

May 31, 2007

To Mintier & Associates

For the Background report

Our Housing Element has serious flaws in it. The goal was to provide 3289 units of new construction at various income levels (see pg VII-2) However when it was adopted May 9, 2005 the moderate and above moderate goals had already been met (see pg VII-3). In addition it showed (on pg H-64 thru H-66) major subdivisions with a list of lots that had not been built on as yet. Most of these were for moderate and above income limits.

In addition we have discovered that there were misstatements and errors in Appendix H the Inventory & Assessment of Multi & Single Family Residential Parcels as indicated below in my letter to Robert Sellman of April 12, 2007 and Maureen Elliott's e-mail of May 21, 2007. In some instances we found that a house had already been built on the parcel before the report was done and some had a reference public sewer being available when in fact only septic systems applied.

It appears that there is no coordination or accountability between the housing element and the community plans. Also single family homes are being built on R2 & R3 parcels thereby defeating the purpose of the housing plan.

The future general plan needs to reanalyze the housing element both by itself and in the coordination of things like land use, circulation, safety, utilities and community growth.

Diane Keane  
PO Box 982  
San Andreas, CA 95249

#### Attachments

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April 12, 2007

Robert Sellman, Planning Director  
Calaveras Planning Dept.  
891 Mountain Ranch Road  
San Andreas, CA 95249

RE: Application#2005-190 TSTM & PD permit for Floyd & Marilyn Norried and The Mark Pringle Company LLC (North Vista Plaza)

Dear Mr. Sellman,

As a resident of Calaveras County I would like to respond to the Tentative Subdivision Map submitted by the above. This is one of the few R3 parcels in the Valley Springs area, with ample acreage, that can accommodate an apartment houses, condos duplexes (ie. multi-family) and **should not be rezoned to R1** for the following reasons:

1) We already have numerous R1 single family dwelling sites that are either being built or in the planning stages of being built. **We do not need more R1 parcels.**

2) This parcel is zoned R3-PD & R3-MHP and probably for good reason ie. because it is near a commercial area. By having an R3 parcel near a commercial area means the owners or tenants could

a) walk to the store thus saving wear & tear on our roads and in turn air pollution.  
b) they do not have to rely on public transportation as there are doctor's offices, a mini-store, pizza parlor etc. in the commercial complex nearby.

c) it's also healthier to walk.

d) by starting to keep things more compact and not sprawling we will be able to leave areas of Calaveras County open space and start practicing smart growth.

3) Our housing element (see exhibit A) for the Valley Springs area identified 152 anticipated units of R3 and 234 units of R2 available for development. But that list is a joke as indicted on exhibit B.

4) In reviewing the zoning maps there are a number of R2 parcels in the older section of Valley Springs but most of these parcels already have single family homes on them. The likelihood of them being developed into a duplex would be slim to none.

5) If the R3 zoning remained on the project and the developer put in an apartment house, condo, duplex (ie. multifamily) the county would be doing themselves a favor. Why? Generally speaking these kinds of units are more affordable than owning or renting a single family dwelling. The county currently has 19 positions on the Salary Grade Table that qualify as "low income" by HUD standards ( ie. salary range of \$20,350. to \$32,550. see exhibit C) That's 28% of our county employees that might take advantage of multifamily housing. While there is no guarantee that a county employee would own/rent one of these apartments, duplexes etc. they would have more options than they do now, which is slim.

I wonder how many other non-county people this would also apply to.

6) Are we complying with 65863 of the Calif. Code (see Exhibit D)?

In part 65863(b) states "No city, county, or city and county shall, by administrative, quasi-judicial, legislative, or other action, reduce, or require or permit the reduction of, the residential density for any parcel to, or allow development of any parcel at, a lower residential density, as defined in paragraphs (1), and (2) of subdivision (h), unless the city, county, or city and county makes written findings supported by **substantial evidence** of both of the following:

(1) The reduction is consistent with the adopted general plan,

including the housing element.

(2) The remaining sites identified in the housing element are adequate to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584.

7) The General Plan gives the county an overall guide to what can occur and where in the county. But in my opinion zoning is the meat of the picture. If you want to know what an area will look like 20 years from now look at the zoning. But if you say we'll just rezone just this one and a few years later say we'll just rezone this one and a few years later say we'll just rezone this one and so on then you have amended the picture. So if this project is rezoned you are defeating the purpose of zoning.

