2. Housing

The cabin is a queer sort of shanty, about thirty feet long, built into the bank so that the roof comes down even with it. There are two doors, one narrow and the other five feet wide. There is a wheelbarrow track leading out of the wide door to a dump-pile of waste dirt and a Tom set in the ravine below, where, evidently, the pay dirt is washed. I could see at once that they were tunneling into the hill from the back of the cabin, although if it had not been for the dump-pile, Long Tom, and wheelbarrow track no one would have suspected that any mining was going on in the vicinity.

The Diary of a Forty-Niner, by Unknown, published 1906,
Chauncey L. Canfield, Editor

Angels began as a tent town with many flimsy wooden structures and, in 1855 the first fire took its toll by destroying almost everything from Angels Creek to St. Patrick's Church. In rebuilding, many structures were built of rock with iron doors and roofs insulated with dirt and sand. Most of these buildings are standing today. The rest were again destroyed and rebuilt with only a handful of the original in evidence.

Historic Angels Camp Walking Tour & Driving Map
Angels Camp Business Association (undated)

Requirements

Government Code Sections 65302 and 65580 through 65588 requires local jurisdictions to prepare and implement a plan for providing affordable housing that:

- Identifies and analyzes existing and projected housing needs
- Analyzes population and employment trends in relation to the locality's existing and projected housing needs for all income levels
- Analyzes household characteristics and housing stock conditions
- Inventories adequate sites for housing, including vacant sites and sites having the potential for redevelopment with an analysis of the relationship of zoning and public services to these sites
- Analyzes governmental and non-governmental constraints upon maintenance, improvement, or development of housing for all income levels
- Analyzes special housing needs for the handicapped, elderly and persons in need of emergency shelter

- Analyzes opportunities for energy conservation with respect to residential development
- Addresses preservation of subsidized housing units

This Housing Element is intended to meet the requirements of HCD's 2001-2009 planning cycle and to reflect the housing needs of the city's population pursuant to the 2000 Federal Census.

A full copy of the Housing Element of the Angels Camp General Plan is included in Appendix 2. The following summarizes the goals, policies and implementation programs of that element.

GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

Goal Provide a wide variety of housing suitable for all city residents.

Adequate Sites & Affordable Housing

Goals

2.A-1 Provide for adequate sites to accommodate the housing needs of a variety of households of all income levels with a particular emphasis on providing rental housing.

2.A-2 Encourage the location of affordable housing in close proximity to jobs, near commercial centers and along low-impact modes of transportation routes to reduce auto-dependency.
[2020 GENERAL PLAN MITIGATION MEASURE, MM-AIR-03]

Policies

2.A.1 Promote development of residential infill parcels for very low, low and moderate income housing.

2.A.2 Promote the development of very low, low and moderate income housing compatible with the city's character.

2.A.3 Facilitate coordination between organizations and agencies to optimize limited resources assisting in the provision of housing for very low, low and moderate income households.

2.A.4 Encourage the location of residential development for very low, low and moderate income housing near the city's commercial centers.

2.A.5 Encourage innovative approaches to the provision of housing for very low, low and moderate income households.

2.A.6 Support efforts to achieve a balance between housing costs and income levels.

Implementation Programs

2.A.a **Investigate the Feasibility of Establishing an Economic Development - Housing Coordinator/Facilitator/Special Events Coordinator**

Investigate the potential cost of hiring a housing-economic development coordinator/facilitator/special events coordinator, perhaps in partnership with Calaveras County or the Calaveras County 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.

Equivalent Program: 10Ab (Economic Development)
Related Programs: 1Ia (Land Use), 2Dg (Housing), 3Bk (Circulation), 5Ak (Noise), 6Bh (Public Safety), 7Cj (Public Facilities & Services), 7Hd (Public Facilities & Services), 7Id (Public Facilities & Services), 7Ig (Public Facilities & Services), 8Cd (Cultural Resources), 10Ao (Economic Development), 10Cd (Economic Development), 11Ee (Community Identity), 12Al (Parks & Recreation), 12Cg (Parks & Recreation)

2.A.b **Continue to Encourage the Establishment of Small, Affordable Housing Units Distributed Throughout the City/Map Infill Parcels**

Continue to encourage the provision of smaller (e.g., duplex, triplex) multi-family infill projects in appropriately zoned districts. The city will facilitate the provision of affordable housing in infill areas through implementation of the following programs:

a. Prepare a map of vacant parcels zoned Medium Density Residential (R-2) and High Density Residential (R-3) throughout the city and make the map available for developers at the Angels Camp Community Development Department public counter and/or on the city's website

b. Update the vacant parcels map at least once every three years

c. Amend the City of Angels Municipal Code (Chapters 17.21, 17.24) to provide the following incentives for infill projects on land zoned Medium Density Residential (R-2) or High Density Residential (R-3) in which: a) the project will provide a minimum density equal to 80% of the allowable maximum density for the subject site; and b) the landowner enters into an agreement with long-term affordability covenants and restrictions to maintain the housing for at least 20 years for low or very low income housing:

