



SIERRA COUNTY HOUSING ELEMENT 2024-29



Adopted on March 4, 2025

By Resolution 2025-013

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Acknowledgements

Sierra County Board of Supervisors

Lee Adams, District 1
Lila Heuer, District 2
Paul Roen, District 3
Terry LeBlanc, District 4
Sharon Dryden, District 5

Sierra County Planning Commission

Mike Filippini
Liz Fisher
David Goicoechea
James Kelley
Alan Teague

Sierra County Planning Staff

Brandon Pangman, Planning Director
Corri Jimenez, Planner III
Ashley Powell, Planner II
Theresa Haddow, Administrative Secretary

Preparers of Report

Price Consulting Services



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Chapter 1: Introduction and Organization

Purpose of the Element

The Housing Element of the General Plan is a statement of local housing needs, objectives, policies, and programs that the County is committed to undertake. The Housing Element is one of several state-mandated General Plan Elements.

The California Government Code establishes requirements for the contents of the Housing Element. In response to California's critical housing needs, the legislature enacted housing element law with the goal of adequate, safe, and affordable housing for every Californian. The attainment of housing for all requires the cooperation of local and state governments. Housing element law requires local governments to adequately plan to meet their existing and projected housing needs, including their share of the regional housing need. Housing element law is the State's primary market-based strategy to increase housing supply. The law recognizes that the most critical decisions regarding housing development occur at the local level within the context of the general plan. For the private sector to adequately address housing needs and demand, local governments must adopt land use plans and regulatory schemes that provide opportunities for, and do not unduly constrain, housing development for all income groups.

State Housing Element requirements are framed in California Government Code §§ 65580-65589, Chapter 1143, Article 10.6. The law requires the California Department of Housing and Community Development (HCD) to administer the law by reviewing Housing Elements for compliance with state law and by reporting its written findings to the local jurisdiction. The Housing Element must include the following: (1) an identification and analysis of existing and projected local housing needs; (2) an identification of resources and constraints; (3) goals, policies and implementation programs for the rehabilitation, maintenance, improvement and development of housing for all economic segments of the population; and (4) to create equitable and inclusive neighborhoods and to provide opportunities for a variety of housing at all levels of affordability to meet the current and future needs of all residents.

The housing element is also subject to mandatory review by a State agency. This reflects the statutory recognition that the availability of housing is a matter of statewide importance and that cooperation between all levels of government and the private sector is critical to attainment of the State's housing goals.

The Housing Element was last updated in 2020, establishing policies for creating development opportunities for housing through 2024. As mandated by state law, the Housing Element is required to be updated for the 7th State Cycle Housing Element Regional Housing Needs Allocation (RHNA) between June 30, 2024, and June 30, 2029.

Housing Legislation

Legislative changes to housing law that need to be addressed in the Housing Element include those that address the 6th Cycle Housing Element (but not yet implemented), but also include additional changes from laws enacted in 2023 that took effect January 1, 2024. These include the following:

Newer Laws

- SB 1069 (California Government Code § 65852) – Requires the County to develop regulations for Accessory Dwelling Units (ADUs).
- AB 1397 (California Government Code §§ 65580, 65583 and 65583.2) – Housing Package that includes accelerating affordable housing development, revises methodology for determining realistic development capacity, reduces constraints to the production of affordable housing and creates new opportunities for housing development.
- SB 812 (California Government Code § 65583) – Requires analysis of housing needs for the developmentally disabled.
- SB 2135 (California Government Code § 54220) – Requires the County to provide opportunity to provide affordable housing on surplus County property.
- SB 35 (California Government Code § 65400) – Requires the County to adopt regulations to provide a streamlined process (non-discretionary approval of qualifying affordable housing projects) within prescribed timelines without any environmental review.
- AB 2334, (California Government Code § 65915) – Requires changes to the Density Bonus Law to define development capacity.
- AB 1551 (California Government Code § 13957.5) – Applies residential density bonuses to commercial projects.
- SB 6 (California Government Code § 5852.2) – Requires allowing residential use on commercially zoned property without requiring a rezoning.
- AB 162 (California Government Code § 65302) – Requires the County to amend the General Plan, including the Safety Element, to address constraints to housing development due to flooding issues. Using the Sierra County Hazard Mitigation Plan will provide important information for this update.
- SB 1241 (California Government Code §§ 65302 and 65302.5) – Requires the County to amend the General Plan, including the Safety Element, to address constraints to housing development due to wildfires (areas located in high fire hazard severity zones). Using the Sierra County Hazard Mitigation Plan will provide important information for this update.

- SB 379 (California Government Code § 65080) – Requires the City to amend the General Plan, including the Safety Element, to address constraints to housing development due to the risk from climate change. Using the Sierra County Hazard Mitigation Plan will provide important information for this update.

New Changes for 2024

- SB 423 (extension and expansion of streamlined ministerial approval law for affordable projects consistent with objective zoning rules)
- AB 1633 (CEQA reform for infill housing)
- SB 406 (financial assistance exemption)
- AB 1287 (additional density bonuses for very low- or moderate-income units)
- AB 821 (local agency obligation to resolve general plan and zoning conflicts)
- AB 976 (owner-occupancy of Accessory Dwelling Unit (ADU) requirements prohibited beyond 2025)
- AB 1332 (streamlined 30-day approval for preapproved ADU plans)
- AB 1308 (no increased minimum parking requirements on single-family home renovations)

This updated Housing Element has been prepared to respond to these updated laws.

Content and Organization

Chapter 1: Introduction and Organization addresses the purpose, regulatory authority, of the Housing Element. It also summarizes the data and methodology used, provides an overview of the public outreach efforts made during preparation and discusses the Housing Elements relationship with the overall General Plan.

Chapter 2: County Characteristics and Housing Needs Assessment provides an overview of the County’s characteristics and summarizes housing, demographic, and economic characteristics that set a framework for identifying key housing needs.

Chapter 3: Resources, Constraints and Housing Capacity provides an analysis of how the County can develop additional housing units provided capacity issues, such as regulations, infrastructure and other constraints.

Chapter 4: Resources and Constraints addresses governmental and non-governmental constraints to the development of affordable housing and identifies potential means for reducing these constraints. It also addresses what resources the County can draw from to meet housing needs.

Chapter 5: Summary of Achievements describes Sierra County’s commitment to the actions that are necessary to address the housing needs of current and future residents, as well as addressing energy conservation and equal housing opportunity in providing for the identified need. While goal and policy statements are general, the housing programs spell out the specific actions necessary to achieve the goal and policy objectives adopted in principle. Specific actions and programs identified in this document are aimed at meeting Sierra County’s housing needs over the 2024-29 planning period.

Chapter 6: Fair Housing consists of regulations to prohibit discrimination in the sale, rental or financing of housing units based on race, color, religion, sex or national origin. Housing Element law now requires all Housing Elements submitted after January 1, 2021 to include an Assessment of Fair Housing (AFH). Agencies must ensure that their policies and programs promote fair housing while refraining from actions that undermine this objective. To implement these new mandates, this Chapter includes an AFH that is consistent with the core elements.

