

2014-2019 Housing Element

4.12 Implementation Programs

New Residential Construction

H-1A 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: FY 2018/2019, update approximately once every three years

Implements Policies: H-1.1

Funding: General Funds

H-1B 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 affordable residential development.

Responsible Department: Planning Department, Public Works Department, Board of Supervisors

Timeframe: Ongoing

Implements Policies: H-1.2

Funding: General Fund

H-1C 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 its website.

Responsible Department: Planning Department, Board of Supervisors

Timeframe: FY 2018/2019

Implements Policies: H-1.3, H-1.5, H-1.6

Funding: General Fund

Quantified Objective: Units for 10 low-, 5 moderate-, and 5 above-moderate income households

H-1D **Minimum Density Standard**

The County shall amend the Zoning Code reflect minimum density standards for multi-family residential zoning districts (R-2 and R-3).

Responsible Department: Planning Department, Board of Supervisors **Timeframe:** FY 2018/2019

Implements Policies: H-1.1, H-1.2

Funding: General Fund

H-1E **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:** FY 2018/19

Implements Policy: H-1.2, H-1.6

Funding: General Fund

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

H-F **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:** FY 2018/2019

Implements Policies: H-1.2

Funding: General Fund

H-1G **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, County 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

H-1H **Design Review Revisions**

The County shall amend Chapter 17.84 (Design Permits) in the Zoning Code to reflect current practices and/or update that section to reflect the applicable goals, policies and programs in the new general plan, upon adoption.

Responsible Department: Planning Department, Board of Supervisors **Timeframe:** FY 2018/2019

Implements Policies: H-1.2, H-1.6

Funding: General Fund

H-1I **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: Ongoing

Implements Policies: H-1.3

Funding: General Fund

Affordable Housing

H-2A **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, HOME, CDBG

Quantified Objective: Units for 5 extremely low-, 5 very low-, 5 low-, and 15 moderate-income households

H-2B **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: California Health and Human Services Agency, or equivalent

Timeframe: Ongoing

Implements Policies: H-2.3

Funding: CDBG, HOME funds

Quantified Objective: Units for 3 low- and 3 moderate-income households

H-2C **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 affordability covenants consistent with state law.

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

Timeframe: Once every four years

Implements Policies: H-2.5

Funding: CDBG, HOME funds

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

H-2D **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 or link this information on its website.

Responsible Department: Planning Department

Timeframe: Ongoing

Implements Policies: H-2.3

Funding: General Fund, HOME funds, CDBG funds

H-2E **Incentives for Affordable Housing**

The County shall provide fee reductions, fee waivers, deferral payments, or installment payments for development and/or building fees on qualifying 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 10 low- income households.

H-2F **Provision of Water and Sewer Facilities for Affordable Housing**

The County will obtain the written policies and procedures from each agency providing water and/or sewer service in the County describing how each agency does or will grant priority for the provision of water and sewer facilities for affordable housing projects pursuant to Government Code Section 65589.7. Alternatively, agencies may 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 that could affect the development of sites in the available sites inventory. The County will continue to review LAFCo's Municipal Services Review as new updates are released to assess changes in the status of water and sewer availability for affordable housing and shall submit the Housing Element to local water and sewer providers within one month of its adoption in accordance with state law.

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

Timeframe: FY 2016/2017, Updates ongoing

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; And/or in accordance with written policies from the service agencies.

H-2G **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; 3) or 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 2018/2019

Implements Policy: H-2.2, H-2.7

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

H-2H **Manufactured Housing**

The County shall amend the County Code to remove the Mobile Home Combining Zone (MHP) and update manufactured home standards comply with the provisions of California Government Code Section 65852.3 et seq. to allow manufactured homes on single-family residential lots.

Responsible Agency/Department: Planning Department, Board of Supervisors
Timeframe: FY 2018/2019
Implements Policy: H-2.6
Funding: General Fund

H-2I **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 2016/2017
Implements Policies: H-2.4, H-2.5
Funding: General Fund

H-2J **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: FY 2018/2019
Implements Policies: H-2.7
Funding: General Fund

H-2K **Support Self-Help Housing Programs**

The County shall support self-help programs assisting in the construction of affordable housing (e.g., Habitat for Humanity) by extending the fee resolution amendment to waive building permit and planning application fees for the construction of affordable housing sponsored by these programs past June 30, 2017¹.

Responsible Agency/Department: County Administration, Planning Department, Board of Supervisors
Implements Policies: H-2.1, H-2.4
Timeframe: FY 2015/2016
Funding: General Fund

H-2L **Housing Choice Vouchers Program**

The County shall continue to work with the Stanislaus County Housing Authority, or

¹ Fee waivers are currently granted for Habitat for Humanity pursuant to Resolution 2014-119 passed 9/9/2014. It is the only currently active entity constructing affordable housing in Calaveras County at this time. Similar requests would be forwarded to the Board of Supervisors.

other agency as may be approved by Calaveras County, to administer the Housing Choice Voucher Program (Section 8 assistance).

