 2008-2009, brought the district up to date with current regulations and ensured sufficient capacity for existing connections. SASD began Phase B in 2008 during its Discharge Permit application process. Phase B will expand the capacity of the system to accommodate an additional 800 units and provide sufficient capacity for the next 5-10 years. Start up costs for Phase B capacity will be funded by the District but any new units may have to pay connection fees upfront to repay the District for the system improvements. SASD anticipates that new

connections will pay the same per month service fee as existing customers. Any demand beyond the Phase B capacity will trigger Phase C, Long Term Service Obligations. Phase C provides capacity for up to 2,400 additional units in three 800 unit stages over the next several decades and would likely involve construction of a second wastewater treatment facility.

The vacant sites inventory shows a total expected capacity of 598 units. Based on this information, any new development may have to pay connection fees upfront. At this time, the County is exploring how to process proposed developments in light of this issue and will continue to work with SASD ensure that there continues to be additional development opportunities in the county seat.

Valley Springs Public Utility District (VSPUD)

VSPUD has limited capacity to accommodate future development and currently (2009) lacks financial resources to upgrade the district's infrastructure. The vacant sites inventory shows a total expected capacity of 10 units. Based on this information, any new development might have to pay for improvements to infrastructure.

Wallace Community Services District (WCSD)

WCSD has sufficient capacity to meet demands within the timeframe of the Housing Element. The vacant sites inventory does not show any expected units in this district.

5.6 ENERGY CONSERVATION

State Housing Element Law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and must choose between basic needs such as shelter, food, and energy. In addition, energy price increases since 2004 have led to a renewed interest in energy conservation.

In accordance with this requirement, this section provides an analysis of the County's involvement in furthering opportunities for energy conservation. This analysis is conducted at two levels: 1) the County's efforts at implementing the residential energy standards for new housing units required by Title 24 of the State Building Code and CalGreen Code; and 2) other efforts at promoting and encouraging energy conservation.

New Residential Energy Standards

All new buildings in California must meet the standards contained in Title 24, Part 6, of the California Code of Regulations (Building Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations respond to California's energy crisis and need to reduce energy bills, increase energy delivery system reliability, and contribute to an improved economic condition for the state. Local governments, through the building permit process, enforce energy efficiency requirements. All new construction must comply with the standards in effect on the date a building permit application is made. Builders may achieve compliance either by calculating energy performance in a prescribed manner or by selecting from alternative component packages which prescribe a fixed method of compliance.

Calaveras County fully enforces the provisions of Title 24 which requires energy conservation in new residences. All proposed residential units are checked by the County Building Division to ensure that their design and construction complies with the Title 24 energy standards. Additions and alterations must also meet the Title 24 energy standards if they increase the heated or cooled floor space of a building. Implementation of the Title 24 energy standards has, however, created problems. The calculations to determine energy performance are complex, often involving numerous substitutions, adjustments, or credits for construction variations to achieve compliance with energy standards. To achieve the goal of providing energy conservation for new residential units, the Building Division advocates using one set of standards with no requirements for calculations. Use of this approach simplifies the administration of the standards, reduces implementation costs to the County, and makes energy requirements more cost effective.

The California Code is currently undergoing several revisions: Title 24 revisions were released in 2009 with an effective date of January 1, 2010, and the California Green Building Standards Code (CalGreen), a new green building and energy code from the California Energy Commission, will be released in 2010 with an effective date of January 1, 2011.

While the California Energy Commission estimates that the initial cost of compliance will be more than offset by the long-term savings in energy costs, it initially increases the cost of housing for the homeowner. The impact of this cost increase will vary, depending on the monthly utility savings from

lower energy consumption and consumer interest rates for home loans. While long-term savings to the homeowner may be realized from energy efficiency, it is not clear if renters will reap similar benefits since any savings in energy costs could be offset by rents that are higher in order to cover the initial cost of the required conservation measures.

Other Efforts to Promote Energy Efficiency and Conservation

The Amador-Tuolumne Community Action Agency (A-TCAA) implements a Home Energy Program, which provides low-income residents in Calaveras, Tuolumne, and Amador Counties with utility bill payment assistance; energy-saving home improvements, such as weather stripping, insulation and appliances; education on reducing energy costs; and budget counseling. In 2006, the Agency assisted 111 homes with weatherization and assisted a total of 1,399 homes with utility payments.

The most common weatherization tasks undertaken as part of the Home Energy Program are:

- Caulking;
- water heater blankets;
- attic insulation;
- weather stripping;
- low-flow shower heads;
- aerators for faucets
- ceiling fans ;
- storm windows;
- shade screens on the southern and western exposures of homes; and
- replacement of refrigerators 10 years of age and older.

Some measures the County could undertake to assist in the implementation of this A-TCAA program include: providing brochures at public counters; providing brochures to senior centers, and providing a link to A-TCAA's energy program on the County website.

Where PG&E has been more active in previous years, they are no longer funding energy-efficiency programs, conducting audits, or holding training sessions. The Building Official has contacted PG&E to reinstate these programs and will continue to work with them on additional outreach programs.

5.7 HOUSING PROGRAMS AND FINANCIAL RESOURCES

This section provides information on local housing programs as well as local, State, and Federal financial resources that are available to support Calaveras County's housing programs.

Local Housing Programs

Housing Assistance Program (formerly Section 8)

The Central Sierra Planning Council (CSPC), a four-county Council of Governments, is active in managing affordable housing programs in Calaveras County. The CSPC implements the county's Housing Assistance Program (formerly Section 8 rental assistance program). Eligible households are those whose incomes are 50 percent or less than the County's median income based on household size. The county currently (2009) has 54 households participating in the program.

Housing Repair Program

The Calaveras Works and Human Services Agency operates a housing repair program for low-income homeowners or landlords whose tenants are low-income (earning 80 percent or less of the county median income). The program, which is funded with CDBG funds, offers low-interest loans, deferred loans, or other types of loans depending on income level and need. Interest rates for home repair loans are zero, three, or five percent depending on the type of loan awarded. Residents who are elderly, disabled, or have a very low income may qualify for a deferred loan. Most loans are typically for 15 to 30 years. Eligible home repairs include: roofs, plumbing, electrical systems, foundations, heating, windows, siding, and handicapped accessibility improvements. To date, 45 households have been served through this program.

First-time Homebuyers Program

The County has obtained CDBG funding for this program in three grant cycles and is currently pursuing a fourth round of funding to acquire \$800,000. To date, 24 homes have been purchased through this program in the unincorporated county, with four additional households currently (2009) in the process of receiving funding. The Calaveras County Administration Office implements this program.

Rental Security Deposit Loans

When funds are available, the Calaveras Works and Human Services Agency operates a Rental Security Deposit Loan Program to assist low-income renters who participate in the County's housing programs. The program is funded with the Housing Repair Program revolving fund. The County loans about \$25,000 annually through this program, with the typical loan amount being \$1,000. The loans are zero interest loans. The County has served about 50 households through this program, which has been in effect since 2006.

Infrastructure Support Loans and Land Purchase Loans

When funds are available, the County also provides loans to organizations constructing single-family units that are affordable to low-income households. This program is funded with the Housing Repair

Program revolving fund. To date, the County has provided one loan of \$100,000 to Habitat for Humanity to purchase a parcel in West Point. Habitat for Humanity plans to divide the parcel into four lots and built four new homes. Once the homes are completed, the new homeowners will each acquire one-quarter of the loan, which are zero-interest, 30-year loans. No additional loans will be made through this program until the loans are paid off.

Federal Housing Programs

In addition to the funding programs available through the county, there are several Federal funding programs that assist first-time homebuyers, build affordable housing, and help special needs groups, such as seniors and large households. In most cases, other entities, including for-profit and non-profit developers, apply for funds or other program benefits. For example, developers apply directly to USDA for Section 515 loans, to HUD for Section 202 and Section 811 loans, or to the California Tax Credit Allocation Committee (CTCAC) for low-income housing tax credits.

Neighborhood Stabilization Program

As part of the Housing and Economic Recovery Act of 2008, the Federal Government established the Neighborhood Stabilization Program (NSP) to deal with the national foreclosure crisis. The U.S. Department of Housing and Urban Development (HUD) allocated a total of \$3.92 billion to all states, particularly to hard-hit areas. California received a total of nearly \$530 million in NSP funds. U.S. HUD has already directly distributed most of the funds (about \$385 million) to some of the hardest hit cities and counties in the state. The remaining \$145 million will be distributed by the State on a competitive basis.

HUD's new Neighborhood Stabilization Program (NSP) provides targeted emergency assistance to state and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight. State and local governments can use the NSP grants to acquire land and property, demolish or rehabilitate abandoned properties, and offer down payment and closing cost assistance to low- and moderate-income homebuyers. Through the NSP governments can also create "land banks"—public authorities that can acquire, hold, manage, and develop foreclosure properties. Congress directed that NSP grant funds must be obligated for specific activities within 18 months of execution of the grant agreement.

The Housing and Economic Recovery Act of 2008 established the following three specific targeting responsibilities for state and local governments implementing the NSP including:

- All of the funds appropriated or otherwise made available under this section shall be used with respect to individuals and families whose income does not exceed 120 percent of area median income;
- Not less than 25 percent of the funds appropriated or otherwise made available under this section shall be used for the purchase and redevelopment of abandoned or foreclosed homes or residential properties that will be used to house individuals or families whose incomes do not exceed 50 percent of area median income; and

- Grantees should give priority emphasis in targeting the funds that they receive to "those metropolitan areas, metropolitan cities, urban areas, rural areas, low- and moderate-income areas, and other areas with the greatest need, including those with the greatest percentage of home foreclosures; with the highest percentage of homes financed by a subprime mortgage related loan; and identified by the State or unit of general local government as likely to face a significant rise in the rate of home foreclosures."

The Neighborhood Stabilization Program also seeks to protect future homebuyers from foreclosures by requiring that new homebuyers receive housing counseling and obtain a mortgage loan from a lender who agrees to comply with sound lending practices.

Section 811 Program

The Section 811 program, sponsored by HUD, provides interest-free capital advances and rental assistance funds to private, nonprofit sponsors to help finance the development of housing for persons with disabilities. Public sponsors are not eligible to apply for Section 811 funds. The capital advance can cover the construction, rehabilitation, or acquisition of supportive housing. The sponsor does not have to repay the capital advance as long as the project serves the target population for 40 years. Additionally, rental assistance funds are provided for three years to cover the difference between the HUD-approved operating cost for the development and the rent paid by tenants – usually 30 percent of adjusted income. These three-year contracts are renewable based on the availability of funds.

Section 202 Program

The Section 202 program, also sponsored by HUD, is similar to the Section 811 Program; however, the target population for the Section 202 program is the very low-income elderly. The same capital advance and rental assistance is available to private, non-profit sponsors of affordable elderly housing. As with the Section 811 program, public sponsors are not eligible for the Section 202 program.

Low-Income Tax Credits

The Low-Income Housing Tax Credit (LIHTC) program was created in 1986 by the Federal Government as a method for funding affordable housing. Depending on the project, the program gives either a nine percent or four percent income tax credit over a 10-year period to the housing developer to help leverage the private costs of construction and rehabilitation of affordable housing units. Since the amount of credit available to the owner often exceeds the amount the owner can use, private investors frequently participate in the LIHTC project through a syndication process and receive Federal tax credits in return for an upfront investment.

Applying for the LIHTC program is a competitive process. Projects are ranked relative to each other based on criteria in the State's Qualified Allocation Plan (QAP). The QAP considers factors such as cost, amenities, and project location when comparing proposed projects. To qualify for the LIHTC program, projects must also meet specific minimum requirements. These requirements are as follows:

- At least 20 percent of the residential units must be affordable to individuals whose income is 50 percent or less of the area median household income; or

- At least 40 percent of the residential units must be affordable to individuals whose income is 60 percent or less of the area median household income; and
- The housing units must remain affordable for a 30-year period.

State Funding Programs

Proposition 1C Funding

The Housing and Emergency Shelter Trust Fund Act of 2006, known as Proposition 1C, authorized \$2.85 billion in State funding for a variety of housing programs. Proposition 1C funds can be used for implementation of Transit Oriented Development (TOD), infill incentives, brownfield cleanup, multi-family housing programs, emergency shelters and supportive housing, and many other housing programs.

Multifamily Housing Program

The Multifamily Housing Program (MHP) is intended to assist in the construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households. MHP funds can be used by local governments, non-profit and for-profit organizations and corporations, and private individuals.

Building Equity and Growth in Neighborhoods (BEGIN) Program

Sponsored by the California Department of Housing and Community Development (HCD), the BEGIN program is a homeownership program that provides grants to local governments that reduce regulatory constraints to housing. The grants are used for down payment assistance, in the form of a low-interest loan, to low- and moderate-income first-time homebuyers. The maximum amount of the loan is \$30,000 or 20 percent of the purchase price, whichever is less.

Infill Incentive Grant (IIG) Program

Sponsored by HCD, the Infill Incentive Grant program (also referred to as the Infill Infrastructure Grant Program) provides funds to local government to make infrastructure improvements that are necessary to encourage the development of infill housing. Infrastructure improvements for infill development include: park creation; water, sewer, or other public infrastructure; transportation improvements; traffic mitigation; and brownfield cleanup. Grants allocated to qualifying infill projects range from \$500,000 to \$20 million. For qualifying infill areas, grants range from \$2 million to \$30 million.

Workforce Housing Reward (WHR) Program

The Workforce Housing Reward Program, sponsored by HCD, provides grants to cities and counties that issue building permits for very low- or low-income affordable housing. The funds can be used for a variety of projects including, but not limited to, housing, infrastructure improvements, parks, and community revitalization efforts. As of 2008, funds are not being awarded for this program; however, funds may become available again in the future.

Mental Health Services Act (MHSA)

The Mental Health Services Act, passed in 2004, provides funds to counties to expand services and develop programs for mentally ill children, adults, and seniors. The funding for this program comes from a 1 percent State tax on incomes of \$1 million or greater. Administered by the California Department of Mental Health (DMH), the Act provides funding to expand community mental health services through six different components: community planning; community services and supports; prevention and early intervention; innovative programs; capital facilities and technology; and workforce education and training.

Private Funding

The Community Reinvestment Act of 1977 (CRA) directs the Department of the Treasury, the Federal Reserve System, the Federal Deposit Insurance Corporation, and the Federal Home Loan Bank Board to encourage and assist the institutions they regulate to meet the credit needs of their communities. These agencies must assess the records of their member institutions when evaluating applications for a charter or other regulated transactions. As a result of the CRA, many major financial institutions have elected to actively participate in funding low- and moderate-income housing developments developed by non-profit corporations.

The Federal Home Loan Bank provides direct project financing through its member institutions as part of its Affordable Housing Program. The Savings Associations Mortgage Company (SAMCO), which is an organization of savings institutions, also provides financing for affordable housing developments. The California Community Reinvestment Corporation (CCRC) was formed to pool the resources of the state's banks to assist in financing affordable housing. Finally, the Federal National Mortgage Association (Fannie Mae) provides permanent financing for affordable housing development by purchasing or securitizing the lender-originated first mortgages on mutually agreeable terms.

Summary of Federal and State Programs and Resources

Table 5-40 shows a summary of Federal and State housing programs and financial resources.

TABLE 5-40 FINANCIAL RESOURCES FOR HOUSING 2008	
Program Name	Program Description
Federal Programs	
Community Development Block Grant (CDBG)	Provides grants for acquisition, rehabilitation, home buyer assistance, economic development, homeless assistance, and public services.
HOME	Provides grants to jurisdictions on a competitive basis for acquisition, rehabilitation, home buyer assistance, and rental assistance.
Low Income Housing Tax Credits (LIHTC)	Provides Federal and state income tax credits to persons and corporations that invest in low-income rental housing projects.
Mortgage Credit Certificate (MCC) Program	Provides income tax credits to first-time homebuyers to buy new or existing homes.
Neighborhood Stabilization Program (NSP)	Provides targeted emergency assistance to state and local governments to acquire foreclosed properties, demolish or rehabilitate abandoned properties, and offer down payment and closing cost assistance to low- and moderate-income homebuyers to

TABLE 5-40
FINANCIAL RESOURCES FOR HOUSING
2008

Program Name	Program Description
	purchase foreclosed homes.
Federal Emergency Shelter Grant Program (FESG)	Provides grants to jurisdictions to implement a broad range of activities that serve the homeless. Eligible activities include shelter construction, shelter operation, social services, and homeless prevention.
Section 8 Rental Voucher Program	Provides financial assistance to public housing authorities to fund rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.
Section 108 Loan Guarantee Program	Provides loan guarantees to CDBG entitlement jurisdictions for capital improvement projects that benefit low- and moderate-income persons, or aid in the prevention of slums. Maximum loan amount can be up to five times the jurisdiction's recent annual allocation. Maximum loan term is 20 years. Eligible activities include acquisition, rehabilitation, home buyer assistance, economic development, homeless assistance, and public services.
Section 202	Provides an interest-free capital advance to cover the costs of construction, rehabilitation, or acquisition of very low-income senior housing. The sponsor does not have to repay the capital advance as long as the project serves the target population for 40 years. Rental assistance funds are provided for three years, and are renewable based on the availability of funds. The program is available to private, non-profit sponsors. Public sponsors are not eligible for the program.
Section 811	Provides an interest-free capital advance to cover the costs of construction, rehabilitation, or acquisition of housing for persons with disabilities. The sponsor does not have to repay the capital advance as long as the project serves the target population for 40 years. Rental assistance funds are provided for three years, and are renewable based on the availability of funds. The program is available to private, non-profit sponsors. Public sponsors are not eligible for the program.
Shelter Plus Care Program (S+C)	Provides rental assistance for hard-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside the program.
Supportive Housing Program	Provides funding for transitional housing and supportive services for homeless persons.
U.S. Department of Agriculture (USDA) Housing Programs (Section 514/516)	Provides below market-rate loans and grants for new construction or rehabilitation of farmworker rental housing.
State Programs	
Affordable Housing Innovation Program – Loan Fund (AHIP-L)	Provides quick acquisition financing for the development or preservation of affordable housing. The loans are provided to developers through a non-profit fund manager.
Affordable Housing Innovation Program – Practitioner Fund (AHIP-P)	Provides acquisition financing to pre-qualified developers for the development or preservation of affordable housing. The loans are provided to developers directly by HCD.
Affordable Housing Innovation Program – Local Housing Trust Fund	Provides matching grants (dollar-for-dollar) to local housing trust funds that are funded on an ongoing basis from private contributions or public sources (that are not otherwise restricted). The grants may be used to provide loans for construction of rental housing that is deed-restricted for at least 55 years to very low-income households, and for down-payment assistance to qualified first-time homebuyers.
Affordable Housing Innovation Program – Innovative Homeownership Program	TBD Grants
Construction Liability Insurance Reform Pilot	Provides grants for predevelopment costs to reduce rates for condominium development through construction oversight and monitoring. (Note: Applicants must

**TABLE 5-40
FINANCIAL RESOURCES FOR HOUSING
2008**

Program Name	Program Description
Program (CLIRPP)	be receiving financing from other HCD or CalHFA programs.)
Building Equity and Growth in Neighborhoods (BEGIN)	A homeownership program that provides grants to local governments that reduce regulatory constraints to housing. The grants are used for down-payment assistance, in the form of a low-interest loan, to low- and moderate-income first-time homebuyers.
CalHOME	Provides grants to local governments and non-profit agencies for local home buyer assistance and owner-occupied rehabilitation programs and new development projects. Funds can be used to finance the acquisition, rehabilitation, and replacement of manufactured homes.
California Self-Help Housing Program (CSHHP)	Provides grants for sponsor organizations that provide technical assistance for low- and moderate-income families to build their homes with their own labor.
CalHFA First-Time Homebuyer Program	CHFA sells tax-exempt bonds to make below-market loans to first-time buyers. Program operates through participating lenders who originate loans for CHFA.
Emergency Housing and Assistance Program	Provides grants and loans to support emergency housing. Two types of assistance are available: 1) deferred payment loans for capital development activities; and 2) grants for facility operating costs.
Infill Infrastructure Grant Program (IIG)	Provides grants to assist in the new construction and rehabilitation of infrastructure that supports higher-density affordable and mixed-income housing in locations designated as infill.
Joe Serna, Jr. Farmworker Housing Grant Program	Provides matching grants and loans for the acquisition, development, and financing of ownership and rental housing for farmworkers.
Mobilehome Park Resident Ownership Program (MPROP)	Provides loans to mobile home park resident organizations, non-profit entities, and local public agencies to finance the preservation of affordable mobile home parks by conversion to ownership control.
Multi-family Housing Program (MHP)	Deferred payment loans for the new construction, rehabilitation, and preservation of rental housing.
Predevelopment Loan Program (PDLP)	Provides short-term predevelopment loans to finance the start of low-income housing projects.
TOD Housing Program	Provides grants and/or loans for the development and construction of mixed-use and rental housing development projects, homeownership mortgage assistance, and infrastructure necessary for the development of housing near transit stations. (Note: this program applies to specific transit stations in particular cities.)
Workforce Housing Reward (WHR) Program	Provides grants to cities and counties that issue building permits for very low- or low-income affordable housing. The funds can be used for a variety of projects including, but not limited to, housing, infrastructure improvements, parks, and community revitalization efforts. (Note: This program is currently (2008) not making awards; however, it may be available again in the future.)
Private Resources	
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium that provides long-term debt financing for multi-family affordable rental housing. CCRC specializes in programs for families, seniors, citizens with special needs, and mixed-use developments. Both non-profit and for-profit developers are eligible.
Federal National Mortgage Association (Fannie Mae)	A shareholder-owned company with a Federal charter that operates in the secondary mortgage market. Fannie Mae provides a variety of mortgages for single- and multi-family housing, and has programs specifically designed for affordable housing.
Freddie Mac Home Works	A government-sponsored enterprise that provides first and second mortgages.

Source: Compiled by Mintier Harnish, June 2008.

Preserving At Risk Units

State law requires that housing elements include an inventory of all publicly-assisted multi-family rental housing projects within the local jurisdiction that are at risk of converting to market-rate housing during the Housing Element planning period (January 1, 2007, to August 31, 2014) and the subsequent five years (July 1, 2014, through August 31, 2019).

California Government Code Section 65863.10 requires that owners of federally-assisted properties must provide notice of intent to convert their properties to market rate twelve months and six months prior to the expiration of their contract, opt-outs, or prepayment. Owners must provide notices of intent to public agencies, including HCD, the local redevelopment agency, and the local public housing authority, and to all impacted tenant households. The six-month notice must include specific information on the owner's plans, timetables, and reasons for termination. Under Government Code Section 65863.11, owners of federally-assisted projects must provide a Notice of Opportunity to Submit an Offer to Purchase to Qualified Entities, non-profit or for-profit organizations that agree to preserve the long-term affordability if they should acquire at-risk projects, at least one year before the sale or expiration of use restrictions. Qualified Entities have first right of refusal for acquiring at-risk units.

Table 5-41 shows all of the publicly-assisted housing in Calaveras County. There are 72 units at risk of converting to market-rate housing. However, two of the developments: Bear Mountain Apartments and Goldstrike Residences are owned by non-profit agencies and have a low risk of conversion. The deed restriction for San Andreas Apartments, which is owned by a for-profit owner, is set to expire in 2012, making it at risk for converting to market rate. Based on a conversation with the property manager, the owners are not likely to convert to market rate.

TABLE 5-41
ASSISTED HOUSING DEVELOPMENTS
Unincorporated Calaveras County
2009

Name	Location	Year Built	Number of assisted units	Target Population	Source of funding	Expiration Date For Funding/ Risk Assessment	Risk Assessment
Bear Mountain Apartments	San Andreas	1990	19	Lower-income families	Section 202, Section 8	4/16/2012 (Low risk, non-profit ownership)	Low risk, non-profit ownership
Murphys Senior Apartments	Murphys	1996 (est.)	24	Lower-income seniors	Section 202, Section 515	Ineligible	Ineligible
Goldstrike Residences (care home)*	San Andreas	1979	8	Lower-income persons with disabilities	Section 8 and 202	4/30/2012 (Low risk, non-profit ownership)	Low risk, non-profit ownership
San Andreas Apartments	San Andreas	1980 Oct	45	Lower-income families	Section 515	March 2012 (At risk)	At risk
Total Assisted Units			168				

Notes: *Previously Valley Mountain Regional Apartments

Source: Calaveras County Housing Element, 2005; Mintier Harnish, July 2009.

Table 5-42 shows the estimated cost of constructing new units to replace the 45 units at San Andreas Apartments. Assuming a maximum density of 12 units per acre, it would cost an estimated \$5.655 million to replace the at-risk units, or \$126,000 per unit.

TABLE 5-42 ESTIMATED CONSTRUCTION/REPLACEMENT COSTS OF AT RISK UNITS		
Fee/Cost Types	Total Project Cost	Cost Per Unit
Land acquisition ¹	\$750,000	\$17,000
Development costs ²	\$3,780,000	\$84,000
Fees ³	\$1,125,000	\$25,000
Total	\$5,655,000	\$126,000

Notes:

¹ At 12 units/acre it would require 3.75 acres at \$200,000 per acre

² Assumes: 1 story wood frame construction with construction hard costs at \$60/sq. ft.; soft costs at 20% of hard costs; 1,000 sq. ft. average unit size; 2 parking spaces per unit at \$12,000 per space

³ Assumes \$25,000 per unit

Source: Mintier Harnish, July 2009.

Table 5-43 shows the estimated cost of preserving the San Andreas Apartments. It would cost an estimated \$3.774 million to preserve the 45 units through purchase and rehabilitation. Preserving the units would cost an estimated \$1.881 million less than to replace them with new construction.

TABLE 5-43 ESTIMATED ACQUISITION/PRESERVATION COSTS OF AT RISK UNITS		
Fee/Cost Types	Total Project Cost	Cost Per Unit
Estimated purchase price ¹	\$3,324,000	\$74,000
Rehabilitation ²	\$450,000	\$10,000
Total	\$3,774,000	\$84,000

Notes:

¹ Based on the following assumptions: average monthly rent of \$625/month, 30% expense ratio, 1.5% vacancy rate, 7% cap rate

² Assuming minor rehabilitation of \$10,000 per unit.

Source: Calaveras County Assessor's Data; Mintier Harnish, July 2009.

Qualified entities are non-profit or for-profit organizations with the legal and managerial capacity to acquire and manage at-risk properties that agree to maintain the long-term affordability of projects. The following is a list of Qualified Entities for Calaveras County:

- ACLC, Inc. (Stockton, CA)
- Amador-Tuolumne Community Action Agency (Jackson CA)
- Christian Church Homes of Northern California, Inc. (Oakland CA)
- Rural California Housing Corp (West Sacramento CA)

5.8 POTENTIAL HOUSING CONSTRAINTS

State housing law requires the County to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Since local governmental actions can restrict the development and increase the cost of housing, State law requires the Housing Element to “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing” (Government Code Section 65583(c)(3)).

Potential Governmental Constraints

Local governments have little or no influence on the national economy or the Federal monetary policies which influence it. Yet these two factors have some of the most significant impacts on the overall cost of housing. The local housing market, however, can be encouraged and assisted locally. By reviewing local conditions and regulations that may impact the housing market, the local government can prepare for future growth through actions that protect the public’s health and safety without unduly adding to the cost of housing production.

It is in the public interest for the government to regulate development to protect the general welfare of the community. At the same time government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers.

Calaveras County’s primary policies and regulations that affect residential development and housing affordability include land use controls, development processing procedures and fees, impact fees, on- and off-site improvement requirements, and building and housing codes and enforcement. This section discusses these standards and assesses whether any serve as a constraint to the development of affordable housing.

General Plan and Zoning

Land use controls guide local growth and development. The Calaveras County General Plan, community plans, and Zoning Ordinance establish the amount and distribution of land allocated for different uses, including housing. The following discussion focuses on their general intent and their impact on housing production.

General Plan Land Use Designations

Land Use Categories

The existing (1996) General Plan establishes residential dwelling unit densities based on the availability of water, type of sewage disposal, road adequacy and land resource value. Because the General Plan is established on a land use capability basis, most lands within the county, outside of Community or Residential Centers, are designated as natural resource land, which is planned for low-density development. Calaveras County is predominantly rural, with past development patterns focusing on natural resource development. Due to the limited availability of public water and/or sewer infrastructure

outside of the developed communities, relatively little acreage has been designated for medium and high-density residential land uses, in proportion to the amount of low density natural resource lands.

The existing (1996) Calaveras County General Plan divides land uses into two categories: Natural Resource Lands and Community Development Lands. Community Development Lands include land suitable for residential development. The following land use categories are consistent with residential uses:

Future Single-Family Residential. This designation applies to areas surrounding existing communities to be developed as single-family residential in the future once communities are at or near capacity within existing boundaries. Density for this designation is limited to one dwelling unit per 5 acres or one dwelling unit per 40 acres (dependent on location). This designation is used in the county outside of defined communities and contributes minimally to the provision of housing in the county due to the low density permitted. Therefore, additional analysis of areas with this designation is reserved for future housing elements when the areas become available for single-family residential uses on parcels of less than 5-40 acres in size as part of established communities and providing significant housing opportunities.

Community Center. The Community Center designation applies to relatively small towns for which community, special or specific plans have not been prepared. Community Centers approximately follow the boundaries of the county's original town sites or early subdivision maps and include fifteen areas: Avery, Burson, Camp Tamarack, Carson Hill, Copper Cover, Poker Flat, Copperopolis, Glencoe, La Contenta, Mountain Ranch, Railroad Flat, Sheep Ranch, Vallecito, Wallace and West point. Public facilities and services are generally available within Community Centers and generally include adequate roads, water supply, sewage disposal, and availability of fire protection. As a result, the Community Center designation allows higher densities more conducive to the creation of affordable housing.

Residential Center. Residential Centers are designated surrounding Community Centers and are intended to become logical extensions of community centers, as the county grows.

Community Plan Area. The following six areas have adopted community plans: Arnold, Avery-Hathaway Pines, Mokelumne Hill, Murphys-Douglas Flat, San Andreas, and Valley Springs. These areas also have water and sewer service and, therefore, qualify for densities appropriate for affordable housing.

Specific Plan Areas. The following areas have adopted specific plans in accordance with the provisions of the California Government code: Saddle Creek, and Oak Canyon Ranch.

Special Plan Areas. Special plans have been adopted for: the Calaveras County Airport, Ebbetts Pass Highway, and Rancho Calaveras.

Mixed Use/Master Project Areas. Mixed Use/Master Project Areas are intended for large scale projects with integrated uses including single and multiple family housing, commercial uses and recreation and open space. Areas with this designation must have direct frontage or other suitable access to one of the county's four state highways, be serviceable by sewer and water infrastructure and are intended to be developed over a period of 5 to 20 years.