8) On page 4 of the initial Study under "Need for the Project" you have the phrase "While the market demand for housing is currently being fueled for the most part by immigration of home buyers from outside Calaveras County, there is demand for housing within the county especially in the very low, lower and moderate income categories (Calaveras County Housing Element)." This statement by itself is probably true but I object to the reference to the phrase "especially in the very low, lower and moderate income categories." This phrase is commonly used by the affordable housing groups. It is deceiving to the public to use this phrase, by the Planning Dept, as you have no guarantee the cluster homes will sell at a price a very low income person etc. could afford. Plus if you look at our Housing Element it already shows we have satisfied our "moderate income group" (see attached) so the use of "moderate" is inapplicable. Also remember the cluster housing only represents 42% of the project.

In addition the Planning Dept should merely state the facts not be biased in any direction. A better phrase would be to leave that paragraph out completely and merely add "These homes would be affordable for various income levels" to the end of the previous paragraph.

#### Exhibit D

65863. (a) Each city, county, or city and county shall ensure that its housing element inventory described in paragraph (3) of subdivision (a) of Section 65583 or its housing element program to make sites available pursuant to paragraph (1) of subdivision (c) of Section 65583 can accommodate its share of the regional housing need pursuant to Section 65584, throughout the planning period.

(b) No city, county, or city and county shall, by administrative, quasi-judicial, legislative, or other action, reduce, or require or permit the reduction of, the residential density for any parcel to, or allow development of any parcel at, a lower residential density, as defined in paragraphs (1), and (2) of subdivision (h), unless the city, county, or city and county makes written findings supported by substantial evidence of both of the following:

(1) The reduction is consistent with the adopted general plan, including the housing element.

(2) The remaining sites identified in the housing element are adequate to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584.

(c) If a reduction in residential density for any parcel would

result in the remaining sites in the housing element not being adequate to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584, the jurisdiction may reduce the density on that parcel if it identifies sufficient additional, adequate, and available sites with an equal or greater residential density in the jurisdiction so that there is no net loss of residential unit capacity.

(d) The requirements of this section shall be in addition to any other law that may restrict or limit the reduction of residential density.

(e) If a court finds that an action of a city, county, or city and county is in violation of this section, the court shall award to the plaintiff or petitioner who proposed the housing development, reasonable attorney's fees and costs of suit, except under extraordinary circumstances in which the court finds that awarding fees would not further the purposes of this section or the court finds that the action was frivolous. This subdivision shall remain operative only until January 1, 2007, and as of that date is no longer operative, unless a later enacted statute that is enacted before January 1, 2007, deletes or extends that date.

(f) This section requires that a city, county, or city and county be solely responsible for compliance with this section, unless a project applicant requests in his or her initial application, as submitted, a density that would result in the remaining sites in the housing element not being adequate to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. In that case, the city, county, or city and county may require the project applicant to comply with this section. The submission of an application for purposes of this subdivision does not depend on the application being deemed complete or being accepted by the city, county, or city and county.

(g) This section shall not be construed to apply to parcels that, prior to January 1, 2003, were either (1) subject to a development agreement, or (2) parcels for which an application for a subdivision map had been submitted.

(h) (1) If the local jurisdiction has adopted a housing element for the current planning period that is in substantial compliance with Article 10.6 (commencing with Section 65580) of Chapter 3, for purposes of this section, "lower residential density" means the following:

(A) For sites zoned for residential use and identified in the local jurisdiction's housing element inventory described in paragraph (3) of subdivision (a) of Section 65583, a density below the density used in the inventory to determine the total housing unit capacity.

(B) For sites that have been or will be rezoned pursuant to the local jurisdiction's housing element program described in paragraph (1) of subdivision (c) of Section 65583, a density below the density used to determine the housing unit capacity of the rezoned site.

(2) If the local jurisdiction has not adopted a housing element for the current planning period within 90 days of the deadline established by Section 65588 for purposes of this section, or the adopted housing element is not in substantial compliance with Article 10.6 (commencing with Section 65580) of Chapter 3 within 180 days of the deadline established by Section 65588, "lower residential density" means a density that is lower than 80 percent of the maximum allowable residential density for that parcel. For the purposes of this paragraph, if the council of governments fails to complete a

final housing need allocation pursuant to the deadlines established by Section 65584.05, the deadline for adoption of the housing element and determining substantial compliance shall be extended by a time period equal to the delay incurred by the council of governments in completing the final housing need allocation.

## Exhibit B

Comments on our housing element for the Valley Springs area as shown in Appendix H of the Housing Element

046-001-068) R3-MHP

This is in the process of being developed into single family residences.

046-013-004

074-014-001 and 074-014-002 and 074-014-003) R3-3600PD

These 3 parcels are on Hwy 26 next to the La Contenta Golf Course and less than ½ acre each. By the time you satisfy Cal-Trans egress on to the highway you won't have much of the parcel left to build on. You'd be dreaming if you thought the La Contenta people would let an apartment etc. to be built on these sites. In addition they are owned by various people.