- Increase allowable maximum building coverage from 35% to 50%
- Fee waivers as provided in **Program 2.B.c**.
- Reduce front setbacks from 20' to 10' where such a reduction will not create a health or safety hazard or interfere with parking, pedestrian or other travel routes.
- Replace the requirement for a variance with a requirement for a conditional use permit for buildings exceeding maximum height limits subject to review and approval by the fire department. This waiver does not apply within the historic district.
- Grant a density bonus as established in **Program 2.B.e** (updating the city's density bonus program)

d. Waive application fees for lot mergers undertaken in conjunction with the provision of affordable housing pursuant to this program

2.A.c **Use Development Agreements for Large Developments within the Specific Plan (SP) Zone to Promote Affordable Housing**

Evaluate adoption of a city policy to require residential projects within the Specific Plan (SP) zone, 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 or pay an in-lieu fee to support affordable housing development at an alternative location.

Related Program: 1Ae (Land Use)

2.A.d **Establish Medium and High-Density Residential Land Use Designations Near the City's Commercial Centers**

Establish and maintain the High Density Residential (HDR) and Medium Density Residential (MDR) General Plan Land Use Designations and their compatible zoning districts on vacant land within walking distance (i.e., ¼ ± mile) of the city's commercial centers so development is readily accessible to pedestrians, *low speed vehicles* (LSVs), bicycles and similar *low-impact modes of transportation.*

Equivalent Program: 1Da (Land Use)

2.A.e **Facilitate and Promote Moderate-Wage Job-Training Efforts Compatible with the City's Employment Projections**

Increase the designation of land within the city limits available for business attraction and expansion and targeting those businesses identified in the *Feasibility Study City-Owned Industrial Park City of Angels Camp, November 15, 2002; Applied Development Economics* providing wages of $10+ per hour.

Monitor the availability of land for commercial development targeting those businesses that supply goods currently purchased in neighboring counties as identified in the *Feasibility Study City-Owned Industrial Park City of Angels Camp, November 15, 2002.*

Work cooperatively with the Calaveras County Economic Development Company, Job Connection, Columbia College, Bret Harte High School ROP, CalWorks and similar agencies, to provide job training targeting the priority industries identified in *Feasibility Study City-Owned Industrial Park City of Angels Camp, November 15, 2002.*

Anticipated activities may include, but are not limited to:

a. Support for televised or other local instruction at satellite learning centers (e.g., Columbia College)

b. Supporting outreach to low-wage earners within the city

c. Supporting job "fairs" at local high schools to encourage students to pursue medium-wage jobs that are locally in demand

d. Work with Columbia College and other higher education institutions and programs to locate and expand campuses in and near the city

The city shall encourage implementation of this program through implementation of the following program:

Establish, on the city website, a page with links and contact information to the region's job training and job assistance organizations.

Equivalent Program: 10Ba (Economic Development)
Related Programs: 1Aa (Land Use), 1Ac (Land Use), 1Ca (Land Use), 1Ea (Land Use), 1Fb (Land Use), 4Di (Conservation & Open Space), 8Af (Cultural Resources), 10Aa (Economic Development), 10Ac (Economic Development), 10Ad (Economic Development), 10Bb (Economic Development), 11Ba (Community Identity), 11Da (Community Identity)

2.A.f **Encourage Co-Housing/Cooperative Housing**

Identify suitable lands for and establish a zoning district to encourage the development of Co-Housing (Cooperative Housing) that 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. Examples of successful Co-Housing developments may be found in *2020 General Plan* **Appendix 2D**.

2.A.g **Encourage "Self-help," Privately-Funded Housing Programs**

Encourage self-help programs assisting in the construction of affordable housing (e.g., Habitat for Humanity) through resolutions and letters of support, fee waivers, and through the provision of planning assistance.

2.A.h **Encourage the Establishment of Single-Room Occupancy Housing**

Recognize the historical nature of boarding houses and other single-room occupancy structures as consistent with the historic character of the city's central commercial district. Single-room occupancy housing should include a community eating area. Review, and if necessary amend, the municipal code to encourage the re-use of appropriate structures as single-room occupancy housing.

2.A.i **Facilitate the Exchange/Consolidation of the Region's Housing Assistance Information**

Facilitate the exchange/consolidation of the region's housing assistance information through implementation of the following program:

> Establish, on the city website, a page with links and contact information to the region's housing assistance organizations (e.g., Calaveras County Human Resources Council, Calaveras County Housing Coalition, Calaveras County Mental Health Services, Calaveras County Economic Development Company, Calaveras County Association of Realtors, Central Sierra Planning Council, Gold Country Alliance for the Mentally Ill, Calaveras-Mariposa Community Action Agency). Continue to include information related to the city's housing programs and including, where feasible, on-line applications.