Single-Family Residential Areas. Single family residential areas are located throughout the county within community centers, residential centers, community plan areas, special plan areas, specific plan areas, outside of community plan-special plan-specific plan-community center-residential center of mixed-use master project areas. Single-family residential areas are intended primarily for single-family dwellings, but may also be used for secondary, non-residential purposes. Residential areas are located within towns, residential subdivisions and rural settlements.

Most towns in the county are located in community centers and community or special plan areas. Rural settlements are found in areas of the county subdivided into parcels of 5-40 acres.

Density

Densities vary throughout the county and vary by community plan. Densities are dependent on the underlying zoning designation and the availability of public water and sewer. Table 5-44 shows the General Plan designations allowing residential uses and the consistent zoning designations.

TABLE 5-44 LAND USE DESIGNATIONS AND ZONING CONSISTENCY MATRIX Unincorporated Calaveras County 2009	
General Plan Designation¹	Consistent Zones²
Community, Special, and Specific Plans	Not described in existing General Plan
Community Centers (Single-Family Residential)	RA, RA, RR, PS
Community Centers (Multi-Family Residential)	R2, R3, PS
Community Centers (Commercial)	C1, C2, CP, RC, PS
Residential Centers (Single-Family Residential)	R1, RA, RR, PS
Future Single-Family Residential (Single-Family Residential)	RA, RR, PS
Future Single-Family Residential	A1, RA, RR, PS
(Single-Family Residential w/50% or Greater Slope)	
Recreation-Oriented Commercial	REC, PS

¹ General Plan designations are those referenced in Table II-4 of the existing 1996 General Plan.

² The existing General Plan does not directly link land-use designations to several zones mentioned in the Calaveras County zoning ordinance. These include interim zones (zoning designations U and HS), most "combining districts" (zoning designations SHWF, PD, MHP, ME, PS, and AO), and the special plan zone (zoning designation SP).

Source: *Calaveras County General Plan, 1996.*

Zoning

The following discussion reviews the types and densities of housing permitted and relevant development standards in the Calaveras County Zoning Code. Table 5-45 shows all the zoning districts that allow residential uses. Zoning districts that allow housing as permitted use include residential, recreation and resource production zones. Housing is a conditional use in all commercial zones. A conventional single-family dwelling is not permitted in the Public Service (PS) zone or in industrial zones, although both zones allow night watchman quarters which can be occupied on a permanent basis.

**TABLE 5-45
ZONING DISTRICTS**

**Unincorporated Calaveras County
2009**

Name	Purpose	Type of Residential-related Use	
		Permitted	Conditional
Districts Allowing Residences as a Permitted Use (Primary or Secondary)			
Unclassified (U)	Intended to apply to lands until more precise zoning is adopted. Any projects for which a use permit or subdivision approval is required shall be accompanied by a rezoning application from U to a specific zone.	Single-family dwelling	None
Highway Service (HS) Zone	Provide an interim zoning for a parcel until it is reclassified into a zoning district consistent with the general plan.	Single-family dwelling	None
General Forest (GF) and Timber Production (TP) Zones	Provide for resource production including commercial timber production and timber production consistent with the provisions of the Z'Berg, Warren, Collier Forest Taxation Reform Act (California Government Code), including timber production and wildlife management.	Single-family dwelling, group care homes for six or fewer clients, family day care (per state licensing requirements)	Accessory dwellings, group care homes of more than six clients, labor camp
General Agriculture (A1) Zone and Agricultural Preserve (AP) Zone	Identify areas for general farming and ranching practices and assign such uses as the primary use of the area. Residential uses are placed in a position of secondary importance to the commercial scale production of food and fiber on parcels zoned A1. The purpose of the AP zone is to protect and preserve lands for intensive agricultural and ranching practices and for lands with a Williamson Act contract. The AP zone also may be used for open space protection.	Single-family dwellings (per general plan density), group care homes for six or fewer clients, family day care (12 or fewer) pursuant to state regulations	Accessory dwellings, labor camps; group care homes of more than six clients
Residential Agriculture (RA) and Rural Residential (RR) Zones	RA zone - place an equal emphasis on residential and agricultural uses providing land for small-scale and personal-scale farming and ranching and larger agricultural parcel. RR zone - provide lands for personal ranches in which residential use is the primary land use. The zone permits small-scale farming primarily for personal use and not as the primary use of the property.	Single-family residences, group care homes for six or fewer clients, family day care for 12 or fewer children	Accessory dwellings, group care homes of more than six clients
Single-Family Residential (R1) Zone	The purpose of this zone is to provide lands for single-family residential neighborhoods with houses on individual parcels.	Residential-related uses permitted in the district are: Single-family residences, group care homes for six or fewer clients, family day care for 12 or fewer children	Residential-related conditional uses permitted in the district are: Accessory dwellings on parcels of one acre or more , group care homes of more than six clients

**TABLE 5-45
ZONING DISTRICTS
Unincorporated Calaveras County
2009**

Name	Purpose	Type of Residential-related Use	
		Permitted	Conditional
Two-Family Residential (R2) Zone	Provide lands for conventional duplexes. Secondly, the site may be used for single-family attached housing such as condominiums, planned unit developments or townhouses in which each unit is individually owned.	Single-family residences, single-family attached residences (e.g., condominiums, townhouses), group care homes for six or fewer clients, family day care for 12 or fewer children	Group care homes of more than six clients
Multiple-Family Residential (R3) Zone	Provide lands for apartments, condominiums, planned unit developments, townhouses and other high-density land uses. Zones are designated to be located where commercial services, recreation facilities and public services are located within a reasonable distance.	Single-family dwellings, multiple-family dwellings, condominiums, time-sharing land uses, and group care homes for six or fewer clients, family day care for 12 or fewer children	Group care homes of more than six clients
Specific Plan (SP) Zone	Identify areas for which a comprehensive development plan is required prior to development and provide a means for creating a set of land use specifications and implementation programs tailored to a particular site and development.	Single-family dwellings (one per 40 acres), group care homes for six or fewer clients, family day care (12 or fewer) pursuant to state regulations	As specified by the specific plan
Rural Commercial (RC) Zone	Provide for commercial uses in small towns, community centers and isolated areas.	Single-family dwellings, duplexes; day care for preschool children (no limit); group care homes per Health & Safety Code 1501	None
Rural Home Industry (RM) Zone	Provide for small-scale industries secondary to the principal residential use of the property. RM zones may be considered where the consistent residential zone is A1, AP, GF, TP, RR or RR. Uses must be compatible with neighboring properties.	Residential-related uses permitted in the district are: single-family dwellings, day care per state licensing; group care homes for six or fewer clients	None
Local Commercial (C1) Zone	Provide small-scale retail and service businesses meeting the needs of the local community located in close proximity to single-family residential neighborhoods.	Group care homes per Health & Safety Code 1501, day care for preschool children (no limit), residential uses subordinate to the principal permitted use	Single-family dwelling

**TABLE 5-45
ZONING DISTRICTS**
**Unincorporated Calaveras County
2009**

Name	Purpose	Type of Residential-related Use	
		Permitted	Conditional
General Commercial (C2) Zone	Provide lands for intensive, general, commercial uses.	Group care homes per Health & Safety Code 1501, day care (no limit), residential uses subordinate to the principal permitted use	Single-family dwelling; duplex, multi-family residential, time-shares
Professional Offices (CP) Zone	Provide locations for professional offices, administrative offices and conditionally permitted residential complexes.	Residential uses subordinate to the principal permitted use	Multiple family dwellings, duplexes, single-family dwellings, group care homes consistent with Section 1501 of the Health and Safety Code; day care centers
Recreation (REC) Zone	Provide sites for local and visitor-oriented recreational activities.	Single-family dwellings, subdivision common area	Multiple-family dwellings
Combining Districts Applicable to Housing			
Planned Development Combining (PD) Zone	Provide flexibility for purposes of density transfer, planned unit development and condominium development while encouraging design innovation.	Per plan	Per plan
Mobilehome (MHP) Combining District*	Promote available housing opportunities for present and future residents of the county by providing policies and development standards for mobilehome parks.	As per the base zoning district	Mobilehome parks

Note: Districts allowing residential uses as secondary uses (with or without a conditional use permit), but which do not substantially contribute to the county's housing stock include: Light Industrial (M1), General Industrial (M2), Business Park (M4), and Public Service (PS) zones that allow for a residential structure for security personnel only.

*The County no longer uses the MHP combining zone; however, it remains in the Zoning Code.

Source: Calaveras County Code of Ordinances, Title 17 Zoning, July 2009.

The development standards for residential uses are shown in Table 5-46.

TABLE 5-46
DEVELOPMENT STANDARDS FOR RESIDENTIAL USES IN
ZONING DISTRICTS ALLOWING HOUSING AS A PERMITTED USE (PRIMARY OR SECONDARY USE)
Unincorporated Calaveras County
2009

Zoning District	Development Standards (except Parking, Roads and Sidewalks—see following tables)							
	Public Water	Public Sewer	Setbacks	Lot Coverage	Lot Dimensions	Lot Size/Density	Vision Clearance	Height
Residential Zones								
RR: Rural Residential	Yes	Yes	F=20' P/L or F = 50' r-o-w R=20' S=10' 30' all P/L for defensible space for fire	25%	Avg. width: 100' Width at road: 15-20' Depth: 100' avg. (100' min.)	1 acre unless ½ acre under community or special plan	35'	35'
	Yes	No	Same as above	25%	Same as above	1 acre	35'	35'
	No	No	Same as above	25%	Same as above	5 acres	35'	35'
R1: Single-family residential	Yes	Yes	F=20 P/L F = 50 r-o-w R=20 S=5 30' all P/L for defensible space for fire with exceptions	--	Avg. width: 75' Width at road: 15-20' Depth: 75' avg. (60' min.)	7,000 sq. ft.	35'	35'
	Yes	No	Same as above and 30' all P/L for defensible space for fire	--	Same as above	1 acre	35'	35'
	No	No	Same as above and 30' all P/L for defensible space for fire	--	Same as above	5 acres	35'	35'
R2: Two family residential	Yes	Yes	F=20 P/L F = 50 r-o-w R=20 S=5 30' all P/L for defensible space for fire with exceptions	--	Avg. width: 75' Width at road: 15-20' Depth: 75' avg. (60' min.)	7,000 sq. ft. (2 du/7,000 sq. ft. = 12 du/acre)	35'	35'
	Yes	No	Same as above and 30' all P/L for defensible space	--	Same as above	1 acre (2 du/1 acre)	35'	35'
	No	No	Same as above and 30' all P/L for defensible space	--	Same as above	5 acres (2 du/5 acres)	35'	35'
R3: Multiple family residential	Yes	Yes	F=20 P/L F = 50 r-o-w R=20 S=10 30' all P/L for defensible space for fire with exceptions	--	Avg. width: 80' Width at road: 15-20' Depth: 80' avg. (60' min.)	7,000 sq. ft. (12 du per acre)	35'	45'
	Yes	No	Same as above and 30' all	--	Same as above	1 acre	35'	45'

**TABLE 5-46
DEVELOPMENT STANDARDS FOR RESIDENTIAL USES IN
ZONING DISTRICTS ALLOWING HOUSING AS A PERMITTED USE (PRIMARY OR SECONDARY USE)
Unincorporated Calaveras County
2009**

Zoning District	Development Standards (except Parking, Roads and Sidewalks—see following tables)							
	Public Water	Public Sewer	Setbacks	Lot Coverage	Lot Dimensions	Lot Size/Density	Vision Clearance	Height
			P/L for defensible space			(6 du per acre)		
	No	No	Same as above and 30' all P/L for defensible space	--	Same as above	5 acres (3 du per 5 acres)	35'	45'
Resource Zones								
GF: General Forest	--	--	F= 30 P/L F = 60 r-o-w R=30 S=20 30' all P/L for defensible space for fire	No maximum	Width: 200' Avg. width at road: 15-20'; Depth: 0' avg. (200' min)	1/20acres	35'	35'
TP: Timber Production	--	--	F= 30 P/L F = 60 r-o-w R=30 S=20 30' all P/L for defensible space for fire	No maximum	No avg. width No avg. width at road No avg. or min. depth	1/160 acres	35'	35'
A1: General Agriculture	Yes or no	Yes or no	F= 30 P/L F = 60 r-o-w R=30 S=20 30' all P/L for defensible space for fire	No maximum	Avg. width: 200' Width at road: 15-20' Depth: 500' avg., (200' min.)	20 acres/ 1 du per 20 acres	35'	35' (Res)
AP: Agricultural Preserve	Yes or No	Yes or No	F= 30 P/L F = 60 r-o-w R=30 S=20 30' all P/L for defensible space for fire	No maximum	No avg. width No avg. width at road No avg. or min. depth	1 du/50 acres	35'	35' (Res) No limit - ag
RA: Residential Agriculture	Yes or No	Yes or No	F= 30 P/L F = 60 r-o-w R=20 S=10 30' all P/L for defensible space for fire	25%	Avg. width: 200' Width at road: 15-20' Depth: 250' avg., (300' min.)	1 du/5 acres	35'	35'
Commercial and Economic Zones								
RC: Rural Commercial	No	No	F=30 P/L	50%	Avg. width: 100' Width at road: 75' Depth: 150' avg., (100' min.)	1 du/5 acres	35'	35'
	Yes	No	F = 60 r-o-w			1 du/1 acre		
	Yes	Yes	R=20 S=10 30' all P/L for defensible space for fire with exceptions			20,000 sq. ft.		
RM: Rural Home	Yes or No	Yes or No	F=20 P/L F = 50 r-o-w	25%	Avg. width: 200' Width at road:	1 du/5 acs (with	35'	35'

TABLE 5-46
DEVELOPMENT STANDARDS FOR RESIDENTIAL USES IN
ZONING DISTRICTS ALLOWING HOUSING AS A PERMITTED USE (PRIMARY OR SECONDARY USE)
Unincorporated Calaveras County
2009

Zoning District	Development Standards (except Parking, Roads and Sidewalks—see following tables)							
	Public Water	Public Sewer	Setbacks	Lot Coverage	Lot Dimensions	Lot Size/Density	Vision Clearance	Height
Industry			R=20 S=10 30' all P/L for defensible space for fire with exceptions		100' Depth: no avg., (100' min.)	exceptions)		
C2: General Commercial	No	No	F=0 P/L	35%	Avg. width: 75' Width at road: 60' Depth: 100' avg., (75' min.)	1 du/ 5 acs	35'	45'
	Yes	No	F = 30 r-o-w			1 du/1 ac		
	Yes	Yes	R=0 (adj. non-residential) R=20 (adj. residential) S=0 (adj. RC, C1, CP, C2) S=5 (other zones adj.) 30' all P/L for defensible space for fire with exceptions			1 du/7,000 sq. ft.		
C1: Local Commercial	No	No	F=0 P/L	50%	Avg. width: 75' Width at road: 60' Depth: 100' avg., (75' min.)	1 du/5 acs	35'	35'
	Yes	No	F = 30 r-o-w			1 du/1 ac		
	Yes	Yes	R=0 (adj. non-residential) R=20 (adj. residential) S=0 (adj. RC, C1, CP, C2) S=5 (other zones adj.) 30' all P/L for defensible space for fire with exceptions			1 du/7,000		
CP: Professional Offices	No	No	F=0 P/L	50% single-family; 75% multi-family	Avg. width: 75' Width at road: 60' Depth: 100' avg., (75' min.)	1 du/5 acs	35'	35'
	Yes	No	F = 30 r-o-w			1 du/1 ac		
	Yes	Yes	R=0 (adj. non-residential) R=20 (adj. residential) S=0 (adj. RC, C1, CP, C2) S=5 (other zones adj.) 30' all P/L for defensible space for fire with exceptions			1 du/7000 for single-family; 1 du/3,500 for multi-family		
REC: Recreation (time-sharing and multi-family uses)	No	No	F=30 P/L	35%	Width: 200' min. Depth: 100' min	3 du/5 acs	35'	35'
	Yes	No	F = 60 r-o-w			6 du/ac		
	Yes	Yes	R=20 S=10			12 du/ac		
REC Recreation Single-family residence	--	--	30' all P/L for defensible space for fire with exceptions			1 du/5 acres		
Specific Plan Zones								
SP: Specific Plan without Plan	--	--	F=30 P/L F = 50 r-o-w R=20 S=10	25%	Avg. width: 500' Width at road: 15-20' Depth: 500' avg.,	Min parcel = 200 acres Density 1	35'	35'

TABLE 5-46
DEVELOPMENT STANDARDS FOR RESIDENTIAL USES IN
ZONING DISTRICTS ALLOWING HOUSING AS A PERMITTED USE (PRIMARY OR SECONDARY USE)
Unincorporated Calaveras County
2009

Zoning District	Development Standards (except Parking, Roads and Sidewalks—see following tables)							
	Public Water	Public Sewer	Setbacks	Lot Coverage	Lot Dimensions	Lot Size/ Density	Vision Clearance	Height
			30' all P/L for defensible space for fire with exceptions		(200' min.)	du/40 acres		
SP: Specific Plan with Plan	Per adopted plan							
Combining Districts								
MHP: Mobilehome Combining (Chapter 17.54)*	Per base district		F= 7' front yard R=5 S=5	75%	Width: 30' plus width of mobile home	3,000 sq. ft.	--	--
PD: Planned Development combining (Chapter 17.50)	Per base district		Per approved plan	Per approved plan	No requirements	No minimum size; Density per base zoning district	35'	Per base zone
Interim Zones								
HS: Highway Service	No	No	F= 30 P/L	35%	No new lots permitted	1/5acres	35'	35'
	Yes	No	F = 60 r-o-w			1/1acre		
	Yes	Yes	R=20 S=10 30' all P/L for defensible space for fire			1/1acre		
U: Unclassified (unless application for land division or general plan or zoning change is also submitted)	--	--	F= 20 P/L F = 50 r-o-w R=20 S=10 30' all P/L for defensible space for fire	35%	Per land division application	1 du/existing parcel size	35'	35'

Notes: F = front; S = side; R = rear; P/L = property line; Avg. = average; min. = minimum

*The County no longer uses the MHP combining zone; however, it remains in the Zoning Code.

Source: Calaveras County Code of Ordinances, Title 17 Zoning, July 21, 2009.

Table 5-47 shows permitted and conditionally permitted residential uses by zoning district in Calaveras County.

TABLE 5-47
PERMITTED AND CONDITIONALLY-PERMITTED RESIDENTIAL USES BY ZONING DISTRICT
 Unincorporated Calaveras County
 2009

Residential Use Type	Zoning District																		
	U	HS	GF	TP	A1	AP	RA	RR	R1	R2	R3	SP	RC	RM	REC	C1	C2	CP	M4
Single-Family Residence	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C
Multi-Family Dwelling	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	C	C	C
Group Care Home (6 people or less)	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	P
Group Care Home (More than 6 people)	-	-	-	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-	-
Condominium, Planned Unit Development, Stock Co-operative, Townhomes	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-
Duplex, one two-unit structure	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	C	C	C
Accessory Dwellings	-	-	C	C	C	C	C	C	C	-	-	-	-	C	-	-	-	-	-
Labor Camp	-	-	C	C	C	-	C	-	-	-	-	-	-	-	P	-	-	-	-

Notes: P = permitted use; C = conditionally permitted use

Source: Calaveras County Municipal Code: Title 17 Zoning, Table A.

Provisions for Second Units (Accessory Dwellings)

An accessory dwelling, sometimes called a second unit or granny flat, is an additional self-contained living unit, either attached to or detached from the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. Accessory dwellings can be an important source of affordable housing since they can be constructed relatively cheaply and have no associated land costs. They can also provide supplemental income to the homeowner, allowing the elderly to remain in their homes or moderate-income families to afford houses.

To encourage establishment of accessory dwellings on existing developed lots, State law requires cities and counties to either adopt an ordinance based on standards set out in the law authorizing creation of accessory dwellings in residentially-zoned areas, or where no ordinance has been adopted, to allow accessory dwellings on lots zoned for single-family or multi-family use that contain an existing single-family unit subject to ministerial approval (“by right”) if they meet standards set out by law. Local

governments are precluded from totally prohibiting accessory dwellings in residentially-zoned areas unless they make specific findings (Government Code, Section 65852.2).

Calaveras County allows accessory dwellings on parcels of one acre or larger in all residential zoning districts, in all residential zoning districts with approval of a ministerial, accessory dwelling permit, as long as the unit meets all development standards. County Code Section 17.66 was revised in 2005 (Board of Supervisors Ordinance 2835) for consistency with state law regarding ministerial approval of accessory/second dwelling units. The County has not taken any action to eliminate minimum parcel size requirements. In the event of public or agency protest, the Planning Commission holds a public hearing. The one-acre minimum parcel size requirement may reduce the number of accessory dwellings that might otherwise be provided. There have been 67 permits issued for accessory dwellings since 2005.

Manufactured Homes and Mobile Home Parks

Manufactured Homes on Lots

Manufactured housing is an important source of affordable housing in Calaveras County. Sections 65852.3 and 65852.4 of the California Government Code specify that a jurisdiction shall allow the installation of manufactured homes on a foundation on all “lots zoned for conventional single-family residential dwellings.” Except for architectural requirements, the jurisdiction is only allowed to “subject the manufactured home and the lot on which it is placed to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject.” The architectural requirements are limited to roof overhang, roofing material, and siding material.

The only two exceptions that local jurisdictions are allowed to make to the manufactured home siting provisions are if: 1) there is more than 10 years difference between the date of manufacture of the manufactured home and the date of the application for the issuance of an installation permit; or 2) if the site is listed on the National Register of Historic Places and regulated by a legislative body pursuant to Government Code Section 37361. The County’s policy is to treat manufactured homes in the same manner as other single-family residences, provided it is placed on a permanent foundation.

Mobile Home Parks

Section 69852.7 of the California Government Code specifies that mobile home parks shall be a permitted use on “all land planned and zoned for residential land use.” However, local jurisdictions are allowed to require use permits for mobile home parks.

Calaveras County’s Zoning Code contains a Mobile Home (MHP) Combining Zone in which mobile home parks are permitted with a conditional use permit. However, the existing Mobile Home Combining Zone (Section 17.54) is no longer used, although it remains in the Code, and Section 17.55 (Manufactured Home Standards) still applies. The County is in the process of correcting the text of the Code to accurately reflect the existing process.

A conditional use permit is no longer required for mobile/modular homes set on permanent foundations unless such a permit would also be required for any other type of residential construction. Subdivisions designed to accommodate mobile/modular homes on smaller lots are often sited on parcels zoned R3 and may have a buildout density consistent with a multi-family development. However, mobile homes that are

not on permanent foundations are considered temporary structures. Property subdivided for use as a mobile home park, which does allow mobile homes on temporary foundations, is under the jurisdiction of HCD, once the Final Map is recorded,.

Building Codes and Enforcement

The Calaveras County Building Department enforces the Uniform Building Code, Uniform Mechanical Code, Uniform Plumbing Code, Uniform Housing Code, Uniform Fire Code and National Electrical Code, all of which have been adopted, in whole or part, by the Board of Supervisors for application within the unincorporated county. State and local standards relating to fire safety and health are also enforced by county departments. The county has not adopted local amendments to the Building Code.

Calaveras County Building Department views code enforcement as the means to insure safe and uniform construction practices to ensure the general health, safety and welfare of the community critical to providing decent, suitable shelter for all economic segments of the community. Therefore, enforcement of the Uniform Building Code is not viewed as an obstacle to the provision of affordable housing in the County.

In addition to enforcement of state building codes by Building Department inspectors (in the course of their regular inspection duties); the public may submit complaints to the Building Department which oversees the Code Compliance Unit for Calaveras County. Code Compliance Unit Complaint Forms are available on-line or at the Building Department. Neighbors or other members of the public must fill out a complaint form indicating the alleged violation of county codes and providing a sketch with directions to the alleged violation. Violations are investigated by the Code Compliance Unit on a complaint-basis.

On/Off Site Improvement Requirements

Roadway Improvements

All residential development with more than four dwelling units, except for subdivisions in which parcels are 160 acres or greater, must provide on- and off-site roads. The County does not require new on-site roads for multi-family residential subdivisions of an existing or proposed development where the project has a dedicated access through or across a typical on-site parking lot. Title 12 of the Calaveras County Code governs road standards. In addition to classifying roads pursuant to the common categories of Major Collector, Minor Collector, Local Road, Cul-de-Sac, Emergency Service and Minimum Services, the County also classifies roadways based on terrain (used to determine roadway speed and minimum radii in feet) as follows:

- Flat Terrain: 0-5 percent side slope
- Rolling Terrain: 5-15 percent side slope
- Mountainous Terrain: more than 15 percent side slope

In addition, the Calaveras County General Plan states that roads with a width of less than 18 feet are generally considered to be operating at a Level of Service F. Maximum percent grade for roadways is between 10 and 12 percent (except for emergency access roadways which may have a 16 percent grade).

Table 5-48 shows the general road and sidewalk standards that apply to new public roads that serve residential developments.

TABLE 5-48 ROAD AND SIDEWALK STANDARDS Unincorporated Calaveras County 2009						
Roadway Type	# Lanes	Speed (mph) Flat Terrain Rolling Terrain Mountainous Terrain	Right-of-Way Width (feet)	Roadbed Width (feet)	Surface Width (feet)	Sidewalk Width (feet)
Public Regional Roads						
Major Collector	4	55 mph	108	78	48	0
	3		76	52	36	0
	2		64	40	24	0
Minor Collector	4	45 mph	88	64	48	0
	3		76	52	36	0
	2		64	40	24	0
Local	2	25 mph	60	36	24	0
Public Community Roads						
Through	4	45 mph 45 mph 35 mph	100	78	60	4.5 (two sides)
	3	45 mph 35 mph 35 mph	66	52	48	
	2	45 mph 35 mph 35 mph	54	40	36	
Connector	4	35 mph 35 mph 35 mph	80	64	60	4.5 (two sides)
	3	35 mph	66	52	48	4.5
	2		54	40	36	(two sides)
Residential w/sidewalk, curb, gutter, parking	2	25 mph	50	36	32	4.5 (two sides)
Residential w/o sidewalk, curb, gutter, parking	2	25 mph	36	36	24	0
Private Regional Roads						
Local	2	30 mph 25 mph 25 mph	50	32	24	0
Cul-de-Sac	2	30 mph 25 mph 25 mph	50	32	24	0
Minimum Service	2	25 mph	30	18	18	0
Emergency	2	N/A	32	20	18	0
Private Community Roads						
Through	2	45 mph	54	40	36	4.5 (2 sides)

TABLE 5-48
ROAD AND SIDEWALK STANDARDS
Unincorporated Calaveras County
2009

Roadway Type	# Lanes	Speed (mph) Flat Terrain Rolling Terrain Mountainous Terrain	Right-of-Way Width (feet)	Roadbed Width (feet)	Surface Width (feet)	Sidewalk Width (feet)
		35 mph 35 mph				
Connector	2	35 mph	54	40	36	4.5 (2 sides)
No Parking	2	25 mph	40	24	20	4.5 (1 side)
Parking 1-Side	2	25 mph	50	30	26	4.5 (1 side)
Parking 2-sides	2	25 mph	50	36	32	4.5 (2 sides)
Residential – w/o sidewalks, curbs, gutters	2	30 mph 25 mph 25 mph	50	32	24	N/A
Cul-de-sac	2	25 mph	40	24	20	N/A

In general, road standards are consistent with those of other foothill counties and have not been identified as a potential constraint to the development of affordable housing. Title 12 establishes standards for sidewalks. These standards, when applied over long stretches or on relatively steep topography, may become cost-prohibitive and limit the development of affordable housing; however, it is unlikely that an affordable housing project would be built in areas with such steep slopes.

Parking Standards

Since off-street parking often requires large amounts of land, parking requirements are one of the development standards that can impact the development of affordable housing. Off-street parking requirements increase the cost of development and limit the funds available for providing housing. Calaveras County's off-street parking standards for residential uses are summarized in Table 5-49. The County requires two spaces per dwelling unit in every residential zone, regardless of unit type and size. Additionally, the County requires one space per four dwelling units in the Multi-family residential (R3) zone as guest parking. While the County has a need to ensure adequate parking; the requirement for two spaces per unit may be excessive for studio and one-bedroom multi-family units.

TABLE 5-49
REQUIRED OFF-STREET PARKING SPACES
Unincorporated Calaveras County
2009

Residential Use	Parking Requirements	Special Provisions
R1: Single-family residential	2 spaces per dwelling unit	<ul style="list-style-type: none"> ■ Parking areas shall be provided off the right-of-way. ■ May be in tandem provided there is an area for at least two vehicles within the property lines and outside of the right-of-way
R2: Two-family residential	2 spaces per dwelling unit	<ul style="list-style-type: none"> ■ Parking areas shall be provided off of the right-of-way. ■ May be in tandem provided there is an area for the requisite number of vehicles within the property lines and outside of the right-of-way. ■ Shall be paved.
R3: Multi-family residential	2 spaces per dwelling unit plus one additional space for every 4 dwelling units	<ul style="list-style-type: none"> ■ Assigned tandem parking permitted. ■ Shall be paved.
MH: Mobilehome Combining	2 spaces per unit plus one guest space for every 4 units and 1 RV space for every 5 units	-

Source: Calaveras County Code of Ordinances: Section 17.70.030, July 2009.

While Calaveras County's parking standards are in-line with those of other similar jurisdictions, there may be opportunities to decrease the required number of parking spaces, especially for small multi-family units and housing that serves lower-income households or seniors since these groups generally require fewer parking spaces.

Landscaping

The County has minimal requirements for landscaping for residential development. There are no landscaping requirements in R1 or R2 zones. In R3 zones, developments must include a minimum of 10 percent of the area for new landscaping.

Park and Recreation Requirements

Park requirements can decrease the affordability of housing by decreasing the amount of land available on a proposed site for constructing units. Title 16 (Subdivisions) of the Calaveras County Code of Ordinances describes the park and recreation facilities requirements for developments in the county. The County requires 2.5 usable acres of property for each 1,000 persons in the county be dedicated by the proponent of the subdivision for neighborhood, community, and regional parks and trails. Subdividers can satisfy this requirements through the dedication of land, payment of an in-lieu fee, or both, at the option of the county. The County's park land requirement is comparable to other jurisdictions in California and does not unnecessarily add to the cost of housing.