074-032-002 and 074-032-011 and 074-032-012 and 074-032-010 and 074-032-015 and 074-032-017) R3-PD

All these sites are within the La Contenta area and range from ½ an acre downwards. The likelihood of these being developed into affordable housing is probably slim. In addition the size of the lots probably would not accommodate multi-family housing regardless of the zoning designation.

046-003-013 and 046-003-17 and 046-004-009 and 046-004-010) R2-10

Per the Housing Element there's no sewer & water there so it would be ludicrous to even consider that these would be developed in the near future.

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email of 5/21/2007

**To:** [RSellman@co.calaveras.ca.us](mailto:RSellman@co.calaveras.ca.us); Merita Callaway; Bill Claudino; Russ Thomas; Tom Tryon; Steve Wilensky

**Subject:** Housing Element Plan approved in 2005

I just discovered a glaring error in the Housing Element Plan approved in 2005 that was done by Amy Augustine Consultants.

In Murphys they have listed a potential of from 500 to 788 multi-family units that could be built on 18 parcels that are zoned either R2 or R3. However, APN # 068-010-091, which is a 28 acre parcel, is listed as having the potential for 337 to 506 of those total units. Since APN # 068-010-091 is the Murphys Diggins Mobile Home Park which has been developed for years this plan is flawed and this takes away most of those potential multi-family lower income homes that were projected leaving Murphys with only the potential of 163 to 282 lots. I am surprised that

someone in planning did not catch this since I would assume that all reports done by consulting firms are gone over carefully by county staff before they are approved.

Since most of the other parcels listed in Murphys have since had expensive single family homes built on them the chances of any multi-family affordable homes being built in that community is practically zero and of course, even in other communities of the county, the potential for anyone to build multi-family affordable homes is also very low especially since the privately owned parcels may never be available for that use.

Maureen Elliott

Pinnacle Realty

POB 454, Murphys CA 95247

209 795-5008

<http://www.pinnacle-realty.com>

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## Projected Needs

Household Projections Calaveras County						
Year	2004	2005	2009	2010	2015	2020
# Households/a/	17,766	19,590	19,810	21,885	23,730	25,656

/a/Estimate based on 2.44 persons per household applied to countywide population projections described in Section V.

Quantified Objectives for Meeting Housing Needs Calaveras County 2001-2009					
Income Target	Total Projected Need (# units)	New Construction	Rehabilitation	Conversion	Preservation of At-Risk
Very low	763	763	15	0	65
Low	523	523	15	0	
Moderate	672	672	0	0	0
Above Moderate	1,331	1,331	0	0	0
Total	3,289	3,289	30	0	65

Projected Needs

Annual Quantified Objectives (New Construction)										
Income Target	2001	2002	2003	2004/a/	2005	2006	2007	2008	2009	TOTAL
Very Low	0	0	0	0	170	170	170	170	83	763
Low	80	109	95	97	32	32	32	32	14	523
<i>Subtotal</i>	<i>80</i>	<i>109</i>	<i>95</i>	<i>97</i>	<i>202</i>	<i>202</i>	<i>202</i>	<i>202</i>	<i>97</i>	<i>1,286</i>
Moderate	472	474	633	796	Goal has been met					672
Above Moderate										1,331
<i>Subtotal</i>	<i>472</i>	<i>474</i>	<i>633</i>	<i>796</i>	--	--	--	--	--	<i>2,003 projected</i> <i>2,375 actual</i>
<b>Total/b/</b>	<b>553</b>	<b>583</b>	<b>728</b>	<b>893</b>	<b>202</b>	<b>202</b>	<b>202</b>	<b>202</b>	<b>97</b>	<b>3,289 projected</b> <b>3,661+ actual</b>

/a/ Extrapolated from statistics generated through September 30, 2004

/b/ Totals more than the 3,289 RHNA projected need due to supply of 372 more moderate and above moderate housing units by 2004 than projected to be needed through 2009 (2,003 versus 2,375)