The city will establish this web page prior to June 30, 2008. The goal of this program is to provide a "one-stop" information source for affordable housing information for city residents

2.A.j **Encourage New Construction of at Least 98 New Housing Units and Rehabilitation of at Least 10 Housing Units for Low and Very Low Income Households**

Encourage new construction of at least 98 new housing units and the rehabilitation of at least 10 housing units for low and very low income households by emphasizing the implementation of incentive-based programs (e.g., fee reductions, fee waivers, flexible development standards, updating the city's second unit ordinance, providing density bonuses and similar programs) as detailed in the Angels Camp Housing Element.

Rehabilitated units must have long-term affordability covenants and restrictions requiring the units to be available to, and occupied by low and very low income households for at least 20 years or the time required by any applicable federal or state law or regulation. Rehabilitated units protected by long-term affordability covenants may count as one-to-one credit toward fulfilling affordable housing goals. Substantially rehabilitated units with affordability covenants and restrictions of less than 20 years may be substituted at the rate of three rehabilitated units for one credit of affordable housing. No credit is provided for units with less than 10-year affordability restrictions.

Housing: Removing Governmental Constraints

Goal 2.B Pursue the removal of governmental constraints as a primary tool for encouraging the provision of housing for very low, low and moderate income households.

Policies

2.B.1 Maintain and/or establish incentives that promote, and remove constraints that prohibit, the provision of affordable housing compatible with the character of the city.

2.B.2 Maintain water and wastewater capacity adequate to serve the city's housing goals for all income levels.

Implementation Programs

2.B.a **Continue to Conduct Reviews of the City of Angels Municipal Code and General Plan for Consistency**

Continue to conduct reviews of the Angels Camp General Plan and Municipal Code once every three years to facilitate implementation of the Housing Element. Reviews should emphasize the identification and removal of governmental constraints (e.g., restrictions within the zoning ordinance that may be hampering the construction of affordable housing).

The Angels Camp Community Development Department will undertake this review in 2006 with a goal of ensuring consistency between the city's general plan and municipal code and identification and removal of governmental constraints based on implementation of the general plan and municipal code provisions.

Related Program: 1Ab (Land Use)

2.B.b **Continue to Provide Flexible Standards for On- and Off-Site Improvements for the Construction of Low-to-Moderate Income Housing**

Consistent with health and safety, continue to provide flexible standards for on- and off-site improvements for low-to-moderate income housing projects including, but not limited to: reduced parking requirements for senior housing; reduced requirement for curbs, gutters and sidewalks construction; common trenching for utilities and similar methodologies and standards.

2.B.c **Forward a Draft Ordinance to the City Council to Waive, Reduce and/or Defer Application and Impact Fee Payments for Low-to-Moderate Income Housing Projects**

Draft an enabling ordinance to waive, reduce and/or defer all or portions of the city's application, connection and/or impact mitigation fees for low or very low income housing projects. The ordinance should, at a minimum, address deferral for the payment of connection fees and/or impact fees (that are not waived) until after issuance of building permit (e.g., prior to final inspection) to reduce developer construction financing costs and overall development costs for low-to-moderate income housing projects.

Equivalent Program: 7Bg (Public Facilities & Services)
Related Programs: 1Db (Land Use), 2Bg (Housing), 3Ai (Circulation), 3Ak (Circulation), 3Bf (Circulation), 4Cg (Conservation & Open Space), 7Bi (Public Facilities & Services), 7Cc (Public Facilities), 7Da (Public Facilities & Services), 7Ea (Public Facilities & Services), 7Ed (Public Facilities & Services), 12Bf (Parks & Recreation), 12Ef (Parks & Recreation)

2.B.d **Revise the City's Second Unit "Granny Flat" Ordinance**

Broaden the city's granny flat ordinance to remove age restrictions and permit the creation of second dwelling units on lots zoned for single and multi-family dwellings consistent with the provisions of the California Government Code. Continue to allow second units to be approved by a ministerial, rather than discretionary, action subject to the requirements of the city's revised ordinance.