Responsible Department: CalWorks, Stanislaus County Housing Authority

Timeframe: Ongoing

Implements Policies: H-2.8

Funding: Section 8 Federal Choice Voucher Funds/US Department of Housing and Urban Development (HUD)

Quantified Objective: Increase from 54 vouchers to 131 qualifying households

Special Needs Housing

H-3A **Publicizing Reasonable Accommodation**

The County shall create, or provide copies of existing, public information brochure(s) on reasonable accommodation for disabled persons and provide that information at public counters at the County and on the County's website.

Responsible Department: Planning Department

Timeframe: 2016/2017

Implements Policies: H-3.4

Funding: General Fund

H-3B **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 state 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:** FY 2018/2019

Implements Policies: H-3.2
Funding: General Fund

H-3C **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: One application prior to 2018

Implements Policies: H-3.1, H-3.2

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

H-3D **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 multi-family and appropriate commercial and mixed use zones where public water and sewer is available.

Responsible Department: Planning Department, Board of Supervisors **Timeframe:** FY 2018/2019

Implements Policies: H-3.2

Funding: General Fund

Quantified Objective: Units for 3 very low- and 3 low-income households

H-3E **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: FY 2018/2019

Implements Policies: H-3.2

Funding: General Fund

H-3F **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: Ongoing

Implements Policies: H-3.1, H-3.2

Funding: CDBG funds, State and Federal funds

Equal Opportunity Housing

H-4A Fair Housing

The County shall continue to be the local contact point for the California Department of Fair Employment and Housing (DFEH) and the U.S. Department of Housing and Urban Development (for federally subsidized units), The County shall provide brochures at County public counters and provide links on the County's website to these entities and their fair housing discrimination references, contacts and compliance procedures. .

Responsible Department: Human Resource Council, CalWorks

Timeframe: Ongoing

Implements Policies: H-4.1

Funding: General Fund

Existing Housing

H-5A Rehabilitation Funds

The County shall apply annually for CDBG rehabilitation and other 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-5.1

Funding: CDBG funds

Quantified Objective: Units for 2 very low- and 2 low-income households

H-5B 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-5.1

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

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

H-5C **Preservation of 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-5-2

Funding: General Fund, CDBG and HOME funds

Quantified Objective: Maintain the County's 33-units of at-risk property (Sierra Meadows)

H-5D **Housing Conditions Survey and Rehabilitation Study**

The County shall conduct a housing conditions 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: Once prior to 2019, funding permitting

Implements Policies: H-5.

Funding: General Fund, Enterprise Funds, CDBG and HOME funds

H-5E **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-4.2

Funding: Local, State, and Federal funds

Quantified Objective: Assist three lower-income households to connect to the water and/or sewer system

Energy Conservation

H-6A **Energy Efficiency and Green Building Opportunities**

The County shall continue to provide information on currently available weatherization programs, Title 24, green building, LEED Certification, Build it Green, EnergyStar, durable materials and designs, innovative building construction techniques and materials, water conservation, and renewable energy opportunities. Provide this information at County public counters and link information to the County's website, as appropriate.

Responsible Department: Building Department

Timeframe: Ongoing
Implements Policies: H-6.1, H-6.4, H-6.5
Funding: Enterprise Funds

H-6B **Green Building Incentives**

The County shall encourage the implementation of the voluntary (Tier 2) provisions of the Green Building standards.

Responsibility: Building Department
Timeframe: Ongoing
Implements Policies: He-6.1, H-6.2
Funding: Enterprise Funds

H-6C **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: Ongoing
Implements Policies: H-6.3, H-6.5
Funding: Enterprise Funds
Quantified Objective: 20 moderate- and 35 lower-income households

Implementation and Reporting

H-7A **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, and other housing related activities. Investigate partnerships with other jurisdictions and housing agencies to assist in funding the position.

Responsible Department: County Administration, Board of Supervisors, City of Angels Administration, City of Angels City Council
Timeframe: FY 2017/2018
Implements Policies: H-7.1, H-7.2, H-7.3
Funding: General Fund, CDBG, Planning/Technical Assistance Grant

H-7B **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

H-7C **Housing Advisory Committee**

The County shall appoint a Housing Advisory Committee to assist with the implementation of the Housing Element.

Responsible Department: Planning Department, Board of Supervisors

Timeframe: FY 2017/2018

Implements Policies: H-7.1, H-7.2

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

H-7D **Annual Reporting on Manufactured Housing and Accessory Units**

The County shall monitor the number of manufactured homes and accessory units being installed and/or constructed. 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