Processing and Permit Procedures

To the greatest extent possible, local permitting procedures have been streamlined to facilitate quick permit processing and environmental review, pursuant to CEQA. Although there is no official policy in place, applications for affordable housing projects, or projects with an affordable housing component, are expedited to the extent feasible

The following permits and processing procedures are commonly used in conjunction with housing projects in Calaveras County:

Site Plans and Building Permits

Chapter 17.76 of the Calaveras County Zoning Code describes the requirements for site plans and building permits. Site Plans and Building Permits are required for the following types of housing projects:

Single-family residential

1. Submit site plan
2. Building Department circulates site plan to County departments
3. Building Department reviews site plan for consistency with the UBC
4. Issuance of building permit and inspections

Multi-family residential (when a conditional use permit or design permit is not required)

1. Submit site plan, including landscaping plan and parking plan.
2. Planning Department circulates site plan to responsible agencies. Planning Department reviews site plan for compliance with parking and landscaping requirements. Planning is permitted fifteen calendar days to conduct its review.
3. When responsible agencies have commented, Planning Department forwards application to the Building Department (with conditions as required by responsible agencies attached)
4. Building Department requires the project proponent to obtain clearance signatures from responsible fire protection, water supplier, sewage disposal and school districts (if applicable) prior to commencing review of building plans.
5. Building Department issues building permit and conducts necessary inspections.

Average processing time for a Building Permit in Calaveras County is 4-6 weeks. An additional two weeks may be added for review of multi-family residential projects when a conditional use permit or design permit is not required. This ministerial process shortens the review period for multi-family projects which do not otherwise require a use permit or design review permit. Many jurisdictions require all multi-family residential projects to undergo a discretionary review process. The elimination of that

process for some multi-family projects speeds the review and construction of multi-family structures, especially infill projects.

Variance

Chapter 17.80 of the Calaveras County Zoning Code describes the requirements for variances. Variance requests may be submitted to the Planning Department to provide relief from strict enforcement of the code standards when unique, special, and unusual circumstances apply to a property and it is necessary to alleviate a hardship which would prevent execution of a property right. Variances may be requested for the following residential-related code requirements: lot size (provided general plan density remains consistent with the general plan), structure height, lot dimensions of width and depth, structural setbacks, distance between buildings, parking spaces, parking area dimensions, number and size of parking spaces, paving requirements, driveway width, and Zoning Code road standards. The process for receiving a variance is as follows:

1. Submit application to the Planning Department
2. Planning Director requests additional documentation as may be necessary to review request.
3. For building setbacks, parking requirement reductions up to 25%, building height, driveway width, parking area dimension, paving requirements subject to review in the event of a change of use for variance requests submitted BEFORE partial or complete construction has not occurred and FOR conditions which do not already exist: Planning Director reviews and renders a decision in writing approving, conditionally approving or denying the requested variance within 120 calendar days of receipt of a completed application for the following:
4. For all variance requests not covered in item #3, the Planning Department schedules the project for a public hearing before the Planning Commission.
5. Planning Commission renders a decision, approving, conditionally approving, or denying the request, in writing.
6. Planning Commission decisions may be appealed to the Board of Supervisors within 15 days of the Planning Commission's decision.

Variances are normally processed within 30-45 days. All variance reviews are categorically exempt pursuant to the County's adopted CEQA guidelines. This discretionary process includes a provision for in-house issuance of variances by the planning director for setbacks, parking, building height, driveway width, parking area dimensions and paving requirements in those cases where a violation has not occurred. The determination that variances are exempt from CEQA review also streamlines the variance process. This option, which does not require a public hearing, provides necessary flexibility to meet the demands of the county's topographical constraints in an expeditious manner.

Waivers

Chapter 17.81 of the Calaveras County Zoning Code describes the requirements for waivers. The Calaveras County Code includes waiver provisions that allow for the granting of exceptions to certain

performance standards of Title 17 (Zoning Code). Waivers may be used for temporary uses of structures for temporary residence; for manufactured home standards as defined in Title 17 or other standards which do not otherwise require a variance (as defined in Chapter 17.80 of the Zoning Code). The process for receiving a waiver is as follows:

1. Applications are submitted to the Planning Department accompanied by a fee applicable to an appeal of a staff decision. The application is in the form of a written request including name, mailing address, phone number, waiver requested and special circumstances which justify the waiver request.
2. The Planning Department notifies all parcel owners within 300 feet of the subject parcel
3. The Planning Department schedules the matter for a public hearing before the Board of Supervisors within 30 days of receipt of a completed application and required fee.
4. The Board of Supervisors renders a decision approving, conditionally approving or denying the request. The Board may approve a waiver based on the existence of an economic or other hardship justifying relief from specific standards.

This discretionary process provides an option unavailable in many communities—the ability to alter performance standards without the necessity for a variance (where variance findings may not be present). The process further allows flexibility for reasons of economic or other hardship. This alternative is an invaluable tool that may be used to assist many individuals in identifying temporary housing in response to unexpected events (e.g., loss of a spouse, loss of income, illness, divorce).

Conditional Use Permits

Chapter 17.82 of the Calaveras County Zoning Code describes the requirements for conditional use permits (CUPs). Table 5-46 shows the residential uses requiring conditional use permits.

The process for receiving a CUP is as follows:

1. Submit application to the Planning Department
2. Planning Staff conducts a review which includes a site visit, notification of public agencies, county departments and other interested parties
3. A hearing date is set before the Planning Commission

For CEQA Exempt projects, a hearing date is tentatively set upon acceptance of the application

For projects subject to submittal to the State Clearinghouse, the project is scheduled for a public hearing only after completion of the environmental review process

Hearing notice requirements apply to all projects reviewed by design review committees, the planning commission or the Board of Supervisors and include:

- a. Published notice (not less than 10 days prior to the public hearing)

- b. Mailed notice (not less than 10 days prior to the public hearing to parcel owners within 300 feet)
4. The Planning Commission renders its decision approving, conditionally approving, or denying the application.
5. The applicant or any aggrieved party or individual member of the Board of Supervisors may file an appeal of the Planning Commission decision within 15 calendar days of the Planning Commission decision.

Conditional Use Permits generally are processed within 90-120 days (small projects) or 120-180 days (large projects). This discretionary process is typical of most jurisdictions and does not include any identifiable provisions which might hamper the issuance of permits for housing. County policy has already eliminated the issuance of discretionary permits for second dwellings on lots of one acre or more (ministerial permits are now issued); however, the Zoning Code needs to be updated to reflect this change.

This discretionary process, with respect to planned development review, is typical of most jurisdictions. Public hearings for this element indicate that the lack of environmental performance standards in the Planned Development district may invite delay and/or denial of multi-family housing entitlements based on NIMBYism. Table 5-50 shows a summary of average processing times by entitlement procedure.

TABLE 5-50 PERMIT REVIEW PROCESS Unincorporated Calaveras County 2009		
Entitlement	Processing Time (approximate averages)¹	Discretionary or Ministerial Review
Zone Change	90-120 days ¹	Discretionary
Tentative Subdivision Map	120-180 days ¹	Discretionary
Conditional Use Permit	120-180 days (large project) ¹ 90-120 days (small project)	Discretionary
Building Permit	4-12 weeks (28-84 days)	Ministerial
Waiver	0-30 days	Discretionary
Variance	30-45 days	Discretionary

Note: ¹ Excluding appeal. Processing time is from date application is complete for processing and may be longer if there are significant environmental issues and/or strong community opposition.

Source: Calaveras County Planning Department, 2009.

The preceding processing times are the same as or less than the average permit processing times found in other communities and are not considered to be a constraint to development.

Design Review in Mokelumne Hill Historic District

Chapter 17.84 of the Calaveras County Zoning Code describes requirements for design permits and planned development permits; however, this process, as described, no longer exists in the county. The only community in the county where there is a design review process is in Mokelumne Hill where the

Mokelumne Hill Design Review Committee reviews all renovations or remodeling projects, new construction, and applications for demolition of all Designated Historic Buildings and projects within the Historic District. This Committee, which functions as a part of the Mokelumne Hill Historical Society, was approved by the Calaveras County Board of Supervisors in August 2008 to provide advice to the Planning Department on applications that have potential impact on the historic district and or designated historical buildings. The Committee adopted design review guidelines in 2009. The Committee reviews projects to ensure that the scale, height, massing and bulk, setback, roof, fenestration, materials, and surface treatments are consistent with the historic character of the district. The Committee encourages builders and designers to meet with them during the planning stage of the project to expedite the process. The County Planning Department will not issue permits until the project proponent has obtained a letter of clearance from the Design Review Committee.

Development Fees and Other Exactions

The County collects fees to help cover the costs of permit processing, environmental review, building inspections, and capital improvements. Fees collected by the County in the review and development process do not exceed the County's costs for providing these services. The most recent revision to the County's fee resolution was in June 2009. Fees charged for development applications involving residential development are summarized in Table 5-51. These fees apply to both single- and multi-family residential development.

TABLE 5-51 LAND DEVELOPMENT APPLICATION FEES Unincorporated Calaveras County Effective: June 2, 2009	
Entitlement	Fee
Zone Change	\$4,805
Use Permit	\$354
Administrative Use Permit	\$2,033
Conditional Use Permit	\$4,764
Variance – Administrative	\$2,958
Variance – Planning Commission (as built)	\$3,173
Environmental Impact Report (EIR)	\$22,390*
General Plan Amendment	\$5,572
Tentative Subdivision Map (0-500 lots)	\$13,969-\$14,525
Accessory Dwelling Unit Permit	\$1,538
Appeal	\$100
California Department of Fish and Game Fee – EIR ¹	\$2,768
California Department of Fish and Game Fee – Negative Declaration ²	\$1,993

¹ Staff time, in addition to application fees and consultant cost for EIR preparation

² Department of Fish and Game Fees effective January 1, 2009.

Table 5-52 shows typical building permit fees for single-family homes based on square footage.

TABLE 5-52 BUILDING PERMIT FEES Unincorporated Calaveras County 2009	
Size of Home (Square Feet)	Building Permit Fee
1,000	\$2,994
1,200	\$2,997
1,400	\$3,000
1,600	\$3,019
1,800	\$3,051
2,000	\$3,083

Source: Calaveras County Building Department, August 2009.

The preceding application and building permit fees are similar to those of other jurisdictions (excepting those established by State regulations for the California Department of Fish and Game) and are not considered a deterrent to the development of affordable housing. The County currently (2009) does not have adopted general provisions for waiving or reducing fees. However, the County does waive both application fees and building permit fees for Habitat for Humanity projects.

Table 5-53 shows estimates of the typical fees, including special district fees, associated with three different types of development in Calaveras County: a single-family home on public water and sewer, a single-family home on private well and septic, and a multi-family development on public water and sewer. The fees for single-family development range from 6-14 percent of the total development cost, depending on whether the house is connected to a septic tank and well or public sewer and water. For multi-family development, the fees are about 10 percent of the total development cost. The fees are comparable to, and in many cases below, those of neighboring counties and cities.

**TABLE 5-53
TYPICAL FEES ASSOCIATED WITH RESIDENTIAL DEVELOPMENT¹**

**Unincorporated Calaveras County
2009**

Description		Amount
Single-Family Home on Public Water and Sewer¹		
Building Permit Fee		\$3,000
Fire District Fees ²		\$495
Encroachment Permit Fee		\$500
Traffic Impact Mitigation Fee		\$4,062
School Fees ³		\$4,158
Water Fees ⁴		\$2,695
Sewer Fees ⁵		\$12,644
Total Fees		\$27,554
Single-Family Home on Private Well and Septic¹		
Building Permit Fee		\$3,000
Fire District Fees ²		\$495
Encroachment Permit Fee		\$500
Traffic Impact Mitigation Fee		\$4,062
School Fees ³		\$4,158
Well Permit Fee		\$375
Septic Permit Fee		\$500
Total Fees		\$13,090
Multi-Family Development on Public Water and Sewer⁶		
	Amount Per Unit	Total Amount
Building Permit Fee	\$738	\$14,752
Fire District Fees ²	\$212	\$4,250
Encroachment Permit Fee	\$50	\$1,000
Traffic Impact Mitigation Fee ⁷	\$2,800	\$56,000
School Fees ³	\$2,970	\$59,400
Water Fees ⁴	\$750	\$15,000
Sewer Fees ⁵	\$8,600	\$172,000
Total Fees	\$16,120	\$322,402

¹ Assumes a 1,400 square foot single-family home.

² Fees represent those of the San Andreas Fire Department (\$0.25/square foot)

³ School fees are \$2.97/square foot.

⁴ Calaveras Public Utility District

⁵ San Andreas Sanitary District fees. (Assumes 3-bedroom house at 90 gal/bedroom by 46.83 gal.)

⁶ Assumes two 10-unit structures (total of 20 units) at 800 square feet per unit.

Source: Calaveras County Planning Department, August 2009.

Density Bonus

A density bonus is the allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned. On January 1, 2005, SB 1818 revised California's density bonus statutes by reducing the number of affordable units that a developer must provide in order to receive a density bonus. The bill also increased the maximum density bonus from 25 to 35 percent. The new minimum affordability requirements are as follows:

- The project is eligible for a 20 percent density bonus if at least 5 percent of the units are affordable to very low-income households, or 10 percent of the units are affordable to low-income households; and
- The project is eligible to receive a 5 percent density bonus if 10 percent of for-purchase units are affordable to moderate-income households.

The law also established a sliding scale, which determines the additional density that a project can receive. A developer can receive the maximum density bonus of 35 percent when the project provides either 11 percent very low-income units, 20 percent low-income units, or 40 percent moderate-income units. In 2005 SB 435 was passed, clarifying California's density bonus law by explaining that a project can only receive one density bonus.

Prior to SB 1818 and SB 435 jurisdictions were required to grant one incentive, such as financial assistance or development standard reductions, to developers of affordable housing. The new laws require that cities and counties grant more incentives depending on the percentage of affordable units developed. Incentives include reductions in zoning standards, reductions in development standards, reductions in design requirements, and other reductions in costs for developers. Projects that satisfy the minimum affordable criteria for a density bonus are entitled to one incentive from the local government. Depending on the amount of affordable housing provided, the number of incentives can increase to a maximum of three incentives from the local government. If a project uses less than 50 percent of the permitted density bonus, the local government must provide an additional incentive.

Additionally, the laws provide density bonuses to projects that donate land for residential use. The donated land must satisfy all of the following requirements:

- The land must have general plan and zoning designations which allow the construction of very low-income affordable units as a minimum of 10 percent of the units in the residential development;
- The land must be a minimum of one acre in size or large enough to allow development of at least 40 units; and
- The land must be served by public facilities and infrastructure.

SB 1818 also imposes statewide parking standards that a jurisdiction must grant upon request from a developer of an affordable housing project that qualifies for a density bonus. The developer may request

these parking standards even if they do not request the density bonus. The new parking standards are summarized in Table 5-54. These numbers are the total number of parking spaces including guest parking and handicapped parking.

TABLE 5-54 STATEWIDE PARKING STANDARDS FOR AFFORDABLE HOUSING California 2009	
Number of Bedrooms	Number of On-Site Parking Spaces
0 to 1 bedroom	1
2 to 3 bedrooms	2
4 or more bedrooms	2 ½

Source: California Department of Housing and Community Development, Building Blocks for Effective Housing Elements, 2009.

Section 17.04.200 of Calaveras County's Zoning Code contains the County's density bonus provisions. The Code states a density bonus shall not exceed 25 percent of the maximum permitted density, which are currently (2009) inconsistent with the newest State law. The code needs to be updated to be made consistent with State law in specifying that a density bonus of up to 35 percent may be granted and developers that are eligible for a density bonus are also eligible for up to three additional incentives.

State of California, Article 34

Article 34 of the State Constitution requires voter approval for specified "low rent" housing projects that involve certain types of public agency participation. Generally, a project is subject to Article 34 if more than 49 percent of its units will be rented to low-income persons. Not all low-income housing is considered a "low rent" housing project. For example, if a project is owned and operated by a non-profit corporation receiving only federal funding, Article 34 authority is not required. If a project is subject to Article 34, it will require an approval from the local electorate. This can pose a constraint to the production of affordable housing, since the process of securing ballot approval for affordable housing projects can be costly and time consuming, with no guarantee of success.

Calaveras County has not built affordable housing, so it has not needed Article 34 authorization. Most affordable housing projects are built by private or non-profit developers who seek financial assistance from the State and Federal governments.

Housing for Persons with Special Needs

Housing for Persons with Disabilities

State housing element law requires jurisdictions to analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the housing needs of persons with disabilities. In accordance with SB 520 (Chapter 671, Statutes of 2001), the County has

analyzed the potential and actual governmental constraints on the development of housing for persons with disabilities.

Accessibility and Reasonable Accommodation

The County does not have a formal procedure for persons with disabilities to make a request for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities pursuant to the Fair Housing Amendments Act. The County's building setbacks vary by zoning district and apply to decks or other above ground structures, which could restrict the construction of ramps for disabled access into homes. Currently (2009), a variance is required for encroachments into setbacks.

Group Homes

Consistent with State law, group homes with six or fewer clients are permitted "by right" in all residential zones in Calaveras County. Group homes with seven or more clients are allowed with a conditional use permit in all residential zones. The County has some overconcentration requirements related to the location of group homes. In many zones, including R1, R2, and R3 zones, group homes are subject to review for over concentration pursuant to Health and Safety Section 1520.5. However, these requirements are consistent with State law.

The process for a conditional use permit for special needs housing is identical to the process used in all other conditional uses in the county and is summarized as follows:

1. Submit application to the Planning Department
2. Planning Staff conducts a review which includes a site visit, notification of public agencies, county departments and other interested parties
3. A hearing date is set before the Planning Commission
 - a. For CEQA Exempt projects, a hearing date is tentatively set upon acceptance of the application
 - b. For projects subject to submittal to the State Clearinghouse, the project is scheduled for a public hearing only after completion of the environmental review process
 - c. Hearing notice requirements apply to all projects reviewed by design review committees, the planning commission or the Board of Supervisors and include:
 - d. Published notice (not less than 10 days prior to the public hearing)
 - e. Mailed notice (not less than 10 days prior to the public hearing to parcel owners within 300 feet)
4. The Planning Commission renders its decision approving, conditionally approving, or denying the application based on the following findings:

- a. The proposed use is consistent with the county's general plan, any applicable community or special plan, and the provisions of this title;
 - b. The subject property is adequate in land area to accommodate the proposed project, its required parking area, access, landscaping and site improvements;
 - c. The proposed land use is compatible with neighboring land use and zoning;
 - d. The public and private roads providing access to the subject property meet necessary standards to provide safety and adequate access, or have been amended by conditions of project approval to satisfy the access requirements;
 - e. Conditions or project approval are necessary for the protection of the public health, safety and welfare, and to reduce or eliminate potential environmental effects.
5. The applicant or any aggrieved party or individual member of the Board of Supervisors may file an appeal of the Planning Commission decision within 15 calendar days of the Planning Commission decision.

As is the case with most land uses, the Conditional Use Permit (CUP) process invites affected parcel owners within 300 feet of the proposed project to comment on land use proposals. As with other land uses, the approval or denial of a conditional use permit ultimately is at the discretion of the Planning Commission or Board of Supervisors. The conditional use permit has not been used to deny a group home of seven or more individuals in Calaveras County; however, it could be a constraint to future projects. The County has added a program in the Policy Document to remove the CUP requirement for group homes in certain zones.

The requirement to find that the proposed use is consistent with the neighboring land uses and the zoning district can be difficult when attempting to make such a finding within a single-family residential district populated by "traditional" families. In recognition of the necessity to provide adequate land for special needs housing, while preserving neighborhood character, the County has opted to make special needs housing permitted in single-family residential areas a permitted use for six or fewer individuals (consistent with State law), while establishing special needs housing for seven or more individuals as a conditional use in medium and high-density zoning districts (i.e., but not within single-family residential districts).

Special needs housing in medium- and high-density districts traditionally receives a higher level of support than do similar projects in single-family neighborhoods. The County is aware that this approach eliminates the option to provide large special needs housing projects within single-family residential areas. However, the County believes that the provision of a number of medium- and high-density parcels to accommodate special needs housing will ultimately result in the provision of more special needs housing than would otherwise be possible within single-family residential districts.

Definition of Family

Section 17.06.0800 of the Calaveras County Ordinance Code defines family as:

“..a group of individuals with a common bond by means of blood, marriage or conscientiously established relations, living together as a housekeeping unit sharing a dwelling unit. Clients of a group home subject to Health and Safety Code Section 1501 are not deemed a family for the purposes of this title.”

Because most inhabitants of community care facilities, emergency and transitional housing, residential care facilities, group homes and other special needs housing may not meet the definition of “family”, the preceding definition (and the related exception for group home occupants) may result in a constraint to the use of a single-family dwelling unit (a dwelling unit is defined as a single dwelling for habitation by an individual or family) as a group home, or as other special needs housing.

Emergency Shelters

SB 2, passed in 2007 and in effect as of January 1, 2008, amended State Housing Element law (California Government Code Sections 65582, 65583, and 65589.5) regarding shelter for homeless persons. This legislation requires local jurisdictions to strengthen provisions for addressing the housing needs of homeless persons, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit.

California Health and Safety Code Section 50801(e) defines “emergency shelters” as:

- “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.”

The new legislation added provisions to State Housing Element Law (Section 65583(a)(4)(A)) that require local governments to identify:

- “a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. If the local government cannot identify a zone or zones with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zones where emergency shelters are permitted with a conditional use permit. The local government shall also demonstrate that existing or proposed permit processing, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters.”

The provisions go on to discuss that emergency shelters “may only be subject to those development and management standards that apply to residential or commercial development within the same zone” along with a list of exceptions that may be made. Local governments that already have one or more emergency

shelters within their jurisdiction or “pursuant to a multijurisdictional agreement” that accommodates that jurisdiction’s need for emergency shelter are only required to identify a zone or zones where new emergency shelters are allowed with a conditional use permit.

The Calaveras County Code does not specifically define emergency shelters and does not identify them as either permitted or conditional uses in residential zoning districts (general code provisions allow for interpretation on a case-by-case basis). The Code needs to be updated to define emergency shelters and identify a zone in which they are allowed “by right”.

The County has included Program H-3.6 in the Policy Document, which identifies the C-P, C-1, and C-2 zones as potential zones where emergency shelters might be allowed “by right” (i.e., as a permitted use). The following is a discussion of the suitability and capacity for these zones to potentially accommodate emergency shelters. The analysis shows that all of the identified zones are suitable and have sufficient capacity to accommodate at least one year-round emergency shelter. However, the C-2 zone has the largest amount of vacant land and appears to provide the greatest opportunity for emergency shelters.

Professional Offices (C-P) Zone

The purpose of the Professional Offices (C-P) zone is to provide locations for professional and administrative offices, and residential complexes (conditionally-permitted) in a compatible environment. While the zone is primarily a commercial zone, it allows multi-family dwellings, duplexes, single-family dwellings, and group homes as conditional uses. The development standards in this zone support residential development. The maximum density for multi-family uses is 12.4 units per acre and the maximum lot coverage is 75 percent. The maximum lot coverage for commercial buildings is 100 percent, minus setback and landscaping requirements. The maximum building height is 35 feet (i.e., three stories). These standards are appropriate for residential uses.

There are 4 vacant CP parcels that range in size from 2 to 4 acres and equal a total of 11 acres. These parcels are located in San Andreas, Murphys, and Valley Springs.

Local Commercial (C-1) Zone

The purpose of the Local Commercial (C-1) zone is to provide areas for small-scale retail and service businesses close to residential neighborhoods. The zone allows several retail, service, office, and public assembly uses as permitted uses. The only residential use allowed in the C-1 zone is group homes, which are allowed as a commercial use. While other residential uses are not allowed, the commercial uses in this zone would be compatible with an emergency shelter and the development standards would support this use. Maximum lot coverage is 50 percent for residential uses and 100 percent for commercial uses. The maximum building height is 35 feet (i.e., three stories).

There are 3 vacant C-1 parcels that range in size from 1 to 5 acres and equal a total of 9 acres. These parcels are located in San Andreas, Murphys, and Valley Springs.

General Commercial (C-2) Zone

The purpose of the General Commercial (C-2) zone is to provide land for intensive and general commercial uses. The zone allows an extensive list of retail, service, office, and public assembly uses as permitted uses. It also allows multi-family dwellings, duplexes, and single-family dwellings as

conditional uses. The development standards would support the development of an emergency shelter. Maximum lot coverage is 35 percent for residential uses and 100 percent for commercial uses. The maximum building height is 45 feet (i.e., four stories).

There are 27 vacant C-2 parcels; of that, 21 range in size from 1 to 5 acres, and 6 range in size from 5 to 24 acres. A total of 107 acres of vacant C-2 land is available in Arnold, Avery, Copperopolis, Murphys, San Andreas, Valley Springs, and West Point.

Transitional Housing

While SB 2 added specific new requirements for local governments to meet in terms of planning for emergency shelter facilities, Government Code Section 65583(a)(5) also states that “transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.”

Transitional housing is designed to assist homeless individuals and families in moving beyond emergency shelter to permanent housing. California Health and Safety Code Section 50675.2(h) defines “transitional housing” and “transitional housing development” as:

- “buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.”

The Calaveras County Code does not specifically define transitional housing. The Code needs to be updated to define transitional housing and specify that it is subject only to the same restrictions that apply to other residential dwellings of the same type in the same zone.

Supportive Housing

Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. Typically, a portion of the housing is targeted to people who have risk factors such as homelessness, or health challenges such as mental illness or substance addiction. Supportive housing comes in all shapes and sizes. It could be a renovated motel offering furnished single-room occupancy (SRO) apartments; a multifamily development where tenants with disabilities live alongside other families with low incomes; a small, more service-intensive building; or scattered-site apartments. Whatever the configuration, all of the housing allows tenants to access support services that enable them to live as independently as possible.

California Health and Safety Code Section 53260(c) defines “supportive housing” as:

- “housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the tenant to retain the housing, improve his or her health status, maximize their ability to live and, when possible, to work in the community. This housing may include apartments, single-room occupancy residences, or single-family homes.”

Section 5116 (“Zoning Preemption”) of the California Welfare and Institutions Code (Zoning of Homes or Facilities for Mentally Disordered, Handicapped Persons, or Dependent and Neglected Children) states:

- “Pursuant to the policy stated in Section 5115, a state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children, shall be considered a residential use of property for the purposes of zoning if such homes provide care on a 24-hour-a-day basis. Such homes shall be a permitted use in all residential zones, including, but not limited to, residential zones for single-family dwelling.”

Based on this State zoning preemption, such facilities are a permitted use in all residential zones in Calaveras County. However, the Zoning Code needs to be updated to explicitly state that supportive housing is a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Housing for Farmworkers

The provisions of Government Code Section 17020 (*et seq.*) of the California Health and Safety Code relating to employee housing and labor camps supersede any ordinance or regulations enacted by local governments. Such housing is allowed in all jurisdictions in California pursuant to the regulations set forth in Government Code Section 17020. Government Code Section 17021.6(b) states, for example:

“Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.”

Calaveras County’s Zoning Code is currently (2009) inconsistent with State Law in regards to employee housing. Employee housing is a permitted use in the General Agriculture (A1) zone, but a conditional use in the Residential Agriculture (RA) zone (see Table 5-46). The Code needs to be updated to be consistent with State law.

Potential Non-Governmental Constraints

The availability and cost of housing is strongly influenced by environmental conditions and market forces over which local governments have little or no control. Nonetheless, State law requires that the Housing Element contain a general assessment of these constraints, which can serve as the basis for actions to offset their effects. The primary non-governmental constraints to the development of new housing in Calaveras County can be broken into the following categories: topography, land and construction costs, availability of financing, and community opposition.

Topography and Other Environmental Constraints

Topography in the foothills restricts the overall density of housing units that can be accommodated both physically and economically. Within the county limits, slopes vary from zero percent to in excess of 30 percent. Topography provides challenges for sidewalk construction and in meeting grade requirements for wheelchair accessibility. Calaveras County Code has special requirements for some sites with slopes of 50 percent or greater, including increased lot size, provisions for alternate access, and erosion control methods. Slope was taken into account in the residential sites inventory for this Housing Element. Table A-2 and A-3 note where steep slopes between 15 and 30 percent are present on a site; however, only a small part of any site is covered by steep slopes, therefore, slopes would not hinder a development from achieving maximum density.

The sites inventory also took into account all other known environmental constraints, including floodplains, protected wetlands, and presence of protected and endangered species.

Land Costs

The price of land is determined by a number of factors, including location within the community, terrain, utilities and services available. Based on a partial search in the Calaveras County Multiple-Listings in August 2009 of unimproved land for sale, the average cost per acre for lots one acre or smaller was about \$269,000⁴. Table 5-55 shows the average cost per acre of land by community, including parcels of all sizes. The communities with the most listings were Copperopolis, Murphys, and Valley Springs. The communities with the lowest per acre land costs were Railroad Flat, Paloma, and Mountain Ranch. These communities tended to have larger parcels for sale. The highest per acre land costs were in Copperopolis, Murphys, and Dornington.

⁴ This figure only counts parcels one acre or smaller and excludes all lakefront parcels in Copperopolis listed for more than \$1 million since these would be considered luxury properties.

TABLE 5-55
PER ACRE LAND COSTS BY AREA
 Unincorporated Calaveras County
 August 2009

Area	Number of Parcels Counted	Total Acres Counted	Average Cost Per Acre
Arnold	38	46	\$205,290
Avery	5	14	\$197,832
Burson	4	63	36,419
Camp Connell	6	71	\$183,386
Copperopolis	101	791	\$388,947
Dorrington	11	20	\$234,793
Hathaway Pines	4	24	\$134,375
Mokelumne Hill	8	176	\$34,497
Mountain Ranch	16	608	\$17,746
Murphys	55	456	\$259,174
Paloma	5	532	\$15,276
Railroad Flat	8	346	\$7,213
San Andreas	13	407	\$63,613
Vallecito	7	485	\$70,482
Valley Springs	50	647	\$117,300
West Point	12	29	\$42,766

Sources: Calaveras County Association of Realtors, Multiple Listing Service, August 8, 2009.

Construction Costs

Many factors can affect the cost to build a house, including type of construction, materials, site conditions, finishing details, amenities, and structure configuration. According to recent estimates from developers in California, average construction costs are approximately \$60 to \$70 per square foot for a typical single-family home (without upgrades or additional amenities).

Total Housing Development Costs

Table 5-56 shows the total estimated development costs for a single-family home on public water and sewer and a single-family home on private well and septic. Both estimates assume a 1,400 square foot single-family home on one acre.

**TABLE 5-56
TOTAL ESTIMATED DEVELOPMENT COSTS
Unincorporated Calaveras County
2009**

Type of Cost	Estimated Cost (Single-Family Home on Public Water and Sewer)	Estimated Cost (Single-Family Home on Private Well and Septic)
Land Cost ¹	\$63,000	\$63,000
Construction Costs ²	\$100,000	\$100,000
Typical Fees ³	\$27,500	\$13,100
Well and Septic System Installation	\$0	\$30,000
Total	\$190,500	\$206,100

¹ Assumes one acre of land in San Andreas (see Table 5-55).