2.B.e **Adopt and Maintain a City Density Bonus Program**

Prepare an enabling ordinance to implement a city density bonus program. The ordinance should include methods for promoting the program to developers. Guidelines for the ordinance should be as described in California Government Code Sections 65915-65918 and as amended pursuant to Senate Bill 1818 (Hollingsworth, 2004) as included in **Appendix 2I.**

2.B.f **Monitor the City's Water Treatment Plant Capacity to Ensure Sufficient Capacity for New Development and to Meet the City's Affordable Housing Objectives**

If the city's growth rate continues to exceed 2%, the city will undertake one or more of the following programs (or equivalent programs) to ensure adequate (i.e., sufficient storage, treatment and distribution) capacity to meet the city's affordable housing objectives and other new projected development **[2020 GENERAL PLAN MITIGATION MEASURE, MM-UTILITY-05]**:

a. Rearrange facility improvement priorities in the Angels Camp Water Master Plan to give priority to improvements resulting in increased water treatment plant capacity

b. Aggressively seek funding to accelerate construction of key improvements to the city's water facilities to allow for the approval of new affordable housing projects in the short-term. Funding sources to be pursued should include state and federal funding supporting the provision of affordable housing. The city intends to apply for at least one new grants prior to June 30, 2009, to assist in accelerating construction of improvements to increase the capacity of the city's water treatment facilities if necessary to accommodate accelerated growth (i.e., addition of a 4th filter). Target funding sources include, but are not limited to:

- U.S. Department of Agriculture Small Communities Grant Program

- SB 308 (Financing assessment, bond financing, state program)

- Redevelopment Funds (See **Programs 2Cf, 7Bc**)

The financing plan and timeline for constructing these facility improvements are described in the City of Angels Water Master Plan, 2002, hereby incorporated by reference.

If insufficient water treatment capacity exists to serve existing commitments and new development within 24 months of adopting *2020 General Plan*, then the city will implement a policy of no net increase in water connections until sufficient water treatment facilities are established to service existing commitments and new development **[2020 GENERAL PLAN MITIGATION MEASURE, MM-UTILITY-05]**

Equivalent Program: 7Bh (Public Facilities & Services)
Related Programs: 2Bh (Housing), 4Gh (Conservation & Open Space), 6Ef (Public Safety), 7Ba (Public Facilities & Services), 7Bh (Public Facilities & Services), 7Bk (Public Facilities & Services), 7Bj (Public Facilities & Services), 10Ae (Economic Development)

2.B.g **Reduce Connection Fees for Low and Very Low Income Households Commensurate with the Acquisition of Funding from State and Federal Sources Supporting Affordable Housing**

The city shall investigate the feasibility of providing a reduction in water and/or wastewater connection fees to low and very low income households when the city acquires state or federal funding to improve the city's water and wastewater systems from sources intended to assist low and very low income families. As feasible, the city should strive to reduce connection fees in an amount commensurate with the level of funding received.

Equivalent Program: 7Bi (Public Facilities & Services)
Related Programs: 2Bc (Housing), 2Bg (Housing), 3Ai (Circulation), 3Ak (Circulation), 3Bf (Circulation), 4Cf (Conservation and Open Space), 7Bg (Public Facilities & Services), 7Bi (Public Facilities & Services), 7Cc (Public Facilities & Services), 7Da (Public Facilities & Services), 7Ea (Public Facilities & Services), 7Ed (Public Facilities & Services), 12Bf (Parks & Recreation), 12Ef (Parks & Recreation)

2.B.h **Maintain Sufficient Water and Wastewater Capacity**
[2020 GENERAL PLAN MITIGATION MEASURE, MM-UTILITY-01]

If insufficient wastewater storage, treatment, or delivery capacity exists to serve existing commitments and new development, then the city will implement a policy of no net increase in wastewater connections until sufficient wastewater capacity has been established to service existing commitments and new development.

If insufficient water storage, treatment or delivery capacity exists to serve existing commitments and new development, then the city will implement a policy of no net increase in water connections until sufficient water treatment facilities are established to service existing commitments and new development

Equivalent Program: 7Bj (Public Facilities & Services)
Related Programs: 1Ag (Land Use), 2Bf (Housing), 4Gh (Conservation & Open Space), 6Ef (Public Safety), 7Ba (Public Facilities & Services), 7Bh (Public Facilities & Services), 7Bk (Public Facilities & Services), 10Ae (Economic Development)

2.B.i. **Allow Multi-Family Housing in the R-3 District by Site Plan Review**
Amend the municipal code to require a site plan review rather than acquisition of a conditional use permit for multi-family housing in the R-3 district.

2.B.j **Draft a Hillside Management Ordinance**
Draft a hillside management ordinance establishing acceptable hillside slope-related densities and alternatives for hillside construction standards that reduce grading and other adverse environmental impacts. The ordinance should address infill development on city lots (in particular, those lots established prior to the adoption of the city's development standards for creating new parcels) and the appropriateness of setbacks, lot sizes, road widths, road-related facilities (e.g., bike ways, sidewalks), parking standards and related development standards.