Chapter 7: Housing Goals, Policies, Implementing Actions and Quantified Objectives describes Sierra County’s commitment to the actions that are necessary to address the housing needs of current and future residents, as well as addressing energy conservation and equal housing opportunity in providing for the identified need. While goal and policy statements are general, the housing programs spell out the specific actions necessary to achieve the goal and policy objectives adopted in principle. Specific actions and programs identified in this document are aimed at meeting the County’s housing needs over the 7th Planning Cycle (2024-29) of this document.

Data and Methodology

To understand the context of local housing in Sierra County, a review and analysis of the community’s population characteristics and housing stock was performed. The primary data source for the 2024-29 Housing Element Update is the Sierra County 2019 Housing Element Data Package prepared by HCD. Additional data sources include the U.S. Census Bureau (2010 and 2020 Censuses and the American Community Survey (ACS)), California Department of Finance (DOF) and California Employment Development Department (EDD). Due to the use of multiple data sources (with some varying dates), there are slight variations in some of the information presented in this document, such as population and household numbers for 2020. Variations between data sources and years do not significantly affect the analysis and discussion of overall housing trends and changes.

Consistency with the General Plan

California Government Code § 65300 requires each county or city to adopt a comprehensive, long-term general plan for its physical development. California Government Code § 65302 states: “The general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals.” California Government Code § 65302 also enumerates seven elements which every general plan must include: land

use, circulation, housing, conservation, open space, noise and safety. State law requires the elements of the General Plan to be internally consistent. This Housing Element meets the requirement of internal consistency.

Sierra County's 7th Cycle Housing Element Update (for the 2024-29 planning period) meets the specific requirements of California Government Code Article 10.6 and the intent of HCD's guidelines. It also meets the requirement of internal consistency.

The Housing Element goals, policies, objectives and programs are consistent with and complement the land use and transportation goals, policies, objectives, and programs. Specifically, the Land Use Element provides for more than enough land for future housing needs. It also describes potential deficiencies in services and infrastructure. Both the Housing Element and the General Plan identify the need to expand housing in areas that already have services and infrastructure and to seek ways and means to expand infrastructure in existing communities, consistent with local community plans. When the County amends the General Plan, the County will review and update the Housing Element, if necessary, to maintain consistency.

Public Participation

California Government Code § 65583(c) requires local governments to “make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort.” The County conducted an extensive public outreach process as part of this update, including conducting a public workshop with the Planning Commission on November 16, 2023, public agency review, website outreach, including a survey on housing needs, and public hearings with the Planning Commission and Board of Supervisors during approval and adoption. Details of this outreach effort, comments received and responded to and how the survey is addressed is detailed in Appendix A (Public Participation) of this element. In accordance with AB 215 the first draft of the Housing Element was circulated for a minimum 30-day public comment period from June 3, 2024, and July 5, 2024. Public comment was received, and an additional 10 business days were allowed to consider and incorporate public comments into the draft revision before submitting to HCD on July 9, 2024. Additional seven-day public circulation for public comment to respond to additional HCD comments commenced September 23 and October 24, 2024. Public comments and responses are reflected in Appendix A, the Public Participation Program of the document. A complete record of this public outreach program is provided in this Appendix. As a matter of public policy, the County will continue to actively engage the community in the progress of the Housing Element implementation, including specifically working with developers, service providers and other community interests to accomplish the various implementing programs.

California Department of Housing and Community Development (HCD) Approval

The HCD reviewed the draft document and determined that it complies with all statutory requirements of state housing element law (refer to Appendix A, letter dated November 20, 2024 from HCD).

Planning Commission Approval

During a noticed public hearing, the Planning Commission, on December 12, 2024, approved the Housing Element Update.

Board of Supervisors Adoption

During a noticed public hearing, the Board of Supervisors, on March 4, 2025, adopted the 2024-29 Housing Element Draft (refer to Appendix J).

Chapter 2: Existing Conditions and Background Information

Purpose of Existing Conditions and Demographic Data Chapter

The purpose of this chapter is to summarize and analyze a variety of existing housing and demographic conditions in Sierra County. This chapter analyzes population trends, employment trends, household trends, special needs groups, existing housing characteristics, housing conditions, vacancy trends and housing costs. The needs assessment is the backdrop for the balance of the Housing Element.