² Assumes about \$70 per square foot.

³ See Table 5-53.

Source: Calaveras County Planning Department; Mintier Harnish, 2009.

Availability of Financing

Financing has historically been available for credit-worthy projects, with interest rates determined largely by the monetary policy of the Federal Reserve Board. Beginning in the 1990s, rising housing values and a growing housing industry boosted investor and homebuyer portfolios and contributed to a sense of security that encouraged continued investment in the housing market. Alternative mortgage products increased the number of homebuyers, especially investors who purchased single-family homes as non-primary residences. Virtually every business or profession related to homes sales, construction, mortgages, and titles had increased business opportunities during this period.

The use of alternative or “creative” mortgage products, such as graduated payment mortgages, variable and adjustable rate mortgages, interest-only loans, “stated income” loans with no income verification, and zero down payment loans allowed consumers to purchase high-priced housing without the qualifications required by traditional loans, such as sufficient income level. The mortgage products increased homeownership rates, a goal of affordable housing advocates; however, they provided homeowners with unstable mortgages. Even during periods of higher interest rates, homeownership and home sales increased. Government programs for increasing homeownership rely on fixed interest rate mortgages below market rate, for principle or down-payment assistance loans.

Starting in 2006 home prices throughout California began to level off and then decline for both new and existing homes. The subprime mortgage crisis precipitated when borrowers who purchased homes found that they owed more on their homes than their homes were worth. The mortgage market collapse also impacted borrowers with “jumbo” loans, relatively large loans that are not Federally-backed. A jumbo mortgage is a loan amount above conventional conforming loan limits set by Fannie Mae (FNMA) and Freddie Mac (FHLMC), the Federally-chartered financial institutions that purchase the bulk of residential mortgages in the US. Resets of interest rates and mortgage payments in the subprime mortgage market

have resulted in huge waves of foreclosures. Each month the number of subprime mortgages in default increases, and California has been one of the hardest hit areas in the nation.

Interest rates have reached historically low levels; however, due to the current financial condition of the national and international banking system, it is not possible to forecast what will happen to interest rates during this Housing Element planning period. If interest rates rise, not only will it make new construction more costly (since construction period loans are short term and bear a higher interest rate than amortized mortgages), but it will also lower the sales price that buyers can afford to pay.

5.8 EVALUATION

The following section reviews and evaluates the County's progress in implementing the 2005 Housing Element. Table 5-57 summarizes the results and effectiveness of programs from the previous Housing Element planning period. In general, the lack of staff and financial resources limited the County's ability to implement many of its housing programs in the previous Housing Element planning period.

To remedy this situation, the County has included a new section (Section 7) in the updated (2010) Housing Element Policy Document dedicated to improving implementation. The section contains three programs to support implementation of housing programs. Program 7.1 commits the County to either hiring or designating a Housing Coordinator who will be responsible for implementing housing programs. Program 7.3 commits to appointing a Housing Advisory Committee to assist with housing program implementation. Additionally, the County included a Program 7.2 to report annually to the Department of Housing and Community Development on the implementation of the Housing Element. While the County has not been successful in implementing several of its previous housing programs, the County is committed to improving implementation during the 2009-2014 Housing Element planning period.

TABLE 5-57
EVALUATION OF 2005 HOUSING ELEMENT IMPLEMENTATION PROGRAMS
 Unincorporated Calaveras County
 2009

Program		Quantified Program Objectives (By 2009)	Evaluation
General			
A.a	Facilitate the Exchange/Consolidation of Information with Community Housing and Job-Training Organizations to Increase Opportunities for Meeting the County’s Housing Goals – Web Page	Provide a one-stop, single information source for housing information for county residents	Due to a lack of available staff and financial resources, no action was taken on this program.
	Coordinate with community housing and job-training organizations to centralize/consolidate housing and job-training information as necessary to increase opportunities for achieving the county’s housing goals. Specifically, pursue establishment of a new website or establish a page on an existing website with links or contact information to all of the county’s housing and job-training organizations (e.g., Calaveras County Human Resources Council, Calaveras, Calaveras County Department of Social Services, Calaveras County Association of Realtors, Gold Country Alliance for the Mentally Ill, Area 12 Agency on Aging , Calaveras Affordable Housing Coalition, Calaveras Economic Development Company, Habitat for Humanity and similar organizations). See also Program E.m regarding the Human Resources Council Homelessness Prevention Program.		
	Responsible Agency: Planning Department, Calaveras County Association of Realtors, Gold Country Alliance for the Mentally Ill, Area 12 Agency on Aging, Calaveras County Affordable Housing Coalition, Calaveras Economic Development Company, Habitat for Humanity, and similar agencies		
	Time Frame: December 31, 2006		
A.b	Facilitate Cooperative County/City Efforts to Achieve Housing Goals	Hold one joint meeting or forum to discuss housing by June 30, 2009	Due to a lack of available staff and financial resources, no action was taken on this program.
	Initiate contact with the City of Angels to gauge interest in preparing a consolidated housing plan/housing element for Calaveras County and the City of Angels.		
	Responsible Agency: Calaveras County Administration, Calaveras County Board of Supervisors, City of Angels Administration, City of Angels City Council		
	Time Frame: June 30, 2009		
A.c	Investigate Feasibility of Establishing a Housing/Economic Development Coordinator/Facilitator	To establish a position responsible for spearheading efforts to implement the city’s housing and economic development programs and apply for funding for the programs	Due to a lack of available staff and financial resources, no action was taken on this program.
	Investigate the potential cost of hiring a housing/economic development coordinator/facilitator, perhaps in partnership with the City of Angels and the Human Resources Council, to oversee implementation of housing and economic development programs in the region. The coordinator should be able to fund all or a portion of his or her position through grants. The coordinator would be expected to spearhead efforts to implement the programs found in the city and/or county housing and economic development elements, apply for funding for implementation of these programs, and oversee implementation of funded programs.		
	Responsible Agency: Calaveras County Administration, Calaveras County Board of Supervisors, City of Angels Administration, City of Angels City Council		
	Time Frame: December 31, 2006		
Adequate Sites & Affordable Housing/Removal of Governmental Constraints			
B.a	Propose Increasing Maximum Permitted Density for R3	Encourage the establishment of up to 250 additional housing units for very low and low income households in areas with sufficient water and sewer capacity.	Increased density was not necessary to meet the RHNA for the 2005 Housing Element. Program evaluated for applicability. Increased density deemed inappropriate and inconsistent with existing community values, and unnecessary, based on current growth rates and availability of affordable single-family homes. Additionally, no developer interest in constructing multi-family residences at higher-density.
	Amend the general plan, community plans and zoning code to allow a density increase in the Community Center Multiple Family and Community Plan Area Multiple Family Land Use Designations for Multiple Family Residential Land Use Zones for lands with water and sewer from 12 units to a minimum of 18 units per acre for all new development.		
	Responsible Agency: Planning Department, Board of Supervisors		
	Time Frame: December 31, 2006		
B.b	Propose Multi-Family Residential as a Permitted Use in Heavy Commercial	Encourage the establishment of up to 30 additional housing units for very low and low income households in	No action taken. No "Heavy Commercial" zoning district in Calaveras County zoning code. No residential land use designation, including MFR, is considered compatible with existing General Commercial (C2) zoning district. No Mixed
	Amend the zoning code to allow multi-family residential uses to the same density as permitted in the R3 zoning district as a permitted, rather than a conditional use.		

TABLE 5-57 EVALUATION OF 2005 HOUSING ELEMENT IMPLEMENTATION PROGRAMS Unincorporated Calaveras County 2009			
Program		Quantified Program Objectives (By 2009)	Evaluation
	Responsible Agency: Planning Department, Board of Supervisors	areas with sufficient water and sewer capacity.	Use land use designation was proposed during the implementation time frame for this policy.
	Time Frame: December 31, 2006		
B.c	Provide Flexible Standards for On and Off-Site Improvements for the Construction of Special Needs Housing in the R-2 and R-3 Districts; Low-to-Moderate Income Housing and Encourage the Establishment of Small, Affordable Housing Units Distributed Throughout the County (i.e., Infill) Reduce community opposition to high-density affordable housing complexes through the provision of smaller (e.g., duplex, triplex) infill projects in appropriately zoned districts consistent with health and safety. Reduce community opposition to special needs housing facilities for 7 or more clients located within single-family residential districts by providing incentives for locating such facilities in the R-2 and R-3 zoning districts. In addition, identify standards which may be reduced or eliminated for on and off-site improvements for low-to-moderate income housing projects (regardless of location) and special needs housing for 7 or more clients (in the R-2 and R-3 zoning districts). Amend the Calaveras County Zoning Code, where consistent with health and safety, for projects which will: a) Provide a minimum density equal to 80% of the allowable maximum density for the subject site; and b) Be subject to an agreement with long-term affordability covenants and restrictions to maintain the housing for at least 10 years for low or very low income households (may be longer for consistency with state or federal funding requirements); or c) Will provide housing for special needs populations and be subject to an agreement to maintain said housing for at least 10 years for special needs populations Projects meeting the preceding criteria may take advantage of flexible development standards including, but not limited to: • Alternative requirements for sidewalks, curbs and gutters (e.g., rolled curbs) • Less than two parking spaces per unit for senior housing with the ability to expand if converted to non-senior housing • Less than two parking space per unit for residential units 800 square feet or smaller in size • Increased lot coverage without acquisition of a variance, where consistent with health and safety • Reduced setbacks without acquiring a variance, where consistent with health and safety • Common trenching for utilities • Reduced minimum lot sizes and/or flexible lot sizes for subdivisions created for manufactured housing which serves low, very-low and moderate income households • Amending the fee schedule to establish that no new impact mitigation fees are required for the replacement of an existing mobilehome with a new manufactured home • Create a map, using the county’s Geographic Information System (GIS), of vacant residential parcels located within the county available for infill development • Other alternative standards as may be deemed acceptable by the Board of Supervisors Responsible Agency: Planning Department, Board of Supervisors Time Frame: December 31, 2006	Encourage the establishment of up to 200 additional housing units for very low and low income households in areas with sufficient water and sewer capacity.	No action taken, beyond implementation of state and federal requirements. Incentives only initiated at the request of the builder, not by code. No "standard" or codified alternatives to development standards, but builder can petition for a modification, particularly related to roads, sidewalks, curbs, and gutters. Common trenching for utilities allowed only as consistent with CBC/UBC. No action was taken regarding reduction of minimum/flexible lot sizes for manufactured housing or mobile home parks, amendments to the fee schedule for mitigation fees, creation of a GIS-based map of infill residential parcels.
B.d	Amend, Adopt or Update the County’s Second Dwelling Unit Ordinance to Encourage Second Units Amend or update Chapter 17.66 of the zoning code or adopt a new second dwelling unit ordinance for	Encourage the establishment of up to 200 additional housing units for very	Completed. In 2005 County Code Section 17.66 was revised (Board of Supervisors Ordinance 2835), for consistency with state law, to allow the

TABLE 5-57
EVALUATION OF 2005 HOUSING ELEMENT IMPLEMENTATION PROGRAMS
 Unincorporated Calaveras County
 2009

Program		Quantified Program Objectives (By 2009)	Evaluation
	consistency with state law enacted in 2003 pursuant to Government Code Sections 65852.2 et. seq. and 65583.1 et. seq. (as may be amended). In particular, where public water and public sewer are available and sufficient capacity exists for all intended units, eliminate requirements for minimum parcel sizes for second units. Responsible Agency: Planning Department, Board of Supervisors Time Frame: December 31, 2006	low and low income households in areas with sufficient water and sewer capacity.	approval of accessory/second dwelling units with a ministerial approval. No action was taken to eliminate minimum parcel size regulations.
B.e	Propose Adoption of a Fee Reduction, Deferral, Waiver and/or Installment Payment Schedule Bring a draft ordinance to the Calaveras Board of Supervisors to provide for fee reductions, fee waivers, deferral payments or installment payments for application fees, impact fees and other fees over which the county has jurisdiction for affordable housing projects (or otherwise provide mechanisms for reducing the amount of fee payments required “up front”). In conjunction with this program, the county should seek grant funding to assist in offsetting the costs of reducing or waiving various fees. The draft ordinance should include provisions for guaranteeing the collection of payments by the county which may be deferred, received in installments or which may otherwise be paid over time. Responsible Agency: Planning Department, Board of Supervisors Time Frame: December 31, 2006	Encourage the establishment of up to 25 additional housing units for very low and low income households in areas with sufficient water and sewer capacity.	Ordinance was not drafted; however, Board of supervisors Resolution 06-201 (August 7, 2006) provided a waiver of all planning application fees, building permit application and review fees, inspection fees, and other fees, including staff time reimbursement for Habitat for Humanity projects.
B.f	Use Development Agreements for Large Developments within the Specific Plan Land Use Designation and Zoning District to Promote Affordable Housing Adopt a policy to require residential projects (or multi-use projects including residential uses) designated as Specific Plan on the general plan (or otherwise required to prepare a Specific Plan), through the use of Development Agreements, to provide a certain percentage of total units on site as housing affordable to very low, low and medium-income households. Provision of affordable housing should occur, in order of preference, as follows: a) Build affordable housing units on-site, b) Build affordable housing units at an alternative location approved by the county, or c) As a last resort, pay in-lieu fee. In-lieu fees should be used in combination with construction of on-site or off-site affordable housing rather than be used as the sole mechanism for providing affordable housing. In-lieu fee payments should be subject to use within a designated, minimum time period; should include provisions for transfer to a qualified non-profit to be used for the intended purpose of providing affordable housing; and should include provisions to allow use of the fees for the purchase of land for future construction of affordable housing (i.e., land banking) Responsible Agency: Planning Department, Board of Supervisors Time Frame: December 31, 2006	Encourage the establishment of up to 150 additional housing units for very low and low income households in areas with sufficient water and sewer capacity.	No county-wide (codified) action was taken; however, there was some inclusion of affordable housing units in individual developments initiated by the developer.
B.g	Support Self-Help Housing Programs Support self-help programs assisting in the construction of affordable housing (e.g., Habitat for Humanity) by bringing a proposal to the Calaveras County Board of Supervisors to consider a fee resolution amendment to waive building permit and planning application fees for the construction of affordable housing sponsored by these programs. Responsible Agency: Calaveras County Administration, Planning Department, Board of Supervisors Time Frame: Ongoing	Encourage the establishment of up to 12 additional housing units for very low and low income households in areas with sufficient water and sewer capacity.	Completed. Board of Supervisors Resolution 06-201 (August 7, 2006) provided a waiver of all planning application fees, building permit application and review fees, inspection fees, and other fees, including staff time reimbursement for Habitat for Humanity projects.
B.h	Encourage Co-Housing/Cooperative Housing Amend the zoning code to include Co-Housing (Cooperative Housing) as a permitted or conditional use in residential and/or other zoning districts. Co-Housing encourages homeownership in developments	Complete a map of parcels in the county available for co-housing; receipt of at least one application for co-	Due to a lack of available staff and financial resources, no action was taken on this program.

**TABLE 5-57
EVALUATION OF 2005 HOUSING ELEMENT IMPLEMENTATION PROGRAMS
Unincorporated Calaveras County
2009**

Program		Quantified Program Objectives (By 2009)	Evaluation
	containing clusters of small homes generally near services, and including at least one common building where residents can meet, eat, gather. Examples of successful Co-Housing developments may be found in Appendix C. Responsible Agency: Planning Department, Board of Supervisors Time Frame: December 31, 2006	housing during the planning period.	
B.i	Encourage the Establishment/Re-establishment of Single-Room Occupancy Housing Review, and if necessary amend, the zoning code to allow, as a permitted use, the use of appropriate structures as single-room occupancy housing (e.g., boarding houses) as consistent with the historic character of the county. Single-room occupancy housing should include a community eating area, where feasible. Responsible Agency: Planning Department, Board of Supervisors Time Frame: December 31, 2006	Encourage the establishment of up to 25 additional housing units for very low and low income households in areas with sufficient water and sewer capacity.	Due to a lack of available staff and financial resources, no action was taken on this program.
B.j	Encourage Second-Floor Housing Units Amend the municipal code to clarify that second-floor housing units are allowed within commercial zoning districts (above commercial establishments). Responsible Agency: Planning Department, Board of Supervisors Time Frame: December 31, 2006	Encourage the establishment of up to 20 additional housing units for very low and low income households in areas with sufficient water and sewer capacity.	Due to a lack of available staff and financial resources, no action was taken on this program.
B.k	Publicize Development Incentives Post development incentives for the provision of affordable housing on the county's website. Incentives to be posted should include, but not be limited to, density bonuses and the programs adopted pursuant to Programs B.a – B.e or other related programs as may be adopted and including those incentives provided pursuant to Government Code section 65915 (Density Bonuses and Incentives). Prepare and make available a handout listing incentives for the development of affordable housing. Responsible Agency: Calaveras County Administration, Planning Department, Board of Supervisors Time Frame: March 1, 2007	Encourage the establishment of up to 100 additional housing units for very low and low income households in areas with sufficient water and sewer capacity.	Due to a lack of available staff and financial resources, no action was taken on this program.
B.l	Establish Priorities for the Provision of Water and Sewer Facilities for Affordable Housing Facilitate the establishment of a mechanism for implementing the provisions of Government Code Section 65589.7 which requires the granting of priority for the provision of water and sewer facilities for affordable housing projects. The county will initiate discussions with water and sewer agencies to discuss the approach each jurisdiction has or intends to adopt pursuant to Government Code Section 65589.7. The county's goal is to obtain a written policy from each jurisdiction describing how each agency does or will grant priority for the provision of water and sewer facilities for affordable housing projects. Water or sewer agencies may, alternatively, provide written verification to the county indicating that sufficient water and sewer capacity and infrastructure exist to serve all parcels within their jurisdiction which have been identified by the county as having the potential to support affordable housing within the county's adopted Housing Element. Water and sewer agencies should be required to notify the county of changes in the status of water and sewer capacity or infrastructure necessary for serving parcels with the potential to support affordable housing as identified in the county's adopted Housing Element. Responsible Agency: Calaveras County Administration, Board of Supervisors, Calaveras County's 5 water and 5 sewer districts Time Frame: Ongoing – attempt to establish written policy by December 31, 2007	Encourage the establishment of up to 30 additional housing units for very low and low income households in areas with sufficient water and sewer capacity.	Due to a lack of available staff and financial resources, no action was taken on this program.
B.m	Facilitate the Provision of Homeless and Emergency Shelters Bring a proposal to the Calaveras County Board of Supervisors to amend the zoning code to identify	Facilitate the establishment of at least one facility for the homeless or for use	Due to a lack of available staff and financial resources, no action was taken on this program. Will be carried forward in 2010 Housing Element.

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Program		Quantified Program Objectives (By 2009)	Evaluation
	<p>zoning districts in which homeless shelters and emergency shelters are permitted or conditional uses and to define both uses in the zoning code.</p> <p>Provide planning assistance, when requested, in support of special needs housing (e.g., identification of suitable sites, application preparation, waiver of application fees, resolutions of support, reduced or waived impact fees and flexible development standards) for the establishment of special needs housing within the county. Support cooperative efforts undertaken, by the Calaveras County Human Resources Council, Calaveras County Housing Coalition, Calaveras County Mental Health Services, Central Sierra Planning Council, Gold Country Alliance for the Mentally Ill, and similar organizations to establish a shelter.</p> <p>Responsible Agency: County Administration, Calaveras County Human Resources Council, Planning Department, Board of Supervisors</p> <p>Time Frame: December 31, 2006</p>	as an emergency shelter.	
B.n	<p>Establish Performance Standards for Planned Developments</p> <p>Establish performance standards for Planned Developments (PD) in R3 (Multi-family) densities. The purpose of this program is to establish standards necessary for project approval which, if met, are intended to reduce or eliminate denial of these projects.</p> <p>Responsible Agency: Planning Department, Board of Supervisors</p> <p>Time Frame: December 31, 2006</p>	Reduce the likelihood of denial of applications based solely on NIMBYism and encourage a greater emphasis on meeting environmental standards. Encourage the establishment of up to 30 additional housing units for very low and low income households in areas with sufficient water and sewer capacity.	Due to a lack of available staff and financial resources, no action was taken on this program.
B.o	<p>Update Density Bonus Provisions</p> <p>Update the density bonus provisions of the zoning code to reflect the adoption of new standards enacted pursuant to Senate Bill 1818 (Hollingsworth) adopted by the state in 2004 (e.g., increasing the density bonus from 25% to 35%).</p> <p>Responsible Agency: Planning Department, Board of Supervisors</p> <p>Time Frame: December 31, 2006</p>	Encourage the establishment of up to 50 additional housing units for very low and low income households in areas with sufficient water and sewer capacity.	Due to a lack of available staff and financial resources, no action was taken on this program. Will be carried forward in 2010 Housing Element.
B.p	<p>Continue to Conduct Periodic Reviews of the Calaveras County Development Code and General Plan</p> <p>Continue to conduct periodic reviews (at least once every five years) of the Calaveras County Development Code and Calaveras County General Plan to facilitate implementation of the Housing Element and to assure consistency between the Housing Element and other elements of the general plan.</p> <p>Responsible Agency: Planning Department, Board of Supervisors</p> <p>Time Frame: At least once before January 1, 2009</p>	Remove identified constraints to development of affordable housing through implementation of programs B.a through B.q.	No action taken to date. Review of codes and General Plan currently in progress.
B.q	<p>Recognize Half-plexes and Third-Plexes</p> <p>Recognize half-plexes and third-plexes as permitted uses and adding those uses to the appropriate zoning districts. Revise the zoning code to allow lot sizes consistent with half-plexes and third-plexes (e.g., zero lot line along the common property line as with condominiums and town homes). Note: A half-plex has a property line between the two units, each of which may be owned separately. A duplex, by contrast, must have the whole (both units) owned by the same owner and one or both units are normally rented. Typically, half-plexes and third-plexes (unlike condominiums and townhouses) have neither common area elements nor home owner's association.</p> <p>Responsible Agency: Planning Department, Board of Supervisors</p> <p>Time Frame: December 31, 2006</p>	Encourage the establishment of up to 20 additional housing units for very low and low income households in areas with sufficient water and sewer capacity.	Due to a lack of available staff and financial resources, no action was taken on this program.
B.r	Amend the County Code to Allow Manufactured Housing on Single-Family Residential Lots	Encourage establishment of up to 20	No action taken to amend code. However, manufactured housing is currently

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Program		Quantified Program Objectives (By 2009)	Evaluation
	Amend the County Code to comply with the provisions of California Government Code Section 65852.3 (as may be amended) to allow manufactured homes on single-family residential lots.	manufactured housing units for very low and low income households	treated as any other method of construction and there is no restriction on location, provided it is placed on a permanent foundation.
	Responsible Agency: Planning Department, Board of Supervisors		
	Time Frame: December 31, 2006		
Jobs-Housing Balance			
C.a	Facilitate and Promote Moderate-Wage-Jobs and Job-Training Efforts Compatible with the County's Economic Studies	Receipt of at least one application for a business offering employee wages of at least \$10/hr	The Calaveras County Works and Human Services Agency (CalWORKS) operates an employment training program for CalWORKS recipients. The Planning Department has not initiated any action on this program.
	Increase the designation of land within the county available for business park development and targeting those businesses identified in the following studies providing wages of \$10+ per hour.		
	<i>Community Assessment – Volume I – Business Attraction & Expansion Study (Applied Development Economics; November, 1993)</i> <i>Industrial and Commercial Market Analysis Volume II – Business Attraction & Expansion Study (Applied Development Economics, November, 1993)</i> <i>Economic Strategy and Implementation Plan Volume III – Business Attraction & Expansion Study (Applied Development Economics, November, 1993)</i>		
	Work cooperatively with the Calaveras County Economic Development Company, Job Connection, Columbia College, Delta Community College, local high school ROPs, CalWorks and similar agencies, to provide job-training targeting the priority industries identified in the preceding studies. Monitor the availability of land for commercial development targeting those businesses which supply goods currently purchased in neighboring counties (in coordination with Program C.b) and emphasizing those businesses providing wages of \$10+ per hour.		
	Responsible Agency: Calaveras County Economic Development Company, Calaveras County Administration, Board of Supervisors, Delta College, Columbia Community College		
	Time Frame: Submit funding application prior to December 31, 2007; Meet with colleges prior to December 31, 2007		
	C.b		
Assist developers in identifying vacant parcels throughout the county available for commercial and industrial development by creating a map, using the county’s Geographic Information System (GIS), of vacant commercial and industrial parcels located within the county.			
Responsible Agency: Planning Department, Board of Supervisors			
Time Frame: December 31, 2007			
C.c	Publicize the Availability of Small Business Loans	Receipt of at least one application for a small business loan by the Calaveras County Economic Development Company (or alternative agency).	Due to a lack of available staff and financial resources, no action was taken on this program.
	In conjunction with the implementation of Program A.a (website); provide a link to the Calaveras County EDC describing the local success stories resulting from and the availability of Small Business Loans through the EDC. Alternatively, provide brochures from the EDC at public counters detailing this program.		
	Responsible Agency: Calaveras County Administration, Planning Department, Calaveras County Economic Development Company		
	Time Frame: Ongoing		
C.d	Investigate Redevelopment	To receive direction from the Board of Supervisors to proceed (or not proceed) with pursuing redevelopment during the next planning period.	Due to a lack of available staff and financial resources, no action was taken on this program.
	Investigate the potential benefits of establishing a redevelopment area or areas in and around those communities in need of adequate water and sewer facilities (and other infrastructure) to assist in funding infrastructure improvements in those areas in support of adequate water and sewer and other infrastructure for affordable housing. Consider also the potential costs and benefits of redevelopment in the provision of additional funding for housing.		

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Program		Quantified Program Objectives (By 2009)	Evaluation
	Responsible Agency: Planning Department, Board of Supervisors, Calaveras County Administration		
	Time Frame: Bring proposal/report to the Board of Supervisors by December 31, 2008		
C.e	Monitor the County’s Jobs/Housing Balance	To assist in the preparation of the housing element during the next planning period with respect to income levels versus housing costs.	Due to a lack of available staff and financial resources, no action was taken on this program.
	As necessary to keep appraised of the gap between wages and housing affordability, require new development, as feasible, to provide jobs/housing information as follows: number of jobs to be provided, the nature of jobs to be created (e.g., permanent versus seasonal), the wage range of new jobs and the number of local hires anticipated.		
	Responsible Agency: Planning Department, Calaveras County Administration		
	Time Frame: December 31, 2006 (adoption of code amendment)		
C.f	Support the Maintenance of Satellite Learning Centers in Association with Columbia College and Delta College	Maintain at least one, and preferably two, satellite learning center for Columbia College within the county. Provide assistance to representatives from San Joaquin Delta College by providing land development information to assist in siting a satellite campus for SJDC pursuant to the county’s 2004 bond measure to assist in funding this effort.	No action taken. Property for a Columbia College Satellite Learning Center has been dedicated in Angels Camp, not within County jurisdiction. County supervisors have been supportive of attempts to bring a Delta College satellite learning center to the Valley Springs area, but no formal action has occurred to date. No zoning amendments have been initiated or adopted.
	Support the maintenance of Columbia College satellite learning centers throughout the county and establishment of a Delta College satellite campus in the county. If necessary, amend the Calaveras County Zoning Code to recognize this use in multiple zoning districts. In addition, amend the zoning code to include housing as a permitted accessory use in conjunction with satellite learning centers. County review of proposed satellite learning centers shall include discussions with the education facility regarding projected housing needs.		
	Responsible Agency: Calaveras County Economic Development Company, Calaveras County Administration, Board of Supervisors, Delta College, Columbia Community College		
	Time Frame: Submit funding application prior to December 31, 2007; Meet with colleges prior to December 31, 2007		
Housing Conservation			
D.a	Continue to Allow Use of Materials and Methods Consistent with the Construction Date of the Building for Buildings 50 Years of Age or Older	Encourage the conservation of up to 2 housing units in need of rehabilitation to provide housing for very low and low income households	Repairs consistent with the Secretary of the Interior Standards for Historic Preservation, Restoration, Rehabilitation, and Reconstruction are currently accepted by the County, consistent with County code and State/Federal laws. Other instances are addressed on a case-by-case basis, consistent with CBC/UBC standards.
	Continue to allow rehabilitation of housing using materials and methods as of the date of original construction for those residences 50 years of age or older and/or listed in the county’s historical register (to be established in conjunction with Program D.b) unless a health or safety hazard would result consistent with the provisions of Health & Safety Code Section 17922(d). Refer to the State Historic Building Code for guidance, where pertinent.		
	Responsible Agency: Building Department		
	Time Frame: Ongoing		
D.b	Consider Adopting the Mills Act	Encourage the conservation of up to 1 housing units in need of rehabilitation to provide housing for very low and low income households	Due to a lack of available staff and financial resources, no action was taken on this program.
	Bring a proposal to the Calaveras County Board of Supervisors to adopt and promote the availability of the Mills Act for the rehabilitation of historical structures for residential use to assist in long-term maintenance, rehabilitation and affordability.		
	Responsible Agency: Planning Department, Board of Supervisors		
	Time Frame: Ongoing		
D.c	Continue to Enforce State Energy Efficiency Standards for Residential Buildings	Enforce State Energy Efficiency Standards on all new residential development subject to the standards throughout the planning period.	All County enforcement actions are consistent with the provisions of the Code of Ordinances, Title 24, Part 6 and the CBC/UBC. No change.
	Continue to enforce State Energy Efficiency Standards for Residential Buildings in compliance with the provisions of Government Code Title 24, Part 6.		
	Responsible Agency: Building Department		
	Time Frame: Ongoing		