Provisions of a Hillside Management Ordinance should be combined with those of a Grading Ordinance to the maximum extent feasible. **[2020 GENERAL PLAN MITIGATION MEASURE, MM-SCENIC-02, MM-WATER QUALITY-02, MM-GEOLOGY-02, MM-COMMUNITY-02]**

In the absence of a Hillside Management Ordinance, or equivalent, applications for new development of one acre or more on slopes averaging 10% or greater, will, at a minimum, be accompanied by a grading plan indicating, at a minimum, the amount of soil to be disturbed; a tree plan indicating the number, size, species and location of trees to be removed

and proposals for replacing trees; a vegetation management plan and revegetation plans. **[2020 GENERAL PLAN MITIGATION MEASURE, MM-SCENIC-02, MM-WATER QUALITY-02, MM-GEOLOGY-02, MM-COMMUNITY-02]**

Equivalent Programs: 1Ce (Land Use), 3Ec (Circulation), 6Aj (Public Safety), 11Bd (Community Identity)

2.B.k **Allow Second-floor Housing Units in Commercial Buildings**
Amend the municipal code to clarify that second-floor housing units are allowed within commercial zoning districts (i.e., above commercial establishments).

2.B.l **Update the City's Mobilehome/Manufactured Housing Provisions**
Amend the City of Angels Municipal 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. Include provisions that prohibit the installation of mobilehomes constructed prior to June 15, 1976 within the city limits and to require all mobilehomes constructed after June 15, 1976 to be on a permanent foundation unless located within a mobilehome park.

Equivalent Program: 1Dd (Land Use)

Housing Conservation

Goal 2C Retain and expand the existing stock of housing available to people of all income levels within the city.

Policies

2.C.1 Encourage and promote the rehabilitation of existing structures, while maintaining safe, healthy and energy-efficient living conditions.

2.C.2 Facilitate the retention of at-risk housing units.

2.C.3 Encourage adoption and implementation of programs assisting in the rehabilitation of the city's older housing stock, while maintaining the historic character of those buildings.

Implementation Programs

2.C.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 per the State Historic Building Code**

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 city's historical inventory (*Central Sierra Historic Resource Inventory*, March, 1989; Leslie Crow and as may be amended) 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 (**Appendix 8I**) for guidance, where pertinent.

Equivalent Program: 8Bd (Cultural Resources)
Related Programs: 2Cg (Housing), 2Cm (Housing), 6Ah (Public Safety), 8Bc (Cultural Resources), 8Bd (Cultural Resources), 8Bn (Cultural Resources), 8Bt (Cultural Resources), 8By (Cultural Resources), 10Aj (Economic Development)

2.C.b **Continue to Monitor the Status of At-Risk Units and Inform Agencies Able to Pursue Purchase**

Notify the agency or agencies established in the following program when at-risk units are identified within the city limits. Post the city's inventory of at-risk units on the city's web site and provide a link from the city'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. 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.

Related Programs: 2Cc (Housing), 2Cd (Housing)

2.C.c **Facilitate Right of First Refusal Agreements**

The city will include a copy of the following procedures and documents in the city's planning procedures manual:

a. 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 city (i.e., making a decision to convert such housing to market rates).

b. 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 city 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 city'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.

Related Programs: 2Cb (Housing), 2Cd (Housing)

2.C.d **Provide Educational Materials for Tenants of At-Risk Housing Developments**

The city will acquire existing information published by HCD summarizing the time-lines and requirements associated with converting subsidized housing to market rates. The city will gather and make available to its citizens information identifying local agencies that provide tenant relocation assistance and rental subsidies. This information will be provided on the web page described in **Program 2.A.i** and/or will be made available at the city's public information counters.

Related Programs: 2Cb (Housing), 2Cc (Housing)

2.C.e **Update and Maintain the City's Condominium Conversion Ordinance**

Update and continue to implement the City of Angels Condominium Conversion Ordinance as established in Chapters 16.28 and 16.30 of the City of Angels Municipal Code. This ordinance establishes standards that must be met prior to removing apartments from the rental market.

2.C.f **Consider Establishing a Redevelopment Agency to Assist in the Provision of Affordable Housing, to Fund Infrastructure Improvements, and to Achieve Other City Goals Identified in the General Plan**

Consider establishing a redevelopment agency and plan, or similar mechanism, to assist in:

a. **The provision of affordable housing**

b. **Funding infrastructure improvements that may be necessary for the provision of affordable housing or economic development**

c. Funding water and wastewater infrastructure improvements

d. Funding fire and medical protection infrastructure improvements (e.g., upgrading fire hydrants, increasing fire flow)

e. Funding park infrastructure and related improvements (e.g., sidewalk construction, facilities for *low-impact modes of transportation*)

f. The provision of infrastructure improvements supporting public works facilities (e.g., sidewalks, drainage facilities)

g. The rehabilitation of historic properties

h. Promoting economic development (e.g., undertaking commercial area enhancements, improving and/or expanding parking facilities, establishing a commercial/retail facade loan program, undertaking gateway beautification projects, undertaking curb, gutter and sidewalk replacement and repair, providing and/or improving restroom facilities, conducting an historic inventory)

The preceding activities are subject to redevelopment law restrictions and requirements. The city should hold at least one public forum to discuss the establishment of a redevelopment agency prior to 2009.