## Appendix H: Inventory of Vacant Parcels Available for Multi and Single-Family Housing

Major Subdivisions in Calaveras County Build-Out, 1991				
Subdivision (Community Area)	# Lots	# Lots Built	# Lots Remaining	Anticipated Affordability Income Classification
Bar XX- (Between Angels Camp and Copperopolis)	234	103	131	Moderate to Above Moderate
Big Trees Village (Below Dorrington)	2,011	1,062	949	Moderate
Big Valley (Murphys)	106	53	53	Moderate, Limited Low
Blue Lake Springs (Above Arnold, Just below Big Trees State Park)	2,366	1,632	734	Moderate to Above Moderate
Blue Mt. Estates (Wilseyville)	67	27	40	Low to Moderate
Camanche Estates (Wallace)	52	30	22	Moderate to Above Moderate
Canyon View Ranch (Avery)	91	39	52	Moderate, Limited Low
Circle XX (Between San Andreas and Copperopolis)	151	71	80	Low to Moderate
Conner Estates (Copperopolis)	400	0	400	Moderate to Above Moderate
Copper Cove (Copperopolis)	2,110	615	1,495	All
Copper Meadows (Copperopolis)	169	22	147	Moderate
Cosgrove (Ranch) (Between City of Angels and San Andreas, Hwy. 49)	80	0	80	Moderate
Cottage Springs (Above Camp Connell)	51	28	23	All
Diamond XX (Copperopolis)	192	87	105	Moderate, Limited Low
Dorrington Meadows	146	95	51	Moderate to Above Moderate
Douglas Flat	45	42	3	Low to Moderate
Ebbetts Pass Highlands (Avery)	140	67	73	Moderate
El Rancho Loma Serna (Between Mountain Ranch and RR Flat)	154	63	91	Moderate, Limited Low
Fair Oaks Farms (Murphys)	73	48	25	Moderate, Limited Low
Fly Inn Acres (Arnold)	154	95	59	Moderate to Above Moderate

**Appendix H: Inventory of Vacant Parcels Available for Multi and Single-Family Housing**

<b>Major Subdivisions in Calaveras County</b> Build-Out, 1991				
<b>Subdivision (Community Area)</b>	<b># Lots</b>	<b># Lots Built</b>	<b># Lots Remaining</b>	<b>Anticipated Affordability Income Classification</b>
Forest Meadows	690	364	326	Moderate to Above Moderate
Golden Hills (San Andreas to Mokelumne Hills)	77	42	35	Moderate, Limited Low
Hanford Hills (Forest Meadows)	94	70	24	Moderate
Hathaway Mt. Pines (Below Avery)	181	65	116	Moderate, Limited Low <sup>7</sup>
Hillmont	50	50	0	N/A
Indian Hills (Between Avery and Forest Meadows)	48	24	24	Moderate
La Contenta (Valley Springs)	739	353	386	Moderate to Above Moderate
Lakemont Pines (Arnold)	562	379	183	Moderate
Lake Camanche Ranches (Wallace)	71	30	41	Moderate, Limited Low
Lake Tulloch Shores (Copperopolis)	627	299	328	Moderate, Limited Low
Lakeside Terrace (Arnold)	99	76	23	Moderate to Above Moderate
Lilac Park (Arnold)	219	166	53	Moderate
Lynn Park Acres (West Point)	251	155	96	Moderate, Limited Low
M-24 Ranch (Mountain Ranch)	97	55	42	Moderate, Limited Low
Meadowmont (Arnold)	1,530	1,074	456	Moderate to Above Moderate; Limited Low
Mother Lode Acres (Jenny Lind/Valley Springs)	58	48	10	All
Murphys Pines (Murphys)	142	37	105	Low to Moderate
Murphys Ranch (Murphys)	87	59	28	Moderate
Oak Park Estates (San Andreas)	53	43	10	Moderate
Oro Plata (Murphys)	56	46	10	Moderate
Pinebrook (Arnold)	418	225	193	Moderate
Ponderosa Park	54	43	11	Moderate (Limited Low)
Prince Williams	51	46	5	Moderate

**Appendix H: Inventory of Vacant Parcels Available for Multi and Single-Family Housing**

<b>Major Subdivisions in Calaveras County</b>				
<b>Build-Out, 1991</b>				
<b>Subdivision (Community Area)</b>	<b># Lots</b>	<b># Lots Built</b>	<b># Lots Remaining</b>	<b>Anticipated Affordability Income Classification</b>
Quail Oaks (Burson/Valley Springs)	65	45	20	Moderate
Rancho Calaveras (Valley Springs)	3,620	1,320	2,300	Moderate
Roberts	50	22	28	Moderate
Rocky Hills (Murphys)	78	66	12	Moderate, Limited Low
Scenic Valley Ranchos (Valley Springs)	65	49	16	All
Sherman Acres (Near Tamarack)	81	46	35	Moderate
Six Mile Village (Vallecito)	68	53	15	Moderate, Limited Low
Sky High Ranch (Tamarack)	251	82	169	Moderate
Snowshoe Springs (Big Trees/Dorrington)	369	275	94	Moderate
Sunrise Point (Avery)	94	67	27	Moderate, Limited Low
West Point Acres (West Point)	68	41	27	
White Pines (Above Arnold)	67	55	12	Moderate, Limited Low
Wyldeewood (Murphys)	102	67	35	Moderate
<b>Total</b>	<b>20,024</b>	<b>10,116</b>	<b>9,908</b>	