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Program		Quantified Program Objectives (By 2009)	Evaluation
D.d	Support the Reduction of Contamination Hazards in Older Buildings	In conjunction with rehabilitation activities for projects undertaken with funding through Program D.f, identify and address contamination hazards in older buildings.	Due to a lack of available staff and financial resources, no action was taken on this program.
	Identify structures in the county’s 2004 Exterior Housing Condition Survey and Analysis with exterior conditions indicative of potential contamination hazards (either interior or exterior). Establish a priority list for funding rehabilitation projects to remove or reduce contamination hazards pursuant to Program D.f. Continue to implement state and federal regulations governing the reduction of contamination hazards (e.g., lead-based paint, asbestos) during the rehabilitation of older buildings.		
	Responsible Agency: Calaveras County Environmental Health Dpt., Division of Solid Waste, Building Department		
	Time Frame: Ongoing		
D.e	Coordinate with and Educate Code Enforcement & Building Inspectors to Assist Homeowners with Substandard and Dilapidated Housing Units	Encourage the conservation of up to 25 housing units in need of rehabilitation to provide housing for very low and low income households in conjunction with Program D.f	Due to a lack of available staff and financial resources, no action was taken on this program.
	The following program shall not be used as the basis for creating any new enforcement program(s) not already in effect as of the date this element is adopted by the Calaveras County Board of Supervisors. This program is intended to provide county representatives with knowledge to assist homeowners in rehabilitating substandard housing units as an alternative to citation, condemnation or eviction. Implementation of this program shall occur in the course of the regular duties of county inspectors and does not authorize county representatives to initiate investigations or other actions against owners of substandard housing units. This program is not intended to negate any authority already granted to county representatives pursuant to existing laws and codes.		
	Provide inspectors with information regarding the county’s available housing rehabilitation programs which may be distributed to homeowners in the field. Request that these inspectors provide contact information or otherwise refer homeowners to the county’s housing coordinator (or county agency charged with implementing the county’s housing programs). Educate inspectors about the provisions of Health and Safety Code Section 17995.3 which addresses specific conditions associated with substandard and dilapidated housing including:		
	<ul style="list-style-type: none">• Termination, extended interruption or serious defects of gas, water or electric utility systems provided such interruption or termination is not caused by the tenant’s failure to pay such gas, water or electric bills.• Serious defects or lack of adequate space and water heating.• Serious rodent, vermin or insect infestation.• Severe deterioration, rendering significant portions of the structure unsafe or unsanitary.• Inadequate numbers of garbage receptacles or service.• Unsanitary conditions affecting a significant portion of the structure as a result of faulty plumbing or sewage disposal.• Inoperable hallway lighting.		
	Responsible Agency: Building Department, Calaveras County Administration, Code Enforcement Dpt.		
	Time Frame: Ongoing; at least one educational information effort prior to December 31, 2006		
D.f	Housing Rehabilitation Funding/Revolving Loans	Apply for at least one grant to continue the county’s rehabilitation program. Encourage the conservation of up to 25 housing units in need of rehabilitation to provide housing for very low and low income households in conjunction with Program D.e	Due to a lack of available staff and financial resources, no action was taken on this program.
	Pursue funding/revolving loans for a Calaveras County Housing Rehabilitation Revolving Loan Program providing assistance to households with qualifying incomes to rehabilitate homes (See Appendix A). Mail notices to homeowners with property identified as substandard in the county’s Exterior Housing Condition Survey & Analysis (Mercy Housing, March, 2004) or other plans that may become available, of the availability of funds as they are secured. Consider the use of funds acquired pursuant to this program to pursue implementing residential fix-up programs/neighborhood improvement programs targeting the locations and primary deficiencies identified		

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Program		Quantified Program Objectives (By 2009)	Evaluation
	<p>in the Exterior Housing Condition Survey and Analysis (e.g., the need to replace substandard windows, re-paint, and re-roof).</p> <p>Responsible Agency: Calaveras County Administration</p> <p>Time Frame: One funding application prior to December 31, 2008</p>		
D.g	<p>Support Community-Based Groups which Undertake Housing Rehabilitation Projects</p> <p>Approach local news agencies to inform the public about the need for community-based groups to organize and undertake housing rehabilitation projects in an effort to maintain the county's stock of affordable housing. Alternatively, approach the Calaveras County Housing Coalition and/or Coalition for Affordable Housing to identify and approach community groups and encourage the formation of a Rebuilding Together (formerly "Christmas in April") organization (www.rebuildingtogether.org) to assist homeowners living in substandard housing and unable to undertake housing rehabilitation (e.g., due to age or disability). Provide notice to the community (e.g., through the county website, news articles, or fliers) that the county is seeking partnerships with community groups undertaking qualified housing rehabilitation projects consistent with the county's grant agreements.</p> <p>Responsible Agency: Calaveras County Administration, Board of Supervisors</p> <p>Time Frame: Ongoing</p>	Encourage the conservation of up to 5 housing units in need of rehabilitation to provide housing for very low and low income households	Due to a lack of available staff and financial resources, no action was taken on this program.
Equal Opportunity Housing			
E.a	<p>Fair Housing Act</p> <p>Continue to enforce the provisions of the Fair Housing Act to ensure that the disabled have adequate access to housing. The county will ensure that the disabled have adequate access to housing through implementation of the following programs:</p> <p>i. Continue to enforce the provisions of the federal and state Fair Housing Acts for households with special needs by ensuring that new multifamily construction meet the accessibility requirements of the FHA through installation of accessibility modifications in handicapped-adaptable units, to the extent that such modified units are in demand for households with special needs;</p> <p>ii. Rehabilitation projects supported with county funds, shall include consideration of construction design which facilitates access into and movements within housing units by the elderly and physically disabled;</p> <p>iii. Amend the zoning code to allow the encroachment of disabled access ramps (regardless of height) within setbacks as a permitted use;</p> <p>iv. Amend the zoning to clarify that facilities accommodating the disabled (e.g., access ramps) are not included in calculations of maximum building coverage;</p> <p>v. Provide a link to the Human Resources Council website and contact information for this agency with expertise related to fair housing laws</p> <p>Responsible Agency: Public counters throughout the county, County website</p> <p>Time Frame: Ongoing</p>	Provide prompt responses to renter questions related to housing discrimination or similar issues. Distribution of at least ½ dozen informational brochures by the end of the planning period and establishment of links to appropriate information sources on the County website by December 31, 2006. Assist at least one new residential construction project in providing disabled access through implementation of alternative development standards established in this program.	Issuance of permits and associated inspections are consistent with current local, state, and federal Fair Housing Act requirements and are enforced accordingly. No additional action has been taken by Planning or Building Departments.
E.b	<p>Continue to Monitor the Status of At-Risk Units and Inform Agencies Able to Pursue Purchase</p> <p>Notify the agency or agencies established in the following program when at-risk units are identified within the county limits. Post the county's inventory of at-risk units on the county's web site and provide a link from the county's web site to the California Housing Partnership's list of Affordable Housing At-Risk of Conversion (prepared by the California Coalition for Rural Housing) website.</p>	To preserve all 65 at-risk housing units in the county, together with programs E.c and E.d	Due to a lack of available staff and financial resources, no action was taken on this program.

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Program		Quantified Program Objectives (By 2009)	Evaluation
	<p>The county will update the county's web page prior to December 31, 2006. The goal of this program is to provide a reliable and easily-accessible source of information to organizations interested in the purchase and maintenance of at-risk housing for low-to-moderate income households.</p> <p>Responsible Agency: Planning Department, Building Department</p> <p>Time Frame: Ongoing</p>		
E.c	<p>Facilitate Right of First Refusal Agreements</p> <p>The county will include a copy of the following procedures and documents in the county's planning procedures manual:</p> <ul style="list-style-type: none"> • A copy of California Government Code Sections 65838.10 and 65838.11 (or web address for current versions of these documents) describing federal noticing requirements for landowner submitting Intent to Pre-Pay or Opt-Out Notices for federally-funded housing within the county (i.e., making a decision to convert such housing to market rates). • A list of qualified entities interested in participating in an Offer of Opportunity to Purchase/Right of First Refusal Program as defined in Government Code Section 65838.11. In conjunction with establishing the list, the county will contact each potential qualified entity to gauge that entity's interest and capacity for purchasing at-risk units. This list will be updated in conjunction with periodic updates of the county's Housing Element. • Upon receipt of federal notifications of Intent to Pre-Pay or Opt-Out forward these notifications to those entities identified in the preceding list and including a request that entities interested in acquiring at-risk units inform the Angels Camp Community Development Department. <p>Responsible Agency: Calaveras County Administration, Calaveras County Human Services, Board of Supervisors</p> <p>Time Frame: December 31, 2007</p>	To preserve all 65 at-risk housing units in the county, together with programs E.b and E.d	Due to a lack of available staff and financial resources, no action was taken on this program.
E.d	<p>Provide Educational Materials for Tenants of At-Risk Housing Developments</p> <p>The county will acquire existing information published by HCD summarizing the time-lines and requirements associated with converting subsidized housing to market rates. The county will gather and make available information to its citizens identifying local agencies providing tenant relocation assistance and rental subsidies. This information will be provided on the web page described in Program A.a and will be made available at the county's public information counters, at public libraries and at post offices countywide. In addition, information related to the Human Resources Council Homelessness Prevention Program also will be made available as fliers and posted on the web page pursuant to Program A.a (See Program E.m).</p> <p>Responsible Agency: Public counters, Building Department, Calaveras County Administration</p> <p>Time Frame: December 31, 2007</p>	To preserve all 65 at-risk housing units in the county, together with programs E.b and E.c	Due to a lack of available staff and financial resources, no action was taken on this program.
E.e	<p>Continue to Provide Fair Housing Information</p> <p>Continue to make available on the county website, webpage established under Program A.a. and at public counters, published materials and resource referral information related to fair housing including, but not limited to the following subjects: housing discrimination, landlord-tenant relations, access to legal aide services for housing complaints, information on housing advocacy programs and similar information. This information will be provided on the web page described in Program A.a and will be made available at the county's public information counters, at public libraries and at post offices countywide.</p>	Provide this information to all housing units in the identified at-risk housing units (e.g., Sierra Meadows and Diamond Place)	Due to a lack of available staff and financial resources, no action was taken on this program.

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Program		Quantified Program Objectives (By 2009)	Evaluation
	Responsible Agency: Public counters, Building Department, Calaveras County Administration Time Frame: December 31, 2007		
E.f	Continue to Apply for Funding for/Maintain a First-Time Homebuyers Funding Program With the assistance of the Central Sierra Planning Council, or similar agencies, continue to apply for first-time homebuyer's funds which can be re-invested through a revolving loan program. If the county pursues redevelopment, supplement funding through the First-Time Homebuyers Program with redevelopment funds (See Program C.d). One or more of the following funding sources should be targeted for this program: <ul style="list-style-type: none"> • Building Equity and Growth in Neighborhoods (BEGIN) Proposition 46 - \$72 million • CalHome Self-Help Component Proposition 46 - \$9.5 million – 1 allocation per year for two years. • CalHome Program (Proposition 46 - \$108 million). • California Housing Down Payment Assistance Program Proposition 46 - \$111.6 million. • HOME Investment Partnership Program (HOME) Funding to assist cities and nonprofit community housing development organizations (CHDOs) to create and retain affordable housing. Maximum grants: \$1,000,000 for rental activities; \$750,000 for first-time homebuyer projects; \$500,000 for homeownership programs; and \$250,000 for tenant-based rental assistance. 50% funds to be awarded to rural applicants. Most assistance is in the form of loans by the city recipient to project developers to be repaid to local HOME accounts for reuse. Notify the Calaveras County Association of Realtors (CCAR) and local financial institutions regarding the availability of funding for first-time homebuyers through this program. Post information regarding this program on the county website pursuant to Program A.a. Inform the CCAR and local financial institutions that the county housing coordinator is available to provide information to its members regarding this program. Responsible Agency: Calaveras County Administration, Calaveras County Human Resources Council Time Frame: Submit at least one new funding application before December 31, 2008	Apply for at least one grant for funding for first-time homebuyers.	Due to a lack of available staff and financial resources, no action was taken on this program.
E.g	Encourage Farm Worker Housing Amend the Zoning Code to clarify that small farm worker housing is a permitted use subject to acquisition of an over-the-counter permit with notification to affected property owners prior to issuance, in all agricultural zones. Update definition of "labor camps" to clarify that it includes farm worker housing. Responsible Agency: Planning Department, Board of Supervisors Time Frame: December 31, 2006	Encourage the creation of up to 24 additional housing units for farm worker housing in areas with sufficient water and sewer capacity.	No action taken. Farm worker housing is currently a permitted un in the Agricultural Preserve (AP) and General Agriculture (A1) zoning districts.
E.h	Encourage Community Care Facilities, Emergency and Transitional Housing, Group Care, Residential Care Facilities and other Special Needs Housing	Bring the county code into compliance with state law.	No additional action taken. Residential care facility, with six or fewer clients, is a permitted use in all zoning districts that allow residential development as a

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Program		Quantified Program Objectives (By 2009)	Evaluation
	<p>Amend the Zoning Code to recognize Community Care Facilities, Emergency and Transitional Housing in all residential zoning districts as a permitted use (i.e., in-house/over-the-counter permit issuance) for six or fewer residents consistent with the following state laws:</p> <ul style="list-style-type: none">• Intermediate care facilities, developmentally disabled habilitatives, intermediate care facilities, developmentally disabled-nursing or congregate living health care facilities [Health and Safety Code Section1267.8-1267.9]• Residential care facilities for the elderly [Health & Safety Code 1568.0831, 1569.85]• Community care facilities [Health & Safety Code 1566.2 et. seq.] and including transitional housing and emergency housing for battered women and other homeless populations• Alcoholism Recovery or Treatment Facilities, Drug Abuse Recovery or Treatment Facilities [Health & Safety Code 11834.02 et. seq.]• Facilities for the Mentally Disordered, Handicapped Persons or Dependent and Neglected Children [Welfare and Institutions Code Sections 5155-5120] <p>For those facilities sheltering seven or more individuals, propose to the Board of Supervisors designating these as conditional uses in all medium-density (R-2)and multi-family residential (R-3) zoning districts.</p> <p>Include definitions for:</p> <ul style="list-style-type: none">• Transitional Housing (e.g., housing for populations returning to the general population/work force after treatment for mental illness, alcohol or drug rehabilitation, battered women)• Emergency Housing (e.g., immediate, short-term housing for women in crisis and homeless)• Community Facilities (as defined in Health & Safety Code Sections 1502 et. seq. and 1566.2 et seq.) <p>The goal of this program is to eliminate the necessity for public hearings within the specified zoning districts for proposals for small (six or fewer residents) group homes and to identify appropriate locations for large (more than six residents) group homes.</p> <p>Responsible Agency: Planning Department, Board of Supervisors</p> <p>Time Frame: December 31, 2006</p>		permitted use, subject to all state permitting requirements.
E.i	<p>Section 8 Housing/Voucher Program</p> <p>Contact the Central Sierra Planning Council at least once every three years to determine the number of vouchers currently being issued within the county and to determine if additional vouchers may become available. Provide information on the availability of the Section 8 Voucher Program per the information distribution program described in Program A.a.</p> <p>Responsible Agency: Central Sierra Planning Council</p> <p>Time Frame: Ongoing</p>	At a minimum, maintain the existing number of Section 8 vouchers available in the county. Preferably, increase the number of Section 8 vouchers available in the county by the end of the planning period.	The County continues to operate the Section 8 Voucher Program.
E.j	<p>Encourage Opportunities for Establishing Tri-level Living Communities</p> <p>Encourage the establishment of and removing land use and zoning constraints for the establishment of tri-level living communities for seniors. Identify tri-level communities within the Calaveras County Zoning</p>	Receipt of at least one application for tri-level housing during the planning period.	Due to a lack of available staff and financial resources, no action was taken on this program.

<div>TABLE 5-57</div> <div>EVALUATION OF 2005 HOUSING ELEMENT IMPLEMENTATION PROGRAMS</div> <div>Unincorporated Calaveras County</div> <div>2009</div>			
Program		Quantified Program Objectives (By 2009)	Evaluation
	<div>Code in those districts in which the use is appropriate. Communities should provide assisted living, unassisted living and nursing home opportunities within the same community to allow seniors to remain with their friends and relatives and to allow seniors to remain local and avoid major changes in living conditions and locations throughout their lives. Development incentives should be included where such communities provide senior housing for low and very-low income seniors.</div> <div>Responsible Agency: Planning Department, Board of Supervisors</div> <div>Time Frame: December 31, 2006</div>		
E.k	<div>Low-Impact Modes of Transportation</div> <div>Continue to emphasize short-distance bike and pedestrian facilities linking multi-family residential, residential subdivisions, schools, shopping and other high-use areas located within ¼ mile of each other in updates of the non-motorized element of the Calaveras County Regional Transportation Plan. Continue to include and support a 10% set aside of specified transportation funds for the construction of non-motorized facilities. The element should include alternative design standards to reduce construction costs for non-motorized facilities serving developments for low and very low income households.</div> <div>Responsible Agency: Planning Department, Calaveras Council of Governments</div> <div>Time Frame: In conjunction with update of the RTP</div>	Reduce the necessity for automobile ownership	Due to a lack of available staff and financial resources, no action was taken on this program.
E.l	<div>Identify Special Housing Need Areas</div> <div>Prepare a map identifying those areas of the county identified in Census 2000 as having above-average family sizes and provide this information during pre-application meetings with developers pursuing construction of affordable housing so that they may include 2 and 3+ bedroom units in affordable housing projects. Map the general locations of poverty pockets in the county. The county should investigate the benefits of establishing redevelopment districts to assist in improving housing conditions in those communities.</div> <div>Responsible Agency: Planning Department</div> <div>Time Frame: December 31, 2009</div>	Direct funds acquired for rehabilitation and first-time homebuyers programs to those areas with the greatest identified need.	Due to a lack of available staff and financial resources, no action was taken on this program.
E.m	<div>Provide Information for the Prevention of Homelessness</div> <div>In conjunction with Program A.a (website), provide information and/or a link to the Homelessness Prevention Program provided by the Human Resources Council (providing first and last month rent and deposit). Provide fliers at public counters regarding the availability of this program.</div> <div>Responsible Agency: Public counters, Calaveras County Administration, Calaveras County Human Resources Council, Amador-Tuolumne Community Action Agency</div> <div>Time Frame: Ongoing</div>	To refer at least three individuals to this program during the planning period.	Due to a lack of available staff and financial resources, no action was taken on this program.
E.n	Adopt a Reasonable Accommodation Procedure	To assist at least one disabled person in	Due to a lack of available staff and financial resources, no action was taken on

TABLE 5-57 EVALUATION OF 2005 HOUSING ELEMENT IMPLEMENTATION PROGRAMS Unincorporated Calaveras County 2009			
Program		Quantified Program Objectives (By 2009)	Evaluation
	<p>The county will draft and adopt a program addressing reasonable accommodation for persons with disabilities based on the model ordinance included in Appendix I including, but not limited to, the following:</p> <ul style="list-style-type: none">• Providing notice to the public of the availability of an accommodation process The notice will be provided at all counters where applications are made for a permit, license or other authorization for siting, funding, development or use of housing.• Procedures for requesting reasonable accommodation, including preparation of a Fair Housing Accommodation Request form and designating the appropriate individual, committee, commission or body responsible for acting on requests• Review procedures for requests for reasonable accommodation, including provisions for issuing a written decisions within 30 days of the date of the application• Criteria to be used in considering requests for reasonable accommodation• Appeal procedure for denial of a request for reasonable accommodation <p>The procedure should establish that there is no fee for processing requests for reasonable accommodation or for appealing an adverse decision related to a request for reasonable accommodation. Appendix I may also be found online at: www.housingrights.com/pdfs/rarequest%20zoning.pdf#search='model%20ordinance%20for%20providing</p> <p>Responsible Agency: Planning Department</p> <p>Time Frame: Adopt by December 31, 2007</p>	achieving reasonable accommodation within the county	this program.
E.o	<p>Amend the County’s Definition of Family</p> <p>Amend Section 17.06.0800 of the Calaveras County Ordinance Code to re-define “family” to include those living together in a group home, community care facility, emergency or transitional housing, residential care facility, or other special needs housing consistent with the provisions of Program E.h.</p> <p>Responsible Agency: Planning Department</p> <p>Time Frame: Adopt amendment by December 31, 2007</p>	Remove potential constraints to the use of at least one single-family dwelling as a home for special needs populations consistent with Program E.h.	No action taken. County’s definition of family still reads: 17.06.0800 Family. "Family" means a group of individuals with a common bond by means of blood, marriage or conscientiously established relations, living together as a housekeeping unit sharing a dwelling unit. Clients of a group home subject to Health and Safety Code Section 1501 are not deemed a family for purposes of this title. (Ord. 1812 § 1(part), 1986). This program will be carried forward in the updated Housing Element.

PART 2. POLICY DOCUMENT

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INTRODUCTION

Under California law, the housing element must include the County's goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing.

This Housing Element includes seven goal statements. Under each goal statement, the element sets out policies that amplify each goal statement. Implementation programs are listed at the end of the corresponding group of policies and describe the proposed action, the County agencies or departments with primary responsibility for carrying out the program, the timeframe for accomplishing the program, which policy it implements, and the funding source. Several of the implementation programs also identify quantified objectives.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

Goal: Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Policy: Specific statement guiding action and implying clear commitment.

Implementation Program: An action, procedure, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated time frame for its accomplishment. The time frame indicates the fiscal year in which the activity is scheduled to be completed. These time frames are general guidelines and may be adjusted based on County staffing and budgetary considerations.

Quantified Objective: This is the number of housing units that the County expects to be constructed, conserved, or rehabilitated, or the number of households the County expects will be assisted through Housing Element programs based on general market conditions during the time frame of the Housing Element.

Housing element law recognizes that in developing housing policy and programs, identified housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of the housing element, therefore, need not be identical to the identified housing need, but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved, or households assisted over a five-year time frame (i.e., 2009-2014).

H-1. NEW RESIDENTIAL CONSTRUCTION

Goal

Goal H-1 **To provide for a broad range of new housing types and densities to meet the needs of all Calaveras County residents.**

Policy

Policy H-1.1 The County shall maintain an adequate supply of appropriately zoned land to accommodate the housing needs of existing and future residents.

Policy H-1.2 The County shall ensure that its adopted policies, regulations, and procedures do not add unnecessarily to the time required for development or cost of construction for new housing while still attaining other important County objectives, such as public health and safety.

Policy H-1.3 The County shall encourage new residential development to locate in existing community centers and in areas with existing water and sewer capacity.

Policy H-1.4 The County shall promote the use of cluster housing, density transfers, or planned development concepts that preserve open space.

Policy H-1.5 The County shall encourage mixed-use development projects where housing is provided in conjunction with compatible non-residential uses.

Policy H-1.6 The County shall encourage residential development of high architectural and physical quality.

Implementation Programs

Program H-1.1 **Inventory of Vacant and Underutilized Land.** The County shall maintain an updated inventory of vacant and underutilized land that is designated for residential uses. In addition, the County shall identify parcels that are considered available for infill development. As part of its annual review of progress in implementing the Housing Element, the County shall update the inventory, if necessary, to maintain an adequate supply of land consistent with California Government Code Section 65863. The County shall make this information available to the public by providing the inventory at the Planning Department counter and on the County's website.

Responsible Department: Planning Department

Timeframe: Annually

Implements Policies: H-1.1

Funding: General Funds

- Program H-1.2** **Development Standards.** The County shall amend land use regulations, development standards, permitting procedures, and fees where feasible to remove unnecessary impediments to and reduce the cost of residential development.
- Responsible Department:** Planning Department, Public Works Department, Board of Supervisors
Timeframe: Ongoing
Implements Policies: H-1.2
Funding: General Fund
- Program H-1.3** **Infill Incentive Program.** To facilitate development of infill projects, the County shall adopt an Infill Incentive Ordinance to assist developers in addressing barriers to infill development. Incentives could include, but are not limited to: modifications of development standards, such as reduced parking, increased building height, reduced street width, and relaxed setback requirements to accommodate smaller or odd-shaped parcels; waivers or deferrals of certain development fees, helping to decrease or defer the costs of development; or direct grants from the County. The County will post this information on the its website.
- Responsible Department:** Planning Department, Board of Supervisors
Timeframe: FY 2012/2013
Implements Policies: H-1.3, H-1.5, H-1.6
Funding: General Fund
Quantified Objective: Units for 50 low-, 60 moderate-, and 50 above-moderate income households
- Program H-1.4** **Minimum Density Standard.** The County shall amend the Zoning Code to eliminate single-family houses as permitted uses in the Two-family (R-2) and Multi-family (R-3) zoning districts, unless built to at least 60 percent of the maximum density for those zones.
- Responsible Department:** Planning Department, Board of Supervisors
Timeframe: No later than 6 months after adoption of the Housing Element
Implements Policies: H-1.1, H-1.2
Funding:
- Program H-1.5** **Encourage Second-Floor Housing Units.** The County shall amend the Zoning Code to allow second-floor housing units as a permitted use above commercial establishments.
- Responsible Department:** Planning Department, Board of Supervisors
Timeframe: No later than 6 months after adoption of the Housing Element
Implements Policy: H-1.2, H-1.6
Funding: General Fund
Quantified Objective: Units for 10 very low- and 10 low-income households

Program H-1.6 **Parking Requirements for Multi-family Development.** The County shall amend the zoning ordinance to reduce parking standards for multi-family uses in multi-family zones as follows:

- studio to one bedroom: one onsite parking space per dwelling unit; and
- two bedroom or larger: two onsite parking spaces.

Responsible Department: Planning Department, Board of Supervisors

Timeframe: No later than 6 months after adoption of the Housing Element

Implements Policies: H-1.2

Funding: General Fund

Program H-1.7 **Planning for Large Sites.** The County shall encourage further lot subdivision or development of specific plans for large sites (i.e., 15 acres or larger) that are identified in the Housing Element sites inventory if it facilitates development at the expected affordability level for the sites. The County shall employ a range of tools and techniques, potentially including outreach to property owners and stakeholders, City financial resources (e.g., CDBG funds), expedited processing, and other incentives to facilitate development on these sites.

Responsible Department: Planning Department

Timeframe: Ongoing

Implements Policies: H-1.2, H-1.4, H-1.6

Funding: General Fund

Program H-1.8 **Design Review Revisions.** The County shall amend Chapter 17.84 (Design Permits) in the Zoning Code to reflect current practices.

Responsible Department: Planning Department, Board of Supervisors

Timeframe: No later than 6 months after adoption of the Housing Element

Implements Policies: H-1.2, H-1.6

Funding: General Fund

Program H-1.9 **Additional Infrastructure Capacity.** The County shall initiate partnerships with water and wastewater districts to ensure capacity for a diversity of new housing types. The County shall provide technical assistance to the water and waste water districts for the development of long-range infrastructure plans. The County shall also work cooperatively with the water and wastewater districts to identify additional funding to support priority projects.

Responsible Department: Planning Department

Timeframe: At least twice in the planning period, Ongoing

Implements Policies: H-1.3

Funding: General Fund

H-2. AFFORDABLE HOUSING

Goal

Goal H-2 To encourage the development, construction, and maintenance of safe, decent, and well-built affordable housing in the county.

Policy

Policy H-2.1 The County shall give priority for permit processing to development projects that include an affordable residential component.

Policy H-2.2 The County shall grant residential density bonuses and incentives consistent with State law for projects that include units for extremely low-, very low-, low- and/or moderate-income households.

Policy H-2.3 The County shall continue to apply for funds from the State and Federal government to support the efforts of public agencies and private entities involved in the provision of affordable housing.

Policy H-2.4 The County shall ensure that affordable housing resulting from government subsidies, incentives, or regulatory programs is distributed throughout the County and is not concentrated in a particular area or community.

Policy H-2.5 The County shall encourage the use of appropriately located surplus public property for the construction of housing affordable to extremely low-, very low- and low-income households.

Policy H-2.6 The County shall encourage the development of manufactured houses and second units as a source of affordable housing.

Policy H-2.7 The County shall encourage a variety of housing types (e.g., single-family attached homes, second units, duplexes, live-work units, multi-family rentals) within subdivisions to diversify income levels served by these developments.

Implementation Programs

Program H-2.1 **Density Bonus.** The County shall update the Zoning Code to include density bonus provisions that are consistent with State law, including statewide parking standards for affordable housing.

Responsible Department: Planning Department, Board of Supervisors

Timeframe: No later than 6 months after adoption of the Housing Element

Implements Policies: H-2.2

Funding: General Fund

- Program H-2.2** **Second Units.** The County shall amend the Zoning Code to allow second units, or accessory units, by right within all residential zones to provide another source of affordable housing. The amendments will ensure that the County’s Zoning Code is consistent with State law requirements for second units.
- Responsible Department:** Planning Department, Board of Supervisors
Timeframe: No later than 6 months after adoption of the Housing Element
Implements Policies: H-2.6, H-2.7
Funding: General Fund
Quantified Objective: Units for 25 extremely low-, 75 very low-, and 100 low-income households
- Program H-2.3** **Pursue State And Federal Funding.** The County shall pursue appropriate State and Federal funding sources, including HOME, CDBG, and Proposition 1-C funds, to support the efforts of non-profit and for-profit developers to meet new construction and rehabilitation needs of extremely low-, very low-, low-, and moderate-income households. The County shall periodically update and review available housing programs to identify additional funding sources.
- Responsible Department:** Planning Department, CalWorks
Timeframe: At least annually
Implements Policies: H-2.3
Funding: General Fund
Quantified Objective: Units for 15 extremely low-, 20 very low-, 30 low-, and 30 moderate-income households
- Program H-2.4** **First-Time Homebuyer Assistance Program.** The County shall continue to support and fund its First-Time Homebuyer Assistance Program to help make housing affordable for low- and moderate-income residents.
- Responsible Department:** Planning Department
Timeframe: Ongoing
Implements Policies: H-2.3
Funding: CDBG, HOME funds
Quantified Objective: Units for 15 low- and 15 moderate-income households

Program H-2.5

Surplus County Land. The County shall evaluate all County-owned surplus land to determine its suitability for affordable housing and identify appropriate entities to hold or acquire such land. The County shall also develop a process for transferring the properties to these entities, including procedures for land exchanges if sites more suitable for affordable housing are identified. Affordable housing developed under this program shall have 55-year affordability covenants for multi-family rental units and 45-year affordability covenants for ownership units.

Responsible Department: Planning Department, County Administration, Board of Supervisors

Timeframe: FY 2012/2013

Implements Policies: H-2.5

Funding: CDBG, HOME funds

Quantified Objective: Units for 15 low- and 15 moderate-income households

Program H-2.6

Assisting Affordable Housing Developers. The County shall provide technical and/or financial assistance to affordable housing developers, such as site identification, site acquisition, and identification of subsidy sources including HOME funds and CDBG monies. The County will post this information on its website.

Responsible Department: Planning Department

Timeframe: Ongoing

Implements Policies: H-2.3

Funding: General Fund, HOME funds, CDBG funds

Program H-2.7

Incentives for Affordable Housing. The County shall provide fee reductions, fee waivers, deferral payments, or installment payments for development and building fees on projects with an affordable housing component.

Responsible Agency/Department: Planning Department, Board of Supervisors

Timeframe: Ongoing

Implements Policies: H-2.1, H-2.4

Funding: General Fund

Quantified Objective: Units for 10 extremely low-, 10 very low- and 15 low-income households.