Consider establishing a redevelopment agency and plan, or similar mechanism, to assist in:

i. **The provision of affordable housing**

j. **Funding infrastructure improvements that may be necessary for the provision of affordable housing**

k. Funding water and wastewater infrastructure improvements

l. Funding fire and medical protection infrastructure improvements (e.g., upgrading fire hydrants, increasing fire flow)

m. Funding park infrastructure and related improvements (e.g., sidewalk construction, facilities for *low-impact modes of transportation*)

n. The provision of infrastructure improvements supporting public works facilities (e.g., sidewalks, drainage facilities)

o. The rehabilitation of historic properties

p. Promoting economic development (e.g., undertaking commercial area enhancements, improving and/or expanding parking facilities,

establishing a commercial/retail facade loan program, undertaking gateway beautification projects, undertaking curb, gutter and sidewalk replacement and repair, providing and/or improving restroom facilities, conducting an historic inventory)

The preceding activities are subject to redevelopment law restrictions and requirements. The city should hold at least one public forum to discuss the establishment of a redevelopment agency prior to 2009.

Equivalent Programs: 1Af (Land Use), 7Ab (Public Facilities & Services), 7Bc (Public Facilities & Services), 7Cb (Public Facilities & Services), 7Eb (Public Facilities & Services), 7Fa (Public Facilities & Services), 7Ha (Public Facilities & Services), 8Bp (Cultural Resources), 10Ak (Economic Development), 12Ea (Parks & Recreation)

2.C.g **Adopt the Mills Act**

Adopt and promote the availability of the Mills Act for the reduction of property taxes through historic preservation for the rehabilitation of historical structures for residential use to assist in long-term maintenance, rehabilitation and affordability in compliance with California Government Code, Article 12, Sections 50280-50290 (*2020 General Plan* **Appendix 8H).**

Equivalent Program: 8Bn (Cultural Resources)
Related Program: 2Ca (Housing), 8Bd (Cultural Resources), 8Bt (Cultural Resources)

2.C.h **Pursue Funding to Support a Housing Rehabilitation and/or Rehabilitation Loan Program**

Pursue funding to establish a Housing Rehabilitation Loan/Revolving Loan Program providing assistance to low-to-moderate income CDBG-program (or similar)-eligible households.

2.C.i **Establish Priorities for Implementing the Housing Rehabilitation Program in the City Aimed at Special Needs Households and Targeting Substandard Housing Units**

Establish priorities for implementing the housing rehabilitation program in the city aimed at special needs households and targeting substandard housing units (e.g., single-family heads of households, seniors).

2.C.j **Establish Self-Help Paint/Fix-Up Programs**

Pursue funding to establish a residential paint voucher program and neighborhood improvement program. This program should be accomplished in coordination with the county's recycled paint program.

2.C.k **Update the 2003 Housing Conditions Survey/Pursue Funds for Improving the Existing Housing Stock and Accessibility to Housing**

Pursue CDBG Planning and Technical Assistance funds to provide a more-detailed Housing Conditions Survey including an income survey of residents. In response to the findings of the Housing Conditions Survey update, prepare an application for either a first-time homebuyers program and/or rehabilitation funding. Anticipated target grant sources are:

a. **Building Equity and Growth in Neighborhoods (BEGIN)**
Grants by HCD to local public agencies that adopt measures to encourage affordable housing. Grant funds must be used for down payment assistance for low and moderate income homebuyers. Proposition 46 - $72 million – one allocation per year for two years.

b. **CalHome Program - Enables low and very-low income households to become or remain homeowners.**
Grants to local public agencies for first-time homebuyer down payment assistance, **home rehabilitation, acquisition and rehabilitation**, homebuyer counseling, acquisition, self-help mortgage assistance programs, or technical assistance for self-help and shared housing homeownership. A portion of this funding is set aside for homeowners of manufactured homes. All funds to individual homeowners are in the form of loans. Proposition 46 - $108 million. One funding round per year for 4 years.

2.C.l **Continue to Enforce State Energy Efficiency Standards for Residential Buildings**

Continue to Enforce State Energy Efficiency Standards for Residential Buildings in compliance with the provisions of Government Code Title 24, Part 6.

Related Program: 4Ba (Conservation & Open Space)

2.C.m **Support the Reduction of Contamination Hazards in Older Buildings**

Support the reduction of contamination hazards (e.g., lead-based paint, asbestos) during the rehabilitation of older buildings.