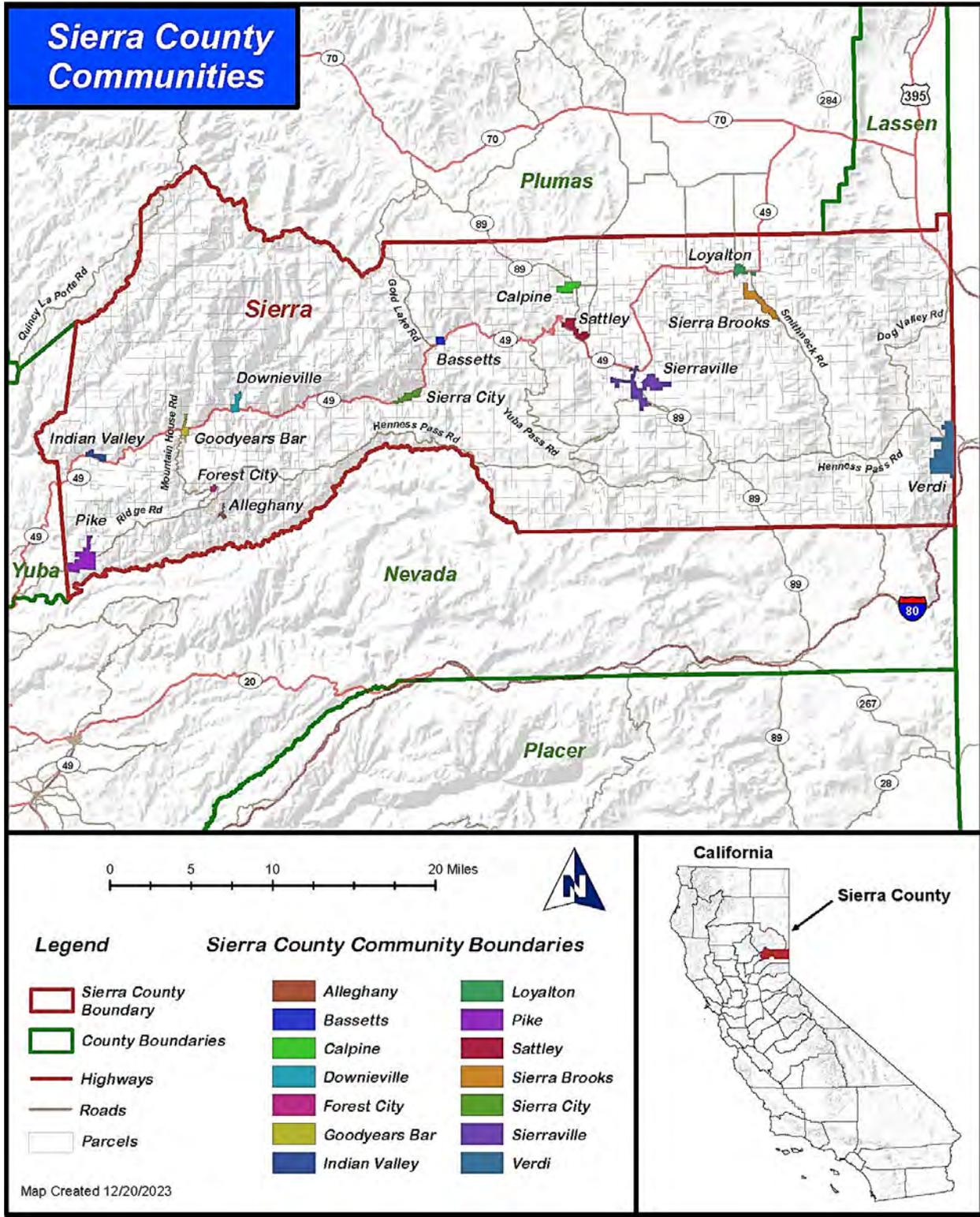
County Characteristics

Sierra County, located at the northern end of the Mother Lode area, is bordered by Plumas and Lassen Counties to the north, Nevada County to the south, Yuba County to the west, and the State of Nevada to the east (see Map 1).

With an area of 958 square miles inhabited by only 3,201 total residents in 2020, Sierra County is the 45th largest of California's 58 counties by size and second smallest by population. Over 71% of the county is in public landownership, primarily the Federal Tahoe National Forest, Humboldt-Toiyabe National Forest and Plumas National Forest. Another 10% of the land is privately held agricultural land.

Green and heavily timbered, the mountains and canyons in the western half of Sierra County include the towns of Downieville, Goodyears Bar, Pike, Sierra City, and Alleghany, which hold memories of the Gold Rush and logging era. Historic buildings are abundant and there are many examples of rough-hewn 49er architecture. It remains today much as it was over 100 years ago when the gold miners worked the rivers and mountains in search of their fortune in gold. The majestic Sierra Buttes, a regional landmark overlooking Sierra City, reaches 8,600 feet into the heavens. Sierra County claims more than 40 alpine lakes, most of them in the Sierra Buttes Lakes Basin area. Camping, fishing, hiking, mountain biking, kayaking, rafting, snowmobiling, horseback riding, cross-country skiing, and other activities abound in a natural and tranquil setting.

Just across the 6,700-foot- high Yuba Pass in the middle lies eastern Sierra County and the towns of Calpine, Sattley and Sierraville in the beautiful Sierra Valley. This 5,000-foot elevation mountain valley reflects life as it used to be in much of the west. Herds of cattle graze amid century-old barns built by early ranchers. Due to its extensive wetlands and location on a major flyway, the valley is a noted bird-watching location. The County also shares the town of Verdi with the State of Nevada in the southeastern corner of the county.



Map 1. Sierra County and Communities

Summary of Existing Conditions

To assess the present and future housing needs of Sierra County, it is important to analyze demographic variables, such as population, employment, and households. This chapter uses data sources from the 2000, 2010 and 2020 U.S. Census Bureau and data taken from the U.S. Census Fact Finder website, the DOF Demographic Research Unit, the Sierra Planning Organization and other local agencies. Estimates vary based on methodology and data sources used.

The following highlights some of the conclusions made in this chapter:

Population Trends

- Most of Sierra County's population is located within pockets of communities, such as Downieville, Sierra City, Verdi, Sierra Brooks, and Sierraville (excludes the City of Loyalton).
- The County has been experiencing a decline in population since 2020.
- The State estimates that the County's population (including Loyalton) will continue to decline from over 3,000 in 2020 to 2,711 by 2060.

Household Trends

- There continues to be an increase in senior households with about 49% residing in the unincorporated areas of Sierra County in 2021, which is up from 40% in 2015.
- The County's household income continues to increase with an estimated 2023 annual income of \$90,000 for a 4-person household.
- Of the 1,688 housing units within the unincorporated county area in 2020, over 54% were unoccupied and considered seasonal, recreational, or occasional use units.
- Over 80% of non-vacant housing units are owner-occupied.
- The County has an extremely low rental vacancy rate of 0.41%, which points to the need for more long-term rental housing in Sierra County.
- The County's housing vacancy rate continues to increase, growing with only 36% of units reported as seasonal in 2010 to over 52% in 2020. This is reflective of houses either being converted or built for vacation/seasonal units or limited occupancy purposes.

Housing Affordability

- The median price of a house in Sierra County was estimated to be over \$320,000; exceeding the ability to pay for this type of housing for lower income families. However, in 2023, there were several homes sold at prices that were affordable to lower income families.
- Over 29% lower-income households (365 people) are paying more than 30% towards housing; exceeding a normal family budget.
- About 12% of the County's households are considered as having extremely low incomes, many who struggle with paying rent and necessities.

Housing Stock Characteristics

- Most housing in the County (88% in unincorporated Sierra County) consist of single-family, detached, site-built structures.
- About 65 building permits were issued for new residential construction in the unincorporated boundaries of the County over the last 10 years. Most have been single-family, many consisting of manufactured houses. Some have consisted of accessory dwelling units. Although there has been a decline in population, housing continues to be constructed in the County.
- Partially due to limited public infrastructure, such as community water and sewers, the County has not experienced any apartment or other multiple-family development in the last 10 years.
- Over 50% of the houses built in the County are over 50 years old and many need repair or rehabilitation.

Population

Population Characteristics

With a current unincorporated area population of 2,447 (California Department of Finance Estimates for 2024), Sierra County is the second-smallest county in California. Most of the County's population is located within pockets of small, rural and established communities, such as Downieville, Sierra City, Verdi, Sierra Brooks and Sierraville. Loyalton, the largest population center and only incorporated city in Sierra County, is at the northeast side of the County and has an estimated population of 724. Based on the 2020 U.S. Census, which reflects different population numbers than the State, most of the population is located within these communities. The County's population has been experiencing a decline or stagnant population change since 2000 (see Tables 1-3). *Note that some population estimates may not be consistent between data sources.*