Program H-2.8

Provision of Water and Sewer Facilities for Affordable Housing. The County shall implement the provisions of Government Code Section 65589.7 which requires the granting of priority for the provision of water and sewer facilities for affordable housing projects. The County will initiate discussions with water and sewer agencies to obtain a written policy from each jurisdiction describing how each agency does or will grant priority for the provision of water and sewer facilities for affordable housing projects; or provide written verification indicating that sufficient water and sewer capacity and infrastructure exist to serve all parcels which have been identified in the Housing Element sites inventory. The County shall request that water and sewer agencies notify the county of changes in the status of water and sewer capacity or infrastructure.

Responsible Agency/Department: Planning Department, Public Works Department, local water and sewer districts

Timeframe: FY 2010/2011

Implements Policies: H-1.3, H-2.4

Funding: CDBG, Planning/Technical Assistance Grant, USDA Rural Development Fund

Quantified Objective: Units for 15 very low- and 15 low- income households

Program H-2.9

Affordable Housing Program Study. The County shall conduct a study to identify an affordable housing strategy to increase the supply of owner and renter occupied housing for persons with extremely low- to moderate-incomes. Components of the strategy may include, but are not limited to: 1) mandatory construction of a fixed percentage or number of affordable housing units as a requirement for approval of proposed housing projects; 2) payment of fee(s) in-lieu of the construction of part or all of the required affordable housing units; or 3) other affordable housing fee collection mechanisms such as a per-project fee; 4) other methods for the private sector to assist ongoing efforts to meet the county's affordable housing need; or 5) feasibility of a housing trust fund. The study could include an analysis of potential requirements such as the appropriate percentage of affordable units and/or appropriate fee levels, minimum project size, income eligibility criteria, methods by which developers could meet the requirements, appropriate resale restrictions on ownership units, and time frame for affordability of units. The study will result in the adoption of County policy on affordable housing for extremely low- to moderate-income units.

Responsibility: Planning Department, CalWorks

Time Frame: FY 2010/2011

Implements Policy: H-2.2, H-2.7

Funding: General Fund, CDBG, Planning/Technical Assistance Grant

- Program H-2.10** **Manufactured Housing.** The County shall amend the County Code to remove the Mobile Home Combining Zone (MHP) and comply with the provisions of California Government Code Section 65852.3 to allow manufactured homes on single-family residential lots.
- Responsible Agency/Department:** Planning Department, Board of Supervisors
Timeframe: No later than 6 months after adoption of the Housing Element
Implements Policy: H-2.6
Funding: General Fund
- Program H-2.11** **Land Supply.** The County shall review land use patterns, existing densities, location of job centers, and availability of services as a part of the General Plan Update to identify additional areas that may be suitable for higher-density residential development to ensure that a sufficient supply of land is available to achieve the County's housing objectives for lower-income households.
- Responsible Department:** Planning Department
Timeframe: FY 2010/2011
Implements Policies: H-2.4, H-2.5
Funding: General Fund
- Program H-2.12** **Encourage Co-Housing/Cooperative Housing.** The County shall amend the Zoning Code to include Co-Housing (Cooperative Housing) as a permitted or conditional use in residential and/or other zoning districts. Co-Housing encourages homeownership in developments containing clusters of small homes generally near services, and including at least one common building where residents can meet, eat, gather.
- Responsible Agency/Department:** Planning Department, Board of Supervisors
Timeframe: No later than 6 months after adoption of the Housing Element
Implements Policies: H-2.7
Funding: General Fund
- Program H-2.13** **Support Self-Help Housing Programs.** The County shall support self-help programs assisting in the construction of affordable housing (e.g., Habitat for Humanity) extending the fee resolution amendment to waive building permit and planning application fees for the construction of affordable housing sponsored by these programs until June 30, 2014.
- Responsible Agency/Department:** County Administration, Planning Department, Board of Supervisors
Implements Policies: H-2.1, H-2.4
Timeframe: FY 2010/2011
Funding: General Fund

H-3. SPECIAL NEEDS HOUSING

Goal

Goal H-3 To meet the housing requirements of County residents with special needs, including seniors, large families, single parents, farmworkers, persons in need of emergency shelter, and persons with disabilities.

Policy

Policy H-3.1 The County shall consult and cooperate with the California Department of Housing and Community Development, Calaveras County Housing Coalition, Calaveras Mental Health Services, Central Sierra Planning Council, Gold Country Alliance for the Mentally Ill, and other State, Federal, and local agencies to develop and fund housing projects for special needs groups.

Policy H-3.2 The County shall facilitate the development and construction of special needs housing.

Policy H-3.3 The County shall encourage the development of housing for seniors on land within or contiguous to community centers, served by water and sewer, and near public transit routes and medical facilities.

Policy H-3.4 The County shall provide for reasonable accommodation in rules, policies, practices, and procedures to ensure equal access to housing for persons with disabilities.

Policy H-3.5 The County shall encourage the inclusion of space for child care in new housing developments, including affordable housing developments.

Policy H-3.6 The County shall work with child care advocates and developers to evaluate the demand for child care in new housing developments and establish incentives for their inclusion in development plans.

Implementation Programs

Program H-3.1 **Reasonable Accommodation.** The County shall adopt a reasonable accommodation program to provide individuals, family members, caregivers, and/or anyone acting on behalf of the person with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing.

Responsible Department: Planning Department, Board of Supervisors

Timeframe: FY 2010/2011

Implements Policies: H-3.4

Funding: General Fund

Program H-3.2 **Publicizing Reasonable Accommodation.** The County shall create a public information brochure on reasonable accommodation for disabled persons and provide that information at the counter and on the County’s website.

Responsible Department: Planning Department

Timeframe: FY 2010/2011

Implements Policies: H-3.4

Funding: General Fund

Program H-3.3 **Zoning for Farmworker Housing.** The County shall amend the Zoning Code to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Sections 17021.5 and 17021.6 which states that: “Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, and no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone...Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone.” The County shall also ensure that such procedures encourage and facilitate the development of housing for farmworkers.

Responsible Department: Planning Department, Board of Supervisors

Timeframe: No later than 6 months after adoption of the Housing Element

Implements Policies: H-3.2

Funding: General Fund

Program H-3.4 **Funding for Emergency Shelters.** The County shall pursue funding for emergency shelter programs to be developed through inter-jurisdictional cooperation.

Responsible Department: Planning Department, CalWorks, Board of Supervisors

Timeframe: Ongoing

Implements Policies: H-3.1, H-3.2

Funding: State Emergency Shelter Program, HUD, other specialized funding

Program H-3.5 **Zoning for Transitional and Supportive Housing.** The County shall update the Zoning Code to explicitly state that transitional and supportive housing are considered residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Responsible Department: Planning Department, Board of Supervisors

Timeframe: No later than 6 months after adoption of the Housing Element

Implements Policies: H-3.2

Funding: General Fund

Program H-3.6 **Zoning For Emergency Shelters.** The County shall amend the Zoning Ordinance to allow emergency shelters “by right” (i.e., as a permitted use, without a conditional use permit or other discretionary review process) in at least one of the following zones: Professional Offices (C-P); Local Commercial (C-1); or General Commercial (C-2). Additionally, the County shall adopt development standards for emergency shelters that encourage and facilitate the development of emergency shelters, and only subject emergency shelters to the same development and management standards that apply to other allowed uses within the same zone.

Responsibility : Planning Department, Board of Supervisors

Timeframe: No later than 6 months after adoption of the Housing Element

Implements Policies: H-3.2

Funding: General Fund

Quantified Objective: N/A

Program H-3.7 **Single Room Occupancy (SRO) Units.** The County shall amend the Zoning Code to define Single Room Occupancy (SRO) units and explicitly allow SROs as a residential use in residential zones where water and sewer is available

Responsible Department: Planning Department, Board of Supervisors

Timeframe: No later than 6 months after the adoption of the Housing Element

Implements Policies: H-3.2

Funding: General Fund

Quantified Objective: Units for 10 very low- and 15 low-income households

Program H-3.8 **Definition of Family.** The County shall amend Section 17.06.0800 of the Calaveras County Ordinance Code to re-define “family” as: One or more persons living together in a dwelling unit, with common access to and common use of all facilities.

Responsible Department: Planning Department, Board of Supervisors

Timeframe: No later than 6 months after adoption of the Housing Element

Implements Policy: H-3.2

Funding: General Fund

Program H-3.9 **Processing Procedures for Group Homes.** The County shall amend the Zoning Ordinance to allow group homes of seven or more as a permitted use in Two-Family Residential (R-2) and Multiple Family Residential (R-3).

Responsible Department: Planning Department, Board of Supervisors

Timeframe: No later than 6 months after adoption of the Housing Element

Implements Policies: H-3.2

Funding: General Fund

Program H-3.10 **Funding for Extremely Low Income Households.** The County shall pursue public-private partnerships and funding sources to facilitate the development of housing for extremely low-income households in the county. In addition, the County shall provide fee reductions, fee waivers, deferral payments, or installment payments for extremely low-income developments.

Responsible Department: Planning Department

Timeframe: FY 2011/2012, and ongoing

Implements Policies: H-3.1, H-3.2

Funding: CDBG funds, State and Federal funds

H-4. EXISTING HOUSING

Goal

Goal H-4 **To improve the County’s existing stock of affordable housing.**

Policy

Policy H-4.1 The County shall continue to apply for CDBG, HOME, and other similar State and Federal funding for the purpose of facilitating the rehabilitation of affordable, owner-occupied, and rental housing.

Policy H-4.2 The County shall continue to ensure that Section 8 Housing Choice Voucher assistance is available for eligible households.

Policy H-4.3 The County shall strive to preserve all at-risk and existing affordable rental housing, such as subsidized apartments for extremely low-, very low- and low-income households, mobilehomes in mobilehome parks, and low-cost private rental housing.

Implementation Programs

Program H-4.1 **CDBG Rehabilitation Funds.** The County shall apply annually for CDBG rehabilitation funds to provide down-payment assistance, rehabilitation services, and rental assistance to very low- and low-income households. The County shall promote the availability of funding and resources through public outreach and collaboration with non-profits, local realtors, lenders, and escrow companies.

Responsible Department: County Administration, Building Department, CalWorks, Board of Supervisors

Timeframe: Annually

Implements Policies: H-4.1

Funding: CDBG funds

Quantified Objective: Units for 5 very low- and 5 low-income households

Program H-4.2 **Housing Rehabilitation Funding/Revolving Loans.** The County shall continue to administer the Calaveras County Housing Rehabilitation Revolving Loan Program to improve housing conditions in targeted locations in the county.

Responsible Agency/Department: County Administration, CalWorks

Timeframe: Ongoing

Implements Policies: H-4.1

Funding: HOME Investment Partnership Program (HOME), Downtown Rebound Planning Grants Program (Infill), Downtown Rebound Capital Improvement Program

Quantified Objectives: Units for 10 very low- and 15 low-income households

- Program H-4.3** **Housing Choice Vouchers Program.** The County shall continue to work with Central Sierra Planning Council to administer the Housing Choice Voucher Program (Section 8 assistance).
- Responsible Department:** CalWorks, Central Sierra Planning Council
Timeframe: Ongoing
Implements Policies: H-4.2
Funding: Section 8 Federal Choice Voucher Funds/US Department of Housing and Urban Development (HUD)
Quantified Objective: Maintain 54 vouchers for very low- and extremely low-income households
- Program H-4.4** **Preservation of At-Risk Properties.** The County shall work with property owners and public or private organizations to ensure continued availability and affordability of subsidized units, and shall provide technical and financial assistance for the acquisition and rehabilitation of at-risk properties.
- Responsible Department:** Planning Department, CalWorks
Timeframe: Ongoing
Implements Policies: H-4.3
Funding: General Fund, CDBG and HOME funds
- Program H-4.5** **Housing Conditions Survey and Rehabilitation Study.** The County shall conduct a housing survey to assess the condition of existing housing stock in targeted communities and determine the need for County-supported rehabilitation programs.
- Responsible Department:** Planning Department, Building Department, CalWorks
Timeframe: September 30, 2012
Implements Policies: H-4.3
Funding: General Fund, Enterprise Funds, CDBG and HOME funds
- Program H-4.6** **Water and Sewer Connections and Replacement.** The County shall continue to provide financing to qualified lower-income households, currently on well and septic to connect their homes to new or existing water and sewer systems.
- Responsible Department:** Environmental Management Agency, Public Works
Timeframe: Ongoing
Implements Policies: H-4.1, H-4.3
Funding: Local, State, and Federal funds

H-5. EQUAL OPPORTUNITY

Goal

Goal H-5. To assure equal access to sound, affordable housing for all persons regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, disability, or source of income.

Policies

Policy H-5.1 The County shall promote housing opportunities for all persons regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, disability, or source of income that prevent choice in housing.

Implementation Programs

Program H-5.1 **Fair Housing.** The County shall continue to be the local contact point for the California Department of Fair Employment and Housing, and provide resource and referral information regarding housing and tenant rights through the Human Resources Council, and other local social services agencies. The County shall post this information in a variety of County buildings and other public places and on the County website.

Responsible Department: Human Resource Council, CalWorks

Timeframe: Ongoing

Implements Policies: H-5.1

Funding: General Fund

Program H-5.2 **Legal Assistance for Fair Housing.** Since Calaveras County does not have a fair employment and housing board, the County shall refer people who suspect discrimination in housing to Legal Services of Northern California.

Responsible Department: CalWorks

Timeframe: Ongoing

Implements Policies: H-5.1

Funding: General Fund

H-6. ENERGY CONSERVATION

Goal

Goal H-6. To ensure energy efficiency and appropriate weatherization for all new and existing housing units.

Policy

Policy H-6.1 The County shall continue to enforce State Energy Efficiency Standards for Residential Buildings in compliance with the provisions of Government Code Title 24, Part 6.

Policy H-6.2 The County shall require that all new dwelling units meet current State requirements for energy efficiency, and encourage developers to exceed Title 24 requirements. Retrofitting of existing units shall also be encouraged.

Policy H-6.3 The County shall support the use of weatherization programs for existing residential units.

Policy H-6.4 The County shall encourage energy conservation and efficiency improvements in the existing housing stock.

Policy H-6.5 The County shall work with local energy providers to promote energy conservation programs and incentives to existing residential developments, especially lower-income households.

Implementation Programs

Program H-6.1 **Energy Efficiency Opportunities.** The County shall continue to post and distribute information on currently available weatherization programs. The County shall also produce and distribute information regarding Title 24, green building, durable materials and designs, innovative building construction techniques and materials, land use and circulation patterns, water conservation, and renewable energy opportunities.

Responsible Department: Building Department

Timeframe: Ongoing

Implements Policies: H-6.1, H-6.4, H-6.5

Funding: Enterprise Funds

Program H-6.2 **Green Building Code Regulations.** The County shall enforce green building standards in accordance with the Building Energy Efficiency Standards, Part 11 of Title 24 (effective January 1, 2010) and the Green Building Standards (CALGreen) Code (effective January 1, 2011).

Responsibility : Building Department, Board of Supervisors

Timeframe: Ongoing

Implements Policies: H-6.1, H-6.2

Funding: Enterprise Funds

Program H-6.3

Green Building Incentives. The County shall periodically assess the implementation of the CALGreen Code (and subsequent State mandates) and revise the County programs to further promote green building practices through additional incentives such as priority processing, density bonuses, and a waiver or reduction in application and development fees.

Responsibility : Building Department

Timeframe: FY 2012/2013, and ongoing

Implements Policies: H-6.1, H-6.2

Funding: Enterprise Funds

Program H-6.4

Promoting Green Building. The County shall continue to work with community groups and local developers to actively promote green building practices and standards (e.g., LEED, Build it Green, Energy Star) for new residential and mixed-use commercial buildings. The County will post links to these community groups and information on their website about green building practices and standards.

Responsibility : Building Department

Timeframe: FY 2010/2011, and ongoing

Implements Policies: H-6.4

Funding: Enterprise Funds

Program H-6.5

PG&E Energy Conservation Programs and Workshops. The County shall work with PG&E to take a more active role in the county by scheduling training programs on energy efficiency, conducting home energy efficiency audits, and providing funds for energy-efficiency home improvements for moderate- and lower-income households.

Responsibility : Building Department

Timeframe: FY 2010/2011, and ongoing

Implements Policies: H-6.3, H-6.5

Funding: Enterprise Funds

Quantified Objective: 20 moderate- and 50 lower-income households

H-7. IMPLEMENTATION AND REPORTING

Goal

Goal H-7 **To ensure that the Housing Element programs are implemented on a timely basis and progress of each program is monitored and evaluated regularly.**

Policy

Policy H-7.1 The County shall continuously work collaboratively with local, State, and Federal agencies and interested organizations to effectively implement the goals, policies, and programs of the Housing Element in a timely manner.

Policy H-7.2 The County shall pursue cooperative efforts with the City of Angels Camp and surrounding jurisdictions to facilitate implementation and increase opportunities for providing a wide variety of housing that is accessible and affordable to all county residents.

Policy H-7.3 The County shall participate the Regional Housing Needs Plan process for the next Housing Element cycle to ensure an equitable distribution of the Regional Housing Needs Allocation for Calaveras County.

Implementation Programs

Program H-7.1 **Housing Coordinator.** The County shall either hire or designate a Housing Coordinator who will be responsible for: monitoring and implementing the Housing Element; pursuing funding sources and grant opportunities; identifying updates or revisions to policy or ordinances; and working with the Housing Advisory Committee and other partners.

Responsible Department: County Administration, Board of Supervisors, City of Angels Administration, City of Angels City Council

Timeframe: FY 2010/2011

Implements Policies: H-7.1, H-7.2, H-7.3

Funding: General Fund, CDBG, Planning/Technical Assistance Grant

Program H-7.2 **Annual Reporting.** The County shall review and report on the implementation of Housing Element programs to the Department of Housing and Community Development consistent with State requirements.

Responsible Department: Planning Department

Timeframe: Annually

Implements Policies: H-7.1

Funding: General Fund

Quantified Objective: N/A

Program H-7.3 **Housing Advisory Committee.** The County shall appoint a seven-member Housing Advisory Committee to assist with the implementation of the Housing Element.

Responsible Department: Planning Department, Board of Supervisors

Timeframe: FY 2010/2011

Implements Policies: *H-7.1, H-7.2*

Funding: General Fund, CDBG, Planning/Technical Assistance Grant

Program H-7.4 **Annual Reporting on Manufactured Housing and Accessory Units.** The County shall monitor the affordability of manufactured housing and accessory units. The County shall provide this information in the annual report to the Department of Housing and Community Development. If necessary, the County shall revise policies and programs to ensure that these housing units are meeting the needs of lower income residents.

Responsible Department: Planning Department

Timeframe: Annually

Implements Policies: *H-7.1*

Funding: General Fund

QUANTIFIED OBJECTIVES

One of the requirements of State law (California Government Code Section 65583[b]) is that the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing. State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall, however, establish the maximum number of housing units by income category that can be reasonably constructed, rehabilitated, and conserved over a five-year time period.

Table 1 summarizes the quantified objectives for the construction, rehabilitation, or conservation of units during the remaining time frame of the Housing Element (2009-2014).

TABLE 5-58
SUMMARY OF QUANTIFIED OBJECTIVES
Calaveras County
2009-2014

Objective Category/Program	Extremely Low	Very Low	Low	Moderate	Total Affordable	Above-Moderate
New Residential Construction						
H-1.3 Infill Incentive Program	-	-	50	60	110	50
H-1.5 Encourage Second-floor Housing Units		10	10	-	20	-
Affordable Housing						
H-2.2 Second Units	25	75	100	-	200	-
H-2.3 Pursue State and Federal Funding	15	20	30	30	95	-
H-2.4 First-Time Homebuyer Assistance Program	-	-	15	15	30	-
H-2.5 Surplus County Land	-	-	15	15	30	-
H-2.7 Incentives for Affordable Housing	10	10	15	-	35	-
H-2.8 Provision of Water and Sewer Facilities for Affordable Housing	-	15	15	-	30	-
Special Needs Housing						
H-3.7 Single Room Occupancy (SRO) Units	-	10	15	-	25	-
Existing Housing						
H-4.1 CDBG Rehabilitation Funds	-	5	5	-	10	-
H-4.2 Housing Rehabilitation Funding/Revolving Loans	-	10	15	-	25	-
H-4.3 Housing Choice Voucher Program	27	27	-	-	54	-
TOTAL	77	182	285	120	664	50

Source: Calaveras County, and Mintier Harnish, 2009.

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**TABLE 5-59
IMPLEMENTATION PRIORITIES
Calaveras County
2009-2014**

Program		Responsible Department							Target Timeframe							Quantified Objective	Tracking		
		Planning	Building	Public Works	Administration	CalWorks	Other	Board of Supervisors	Within 6 months	FY 2010/2011	FY 2011/2012	FY 2012/2013	FY 2013/2014	Annually	Ongoing		Results	Date Completed	Notes/Comments
New Residential Construction																			
H-1.1	Inventory of Vacant and Underutilized Land	x												x		N/A			
H-1.2	Development Standards	x		x				x							x	N/A		N/A	
H-1.3	Infill Incentive Program	x						x				x				110			
H-1.4	Minimum Density Standard	x						x	x							N/A			
H-1.5	Encourage Second-Floor Housing Units	x						x	x							20			
H-1.6	Parking Requirements for Multi-Family Development	x						x	x							N/A			
H-1.7	Planning for Large Sites	x													x	N/A		N/A	
H-1.8	Design Review Revisions	x							x							N/A			
H-1.9	Additional Infrastructure Capacity	x													x	N/A		N/A	
Affordable Housing																			
H-2.1	Density Bonus	x						x	x							N/A			
H-2.2	Second Units	x						x	x							200			
H-2.3	Pursue State And Federal Funding	x				x								x		95			
H-2.4	First-Time Homebuyer Assistance Program	x													x	30		N/A	
H-2.5	Surplus County Land	x			x			x				x				30			

**TABLE 5-59
IMPLEMENTATION PRIORITIES**

Calaveras County
2009-2014

Program		Responsible Department							Target Timeframe							Quantified Objective	Tracking		
		Planning	Building	Public Works	Administration	CalWorks	Other	Board of Supervisors	Within 6 months	FY 2010/2011	FY 2011/2012	FY 2012/2013	FY 2013/2014	Annually	Ongoing		Results	Date Completed	Notes/Comments
H-2.6	Assisting Affordable Housing Developers	x													x	N/A		N/A	
H-2.7	Incentives for Affordable Housing	x						x							x	35		N/A	
H-2.8	Provision of Water and Sewer Facilities for Affordable Housing	x		x			x			x						30			
H-2.9	Affordable Housing Program Study	x				x				x						N/A			
H-2.10	Manufactured Housing	x						x	x							N/A			
H-2.11	Land Supply	x								x						N/A			
H-2.12	Encourage Co-Housing/Cooperative Housing	x						x	x							N/A			
H-2.13	Support Self-Help Housing Programs	x			x			x		x						N/A			
Special Needs Housing																			
H-3.1	Reasonable Accommodation	x						x		x						N/A			
H-3.2	Publicizing Reasonable Accommodation	x								x						N/A			
H-3.3	Zoning for Farmworker Housing	x						x	x							N/A			
H-3.4	Funding for Emergency Shelters	x				x		x							x	N/A		N/A	
H-3.5	Zoning for Transitional and Supportive Housing	x						x	x							N/A			
H-3.6	Zoning For Emergency Shelters	x						x	x							N/A			
H-3.7	Single Room Occupancy (SRO) Units	x						x	x							25			
H-3.8	Definition of Family	x						x	x							N/A			

**TABLE 5-59
IMPLEMENTATION PRIORITIES
Calaveras County
2009-2014**

Program		Responsible Department							Target Timeframe							Quantified Objective	Tracking		
		Planning	Building	Public Works	Administration	CalWorks	Other	Board of Supervisors	Within 6 months	FY 2010/2011	FY 2011/2012	FY 2012/2013	FY 2013/2014	Annually	Ongoing		Results	Date Completed	Notes/Comments
H-3.9	Processing Procedures for Group Homes	x						x	x							N/A			
H-3.10	Funding for Extremely Low Income Households	x										x				N/A			
Existing Housing																			
H-4.1	CDBG Rehabilitation Funds		x		x	x		x						x		10			
H-4.2	Housing Rehabilitation Funding/Revolving Loans				x	x									x	25		N/A	
H-4.3	Housing Choice Vouchers Program					x	x								x	54		N/A	
H-4.4	Preservation of At-Risk Properties	x				x									x	N/A		N/A	
H-4.5	Housing Conditions Survey and Rehabilitation Study	x	x			x					x					N/A			
H-4.6	Water and Sewer Connections and Replacement			x			x								x	N/A		N/A	
Equal Opportunity																			
H-5.1	Fair Housing					x	x								x	N/A		N/A	
H-5.2	Legal Assistance for Fair Housing					x									x	N/A		N/A	
Energy Conservation																			
H-6.1	Energy Efficiency Opportunities		x												x	N/A		N/A	
H-6.2	Green Building Code Regulations		x					x							x	N/A		N/A	
H-6.3	Green Building Incentives		x									x			x	N/A			

**TABLE 5-59
IMPLEMENTATION PRIORITIES**

Calaveras County
2009-2014

Program		Responsible Department							Target Timeframe							Quantified Objective	Tracking		
		Planning	Building	Public Works	Administration	CalWorks	Other	Board of Supervisors	Within 6 months	FY 2010/2011	FY 2011/2012	FY 2012/2013	FY 2013/2014	Annually	Ongoing		Results	Date Completed	Notes/Comments
H-6.4	Promoting LEED Certification		x							x					x	N/A			
H-6.5	PG&E Energy Conservation Programs and Workshops		x							x					x	70			
Implementation and Reporting																			
H-7.1	Housing Coordinator				x		x	x		x						N/A			
H-7.2	Annual Reporting	x												x		N/A			
H-7.3	Housing Advisory Committee	x						x		x						N/A			
H-7.4	Annual Reporting on Manufactured Housing and Accessory Units	x												x		N/A			
TOTAL																664			
Source: Calaveras County, and Mintier Harnish, 2009.																			

APPENDICIES

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APPENDIX A: RESIDENTIAL SITES INVENTORY

TABLE A-1
PENDING AND APPROVED PROJECTS
Unincorporated Calaveras County
2009

Project Number	Project Name/Owner	Dwelling Units and Density					Affordability	Zoning and General Plan			Status and Project Description		
		Total Units	Built	Remaining Units	Total Acres	Density (DU/acre)		Zoning	Plan Area	Land Use Designation	Status	Project Description	Application
Above Moderate													
1969-208	Copper Cove Units 1 & 2	642	Partially	Unknown	855.4	0.8	Above Moderate	Multiple	General Plan	Multiple	Approved	TM approved on 4/20/1969. Final Map approved on 5/19/1969.	TSTM
1969-216	Copper Cove, Unit 7	697	Partially	Unknown	297.0	2.3	Above Moderate	Multiple	General Plan	Multiple	Approved	-	TSTM
1990-479	Calypso Beach Villas	138	Construction	85	47.0	2.9	Above Moderate	Multiple	General Plan	Multiple	Approved	-	TSTM
1990-483	Forest Meadows Unit 2F	25	-	25	11.0	2.3	Above Moderate	R3-PD	General Plan	Multiple	Approved	-	TSTM
1993-535	Copper Meadows	126	Vacant	126	28.2	4.5	Above Moderate	Multiple	General Plan	Multiple	Approved	Approved with PC RES 94-64. BOS RES 06-298-A	TSTM, PL
2000-042	Saddle Creek	17	Built	17	2.4	7.0	Above Moderate	Multiple	Saddle Creek Specific Plan Area	Saddle Creek Specific Plan Area	TM_Approved	Final Map approved on 9/7/2000.	TSTM
2002-083	Williams	11	-	11	6.9	1.6	Above Moderate	R2-14,300	San Andreas Community Plan	San Andreas Community Plan Area	Approved	Rezoned from R2-14,300 to R2-9,000.	TSTM
2002-125	Gold Rush Enterprises	47	Construction	25	6.7	7.0	Above Moderate	Multiple	Murphys Douglas Flat Community Plan Area	Murphys/Douglas Flat Community Plan Area	Approved	Zoning and General Plan amendment approved March 2003. Visual survey indicates that 22 attached units have been built.	GPA, ZA, TSTM, PD
2004-039	Forest Meadows 2F	25	-	25	11.0	2.3	Above Moderate	R3-PD	General Plan	Multiple	Pending	-	TSTM
2004-050	Lemke Construction	7	-	7	2.0	3.5	Above Moderate	REC-PD	General Plan	Multiple	TM_Approved	Zoning and General Plan amendment approved September 2004.	ZA, TSTM
2004-101	Mills	5	-	5	3.6	1.4	Above Moderate	R3-6/PD/PX	Arnold Community Plan	Arnold Community Plan Area	Approved	Zoning and General Plan amendment approved July 2005	TSTM
2004-112	Edmonson	10	-	10	4.4	2.3	Above Moderate	R1-10,000	Murphys Douglas Flat Community Plan Area	Murphys/Douglas Flat Community Plan Area	Approved	Approved PC 2/2/2006	TSTM
2005-027	Jamke	19	-	19	4.2	4.5	Above Moderate	R3	San Andreas Community Plan	San Andreas Community Plan Area	Pending	-	TSTM
2005-066	Sanguinetti Estates	257	-	257	58.9	4.4	Above Moderate	A1	General Plan	Residential Center	Pending	-	GPA, ZA, TSTM
2005-086	Forest Meadows, Unit	21	-	21	5.9	3.6	Above Moderate	R3-PD	General Plan	Forest Meadows Community Center	Pending	-	ZA, TSTM
2005-135	Wallace Lakes Estates, Unit 1, Lot 24	11	-	11	2.6	4.3	Above Moderate	R3	General Plan	Wallace Community Center	Pending	-	TSTM