Related Programs: 2Ca (Housing), 2Cg (Housing), 6Ah (Public Safety), 8Bc (Cultural Resources), 8Bd (Cultural Resources), 8Bt (Cultural Resources), 8By (Cultural Resources), 10Aj (Economic Development)

2.C.n **Continue to Maintain a Code Enforcement Position**

Continue to maintain a position of code enforcement officer for the city. The code enforcement officer should work with the city to facilitate identification of substandard and dilapidated housing units that could benefit from rehabilitation consistent with the requirements of the Health and Safety Code Section 17995.3 including:

a. 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 gas, water or electric bills

b. Serious defects or lack of adequate space and water heating

c. Serious rodent, vermin or insect infestation

d. Severe deterioration, rendering significant portions of the structure unsafe or unsanitary

e. Inadequate numbers of garbage receptacles or service

f. Unsanitary conditions affecting a significant portion of the structure as a result of faulty plumbing or sewage disposal

g. Inoperable hallway lighting

Equal Opportunity Housing

Goal 2D Facilitate the provision of decent housing in a suitable environment for all income levels, ethnicities, age levels, sexes and for the disabled and at-risk families consistent with the demographics of the city's population.

Policies

2.D.1 Recognize the unique needs of seniors when establishing and implementing housing programs.

2.D.2 Recognize the unique needs of farmworkers when establishing and implementing housing programs.

2.D.3 Recognize the unique needs of the disabled when establishing and implementing housing programs.

2.D.4 Recognize the unique needs of special needs populations when establishing and implementing housing programs.

2.D.5 Pursue the adoption and implementation of innovative programs emphasizing the provision of housing for all income levels, ethnicities, age levels, sexes and for the disabled and at-risk families consistent with the demographics of the city's population.

2.D.6 Promote options available to special needs populations through the city's reasonable accommodation procedures.

2.D.7 Continue to enforce the provisions of the Fair Housing Act.

Implementation Programs

2.D.a **Continue to Support the Establishment of Senior Housing**
Continue to support the provision of congregate care, convalescent, and long-term care facilities and small facilities providing senior housing within the city limits through implementation of the following:

a. Add "Tri-Level Living Communities" as a new land use to Chapter 17.09 of the Municipal Code. The definition of this land use should encompass communities that provide assisted living, unassisted living and nursing home opportunities within the same community to allow seniors to remain with their spouses and allow seniors to remain local and avoid major changes in living conditions and locations throughout their lives

b. Amend the Municipal Code to extend the same incentives to Tri-Level Living Communities as are available to affordable housing developments (e.g., density bonuses, alternative land development standards) as described in **Program 2.A.b**

c. Amend the Municipal Code to include Tri-Level Communities/Housing as a conditional use in the R-2, R-3, and RA zoning districts

2.D.b **Facilitate the Establishment of Housing for Special Needs Populations (including Farm Worker Housing)**

The city will facilitate the establishment of Special Needs housing through implementation of the following programs:

a. Provide land use maps identifying the locations of Multiple-Family Residential (R-3) districts, including both vacant and developed parcels, to groups interested in establishing special needs housing.

b. Define **Special Needs Housing** in the Housing Element of the General Plan.

c. Amend the Municipal Code to allow all types of special needs housing within the Multiple-Family Residential (R-3) districts subject to the issuance of a Conditional Use Permit for those uses not already addressed in the Code and not otherwise addressed by state law.

d. Amend the Municipal Code to reference provisions in state law applicable to special needs housing for six or fewer residents as established for the following (as these uses are defined by the referenced code sections):

- Intermediate care facilities, developmentally disabled habilitatives, 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 (e.g., homeless shelters, women's shelters) [Health & Safety Code 1566.2 et seq. and as defined in Health and Safety Code Section 1502, et seq.]
- Family Day Care Homes [Health & Safety Code Chapter 3.4 and 3.6, Division 2; Sections1597.70-1597.47]
- Alcoholism Recovery or Treatment Facilities, Drug Abuse Recovery or Treatment Facilities [Health & Safety Code 11834.02 – 11834.30]
- Facilities for those with Mental Disorders, Handicapped Persons or Dependent and Neglected Children [Welfare and Institutions Code Sections 5155-5120]

e. 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, Calaveras-Mariposa Community Action Agency, or similar organizations to establish a shelter.

2.D.c **Support the Maintenance/Encourage the Location of a Satellite Campus(s)/Learning Center in Association with Columbia College or Other Colleges in or Near the City**

Encourage and support the expansion, location, and maintenance of a Columbia College campus or satellite learning center (currently at the Glory Hole Commercial Center) in or near the city limits in cooperation with the appropriate agencies. Encourage the location of new satellite campus sites from other learning centers (e.g., San Joaquin Delta College) in or near the city.