# Is the American Dream out of reach here?

Living in a safe, decent home in a safe, decent community is the American Dream. Many residents new to Calaveras County are realizing this dream, flocking to our area for its natural beauty and its slower pace of life, to retire or to begin their daily commutes to the valley. Yet hundreds of hard-working local families, many with deep roots here, cannot afford to buy a first home. Is that healthy for our community? We think not.

As home prices and rents escalate at a much faster rate than family incomes, housing becomes less affordable for an increasing number of families. In Calaveras County, the primary source of employment is tourism and service related work. The majority of that workforce fits in the low-income range. Can we expect them to commute long distances to live while gas prices skyrocket and salaries stagnate?

Minimum-wage workers are not the only ones affected by the cost of housing. Moderate-income earners such as teachers, cops, and nurses, who are essential to a healthy community, are

## Guest Opinion

By Lucile Fenner

also being shut out. For example, why does the county have such a problem hiring and keeping employees? It is quite common to see workers come here to "train," then soon move on to higher-paying jobs and more affordable housing in other jurisdictions. Maybe this is why potholes take longer to fix, lot splits take forever to get approved, deputies are too busy with other calls to get to yours in a more timely manner.

What is "affordable housing?" The generally-accepted standard holds that housing is affordable if the household is paying no more than 30 percent of its income for rent and utilities (for renters), or for mortgage payments, property taxes and homeowner's insurance (for homeowners). In 2005, the median purchase price of a home in Calaveras County reached \$385,000, an increase of 53 percent from 2003. To afford that median-priced house, a family

would have had to earn \$106,000 per year. The teacher salary range for Calaveras Unified School District in '05-06 was \$35,438 to \$70,876. The significantly lower 2005 median-family income of \$58,100 is only enough to afford a home of about \$185,000. Good luck trying to find one of those that is decent and safe.

The lack of affordable housing was recognized when the County updated the Housing Element of the General Plan in May 2005. The plan projects a need for 3,289 new owner-occupied and rentals units through 2009 for all ranges of family income, from Very-Low to Above-Moderate.

Anticipating the difficulty faced in the free market of constructing housing for the Very-Low to Moderate-Income groups, the document outlines 13 goals that the county will implement to attain the needed housing. Among them are four that are scheduled to be in place by December 2006:

- Increase maximum permitted density in the R3 zoning district (i.e. allowing more than three units per parcel in R3 zones);

- Provide flexible standards for site improvements;
- Make it easier to permit second units to be built on qualifying lots;
- Establish performance standards for planned developments (such as mandatory inclusion of affordable housing).

Just these four goals alone are projected to achieve the construction of 800 housing units for Very-Low to Moderate-Income families.

What is our progress to date? The easy conclusion: implementation of the new Housing Element has failed utterly. Only one affordable project has been approved since the new Housing Element was approved, but construction has not begun and is in question. Only three homes have been built in the Very-Low to Moderate categories, all by Habitat for Humanity Calaveras.

On the other end of the scale, the projected 1,331 Above-Moderate-Income homes have already been built, with many more on the drawing boards. Thus, out of the 3,290 units to be

see Housing, page A5

OVER

# Housing

*continued from A4*

Thus, out of the 3,290 units to be developed, far more than 100 percent for the Above-Moderate-Income have been built, but only 1.5 percent for the rest of us.

In the past, the Housing Element was seen by the Board of Supervisors as a necessary evil in order to qualify for certain federal grants. But today there are people who take the document quite seriously – fair, decent, safe housing for all. Some folks are becoming impatient with the county for its passive approach. Continued failure to meet the provisions of the Housing Element could lead to legal action which might result in a moratorium on new development until an appropriate compliance mechanism is put in place.

The time has come for action. Affordable housing is an issue that needs attention from county planning staff and our elected officials. There are many examples in California as well as other states of successful models. There

is also available funding and technical expertise for getting the job done. Why are we waiting? The more we delay, the more the costs rise and the greater the potential for widening gaps between the "haves and have-nots." The solution will not happen by itself.

Affordable housing is not a pipe dream. We need many more homes for working families in this county. If others can do it, why can't we?