TABLE A-1 PENDING AND APPROVED PROJECTS Unincorporated Calaveras County 2009													
Project Number	Project Name/Owner	Dwelling Units and Density					Affordability	Zoning and General Plan			Status and Project Description		
		Total Units	Built	Remaining Units	Total Acres	Density (DU/acre)		Zoning	Plan Area	Land Use Designation	Status	Project Description	Application
2005-190	North Vista Plaza	156	-	156	34.5	4.5	Above Moderate	Multiple	General Plan	Multiple	TM_Approved	Zoning and General Plan amendment approved January 2008	ZA, TSTM, PD
2005-191	Ventana	50	-	50	12.7	3.9	Above Moderate	R3	San Andreas Community Plan	San Andreas Community Plan Area	Pending	Senior or age-restricted project	TSTM
2006-010	The Cove	112	-	112	47.8	2.3	Above Moderate	A1	General Plan	Multiple	Pending	Proposed rezoned from A1 to R1-10,000, R3, and REC.	ZA, TSTM
2006-018	Walker	7	-	7	2.0	3.4	Above Moderate	R3-PD	General Plan	Copper Cove/Poker Flat Community Center	TM_Approved	-	TSTM
2006-036	Murphy's Creek Estates	20	-	20	4.9	4.1	Above Moderate	R3-PD	Murphys Douglas Flat Community Plan Area	Murphys/Douglas Flat Community Plan Area	TM_Approved	-	TSTM
2006-052	Stein	7	-	7	1.1	6.3	Above Moderate	R3-PD	General Plan	Forest Meadows Community Center	Pending	-	TSTM, PD
2006-178	Mission Ranch	222	-	222	103.8	2.1	Above Moderate	Multiple	Valley Springs Community Plan	Valley Springs Community Plan Area	Pending	Proposed change in General Plan/Valley Springs Community Plan land use designation from Ag and Com to Com and SFR; rezone from C2, A1, and RR-5 to C2, R1 and R3. Proposed for 135 single-family units and 84 multi-family units.	GPA, ZA, TSTM
2006-186	Sutton Enterprises	14	-	14	298.0	-	Above Moderate	Multiple	General Plan	Multiple	Pending	-	TSTM
2006-187	Old Golden Oaks	96	-	96	26.8	3.6	Above Moderate	M1-PD	Valley Springs Community Plan	Valley Springs Community Plan Area	Pending	-	GPA, ZA, TSTM
2007-031	Gold Strike Heights	27	-	27	13.5	2.0	Above Moderate	R3-PD	San Andreas Community Plan	San Andreas Community Plan Area	TM_Approved	Approved on 11/15/2007, RES # 2007-056	TSTM
2007-068	Cleaver	18	-	18	4.0	4.5	Above Moderate	R3-6	Arnold Community Plan	Arnold Community Plan Area	Pending	On hold per the applicant.	TSTM
2008-056	Forest Lake Subdivision	18	-	18	12.6	1.4	Above Moderate	R3-PD	General Plan	Multiple	Pending	-	ZA, TSTM
2008-057	San Andreas Sky Estates	24	-	24	8.2	2.9	Above Moderate	R3	San Andreas Community Plan	San Andreas Community Plan Area	Pending	Complete for processing	GPA, ZA, TSTM, PD
2006-109	Charboneau Estates	52	-	52	8.5	6.2	Above Moderate	R3-MHP	Valley Springs Community Plan	Valley Springs Community Plan Area	Pending	This project is the subject of a County initiated GPA and ZA from RHD to RLD and R3 to R1. Based on the "no net loss" requirement, the County must	TSTM, CUP

TABLE A-1
PENDING AND APPROVED PROJECTS
Unincorporated Calaveras County
2009

Project Number	Project Name/Owner	Dwelling Units and Density					Affordability	Zoning and General Plan			Status and Project Description		
		Total Units	Built	Remaining Units	Total Acres	Density (DU/acre)		Zoning	Plan Area	Land Use Designation	Status	Project Description	Application
												identify a replacement parcel prior to the GPA and ZA. The project is proposed to be a senior or age-restricted project with single family units, however until the project is approved it is assumed to be available for above-moderate income households only.	
2004-203	Marina Villa Townhomes	20	-	20	10.0	2.0	Moderate	Multiple	General Plan	Multiple	Pending	Proposed rezone from C2-PD to R3-PD.	ZA, TSTM, PD, CUP
Subtotal		2,901	-	1,487	1,935.5								
Moderate													
1983-378	Lake Tulloch Shores Unit 2	520	Partially	Unknown	14.8	35.1	Moderate	Multiple	General Plan	Multiple	Approved	Rezone from R3-PD and R3 to R-1.	TSTM, ZA
1998-007	Vista Plaza II	50	-	50	-	-	Moderate	Multiple	General Plan	Multiple	TM Approved	Change to General Plan designation from U and C2-PD-PX to C2 and R1 and R3-MHP; Approved on 9/20/1999.	GPA, ZA, TSTM
2002-007	EMC, Inc.	24	Partially	24	2.5	9.6	Moderate	R3-PD	General Plan	Forest Meadows Community Center	TM Approved	Final Map recorded on 7/21/2004.	ZA, TSTM, PD
2002-080	Lake Front Townhomes, Lemke	15	-	15	1.0	15.0	Moderate	REC-PD	General Plan	Multiple	TM Approved	2,180 square foot lots	TSTM
2003-041	Ratto	11	-	11	0.9	12.0	Moderate	R1	General Plan	La Contenta Community Center	Pending	-	ZA, TSTM, PD
2003-092	Lemke	35	Construction	35	-	-	Moderate	R3-PD	General Plan	Copper Cove/Poker Flat Community Center	TM Approved	4,000 square foot townhouses	TSTM, PD
2004-098	Forest Meadows Subdivision	57	-	57	7.9	7.2	Moderate	R3-PD	General Plan	Forest Meadows Community Center	Pending	Proposed rezone from REC to R3-PD for 0.20 acres.	ZA, TSTM, PD
2004-125	Lake Meadow Townhomes, FM Company	49	-	49	5.0	9.8	Moderate	R3-PD	Arnold Community Plan	Arnold Community Plan Area	Approved	General Plan amendment to MFR; rezone from C2 and RR to R3.	GPA, ZA, TSTM
2005-103	Forest Meadows, Unit	73	-	73	6.3	11.6	Moderate	REC	General Plan	Forest Meadows Community Center	Pending	-	TSTM, CUP, PD
Subtotal		834	-	314	38	-							
Low													
1969-224	Copper Cove Unit 8	429	Partially	Unknown	1,040.0	0.4	Low	Multiple	General Plan	Multiple	Approved	-	TSTM
Subtotal		429	-	-	1,040.0	-							
TOTAL UNITS		4,164	-	1,801	3,013								

Source: Calaveras County Planning Department, Minter Harnish, 2009.

TABLE A-2 VACANT LAND WITH CAPACITY FOR UNITS AFFORDABLE TO LOW-INCOME HOUSEHOLDS Unincorporated Calaveras County 2009												
APN	Address	Community	Zoning	Land Use Designation	Acres	Expected Density (DU/acre)	Expected Units	Infrastructure		Environmental Constraints		Comments
								Water	Sewer	Flood	Slope	
Small Parcels (7,000 s.f. to 1 acre)												
18002046	--	Mokelumne Hill	R3-6-PD	PD	0.6	7.2	0	CPUD	MHSD	No	Yes	Small area with 15 to 30 percent slope. Owned by Mokelumne Hill Cemetery District.
18013008	8532 Lafayette St	Mokelumne Hill	R3-12-PD	PD	0.2	7.2	1	CPUD	MHSD	No	No	-
34068007	1019 Sandalwood Dr	Forest Meadow	R3-PD	CC_FM	0.6	7.2	4	CCWD	CCWD	No	Yes	Identified in 2005 HE; 20 to 40 percent slope
34085001	1664 Sandalwood Dr	Forest Meadow	R3-PD	CC_FM	0.3	7.2	2	CCWD	CCWD	No	Yes	Identified in 2005 HE; 0 to 40 percent slope
34085002	3 Foxglove Ct	Forest Meadow	R3-PD	CC_FM	0.3	7.2	2	CCWD	CCWD	No	Yes	Identified in 2005 HE; 0 to 40 percent slope
34085015	1616 Sandalwood Dr	Forest Meadow	R3-PD	CC_FM	0.2	7.2	1	CCWD	CCWD	No	No	Identified in 2005 HE
34085016	--	Forest Meadow	R3-PD	CC_FM	0.2	7.2	1	CCWD	CCWD	No	No	Identified in 2005 HE
42004020	450 Russell Rd	San Andreas	R3-PD	MFR_PD	0.5	7.2	3	CPUD	SASD	No	No	Identified in 2005 HE; Sewer Moratorium
42011013	--	San Andreas	R3-PD	MFR_PD	0.4	7.2	3	CPUD	SASD	No	No	Identified in 2005 HE; Sewer Moratorium
42012023	382 Pixley Ave	San Andreas	R3-PD	MFR_PD	0.2	7.2	1	CPUD	SASD	No	No	Identified in 2005 HE; Sewer Moratorium
42026035	412 Gold Strike Rd	San Andreas	R3	MFR	0.7	7.2	5	CPUD	SASD	No	No	Identified in 2005 HE ; Sewer Moratorium
42042016	--	San Andreas	R3	RR	0.3	7.2	2	CPUD	SASD	No	No	Identified in 2005 HE; Sewer Moratorium
44030005	6 Gold Strike Ct	San Andreas	R3-PD	MFR_PD	0.2	7.2	1	CPUD	SASD	No	No	Identified in 2005 HE; Senior Only
44030006	132 Jasper Wy	San Andreas	R3-PD	MFR_PD	0.3	7.2	1	CPUD	SASD	No	No	Identified in 2005 HE ; Senior Only
44030007	124 Jasper Wy	San Andreas	R3-PD	MFR_PD	0.2	7.2	1	CPUD	SASD	No	No	Identified in 2005 HE; Senior Only
44030011	123 Jasper Wy	San Andreas	R3-PD	MFR_PD	0.2	7.2	1	CPUD	SASD	No	No	Identified in 2005 HE; Senior Only
44030018	108 Gold Strike Wy	San Andreas	R3-PD	MFR_PD	0.2	7.2	1	CPUD	SASD	No	No	Identified in 2005 HE; Senior Only
44030020	128 Gold Strike Wy	San Andreas	R3-PD	MFR_PD	0.2	7.2	1	CPUD	SASD	No	No	Identified in 2005 HE; Senior Only
44031001	86 Jasper Wy	San Andreas	R3-PD	MFR_PD	0.7	7.2	5	CPUD	SASD	No	No	Senior Only
44031008	8 Jasper Wy	San Andreas	R3-PD	MFR_PD	0.2	7.2	1	CPUD	SASD	No	No	Identified in 2005 HE; Senior Only
44031009	2 Jasper Wy	San Andreas	R3-PD	MFR_PD	0.3	7.2	1	CPUD	SASD	No	No	Identified in 2005 HE; Senior Only
44031010	3 Jasper Wy	San Andreas	R3-PD	MFR_PD	0.3	7.2	1	CPUD	SASD	No	No	Identified in 2005 HE; Senior Only
44031011	11 Jasper Wy	San Andreas	R3-PD	MFR_PD	0.4	7.2	2	CPUD	SASD	No	No	Identified in 2005 HE; Senior Only
44031012	23 Jasper Wy	San Andreas	R3-PD	MFR_PD	0.3	7.2	1	CPUD	SASD	No	No	Identified in 2005 HE; Senior Only
44031014	5 Trout Dr	San Andreas	R3-PD	MFR_PD	0.2	7.2	1	CPUD	SASD	No	No	Identified in 2005 HE; Senior Only
44031020	34 Trout Dr	San Andreas	R3-PD	MFR_PD	0.3	7.2	1	CPUD	SASD	No	No	Identified in 2005 HE
68046008	513 Surrey Ct	Murphys Douglass Flat	R3-3,600	SFR_4	0.3	7.2	2	UPUD	MSD	No	No	Identified in 2005 HE
68046009	456 Surrey Ln	Murphys Douglass Flat	R3-3,600	SFR_4	0.3	7.2	1	UPUD	MSD	No	No	-
68046016	543 Surrey Ct	Murphys Douglass Flat	R3-3,600-PD	SFR_4	0.2	7.2	1	UPUD	MSD	No	No	Identified in 2005 HE
68061001	521 Sunny Oak Ct	Murphys Douglass Flat	R3-7,200	SFR_4	0.3	7.2	1	UPUD	MSD	No	No	Identified in 2005 HE
68061005	551 Sunny Oak Ct	Murphys Douglass Flat	R3-7,200	SFR_4	0.2	7.2	1	UPUD	MSD	No	No	Identified in 2005 HE
68061012	530 Sunny Oak Ct	Murphys Douglass Flat	R3-7,200	SFR_4	0.2	7.2	1	UPUD	MSD	No	No	Identified in 2005 HE
68062003	600 Friendly Ct	Murphys Douglass Flat	R3	MFR_12	0.5	7.2	3	UPUD	MSD	No	No	Identified in 2005 HE

TABLE A-2
VACANT LAND WITH CAPACITY FOR UNITS AFFORDABLE TO LOW-INCOME HOUSEHOLDS
 Unincorporated Calaveras County
 2009

APN	Address	Community	Zoning	Land Use Designation	Acres	Expected Density (DU/acre)	Expected Units	Infrastructure		Environmental Constraints		Comments
								Water	Sewer	Flood	Slope	
68062010	603 Friendly Ct	Murphys Douglass Flat	R3	MFR_12	0.5	7.2	3	UPUD	MSD	No	No	Identified in 2005 HE
68062011	623 Friendly Ct	Murphys Douglass Flat	R3	MFR_12	0.5	7.2	3	UPUD	MSD	No	No	Identified in 2005 HE
68062012	683 Friendly Ct	Murphys Douglass Flat	R3	MFR_12	0.5	7.2	3	UPUD	MSD	No	No	Identified in 2005 HE
68062013	711 Bret Harte Dr	Murphys Douglass Flat	R3	MFR_12	0.6	7.2	4	UPUD	MSD	No	No	Identified in 2005 HE
68062018	576 Quiet Pl	Murphys Douglass Flat	R3	SFR_4	0.5	7.2	3	UPUD	MSD	No	No	Identified in 2005 HE
74014001	1579 Hwy 26	Valley Springs	R3-3,600-PD	CC_LC	0.6	7.2	4	CCWD	CCWD	No	No	Identified in 2005 HE; Access problems; Located on La Contenta Golfcourse
74014002	1613 Hwy 26	Valley Springs	R3-3,600-PD	CC_LC	0.6	7.2	4	CCWD	CCWD	No	No	Identified in 2005 HE; Access problems; Located on La Contenta Golfcourse
74014003	1641 Hwy 26	Valley Springs	R3-3,600-PD	CC_LC	0.6	7.2	4	CCWD	CCWD	No	No	Identified in 2005 HE ; Access problems; Located on La Contenta Golfcourse
74032011	34 Jennifer Ct	Valley Springs	R3-PD	CC_LC	0.5	7.2	3	CCWD	CCWD	Yes	No	Identified in 2005 HE; Located on La Contenta Golfcourse
74032012	33 Jennifer Ct	Valley Springs	R3-PD	CC_LC	0.2	7.2	1	CCWD	CCWD	Yes	No	Identified in 2005 HE; Located on La Contenta Golfcourse
Subtotal					15.6		86					
Large Parcels (greater than 1 acre)												
18002047	8752 Miwok Tr	Mokelumne Hill	R3-6-PD	PD	8.8	7.2	63	CPUD	MHSD	No	Yes	Moderate amount of land with 15 to 30 percent slope, but not a enough to constrain development.
26066014	--	Arnold	R3-12	MFR	20.0	7.2	143	CCWD	CCWD	No	No	-
28027011	--	Arnold	R3-6	MFR	1.2	7.2	8	CCWD	CCWD	No	Yes	20 to 40 percent slope.
32003017	3100 Hwy 4	Arnold	R3-6	MFR	9.7	7.2	70	CCWD	CCWD	No	Yes	Identified in 2005 HE; 10 to 40 percent slope
32004029	2881 Hwy 4	Arnold	R3-6	MFR	4.0	7.2	28	CCWD	CCWD	No	No	Identified in 2005 HE
34045015	398 Snowberry Ct	Forest Meadow	R3-PD	CC_FM	4.9	7.2	35	CCWD	CCWD	No	Yes	Identified in 2005 HE. Small area with 15 to 40 percent slope
34051009	1166 Laurel Ln	Forest Meadow	R3	CC_FM	4.9	7.2	34	CCWD	CCWD	No	Yes	Identified in 2005 HE. Small area with 10 to 40 percent slope
34068009	1033 Sandalwood Dr	Forest Meadow	R3-PD	CC_FM	1.2	7.2	8	CCWD	CCWD	No	Yes	Identified in 2005 HE; 20 to 40 percent slope
34070018	496 Dogwood Dr	Forest Meadow	R3-PD	CC_FM	1.1	7.2	8	CCWD	CCWD	No	No	Identified in 2005 HE
42004015	845 Pool Station Rd	San Andreas	R3-PD/C2-PD	N/A	30.9	7.2	222	CPUD	SASD	No	No	Identified in 2005 HE; Sewer Moratorium
42011009	--	San Andreas	R3	MFR	1.6	7.2	0	CPUD	SASD	No	Yes	Sewer Moratorium; 20 to 40 percent slope. Owned by the San Andreas Cemetery District.
42026013	--	San Andreas	R3	MFR	17.0	7.2	122	CPUD	SASD	No	Yes	Identified in 2005 HE. Small area with 15 to 40 percent slope.; Sewer Moratorium
42031017	300 St Charles St	San Andreas	R3	MFR	2.3	7.2	16	CPUD	SASD	No	Yes	Identified in 2005 HE; Sewer Moratorium; 25 to 40 percent slope
44002058	556 Pool Station Rd	San Andreas	R3-PD/R1	N/A	12.3	7.2	88	CPUD	SASD	No	No	Identified in 2005 HE; Sewer Moratorium
46013004	340 Paloma Rd	Valley Springs	R3-PD	MFR	1.5	7.2	10	VSPUD	VSPUD	Yes	No	Identified in 2005 HE
68006046	527 Hwy 4	Murphys Douglass Flat	R3	MFR_12	5.6	7.2	40	UPUD	MSD	No	No	Identified in 2005 HE
Subtotal					127		895					
TOTAL					142.6		981					

Source: Calaveras County Planning Department, Minter Harnish, 2009.

TABLE A-3 VACANT LAND WITH CAPACITY FOR UNITS AFFORDABLE TO MODERATE-INCOME HOUSEHOLDS Unincorporated Calaveras County 2009												
APN	Address	Community	Zoning	Land Use Designation	Acres	Expected Density (DU/acre)	Expected Units	Infrastructure		Environmental Constraints		Comments
								Water	Sewer	Flood	Slope	
Small Parcels (7,000 s.f. to 1 acre)												
08022078	--	West Point	R2		0.2	7.2	1	CCWD	CCWD	No	No	Identified in 2005 HE
28013017	--	Arnold	R2	MFR	0.5	7.2	3	CCWD	CCWD	No	Yes	Identified in 2005 HE ; 10 to 40 percent slope
34064007	1243 Laurel Ln	Forest Meadows	R2	CC_FM	0.2	7.2	1	CCWD	CCWD	No	No	Identified in 2005 HE
34067002	1094 Heather Dr	Forest Meadows	R2	CC_FM	0.2	7.2	1	CCWD	CCWD	No	No	Identified in 2005 HE
34067003	1110 Heather Dr	Forest Meadows	R2	CC_FM	0.2	7.2	1	CCWD	CCWD	No	No	Identified in 2005 HE
34067004	1120 Heather Dr	Forest Meadows	R2	CC_FM	0.2	7.2	1	CCWD	CCWD	No	No	Identified in 2005 HE
34067005	1130 Heather Dr	Forest Meadows	R2	CC_FM	0.2	7.2	1	CCWD	CCWD	No	No	Identified in 2005 HE
34067006	1138 Heather Dr	Forest Meadows	R2	CC_FM	0.2	7.2	1	CCWD	CCWD	No	No	Identified in 2005 HE
34067007	1144 Heather Dr	Forest Meadows	R2	CC_FM	0.3	7.2	1	CCWD	CCWD	No	No	Identified in 2005 HE
34067008	1154 Heather Dr	Forest Meadows	R2	CC_FM	0.3	7.2	2	CCWD	CCWD	No	No	Identified in 2005 HE
34069011	118 Forest Meadows Dr	Ebbetts Pass CP / Forest Meadows	R2	SFR	0.2	7.2	1	CCWD	CCWD	No	No	Identified in 2005 HE
34069012	138 Forest Meadows Dr	Ebbetts Pass CP / Forest Meadows	R2	SFR	0.2	7.2	1	CCWD	CCWD	No	No	Identified in 2005 HE
34070002	292 Forest Meadows Dr	Ebbetts Pass CP / Forest Meadows	R2	SFR	0.2	7.2	1	CCWD	CCWD	No	No	Identified in 2005 HE
34070004	316 Forest Meadows Dr	Ebbetts Pass CP / Forest Meadows	R2	SFR	0.2	7.2	1	CCWD	CCWD	No	No	Identified in 2005 HE
34070005	328 Forest Meadows Dr	Ebbetts Pass CP / Forest Meadows	R2	SFR	0.2	7.2	1	CCWD	CCWD	No	No	Identified in 2005 HE
34070006	340 Forest Meadows Dr	Ebbetts Pass CP / Forest Meadows	R2	SFR	0.2	7.2	1	CCWD	CCWD	No	No	Identified in 2005 HE
34070007	352 Forest Meadows Dr	Ebbetts Pass CP / Forest Meadows	R2	SFR	0.2	7.2	1	CCWD	CCWD	No	No	Identified in 2005 HE
34071003	186 Lupine Ln	Ebbetts Pass CP / Forest Meadows	R2	SFR	0.2	7.2	1	CCWD	CCWD	No	No	Identified in 2005 HE
34071004	196 Lupine Ln	Ebbetts Pass CP / Forest Meadows	R2	SFR	0.2	7.2	1	CCWD	CCWD	No	No	Identified in 2005 HE
34071005	208 Lupine Ln	Ebbetts Pass CP / Forest Meadows	R2	SFR	0.2	7.2	1	CCWD	CCWD	No	No	Identified in 2005 HE
34071019	256 Lupine Ln	Ebbetts Pass CP / Forest Meadows	R2	SFR	0.2	7.2	1	CCWD	CCWD	No	No	Identified in 2005 HE
34072012	270 Lupine Ln	Ebbetts Pass CP / Forest Meadows	R2	SFR	0.2	7.2	1	CCWD	CCWD	No	No	Identified in 2005 HE
34072013	278 Lupine Ln	Ebbetts Pass CP / Forest Meadows	R2	SFR	0.2	7.2	1	CCWD	CCWD	No	No	Identified in 2005 HE
42024006	275 Pope St	San Andreas	R2	TFR	0.3	7.2	2	CPUD	SASD	No	No	Identified in 2005 HE; Sewer Moratorium
42024031	312 Lewis Ave	San Andreas	R2	TFR	0.2	7.2	1	CPUD	SASD	No	No	Sewer Moratorium
42024033	--	San Andreas	R2	TFR	0.3	7.2	2	CPUD	SASD	No	No	Sewer Moratorium
42025031	436 Foothill Ct	San Andreas	R2-14,300	TFR	0.4	7.2	2	CPUD	SASD	No	No	Identified in 2005 HE; Sewer Moratorium
42027015	505 Pope St	San Andreas	R2	MFR	0.3	7.2	2	CPUD	SASD	No	No	Identified in 2005HE; Sewer Moratorium
42028029	129 Serra Trail	San Andreas	R2	TFR	0.6	7.2	3	CPUD	SASD	Yes	No	Identified in 2005 HE; Sewer Moratorium
42028032	135 Serra Trail	San Andreas	R2	TFR	0.2	7.2	1	CPUD	SASD	No	No	Identified in 2005 HE ; Sewer Moratorium
42042014	--	San Andreas	R2	TFR	0.2	7.2	1	CPUD	SASD	No	No	Identified in 2005 HE; Sewer Moratorium
42042015	--	San Andreas	R2	TFR	0.2	7.2	1	CPUD	SASD	No	No	Identified in 2005 HE; Sewer Moratorium

TABLE A-3 VACANT LAND WITH CAPACITY FOR UNITS AFFORDABLE TO MODERATE-INCOME HOUSEHOLDS Unincorporated Calaveras County 2009												
APN	Address	Community	Zoning	Land Use Designation	Acres	Expected Density (DU/acre)	Expected Units	Infrastructure		Environmental Constraints		Comments
								Water	Sewer	Flood	Slope	
65015011	3730 Signal Hill Tr	Copperopolis	R2-X	CC_CC-PF	0.4	7.2	2	CCWD	CCWD	No	No	-
Subtotal					8.2		43					
Large Parcels (at least one acre)												
42029013	278 Treat Ave	San Andreas	R2	N/A	1.0	7.2	6	CPUD	SASD	Yes	No	Identified in 2005 HE ; Sewer Moratorium
42028037	131 Serra Trail	San Andreas	R2	TFR	1.2	7.2	8	CPUD	SASD	Yes	No	Identified in 2005 HE; Sewer Moratorium
42025043	--	San Andreas	R2	N/A	1.2	7.2	8	CPUD	SASD	Yes	Yes	Identified in 2005 HE; Sewer Moratorium; 20 to 40 percent slope.
42025015	355 Lewis Ave	San Andreas	R2-14,300	TFR	2.1	7.2	14	CPUD	SASD	No	No	Identified in 2005 HE; Sewer Moratorium
42025039	473 Lewis Ave	San Andreas	R2-14,300	N/A	5.8	7.2	41	CPUD	SASD	No	Yes	Identified in 2005 HE. Small area with 15 to 30 percent slope; Sewer Moratorium
61040016	3813 O Byrnes Ferry Rd	Copperopolis	RC	CC_CC-PF	2.0	2	14	CCWD	CCWD	No	No	Only allows 2 dwelling units per acre
61040008	--	Copperopolis	RC	CC_CC-PF	4.9	2	34	CCWD	CCWD	No	No	-Only allows 2 dwelling units per acre
Subtotal					18.2		- 125					
TOTAL					26.4		- 168					





Source: Calaveras County Planning Department, Minter Harnish, 2009.

TABLE A-4 UNDERUTILIZED LAND WITH CAPACITY FOR UNITS AFFORDABLE TO MODERATE- AND LOWER-INCOME HOUSEHOLDS Unincorporated Calaveras County 2009												
APN	Address	Community	Zoning	Land Use Designation	Acres	Expected Density (DU/acre)	Expected Units	Infrastructure		Environmental Constraints		Comments
								Water	Sewer	Flood	Slope	
32003003	2956 Hwy 4	Arnold	R3-6	MFR	7.3	7.2	52	CCWD	CCWD	No	Yes	15 to 40 percent slope. Single structure with an assessed value of \$42,140 built in 1965 that occupies approximately0.8 acres. Excluding the existing structure there is capacity for 52 units on the remaining 7.2 acres. This site has access from Highway 4 and a McKenzie Avenue.
32003016	3022 Hwy 4	Arnold	R3-6/C1-PD	MFR	3.4	7.2	31	CCWD	CCWD	No	Yes	10 to 40 percent slope. Single structure with an assessed value of \$178,241 built in 1972 that occupies approximately 0.6 acres. As shown in Figure A-4-1, these structures appear to be abandoned buildings and sheds. The parcel is split between 4.3 acres of residential and 2.7 acres of commercial which fronts Highway 4. This site has the potential for 31 units.
TOTAL UNDERUTILIZED CAPACITY					10.7	--	83					



Figure A-1-1



-  Active Projects
-  County Boundary
-  State Highways
-  Major Roads



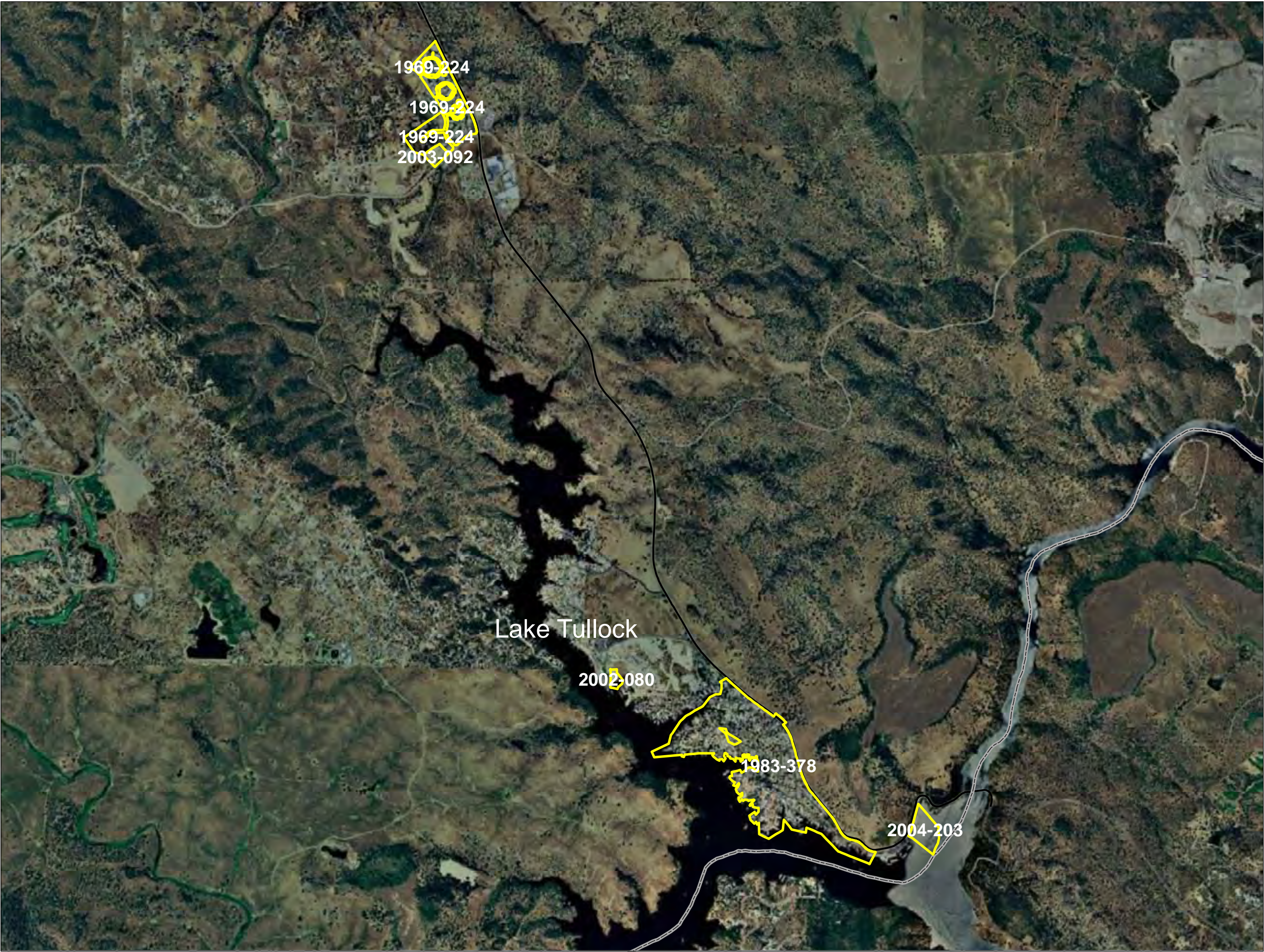


Figure A-1-2







-  Active Projects
-  County Boundary
-  State Highways
-  Major Roads



Figure A-1-3



- Active Projects
- County Boundary
- State Highways
- Major Roads



Figure A-1-4







-  Active Projects
-  County Boundary
-  State Highways
-  Major Roads



Figure A-2-1
San Andreas



- Water and Wastewater Districts
- Sites Inventory**
- Low
 - Moderate
 - County Boundary
 - State Highways
 - Major Roads