| Table 1. Population Trends / Unincorporated Sierra County (1970-2024) | | |
|---|-------------------|---------------|
| Year | Population | Change |
| Ten Year Changes (1970 -2020) | | |
| 1970 | 1,420 | |
| 1980 | 1,040 | -380 (-26.8%) |
| 1990 | 1,366 | +326 (31.3%) |
| 2000 | 1,821 | +455 (33.3%) |
| 2010 | 2,471 | +650 (26.3%) |
| 2020 | 2,498 | +27 (1.1%) |
| Annual Changes (2020-2024) | | |
| 2020 | 2,498 | |
| 2021 | 2,479 | -19 (-0.8%) |
| 2022 | 2,472 | -7 (-0.3%) |
| 2023 | 2,460 | -12 (-0.5%) |
| 2024 | 2,447 | -13 (-0.5%) |
| <i>Source(s): U.S. Census Counts for 1970, 1980, 1990, 2000, 2010 and 2020 and estimates by State of California, Department of Finance, E-4 Population Estimates for Counties/Cities for other years (excludes Loyalton).</i> | | |

| Table 2. Population by Place / City of Loyalton, Unincorporated County, Sierra County (2024) | | |
|---|---------------|----------------|
| Jurisdiction Name | Number | Percent |
| City of Loyalton | 724 | 22.8% |
| Unincorporated County | 2,447 | 77.2% |
| Sierra County | 3,187 | 100.0% |
| <i>Source(s): Estimates by State of California, Department of Finance, E-4 Population Estimates for Cities, Counties.</i> | | |

| Table 3. Population by Unincorporated Communities / Sierra County (2020) | | |
|---|---------------|----------------|
| Jurisdiction Name | Number | Percent |
| Downieville (County Seat) | 235 | 9.4% |
| Alleghany | 30 | 1.2% |
| Calpine | 223 | 8.9% |
| Goodyears Bar | 69 | 2.7% |
| Pike | 159 | 6.4% |

| Table 3. Population by Unincorporated Communities / Sierra County (2020) | | |
|---|---------------|----------------|
| Jurisdiction Name | Number | Percent |
| Sattley | 38 | 1.5% |
| Sierra Brooks | 467 | 18.7% |
| Sierra City | 235 | 9.4% |
| Sierraville | 239 | 9.6% |
| Verdi | 179 | 7.2% |
| Other Settlements and Locations Outside Communities | 624 | 25.0% |
| Sierra County | 2,498 | 100.0% |
| <i>Source(s): Counts for 2020 U.S. Census – Excludes the City of Loyalton.</i> | | |

The DOF produces the official population projections by county for California (including Loyalton). In January 2020, the DOF released the most recent population projections for 2020 to 2060 in 1-year increments. Table 4 shows the DOF population projections for 2020 to 2060 in 5-year increments. The table also shows the average annual growth rate (AAGR) for each period. As shown, Sierra County’s population (including Loyalton) is projected to continue to decline until 2055 at least.

| Table 4. Population Projections / Sierra County, including Loyalton (2020-2060) | | |
|--|-------------------|-------------|
| Year | Population | AAGR |
| 2020 | 3,232 | |
| 2025 | 3,073 | -0.27% |
| 2030 | 3,009 | -0.42% |
| 2035 | 2,923 | -0.57% |
| 2040 | 2,829 | -0.64% |
| 2045 | 2,747 | -0.58% |
| 2050 | 2,692 | -0.40% |
| 2055 | 2,666 | -0.19% |
| 2060 | 2,711 | 0.34% |
| <i>Source(s): California Department of Finance, Total Estimated and Projected Population for California and Counties: 2010–2060, January 2020.</i> | | |

Based on the 2021 ACS, over 50% of the population within the unincorporated County is over the age of 55. About 53% are males (see Table 5). Also based on this data, 17.6% of the population in the unincorporated areas is 19 years of age or younger. The 20- to 24-year-old population makes up only 2.8% of the total population.

| Table 5. Population by Sex by Age / Unincorporated Sierra County (2021) | | | | |
|--|--------------|---------------|--------------|-------------------------|
| Age Group | Male | Female | Total | Percent of Total |
| <5 | 83 | 29 | 112 | 3.8% |
| 5-14 | 138 | 126 | 264 | 9.0% |
| 15-19 | 102 | 39 | 141 | 4.8% |
| 20-24 | 17 | 66 | 83 | 2.8% |
| 25-34 | 121 | 66 | 187 | 6.4% |
| 35-44 | 195 | 185 | 380 | 13.0% |
| 45-54 | 123 | 131 | 254 | 8.7% |
| 55-64 | 324 | 332 | 656 | 22.4% |
| ≥65 | 439 | 414 | 853 | 29.1% |
| Total | 1,542 | 1,388 | 2,930 | 100.0% |
| <i>Source(s): ACS (2021), Table S0101.</i> | | | | |

Household Characteristics

A household includes all persons who occupy a housing unit. Occupants may be single-family, 1 person living alone, 2 or more families living together or any other group of related or unrelated persons who share living arrangements.

The total number of households in Sierra County has steadily declined since 2011, having decreased by a total of 86 households. There was a slight increase of 2 households from 2012 to 2013; however, there has been an average decrease of 9 households per year. This could be from larger working families moving out of the County and being replaced by smaller, retired families moving in or by vacation homes. Table 6 shows this trend in the number of households in the unincorporated areas of the County.

| Table 6. Household Growth Trends / Unincorporated Sierra County (2010-2020) | | | |
|--|-------------------|-------------------------|---------------------------------|
| Year | Households | Numerical Change | Annual Percentage Change |
| 2010 | 1,174 | | |
| 2011 | 1,174 | 0 | 0.0% |
| 2012 | 1,162 | -12 | -1.0% |
| 2013 | 1,164 | 2 | 0.2% |
| 2014 | 1,154 | -10 | -0.9% |
| 2015 | 1,151 | -3 | -0.3% |

Table 6. Household Growth Trends / Unincorporated Sierra County (2010-2020)

| Year | Households | Numerical Change | Annual Percentage Change |
|------|------------|------------------|--------------------------|
| 2016 | 1,123 | -28 | -2.4% |
| 2017 | 1,116 | -7 | -0.6% |
| 2018 | 1,096 | -20 | -1.8% |
| 2019 | 1,087 | -9 | -0.8% |
| 2020 | 1,088 | 1 | 0.1% |

Source(s): California Department of Finance (2020) and U.S. Census Bureau.

Housing Tenure

Tenure or the ratio between homeowner and renter households can be affected by many factors, such as housing cost (interest rates, economics, land supply and development constraints), housing type, housing availability, job availability and consumer preference. In 2021, the County had 796 households, and the average household size was 2.51 persons per unit (refer to Table 7). As shown in Figure 1, below, over 80% of all occupied housing consisted of owner-occupied housing. As with most counties in California, Sierra County has a much greater number of owner-occupied houses as compared to renter occupied housing. Nonetheless, in looking at the County’s extremely low rental vacancy rate, there is a serious need for more rental housing in Sierra County.