*The Affordable Housing Coalition of Calaveras County (AHCCC) is an informal group of local folks concerned with housing issues affecting local families. If you would like to have more information or receive announcements of future meetings, send your e-mail address to [ahc.calaveras@yahoo.com](mailto:ahc.calaveras@yahoo.com).*

*Lucille Fenner is a member of the Affordable Housing Coalition of Calaveras County.*

## V. Analysis of Existing Conditions

### A. Population Characteristics

#### 1. Growth Trends

Historical Population Growth 1850-2004 Calaveras County (Established 1849/50)				
Year	Population (Incorporated + unincorporated)	Change from Preceding Census Year		
		# Persons	% Change From Previous Census Year Shown	Gross Annual Growth Rate
1850	16,884	--	--	--
1860	16,299	-585	-3.5%	-0.35%
1870	8,895	-7,404	-45.4%	-4.54%
1880	9,094	+199	+2.2%	+0.22%
1890	8,882	-212	-2.3%	-0.23%
1900	11,200	+2,318	+26.1%	+2.61%
1910	9,171	-2,029	-18.1%	-1.81%
1920	6,183	-2,988	-32.6%	-3.26%
1930	6,008	-175	-2.8%	-0.28%
1940	8,221	+2,213	+36.8%	+3.68%
1950	9,902	+1,681	+20.4%	+2.04%
1960	10,289	+387	+3.9%	+0.39%
1970	13,585	+3,296	+32.0%	3.20%
1980	20,710	+7,125	+52.4%	5.24%
1990	31,998	+11,288	+54.5%	5.45%
1995**	37,850	+5,852	+18.3%	3.67%
2000*	41,000	+3,150	+8.3%	1.66%
2004***	43,350	+2,350	+5.7%	1.43%
2005***	47,800	+6,800	+16.6%	3.32%
2010***	53,400	+5,600	+11.7%	2.34%
2015***	57,900	+4,500	+8.4%	1.68%
2020***	62,600	+4,700	+8.1%	1.62%

Source: Historical Census Populations of Places, Towns and Cities in California, 1850-1990; California Department of Finance

Projected Needs

Annual Quantified Objectives (New Construction)										
Income Target	2001	2002	2003	2004/a/	2005	2006	2007	2008	2009	TOTAL
Very Low	0	0	0	0	170	170	170	170	83	763
Low	80	109	95	97	32	32	32	32	14	523
Subtotal	80	109	95	97	202	202	202	202	97	1,286
Moderate					Goal has been met					672
Above Moderate	472	474	633	796						1,331
Subtotal	472	474	633	796	--	--	--	--	--	2,003 projected 2,375 actual
Total/b/	553	583	728	893	202	202	202	202	97	3,289 projected 3,661+ actual

/a/ Extrapolated from statistics generated through September 30, 2004

/b/ Totals more than the 3,289 RHNA projected need due to supply of 372 more moderate and above moderate housing units by 2004 than projected to be needed through 2009 (2,003 versus 2,375)

**Appendix D (Cont'd)**  
**County Service Impact Mitigation Fees - Comparisons**  
**(Park & Recreation, Fire, Police)**  
**Single-Family Residence (2,000 sq. ft)**

Calaveras County:	\$0
Amador County:	\$400 - \$1800 per residence
City of Angels:	\$2,068 per residence
Town of Loomis:	\$2,050 per residence
City of Placerville:	\$1,820 per residence
City of Jackson:	\$3,388 per residence
<b>Average: \$1,945.20- \$2,225.20 per residence</b>	
<b>/a/ Excludes Police</b>	



# City of Tracy

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## Affordable Housing Strategies Community Workshop

January 27, 2005

# Overview

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- ❑ Provide background and context for inclusionary housing in Tracy
- ❑ Provide information regarding Inclusionary Housing Programs
- ❑ Provide information of alternative affordable housing strategies
- ❑ Hear your views on issues to consider about inclusionary housing

# Tracy Today

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- ❑ Tracy population increased 69% between 1990 and 2000, and another 6% since 2000
- ❑ 58% of Tracy residents worked outside of San Joaquin County
- ❑ Between 1993 and 2002, 6% of all building permits issued were multi-family

# Tracy Today

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- ❑ Median home prices increased 25%  
between 2003 and 2004
  - ❑ from \$340,000 to \$420,000
- ❑ Rents are well over \$1,000
- ❑ Most lower income households cannot afford housing in Tracy
- ❑ Even moderate income households have problem finding affordable homeownership options