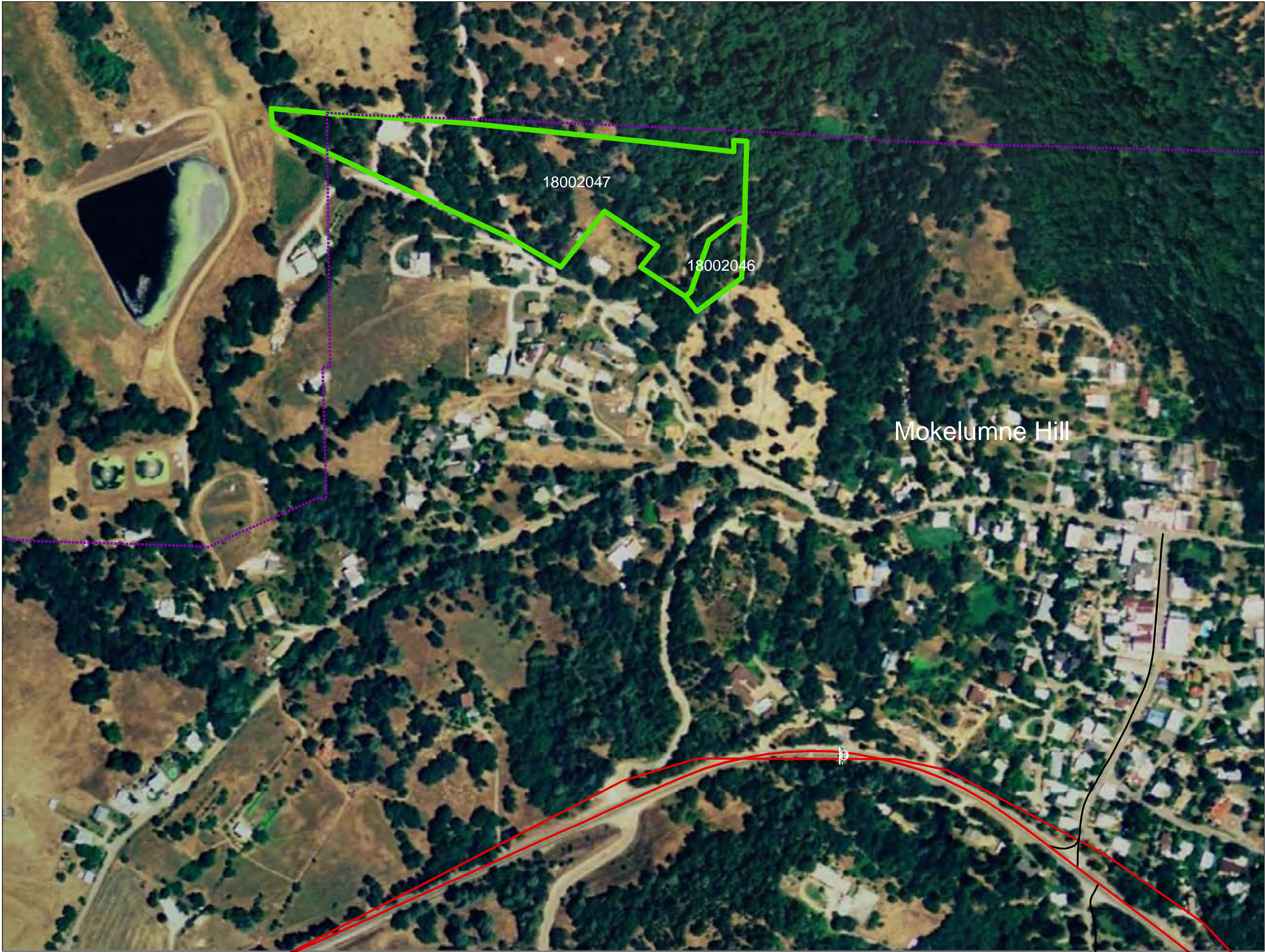


Figure A-2-2
Mokelumne Hill



- Water and Wastewater Districts
- Sites Inventory**
- Low
 - Moderate
 - County Boundary
 - State Highways
 - Major Roads



SOURCE: USGS, 1999; ESRI, 2006;
Calaveras County, 2006; Mintier &
Associates, 2007



Figure A-2-3
Valley Springs



- Water and Wastewater Districts
- Sites Inventory**
- Low
 - Moderate
- County Boundary
- State Highways
- Major Roads

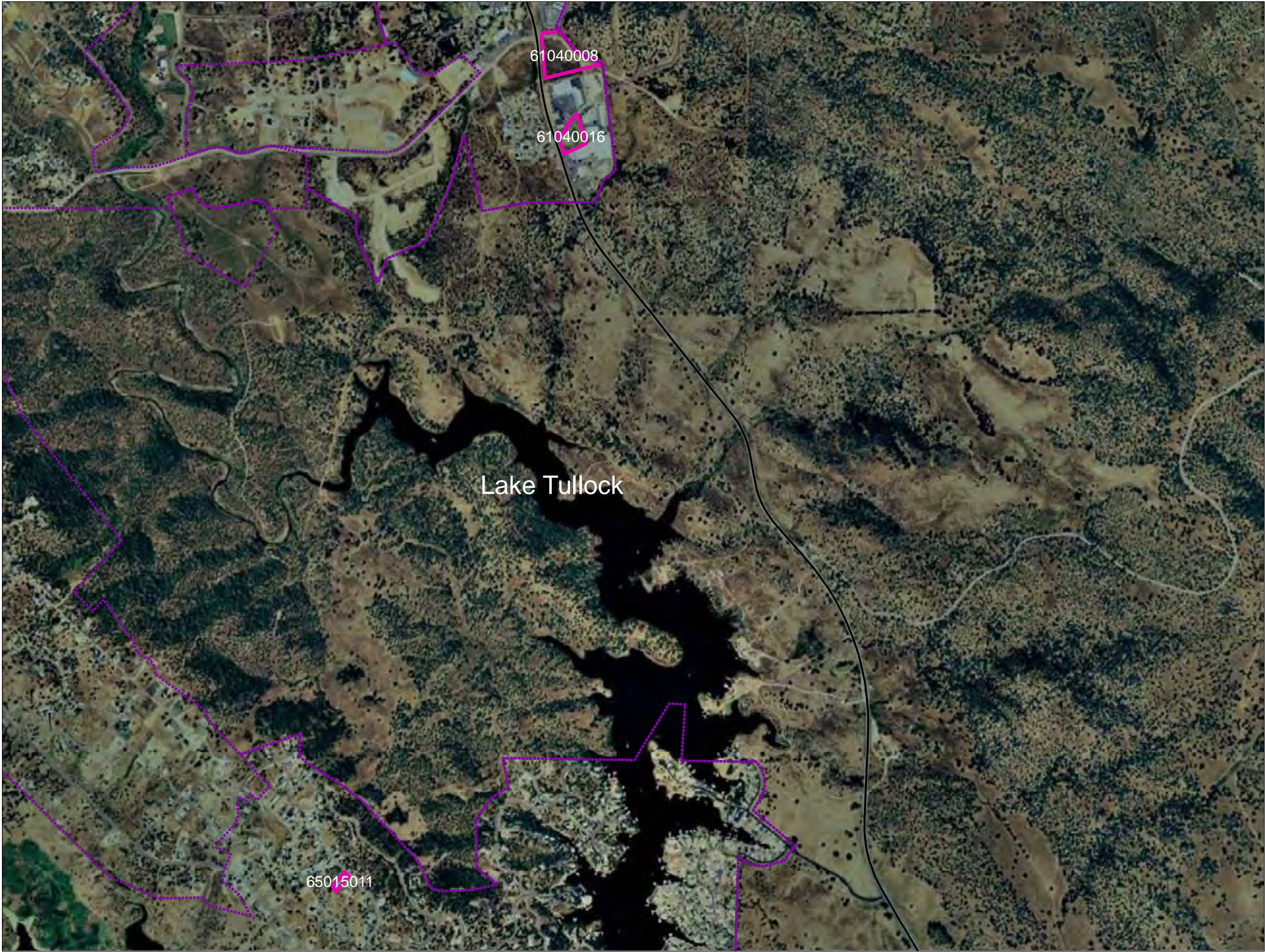


Figure A-2-4
Lake Tullock



- Water and Wastewater Districts
- Sites Inventory**
- Low
 - Moderate
 - County Boundary
 - State Highways
 - Major Roads



SOURCE: USGS, 1999; ESRI, 2006;
Calaveras County, 2006; Mintier &
Associates, 2007

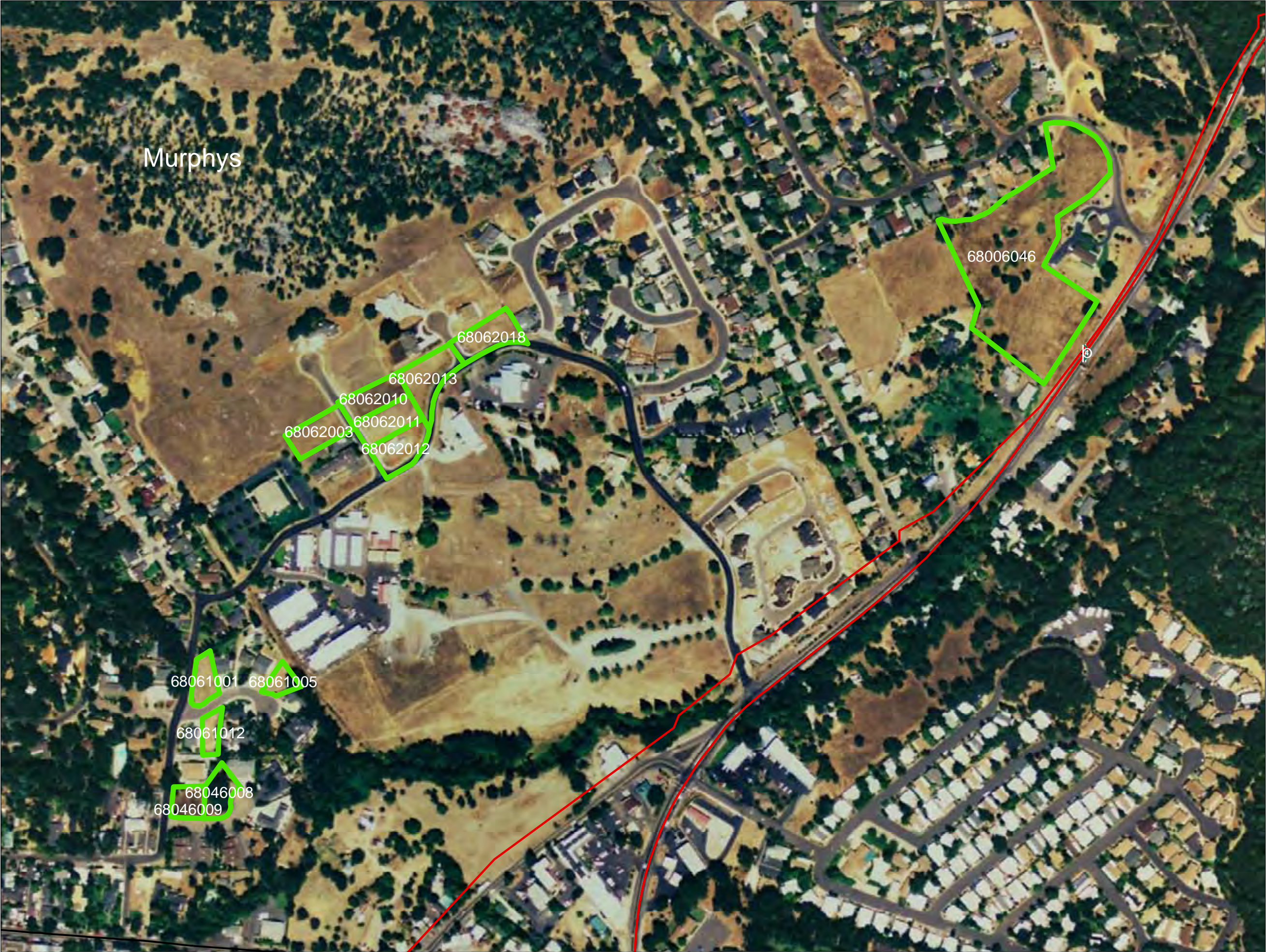


Figure A-2-5
Murphys



- Water and Wastewater Districts
- Sites Inventory**
- Low
 - Moderate
 - County Boundary
 - State Highways
 - Major Roads

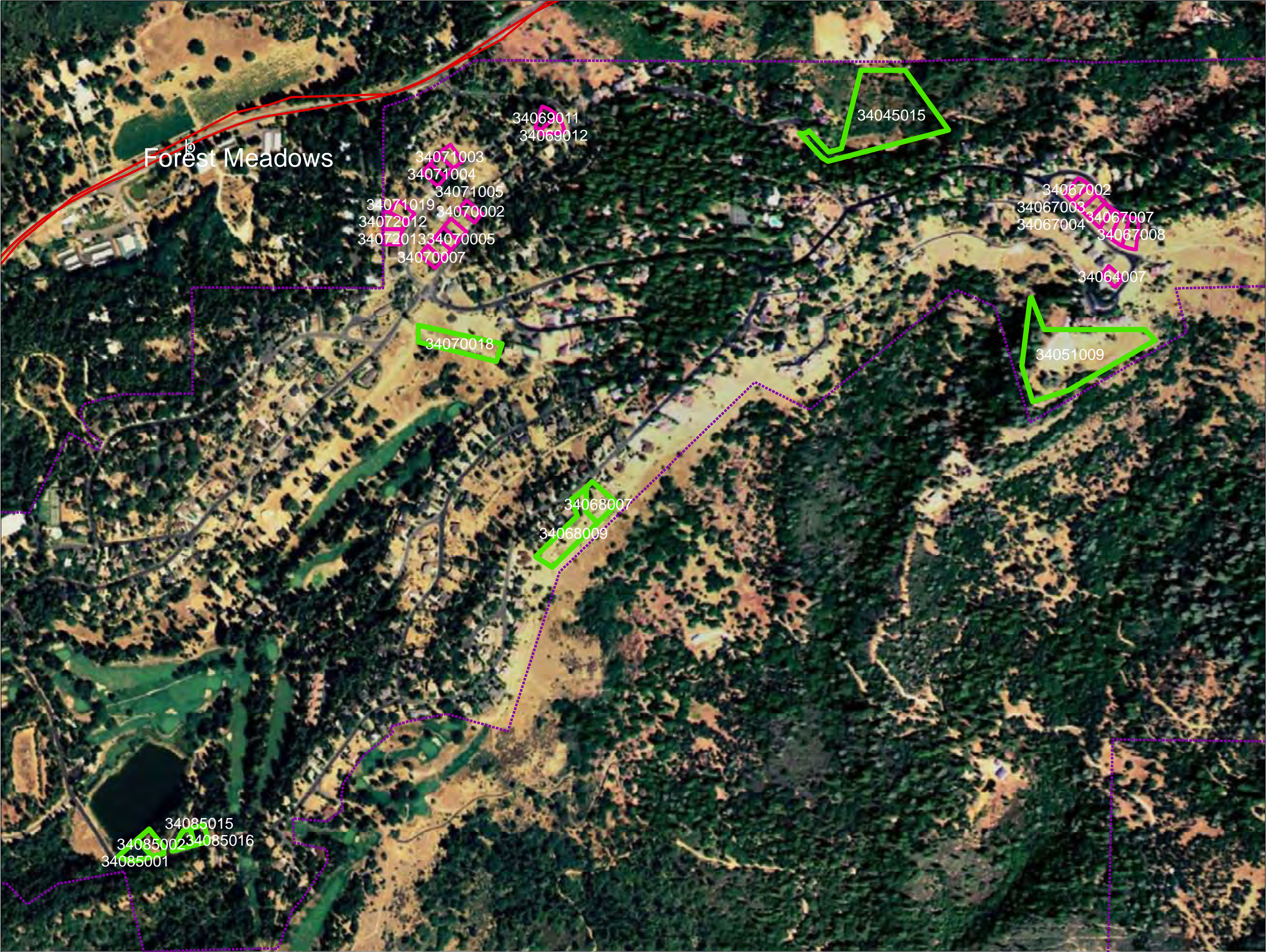
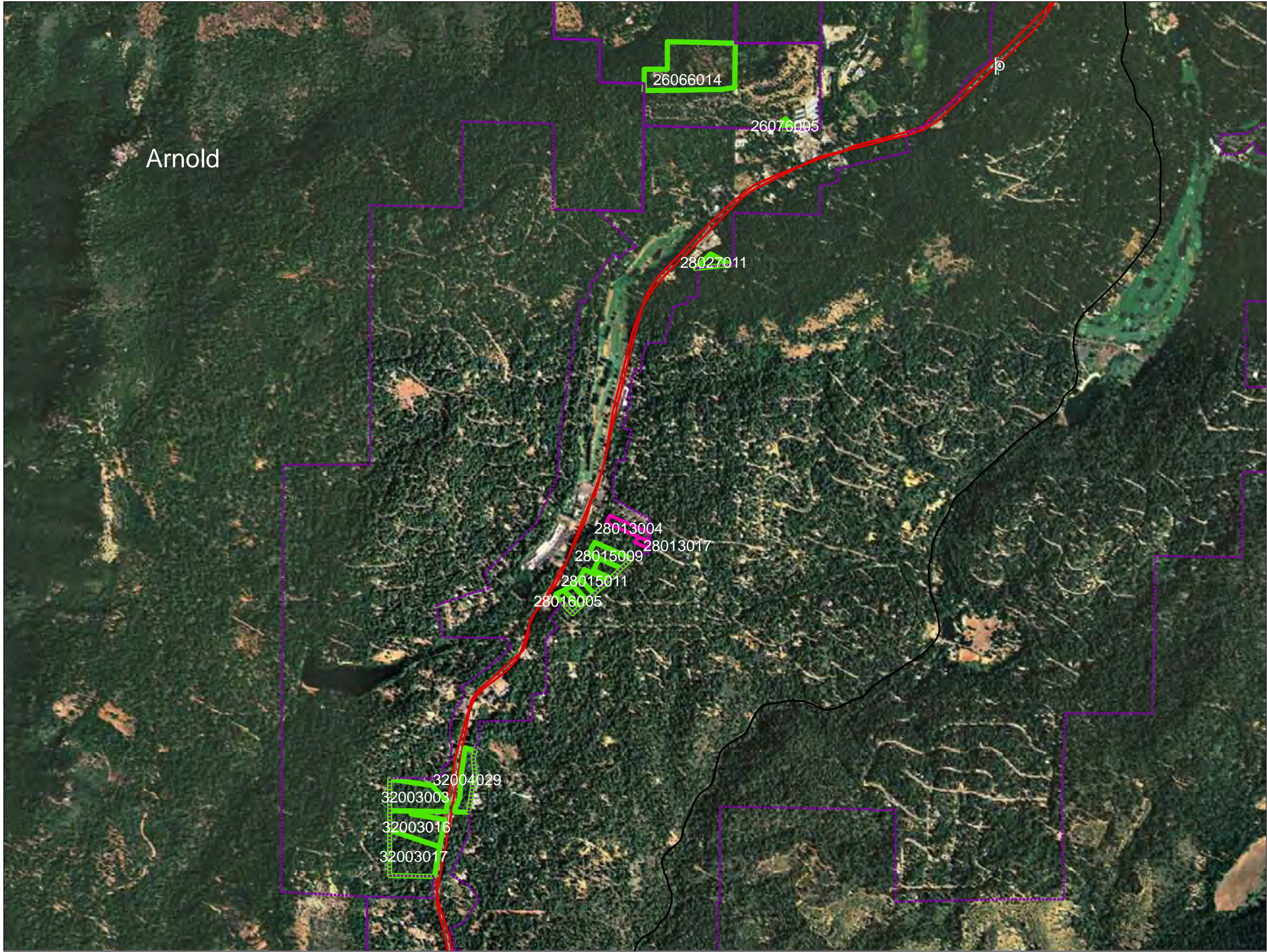


Figure A-2-6
Forest Meadows



- Water and Wastewater Districts
- Sites Inventory**
- Low
 - Moderate
 - County Boundary
 - State Highways
 - Major Roads



Calaveras County
Housing Element Update

Figure A-2-7
Arnold



- Water and Wastewater Districts
- Sites Inventory**
- Low
 - Moderate
 - County Boundary
 - State Highways
 - Major Roads



SOURCE: USGS, 1999; ESRI, 2006;
Calaveras County, 2006; Mintier &
Associates, 2007

APPENDIX B: GLOSSARY

Acre: a unit of land measure equal to 43,650 square feet.

Acreage: Net: The portion of a site exclusive of existing or planned public or private road rights-of-way.

Affordable Housing: Under State and Federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

Affordable Units: Units for which households do not pay more than 30 percent of income for payment of rent (including monthly allowance for utilities) or monthly mortgage and related expenses. Since above moderate-income households do not generally have problems in locating affordable units, affordable units are often defined as those that low- to moderate-income households can afford.

Assisted Housing: Housing that has been subsidized by federal, state, or local housing programs.

Assisted Housing Developments: Multifamily rental housing that receives governmental assistance under Federal programs listed in subdivision (a) of §65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the Federal Community Development Block Grant Program, or local in-lieu fees. The term also includes multi-family rental units that were developed pursuant to a local inclusionary housing program or used to a quality for a density bonus pursuant to §65915.

At-Risk Housing: Multi-family rental housing that is at risk of losing its status as housing affordable for low- and moderate-income tenants due to the expiration of federal, state or local agreements.

California Department of Housing and Community Development - HCD: The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

California Environmental Quality Act (CEQA): A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an environmental impact report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

California Housing Finance Agency (CHFA): A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low- and moderate-income housing.

Census: The official United States decennial enumeration of the population conducted by the Federal government.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Compatible: Capable of existing together without conflict or ill effects.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Consistent: Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.

Contract Rent: The monthly rent agreed to, or contracted for regardless of any furnishings, utilities, or services that may be included.

Dedication, In lieu of: Cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

Density: The number of dwelling units per unit of land. Density usually is expressed “per acre” (e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre).

Density, Residential: The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Density Bonus: The allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, as required by Government Code Section 65915.

Developable Land: Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction’s costs of providing services to new development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

Dwelling, Multi-family: A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Dwelling, Single-family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

Dwelling, Single-family Detached: A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

Dwelling Unit: A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Elderly Household: As defined by HUD, elderly households are one- or two- member (family or non-family) households in which the head or spouse is age 62 or older.

Element: A division or chapter of the General Plan.

Emergency Shelter: An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

Emergency Shelter Grants (ESG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

Encourage: To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

Enhance: To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

Environmental Impact Report (EIR): A report that assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action.

Fair Market Rent: The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.

Feasible: Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

First-Time Home Buyer: Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs which differ from non-federally funded programs.

General Plan: The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted, such as Economic Development, Urban Design and similar local concerns.

Goal: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Green Building: Any building that is sited, designed, constructed, operated, and maintained for the health and well-being of the occupants, while minimizing impact on the environment.

Gross Rent: Contract rent plus the estimated average monthly cost of utilities (water, electricity, gas) and fuels (oil, kerosene, wood, etc.) To the extent that these are paid for by the renter (or paid for by a relative, welfare agency, or friend) in addition to the rent.

Group Quarters: A facility which houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD which provides formula grants to States and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

Homeless: Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels used to house the homeless).

Household: All those persons—related or unrelated—who occupy a single housing unit.

Household Income: The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and upper income based upon household size, and income, relative to the regional median income.

Households, Number of: The count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

Household Population: Persons living in households, not including group homes.

Housing and Community Development, Department of (HCD): The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

Housing and Urban Development, U.S. Department of (HUD): A cabinet-level department of the Federal government that administers housing and community development programs.

Housing Problems: Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30% of income on housing cost.

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is “project” or “unit” based. In Section 8 rental assistance programs the subsidy is linked to the family and assistance provided to any number of families accepted by willing private landlords. This type of subsidy is said to be “tenant based.”

Housing Unit: The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost.

Impact Fee: A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce.

Inclusionary Zoning: Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very low-, and low-, or moderate income households for a specified period.

Implementation Program: An action, procedures, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

Income Category: Four categories are used to classify a household according to income based on the median income for the county. Under state housing statutes, these categories are defined as follows: Extremely Low (< 30% of area median) Very Low (31-50% of area median); Low (51-80% of area median); Moderate (81-120% of area median); and Above Moderate (over 120% of area median).

Infill Development: Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Jobs/Housing Balance; Jobs/Housing Ratio: The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

Large Household: A household with five or more members.

Lease: A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

Low-income Housing Tax Credits: Tax reductions provided by the Federal and State governments for investors in housing for low-income households.

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market-Rate Housing: Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Mean: The average of a range of numbers.

Median: The mid-point in a range of numbers.

Median Income: The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Mitigate, v.: To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed-use: Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Mobile Home: A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park.

Multi-family Dwelling Unit: A building or portion thereof designed for or occupied by two or more families living independently of each other, including duplexes, triplexes, quadplexes, apartments, and condominiums.

Overcrowding: Households or occupied housing units with 1.01 or more persons per room.

Parcel: A lot in single ownership or under single control, usually considered a unit for purposes of development.

Physical Defects: A housing unit lacking complete kitchen or bathroom facilities (U.S. Census definition). Jurisdictions may expand the Census definition in defining units with physical defects.

Population. People or inhabitants of a region or area.

Poverty Level: As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Project-Based Rental Assistance: Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

Quantified Objective: The housing element must include quantified objectives which specify the maximum number of housing units that can be constructed, rehabilitated, and conserved by income level within a five- year time frame, based on the needs, resources, and constraints identified in the housing element (§65583 (b)). The number of units that can be conserved should include a subtotal for the number of existing assisted units subject to conversion to non-low-income households. Whenever possible, objectives should be set for each particular housing program, establishing a numerical target for the effective period of the program. Ideally, the sum of the quantified objectives will be equal to the identified housing needs. However, identified needs may exceed available resources and limitations imposed by other requirements of state planning law. Where this is the case, the quantified objectives need not equal the identified housing needs, but should establish the maximum number of units that can be constructed, rehabilitated, and conserved (including existing subsidized units subject to conversion which can be preserved for lower- income use), given the constraints.

Redevelop: To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Redevelopment Agency: California Community Redevelopment Law provides authority to establish a Redevelopment Agency with the scope and financing mechanisms necessary to remedy blight and provide stimulus to eliminate deteriorated conditions. The law provides for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare by the Agency. Redevelopment law requires an Agency to set aside 20 percent of all tax increment dollars generated from each redevelopment project area for increasing and improving the community's supply of affordable housing.

Regional Housing Needs Allocation: A quantification by a COG or by HCD of existing and projected housing need, by household income group, for all localities within a region.

Regional Housing Needs Plan (RHNP): The Regional Housing Needs Plan (RHNP) is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction in California. These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

Rehabilitation: The repair, preservation, and/or improvement of substandard housing.

Residential, Multiple Family: Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-family: A single dwelling unit on a building site.

Rezoning: An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Secondary dwelling unit: A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. "Granny Flat" is one type of secondary dwelling unit intended for the elderly.

Section 8 Rental Assistance Program: A Federal (HUD) rent-subsidy program that is one of the main sources of Federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). Section 8 includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Seniors: Persons age 65 and older.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Shall: That which is obligatory or necessary.

Should: Signifies a directive to be honored if at all feasible.

Site: A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

Small Household: Pursuant to HUD definition, a small household consists of two to four non-elderly persons.

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, handicapped, large families, female-headed households, farmworkers and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

Subdivision: The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

Subdivision Map Act: Section 66410 et seq. of the California Government Code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps.

Subsidize: To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from Federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing: Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Substandard, Suitable for Rehabilitation: Substandard units which are structurally sound and where the cost of rehabilitation is economically warranted.

Substandard, Needs Replacement: Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible, such as instances where the majority of a unit has been damaged by fire.

Supportive Housing: Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Tenure: The manner in which a housing unit is occupied (i.e., rented or owned).

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Transient Occupancy Buildings: Buildings that have an occupancy of 30 days or fewer, such as boarding houses, hospices, hostels, and emergency shelters.

Transit Occupancy Tax: A tax imposed by a jurisdiction upon travelers to the area, collected by hotel, bed and breakfast, and condominium operators.

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

Universal Design: The creation of products and environments meant to be usable by all people, to the greatest extent possible, without the need for adaptation or specialization.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the Federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Section 8, among others.

Vacant: Lands or buildings that are not actively used for any purpose.

Zoning: The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan

APPENDIX C: BIBLIOGRAPHY

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APPENDIX D: WORKSHOP PARTICIPANTS

Table 5-D-1 contains a list of all workshop participants and their organizations/affiliations, if applicable. Participants represented a broad segment of the community, including non-profit affordable housing developers, child care advocates, the Calaveras Council of Governments, general contractors, the media, religious organizations, and concerned citizens.

TABLE D-1 WORKSHOP PARTICIPANTS	
Name	Organization/Affiliation (if applicable)
Bob Mulvany	Calaveras County Taxpayers Association (CCTA)
Catherine Lambie	BMCYF West Point
Cathryn Jackson	Calaveras County Planning Coalition
Colleen Platt	MyValleySprings.com
Darryl Rusk	Community Member
Dave Haley	Castle & Cooke
Debra Lewis	Calaveras County Planning Department
Diane Keane	Community Member
Fawn McLaughlin	Calaveras County Planning Commission
Frank Meyer	Habitat for Humanity
Glen House	Central Sierra Ecological Building Association
Holly Mines	Concerned Citizens for Housing Opportunity
Jan Schmidiger	General Contractor
Jeff White	Calaveras County Building Department
Jim Ormand	Executive Director, Resource Connection
Jo Siders	Clergy
Joe Kelly	Community Member
Joyce Techel	My ValleySprings.com
Kerry Williams	Calaveras Child Care Council
Lloyd Schneider	Union Congregational Church
Margaret LeVasseur	Community Member
Melissa Eads	Calaveras Council of Governments (CCOG)
Merita Callaway	Calaveras County Board of Supervisors
Michelle Plotnik	Architect
Noel Helmbrecht	Housing Coalition
Paul Stein	Castle & Cooke
Russ Thomas	Calaveras County Board of Supervisors
Sean Janssen	The Union Democrat