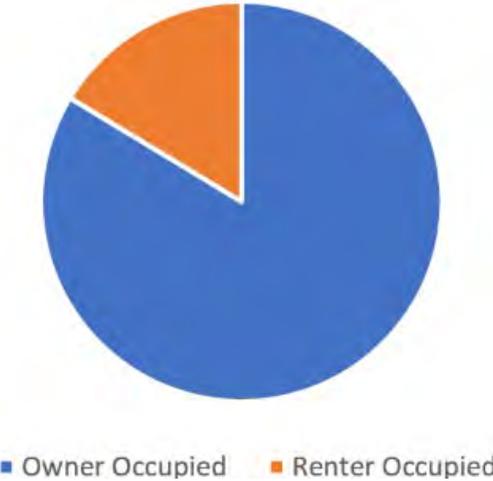


Figure 1. Household Tenure Type (2021)

| Table 7. Households by Tenure / Unincorporated Sierra County (1990-2021) | | | | | | |
|---|------------|---------------|--------------|---------------|------------|---------------|
| | 1990 | | 2000 | | 2021 | |
| | Number | Percent | Number | Percent | Number | Percent |
| Owner | 679 | 69.1% | 861 | 71.9% | 611 | 80.2% |
| Renter | 303 | 30.9% | 337 | 28.1% | 185 | 19.8% |
| Total | 982 | 100.0% | 1,198 | 100.0% | 796 | 100.0% |

Source(s): ACS (2012-2016), Table B25009.

| Table 8. Household Size (2021) | | |
|--|------------|---------------|
| Owner-Occupied Units | Number | Percent |
| 1-Person Household | 158 | 25.8% |
| 2-Person Household | 355 | 58.1% |
| 3-Person Household | 66 | 10.8% |
| 4+ Person Household | 26 | 4.4% |
| 5+ Person Household | 6 | 1.0% |
| Total | 611 | 100.0% |
| Renter-Occupied Units | | |
| 1-Person Household | 115 | 62.2% |
| 2-Person Household | 42 | 22.7% |
| 3-Person Household | -- | -- |
| 4+ Person Household | 12 | 6.5% |
| 5+ Person Household | 16 | 8.7% |
| Total | 185 | 100.0% |
| Average Household Size: 2.51 | | |
| <p>Source(s): 2000 and 2010 Census and 2017-2021 ASC 5-Year Estimates.</p> <p>A household includes all persons who occupy a housing unit. Occupants may be single-family, 1 person living alone, 2 or more families living together, or any other group of related or unrelated persons who share living arrangements. Additional households not occupying a housing unit are not included in this estimate.</p> | | |

Household Income

According to HCD’s 2023 State Income Limits, the median household income for Sierra County for a 4-person household was \$90,000. State Income Limits are used to determine applicant eligibility for designated programs, including Housing Choice Vouchers, and are used to calculate affordable costs for housing assistance programs. Unlike income estimates provided by the U.S. Census Bureau, that are based on data collected through a national survey, the State Income Limits are updated annually based on the U.S. Department of Housing and Urban Development’s (HUD’s) Section 8 Income

Limits that are calculated using Fair Market Rent definitions for each metropolitan area and each non-metropolitan county.

The County’s 2023 median household income of \$90,000 is more than the statewide median of \$87,100. In comparison neighboring counties, Sierra County’s median household income is lower than that of Placer (\$119,900), Nevada (\$112,900) and Butte (\$91,600), but greater than Yuba (\$83,800) and Plumas (\$83,800).

Income data by household is defined using an Area Median Income (AMI), as classified by HCD into five income groups:

- Extremely Low-Income: Less than 30% of AMI
- Very Low-Income: 30% to 50% of AMI
- Low-Income: 51% to 80% of AMI
- Moderate-Income: 81% to 120% of AMI
- Above Moderate-Income: More than 120% of AMI

Table 9 shows the maximum annual income level for a household to be included in the extremely low-, very low- and low-income groups, adjusted for household size, for Sierra County, according to HCD. The maximum annual income data is then used to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

| Table 9. Maximum Household Income Level by Household Size / Sierra County (2023) | | | | |
|---|----------------------|-----------------------------|-----------------|------------|
| Household Size | Median Income | Maximum Income Level | | |
| | | Extremely Low | Very Low | Low |
| 1-Person | \$90,000 | \$18,900 | \$31,500 | \$50,400 |
| 2-Person | | \$21,600 | \$36,000 | \$57,600 |
| 3-Person | | \$24,860 | \$40,500 | \$64,800 |
| 4-Person | | \$30,000 | \$45,000 | \$72,000 |
| 5-Person | | \$35,140 | \$48,600 | \$77,800 |

Source(s): HCD's State Income Limits (2023).

HUD also defines income limits for counties, as shown in Table 10. These income limits are based on a median income of \$90,000 or a 4-person household. HCD’s State Income Limits and HUD’s Section 8 Income Limits are used to determine eligibility for housing programs. The income limits reported by each agency differ slightly, due to adjustments made at the state level to HUD’s Section 8 Income Limits. While HCD uses HUD’s Section 8 Income Limits as the basis for State Income Limits, HCD adjusts these limits according to: (1) California’s non-metropolitan county median income determined by HUD, if necessary; (2) HCD’s 2013 Hold Harmless (HH) Policy, to not allow decreases in area median income levels and household income category levels; (3) adjustments for

family size; and (4) income levels applicable to California’s moderate-income households, defined by law as household income not exceeding 120% of county area median income. These adjustments account for the slightly higher income levels reported by HCD.

| Table 10. HUD Income Limits / Sierra County (2023) | | | |
|---|----------------------------|-----------------------|------------------|
| Household Size | Extremely Low (30%) | Very Low (50%) | Low (80%) |
| 1-Person | \$18,000 | \$29,950 | \$47,900 |
| 2-Person | \$20,550 | \$34,200 | \$54,750 |
| 3-Person | \$24,860 | \$38,500 | \$61,600 |
| 4-Person | \$30,000 | \$42,750 | \$68,400 |
| 5-Person | \$35,140 | \$46,200 | \$73,900 |
| 6-Person | \$40,280 | \$49,600 | \$79,350 |
| 7-Person | \$45,420 | \$53,050 | \$84,850 |
| 8-Person | \$50,560 | \$56,450 | \$90,300 |
| <i>Source(s): HUD (2023).</i> | | | |

Occupancy Status

According to the 2021 ACS, there were 1,688 housing units within the unincorporated County area (see Table 11). Over 52% of these units were reported as vacant, of which 43% were vacant due to seasonal, recreational, or occasional use. In contrast the City of Loyalton’s vacancy rate was only about 13%. This vacancy rate continues to increase with the 2010 vacancy rate being reported at 36.3%. This trend may have significant impacts on future housing needs in the County, such as limited availability of occupied housing replacing workforce families with seasonal visitors. To address some of these conversions, the County adopted regulations in 2023 for short-term rentals (Zoning Code § 15.010.060). Although these regulations do not restrict the number of units that can be converted, they do require a discretionary administrative permit that allows the County to potentially restrict conversions.