HOUSING AFFORDABILITY			
	Family of 3	Family of 4	Family of 5
<b>Moderate Income</b>			
Income @120% County Median Yr/Mo	\$59,520/\$4,960	\$66,120/\$5,510	\$71,400/\$5,950
Maximum Rent or Mortgage Payment	\$1,490	\$1,680	\$1,790
Maximum Mortgage at 6% Interest	\$277,200	\$308,000	\$399,600
<b>Moderate Income</b>			
Income @100% County Median Yr/Mo	\$49,600/\$4,130	\$55,100/\$4,590	\$59,500/\$4,960
Maximum Rent or Mortgage Payment	\$1,240	\$1,400	\$1,490
Maximum Mortgage at 6% Interest	\$231,000	\$256,700	\$333,000
<b>Moderate Income/Low Income</b>			
Income @80% County Median Yr/Mo	\$39,680/\$3,300	\$44,080/\$3,670	\$47,600/\$3,970
Maximum Rent or Mortgage Payment	\$990	\$1,120	\$1,190
Maximum Mortgage at 6% Interest	\$184,800	\$205,400	\$266,400
<b>Low Income</b>			
Income @65% County Median Yr/Mo	\$32,240/\$2,690	\$35,820/\$2,980	\$38,680/\$3,220
Maximum Rent or Mortgage Payment	\$800	\$910	\$970
Maximum Mortgage at 6% Interest	\$150,200	\$166,860	\$216,450
<b>Low Income/Very Low Income</b>			
Income @50% County Median Yr/Mo	\$24,800/\$2,070	\$27,550/\$2,300	\$29,750/\$2,480
Maximum Rent or Mortgage Payment	\$620	\$700	\$750
Maximum Mortgage at 6% Interest	\$115,500	\$128,400	\$166,500
<b>Very Low Income</b>			
Income @30% County Median Yr/Mo	\$14,880/\$1,240	\$16,530/\$1,380	\$17,850/\$1,490
Maximum Rent or Mortgage Payment	\$370	\$420	\$450
Maximum Mortgage at 6% Interest	\$69,000	\$77,000	\$99,900

# What is Inclusionary

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- ❑ Inclusionary housing is a tool used by local jurisdictions to require or encourage the production of affordable housing
- ❑ Inclusionary housing programs (IHPs) require a percentage of units in housing projects to be made affordable to low and moderate income households
- ❑ Most IHPs apply to new construction only; some jurisdictions extend the requirement to condominium conversions or substantial rehabilitation that results in net new units

# Why Do Cities Use IHPs?

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- ❑ To satisfy Housing Element requirements for ensuring the production of housing affordable to all income groups
- ❑ To meet the housing needs of the workforce
- ❑ To have a range in types and prices of housing available
- ❑ To provide mixed-income housing

# How Widespread Are IHPs?

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- ❑ Redevelopment Project Areas adopted after 1976 are required by State law to have an inclusionary housing component
- ❑ State density bonus law is a “voluntary” form of inclusionary housing program
- ❑ 107 jurisdictions (as of March 2003), primarily in northern California, have adopted inclusionary housing requirements outside of redevelopment law

*Source: Inclusionary Housing in California, NPH, 2003*



# Ordinance Features

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- ❑ Affordable housing requirement – how many units are required to be affordable
- ❑ Exceptions – small size projects, substantial rehabilitation projects, projects targeting first-time homebuyers, etc.
- ❑ Affordability terms -- what income groups can afford the units
- ❑ Length of affordability controls

# Ordinance Features

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- ❑ Alternatives to on-site construction, such as in-lieu fees, land dedication, off-site construction options, and others
- ❑ Developer incentives to make the project financially feasible, such as density bonuses, fee waivers, regulatory relief, financial subsidies, and others

# Affordability Terms

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## Inclusionary Percentage

## City Surveys

### Rental

### For-Sale

Less than 10%

47%

4%

10% to 14%

4%

45%

15% to 19%

23%

25%

20% or more

26%

26%

*Source: Inclusionary Housing in California, NPH, 2003*

# Affordability Terms

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- ❑ Approximately 87% of IH programs require a certain percentage of units for very low/low income households – typically rentals
- ❑ Approximately 76% of all IH programs require moderate income set-aside units – usually for ownership housing
- ❑ Affordability terms range from 10 years to in-perpetuity. Rentals have the longest terms due in part to funding sources

*Source: Inclusionary Housing in California, NPH, 2003*

# Alternatives to Building Units

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<b>In-Lieu Housing Fee</b>	Allow payment of in-lieu fee for affordable housing	81%
<b>Off-Site Construction</b>	Build required affordable units at a different location	67%
<b>Land Dedications</b>	Allow gift of land large enough to accommodate inclusionary units or equal in monetary value	43%
<b>Credit Transfers</b>	Credit additional affordable units built to another housing project	20%
<b>No IH Alternatives</b>	Build only requirement – no alternatives offered	10%