Equivalent Programs: 7Ii (Public Facilities & Services), 10Bb (Economic Development)

2.D.d **Enforce the Provisions of the Fair Housing Act**

Continue to enforce the provisions of the Fair Housing Act to ensure that the disabled have adequate access to housing. The city will ensure that the disabled have adequate access to housing through implementation of the following programs:

a. Continue to enforce the provisions of the federal and State Fair Housing Act for households with special needs by ensuring that new multifamily construction meets 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

b. Rehabilitation projects supported with city funds shall include consideration of construction design that facilitates access into and movements within housing units by the elderly and physically disabled

c. Implement **Program 2.D.b**

d. Amend Sections 17.18.070, 17.19.070, 17.21.070, 17.22.070, 17.24.070, and 17.25.070 of the Municipal Code to allow the encroachment of disabled access ramps (regardless of height) within setbacks as a permitted use

e. Amend the Municipal Code to clarify that facilities accommodating the disabled (e.g., access ramps) are not included in calculations of maximum building coverage

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.

2.D.e **Provide Information for Renters**

Make available (e.g., on the city website or at the Building and Planning Department public counter) published materials and resource referral information for renters on the following subjects: housing discrimination, landlord-tenant relations, access to legal aide services for housing complaints, information on housing advocacy programs and similar information.

2.D.f **Pursue Funding to Establish an Ongoing City Homebuyer's Assistance Program**

Pursue funding to establish an ongoing homebuyers Assistance Program within the city. At least one grant application should be submitted prior to 2009 from one of the following, or similar, programs (See *2020 General Plan* **Appendix 2A** for program details and contacts):

a. **Building Equity and Growth in Neighborhoods (BEGIN)-**
Proposition 46 - $72 million

b. **CalHome Self-Help Component**
Proposition 46 - $9.5 million, one allocation per year for two years

c. **CalHome Program**
Proposition 46 - $108 million

d. **California Housing Down Payment Assistance Program**
Proposition 46 - $111.6 million

2.D.g **Facilitate Cooperative City/County Efforts to Achieve Housing Goals**

Prior to 2009, sponsor at least one joint city-county housing forum to facilitate information exchange and planning for future housing needs between city and county staff and officials. Suggested topics include, but are not limited to:

a. Successes and failures of housing programs throughout the region that could provide a model for similar city and county programs

b. Successes and failures of regional housing programs that could provide a models for similar city and county programs

c. Roundtable discussion between city-county staff and officials regarding fair-share, future directions in housing, and the potential for undertaking cooperative housing efforts

d. The current status of housing in the city and county

e. Identifying the highest priority housing needs in the city and county

Related Programs: 1Ia (Land Use), 2Aa (Housing), 3Bk (Circulation), 5Ak (Noise), 6Bh (Public Safety), 7Cj (Public Facilities & Services), 7Hd (Public Facilities & Services), 7Id (Public Facilities & Services), 7Ig (Public Facilities & Services), 10Ab (Economic Development), 12Al (Parks & Recreation)

2.D.h **Incorporate Facilities for Special Needs Populations in the Design of Public-Use Centers**

Consider the needs of special needs populations when designing public-use facilities, such as community centers. For example, as feasible, include facilities for a senior center or meeting room, youth center, community dining room, computer centers, or similar facilities.

Equivalent Program: 7Ac (Public Facilities & Services)

2.D.i **Adopt a Reasonable Accommodation Procedure**

The city will draft and adopt a program addressing reasonable accommodation for persons with disabilities based on the model ordinance included in *2020 General Plan* **Appendix 2J** including, but not limited to, the following:

a. 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.

b. 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

c. Review procedures for requests for reasonable accommodation, including provisions for issuing a written decisions within 30 days of the date of the application

d. Criteria to be used in considering requests for reasonable accommodation

e. Appeal procedure for denial of a request for reasonable accommodation
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.

2020 General Plan **Appendix 2J** may also be found online at: www.housingrights.com/pdfs/rareguest%20zoning.pdf#search='model%ordinance%20for%20%providing'

2.D.j **Promote *Healthy Arts* Programs**

Healthy Arts programs address the health issues and problems which affect young people, with a special focus upon those who are excluded, disaffected, or at risk of becoming so. The programs normally use music, dance, photography, circus skills, drama, creative writing, new multimedia technologies and video in order to develop discussion and promote an informed approach to a wide range of health issues. *Healthy Arts* programs also include after-school art-based activities for teens and young adults as an alternative to drugs or other anti-social activities.

Promote *healthy arts* programs in the city through implementation of the following:

a. Amend the municipal code to allow community center/residential meeting room facilities included in subdivision design to count towards fulfilling recreation requirements for residential developments, where those facilities are accessible to children and families and promote *healthy arts* programs

b. Investigate the feasibility of allowing reduced recreational requirements for residential development that provide such facilities and where guarantees can be provided that these facilities will be used for *healthy arts* programs

c. Include facilities that can be made available to the community for *healthy arts* programs in project design for the city's Civic Center

Equivalent Program: 12Ci (Parks & Recreation)
Related Programs: 7Ga (Public Facilities & Services), 8Ce (Cultural Resources)