| Table 11. Vacant Housing Units / Sierra County and Unincorporated County (2021) | | |
|--|-------------------------------------|-------------------------|
| Type | Sierra County Unincorporated | City of Loyalton |
| Occupied Housing Units | 796 (47.16%) | 355 (86.37%) |
| Vacant Housing Units | 892 (52.84%) | 56 (13.63%) |
| For Rent | -- | -- |
| Rented (not occupied) | -- | -- |
| For Sale Only | 26 | -- |
| Sold (not occupied) | -- | -- |

| Table 11. Vacant Housing Units / Sierra County and Unincorporated County (2021) | | |
|--|------------------------------|------------------|
| Type | Sierra County Unincorporated | City of Loyalton |
| For Seasonal, Recreational or Occasional Use | 740 | 24 |
| All Other Vacant Units | 126 | 31 |
| Total Housing Units | 1,688 | 411 |
| <i>Source(s): ACS (2017-2021), Tables B25002, B25004 and B25014.</i> | | |

Housing Affordability

The general perception of “affordable housing” tends to be negative in character. Many people have concerns about the location of housing considered affordable to lower income households. One image people have is that affordable housing attracts undesirable residents who would contribute to the degradation of the community. In fact, the definition of affordable housing is that housing should cost a household no more than 30% of its income. Also, the definitions of “very low” and “low” income are based upon the median income of the area being considered. Therefore, a household with a certain income may be considered “low-income” in an area where the cost of living is high but would be considered “moderate” or “above moderate” in a lower cost area. Moreover, the entry level income of many professions may qualify those employed as having a lower household income. These include professions whose members are considered an integral part of a community, such as fire fighters, police officers and nurses. Also, households with retirees may also be lower income households, particularly those relying on relatively fixed incomes.

Housing is considered affordable if a household pays no more than 30% of its monthly income for housing costs. Tables 12 and 14 illustrate affordable monthly rents for households of very low-, low- and moderate-income, using the 30% standard and HCD’s maximum income levels in these categories. For ownership housing, the maximum monthly payment of \$1,883 is required for a moderate-income household. For ownership housing, this analysis was based on purchase of a house with 20% down and a 30-year mortgage with a 6% interest rate. The median cost of a house in Sierra County in 2023 was \$329,010.

Ownership Housing – The median house value in Sierra County in 2023 was \$329,010. However, there were houses that sold in 2023 for much less that would have been considered available to lower income families. This median value is skewed to more expensive vacation homes and large homes for people migrating to the area. In 2003, Sierra County experienced 48 house sales; all single-family units. Most of those sales fell into the category of above moderate-income household levels, many selling for more than \$1 million; however, 13 units (27%) were sold at levels affordable to low-, very low- and extremely low-income families and 5 units (10%) were sold at levels affordable to moderate-income families. See Appendix B, Residential Market Background Report, to

review the inventory of housing units sold in 2023. See Table 12 below, which summarizes housing units that may be considered affordable by different income categories.

| Table 12. Affordability Index for Ownership Housing / Sierra County (2023) | | |
|---|---|---|
| Annual Household Income Category ¹ | Maximum Cost of House ² | Maximum Monthly Payment ^{1,3} |
| Extremely Low: \$0-\$30,000 | \$0-\$77,800 | \$466 |
| Very Low: \$31,000-\$45,000 | \$77,801- \$139,200 | \$835 |
| Low: \$45,001-\$72,000 | \$139,201-\$242,800 | \$1,456 |
| Moderate: \$72,001-\$90,000 | \$242,801-\$314,400 | \$1,883 |
| Above Moderate: +\$90,001 | +\$314,401 | +\$1,884 |

1. HCD's 2023 State Income Limits Table (4-person household).
2. Sierra County's 2024 Median Home Price is \$329,010 with 20% down (\$59,222); actual house cost is \$269,788 for a 30-year mortgage (Zillow, February 7, 2024). Assumes 30% of income is spent on housing for mortgage payment (principal and interest only). Interest rate is 6%.
3. HCDs' 2023 Income Calculator.

Currently, there is an assortment of houses available on the market for low-, moderate- and above moderate-income households (refer to Table 13). As presented later in this document, there is also an ample supply of vacant lots in the County that can be built with new manufactured housing units, which can be installed and available to lower income households.

| Table 13. Housing Sold by Affordability / Sierra County (2023) | | |
|---|---|-----------------------------|
| Annual Household Income Category ¹ | Maximum Cost of House ² | Number of Homes Sold |
| Extremely Low: \$0-\$30,000 | \$0-\$77,800 | 1 (2%) |
| Very Low: \$31,000-\$45,000 | \$77,801- \$139,200 | 1 (2%) |
| Low: \$45,001-\$72,000 | \$139,201-\$242,800 | 8 (17%) |
| Moderate: \$72,001-\$90,000 | \$242,801-\$314,400 | 5 (10%) |
| Above Moderate: +\$90,001 | +\$314,401 | 33 (69%) |
| Total | | 48 (100%) |

Source(s): First American Title Company, February 13, 2024.
1. HCD's 2023 State Income Limits Table (4-person household).
2. Sierra County's 2024 Median Home Price is \$329,010 with 20% down (\$59,222); actual house cost is \$269,788 for a 30-year mortgage (Zillow, February 7, 2024). Assumes 30% of income is spent on housing for mortgage payment (principal and interest only). Interest rate is 6%.

Rental Housing – Table 14 provides a summary of maximum monthly rents by household income levels. According to HCD's 7th Housing Cycle Final Regional Housing Need

Determination and Plan, the County's rental vacancy rate of (0.41%) is below the standard of 6%. For Sierra County, the renter vacancy rate is below the healthy standard. In reviewing available local rental advertising, there is very limited rentals available on the market. In reviewing sources for advertising rental units on the market, there were only 5 housing units available for rent from December 1, 2023, and February 18, 2024. These all consisted of single-family units available in either Sierra Brooks or Calpine and were either 2- or 3-bedroom units ranging in price from \$800 to \$1,300/month. Sources were the Mountain Messenger Newspaper and Realtor.com. There are no known housing rental management agencies in Sierra County.

| Table 14. Affordability Index for Rental Housing / Sierra County (2023) | | |
|---|-------------------|---|
| Annual Household Income Category ¹ | | Maximum Monthly Payment ² |
| Extremely Low: | \$0-\$30,000 | \$450 |
| Very Low: | \$31,000-\$45,000 | \$870 |
| Low: | \$45,001-\$72,000 | \$1,480 |
| Moderate: | \$72,001-\$90,000 | \$2,290 |
| Above Moderate: | +\$90,001 | +\$2,291 |
| 1. 2023 HCD Median Income Limits for family of 4. 2. HCD Affordable Housing Calculator for 2023. | | |

Table 15 presents the distribution of income by households in Sierra County. As shown, the percentage of households earning less than less than \$50,000 has decreased since 2010 from 49.5% to 42.2%.