*Source: Inclusionary Housing in California, NPH, 2003*

# Developer Incentives

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<b>Density Bonus</b>	Allow more units on the site if affordable housing goals are met	91%
<b>Fee Waiver or Reduction</b>	Allow for the reduction, waiver, or deferral of development fees	50%+
<b>Fast-Track Processing</b>	Streamline permitting and discretionary reviews	45%
<b>Project Subsidies</b>	Direct financial subsidies to make a project financially attractive	43%
<b>Design Flexibility</b>	Allowing for flexibility in design standards (usually interior)	40%

*Source: Inclusionary Housing in California, NPH, 2003*

# Implementation Issues

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- ❑ Legality
- ❑ Program delivery
- ❑ Effect on the Local Housing Market
- ❑ Scale, Design, and Neighborhood Fit
- ❑ Growth Management Ordinance

# Legality

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- ❑ The only known legal ruling on inclusionary housing in California is a 2001 case brought by the Home Builders Association against the City of Napa
- ❑ California Appeals Court upheld the City's law
- ❑ Ruling also reinforces the importance of adopting a formal ordinance



# Program Delivery

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- ☐ Codify in ordinance
- ☐ Adopt as General Plan/Housing Element policy and implement on a case-by-case basis
- ☐ Incorporate as part of the permit approval process
- ☐ Staffing issues - monitoring

# Effect on Local Housing Market

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- ☐ Housing prices and affordability?
- ☐ Housing construction?
- ☐ Affordability of housing?
- ☐ Jobs/housing balance?

# Housing Scale and Design

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- ❑ Scale and Size of Project?
- ❑ Project Design Considerations?
- ❑ Property Values?

# Growth Management Ordinance

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- ❑ Due to the Growth Management Ordinance, limited building permits can be issued in upcoming years
- ❑ Setting a long-term policy that will see more significant impact after 2013
- ❑ Priorities for infill RGAs that encourage mixed-income housing constitute a form of voluntary inclusionary housing – limited impact of 100 units/year

# Alternative Affordable Housing Strategies

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- ❑ Linkage fees
  - ❑ Impact fees imposed on nonresidential developments based on their employment impact and associated need for affordable housing
- ❑ Requirement to provide a range of housing
  - ❑ Incorporated as requirements for new large-scale subdivisions, specific plans, and annexation areas

# Alternative Affordable Housing Strategies

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- ❑ Density bonus incentives
  - ❑ Above and beyond state law
- ❑ Community Land Trust
  - ❑ CLT holds title of land, thereby reducing the price of housing
  - ❑ Usually have resale/equity sharing provisions
- ❑ Alternative housing types
  - ❑ Second units
  - ❑ Live/work space
  - ❑ Duplexes

# Tracy Voluntary Inclusionary Housing

## Example

### Proposed Project

- ❑ 90 unit for sale townhouse project on 9.4 acres in Tracy
- ❑ Developer volunteers to includes 8 units reserved for moderate income families (80-120% of County median income)
- ❑ One unit reserved for a low income family (61%-80% of County median income).

### Assumptions

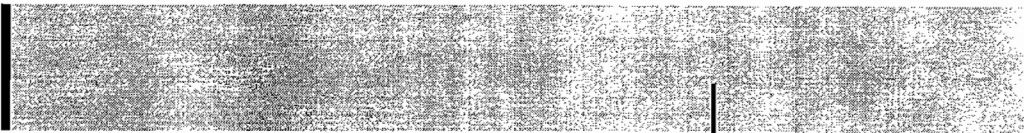
- ❑ Purchasers have a down payment of 10%
- ❑ Purchasers can afford a house payment of 30% of their monthly house payment.
- ❑ Calculations for moderate income families assume 100% of County median income.
- ❑ Calculations for low income family assumes 70% of County median income.

# Tracy Voluntary Inclusionary Housing Example

Amount absorbed by developers for providing affordable housing

	Unit Size	Affordable Price - Max.	Market Price	Absorbed by Developer
Moderate Income family of 3	1257 sq.ft.	\$230,951	\$297,909	(\$535,683) (\$66,958) x8
Moderate Income family of 4	1257 sq.ft.	\$256,653	\$297,909	(\$330,045) (\$41,256) x 8
Low Income family of 3	900 sq. ft.	\$161,666	\$213,300	(\$51,634)
Low Income family of 4	900 sq. ft.	\$179,546	\$213,300	(\$33,754)
Total Amount Absorbed by Developer		(\$363,800 to \$587,298)		





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# City of Tracy

## Affordable Housing Strategies Community Workshop

January 27, 2005