| Table 15. Household Income / Sierra County (2010-2021) | | | | |
|---|---------------|----------------|---------------|----------------|
| Annual Income | 2010 | | 2021 | |
| | Number | Percent | Number | Percent |
| <\$10,000 | 115 | 8.0% | 42 | 3.6% |
| \$ 10,000-\$ 14,999 | 125 | 8.7% | 95 | 8.3% |
| \$ 15,000-\$ 24,999 | 65 | 4.5% | 87 | 7.6% |
| \$ 25,000-\$ 34,999 | 171 | 11.9% | 107 | 9.3% |
| \$ 35,000-\$ 49,999 | 236 | 16.4% | 154 | 13.4% |
| \$ 50,000-\$ 74,999 | 283 | 19.7% | 217 | 18.9% |
| \$ 75,000-\$ 99,999 | 251 | 17.5% | 161 | 14.0% |
| \$100,000-\$149,999 | 149 | 10.4% | 143 | 12.4% |

| Table 15. Household Income / Sierra County (2010-2021) | | | | |
|---|-----------------|---------------|-----------------|---------------|
| Annual Income | 2010 | | 2021 | |
| | Number | Percent | Number | Percent |
| \$150,000-\$199,999 | 27 | 1.9% | 87 | 7.5% |
| ≥\$200,000 | 14 | 1.0% | 58 | 5.0% |
| Total | 1,436 | 100.0% | 1,151 | 100.0% |
| Median Income* | \$52,950 | | \$56,152 | |
| * For County overall, including incorporated areas. Source(S): ACS (2006-2010 and 2017-2021), Table S1901. | | | | |

Table 16 shows the distribution of household incomes in Sierra County based on ability to pay. Those spending more than 30% of their income on housing are considered burdened by these costs to the extent that some households can experience significant impacts on their lives. This is particularly true for lower income households where they are struggling to keep food on the table. As shown on Table 15, over 17% of owners and over 14% of renters are overpaying rent. Over 29% of lower income households (365 people) are paying more than 30% for housing. While ACS median income estimate differs from the State Income Limits, the data demonstrates the need for affordable housing options for households that are overpaying.

| Table 16. Housing Cost Burden by Household Income Category (2020) | | |
|--|---------------------------|-----------------------------|
| Total Household Characteristics | Number | Percent of Total Households |
| Total Occupied Units / Households (HHs) | 1,250 ¹ | 100.0% |
| Renters | 270 | 21.6% |
| Owners | 980 | 78.4% |
| Total Low-Income HHs (0-80% of HAMFI) | 585 | 46.8% |
| Renters | 220 | 17.6% |
| Owners | 365 | 29.2% |
| ELI Renter HHs (0-30%) | 90 | 7.2% |
| ELI Owner HHs (0-30%) | 90 | 7.2% |
| Low-Income HHs Paying >30% (overpaying) | 292 | 23.4% |
| Renters | 133 | 10.6% |
| Owners | 159 | 12.7% |
| ELI Income Between 0%-30% | 139 | 11.1% |
| Income Between 30%-50% | 54 | 4.3% |
| Income Between 50%-80% | 99 | 7.9% |

| Table 16. Housing Cost Burden by Household Income Category (2020) | | |
|---|---------------|------------------------------------|
| Total Household Characteristics | Number | Percent of Total Households |
| Low-Income HHs Paying >50% (severely overpaying) | 148 | 11.8% |
| Renters | 53 | 4.2% |
| Owners | 95 | 7.6% |
| Extremely Low-Income HHs 0%-30% (severely overpaying) | 100 | 8.0% |
| Renters | 45 | 3.6% |
| Owners | 55 | 4.4% |
| Income Between 30%-50% | 19 | 1.5% |
| Income Between 50%-80% | 29 | 2.3% |
| Total HHs Overpaying | 401 | 32.1% |
| Renters | 183 | 14.6% |
| Owners | 218 | 17.4% |
| 1. This estimate includes the entire County. Source(s): HUD-released updated CHAS data, based on ACS (2016-2020) 5-year estimates. | | |

Sierra County has programs to encourage production of low-income housing, such as Section 8 and Section 504. The County also allows manufactured housing, which is a source of lower cost housing, on parcels zoned for residential use. A limited amount of assistance is available through various programs for those with low or very low incomes (i.e., Section 8, Social Services general assistance programs).

Special Housing Needs

Within every community, there are identifiable groups who have special housing needs. California Government Code § 65583(a) requires the Housing Element to address the needs of the following special population groups: Seniors, large households, female-headed households, persons with disabilities (including developmental disabilities), farmworkers and homeless. State law also requires an analysis of extremely low-income households.

Extremely Low-Income Households

Extremely low-income (ELI) is defined as households with income less than 30% of AMI. The AMI in Sierra County, as defined by HCD, in 2023 was \$90,000 for a 4-person household. For ELI households, this results in an income of \$30,000 or less for a 4-person household. Households with extremely low incomes have a variety of housing needs. Many families and individuals receiving public assistance, such as social security

insurance (SSI) or disability insurance, Section 8 Housing Vouchers, are considered ELI households.

In 2020, approximately 151 ELI households resided in the unincorporated portions of the County, representing approximately 12.2% of the total households. ELI households are targeted as a special housing need group because they typically experience a high incidence of housing problems, including overpayment (defined as cost burden greater than 30% of income), overcrowding and/or households without complete kitchen or plumbing facilities.

Nearly all ELI households are expected to need aid, including housing cost subsidies and social services. As mentioned in the discussion on resources, the Plumas County Community Development Commission and Housing Authority administers the Housing Choice Voucher program for Plumas, Lassen, Sierra, and Tehama counties. The Lassen-Plumas-Siera Action Agency refers residents to available programs such as the Home Energy program, Electric Rate Reduction Program, Winter Rate Assistance program, weatherization programs, and affordable housing opportunities. There are currently nine housing choice vouchers administered in Sierra County and the waitlist is currently open (October 2024). While these are a great resource for residents, funding availability is limited as are housing choice vouchers and fall short of meeting the need in the county. In order to work to address the additional needs of ELI households in the unincorporated County, the following programs.

- Measure 2.1: Support Lower and Moderate Income and Special Needs Housing Development.
- Measure 2.2: Zoning Code Amendments.
- Measure 2.3: Expansion of Housing Choice Vouchers (Section 8).
- Measure 2.5: Accessory Dwelling Unit (ADU) Ordinance.
- Measure 4.1: Incentives for Special Needs Housing.

Overpayment is a significant issue for ELI households. As shown previously in Table 16, an estimated 183 households (14.6%) were overpaying for housing in 2020. This incidence of overpayment occurs more frequently in owner-occupied households (17.4%).

The maximum affordable rent for a very-income, four-person household was \$450 a month (**Table 12**). The monthly rent in the County ranged from \$800 to 1,300 a month, which is not affordable to an extremely low- income household. The maximum purchase price for an extremely low- income household of 4 was \$77,000. The median home value in 2023 was \$329,010, which was out of reach of extremely low-income households. These statistics show there is a need for homes affordable to extremely low- income households.

To help meet the affordability constraints of extremely low-income households, the County works with the Department of Health and Human Services to identify opportunities for financial assistance and the expansion of affordable housing opportunities.

In addition to the challenge of finding affordable housing, ELI households may also have members with mental or other disabilities and special needs, making it even harder to secure housing. While resources for ELI households can be limited, there is most likely some overlap with ELI households, senior households, and persons with disabilities, in which case there are more resource options available to this group.

It should be noted that there is no information available on the location of any concentrations of extremely low-income households within the county or the unincorporated county.

Resources for Extremely Low-Income Housing

The Sierra County Department of Social Services indicates a fluctuating number of homeless people, ranging from 1 to 15. During the 2023 point-in-time county survey conducted by the NorCal Continuum of Care, twelve homeless individuals were counted in Sierra County. Two of these individuals were considered chronically homeless. Seven reported being male and five reported being female.

There are no formal facilities in Sierra County providing shelter for homeless or other displaced people; however, the Salvation Army and local churches provide assistance. The Sierra County Social Services Department, with offices located in Downieville and Loyalton, administers a program for victims of physical and/or mental abuse where people can obtain information regarding assistance, including shelter, in the event they find themselves homeless. The County provides once-in-a-lifetime assistance through the CalWORKS program. This program can provide security deposits and one-month's rent for families with children.

Section 8 housing is also an important program to help these folk. The Plumas County Community Development Commission and Housing Authority administers this program for Plumas, Lassen, Sierra, and Tehama Counties. Based on discussions with this agency in March 2024, this agency provides 632 vouchers, but only nine to Sierra County residents. This is very limited assistance as compared to other Northern California areas. For example, the City of Nevada City, population of 3,100, provides 32 vouchers. Unfortunately, Sierra County has no control over Section 8 Housing and the process of selecting those funded. Implementation Measure 2.3 provides Sierra County to monitor this program with the Housing Authority and encourages expanding the program to Sierra County residents.

Several public funding sources are available to construct new affordable housing, such as:

- The HOME Program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. The HOME Program helps to expand the supply of decent, affordable housing for low- and very low-income families by providing grants to states and local governments. This money can be used to acquire property, construct new housing for rent or homeownership, rehabilitate rental or owner-occupied housing, improve sites for HOME-assisted development or demolish dilapidated housing on such sites, pay relocation costs

for households displaced by HOME activities, provide financing assistance to low-income homeowners and new homebuyers for home purchase or rehabilitation, provide tenant-based rental assistance or help with security deposits to low-income renters, and meet HOME Program planning and administration expenses to take a more regional, collaborative approach to meeting their affordable housing needs.

- The Multiple-Family Housing Program (MHP) assists in the new construction and preservation of permanent and transitional housing for lower income households. Funding is provided through the Proposition 1C Housing Programs. The MHP provides low interest, deferred payment loans to developers of affordable housing.
- The Low-Income Housing Tax Credit (LIHTC) Program provides for federal and state tax credits for private and non-profit developers and investors who agree to set aside all or an established percentage of their rental units for households at or below 60% of Annual Median Income (AMI) for 55 years. These tax credits may also be utilized on rehabilitation projects, contributing to the preservation program.

The program begins when developers and investors apply for an allocation of tax credits from the California Tax Credit Allocation Committee (CTCAC). Tax credits are awarded on a competitive basis each year. Compliance is monitored according to Internal Revenue Service (IRS) rules and regulations.

- The Federal Home Loan System facilitates the Affordable Housing Program (AHP) and Community Investment Program (CIP) to expand the affordable housing supply. The San Francisco Federal Home Loan Bank District provides local service. Subsidies are awarded on a competitive basis usually in the form of low-interest loans and must be used to finance the purchase, construction and/or rehabilitation of rental housing.
- The Pre-Development Loan Program, conducted through HCD, provides the funds to pay the initial costs of preserving existing affordable housing developments for their existing tenants. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.

Persons with Disabilities

Disabled persons may have trouble, due to a lack of available housing that is specifically designed to accommodate their specific needs. Inadequate bathrooms and kitchens, lack of ramps and narrow hallways are examples of inappropriate design. In addition, disabled persons may also be low-income persons, due to work disabilities. Often their housing needs are more costly than conventional housing.

According to Welfare and Institutions Code § 4512, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely and constitutes a substantial disability for that individual, which includes mental disabilities, cerebral palsy, epilepsy and autism. This term also includes disabling conditions found to be closely related to mental disabilities or to require

treatment like that required for individuals with mental disabilities, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) provides community-based services to over 330,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers. The Alta California Regional Center in Sacramento serves 23,640 people across a 10-county service area, including Sierra County, as well as Alpine, Colusa, El Dorado, Nevada, Placer, Sacramento, Sutter, Yolo, and Yuba Counties. This Regional Center has seven field offices in Grass Valley, Roseville, Woodland, Yuba City, Placerville, South Lake Tahoe and Truckee. Thirty-five percent of the center’s clients are 18 to 40 years of age and approximately 77% live in their own home or with family. According to the DDS, less than 55 of the center’s clients are in Sierra County, including Loyalton.

There are currently no facilities in Sierra County that strictly serve disabled persons. It is assumed that disabled persons in the County are generally taken care of by family members, in their own home or under the care of persons in an unregulated private home. To assist with this, the County offers the In-Home Supportive Services (IHSS) program to help pay for services, so individuals can stay in their homes.

There are several types of disabilities categorized for this study. Most people are affected by more than one type. Table 17 shows the total for each category of disability by age.

| Table 17. Persons with Disabilities by Disability Type / Unincorporated Sierra County (2021) | | | | | | |
|---|----------------------|----------------|-----------------|----------------|----------------------------|----------------|
| Total Persons with Disabilities | Sierra County | | Loyalton | | Unincorporated Area | |
| | Number | Percent | Number | Percent | Number | Percent |
| Ages 5-64 | 225 | 54.70% | 22 | 24.20% | 203 | 63.40% |
| Hearing Difficulty | -- | -- | -- | -- | -- | -- |
| Vision Difficulty | -- | -- | -- | -- | -- | -- |
| Cognitive Difficulty | 125 | 30.40% | 8 | 8.80% | 117 | 36.60% |
| Ambulatory Difficulty | 178 | 43.31% | 21 | 23.10% | 157 | 49.10% |
| Self-Care Difficulty | 103 | 25.10% | 4 | 4.40% | 99 | 30.10% |
| Independent Living Difficulty | 188 | 45.70% | 12 | 13.20% | 176 | 55.00% |
| Ages ≥65 | 186 | 45.30% | 69 | 75.80% | 117 | 36.60% |
| Hearing Difficulty | 84 | 20.00% | 7 | 7.70% | 77 | 24.10% |

| | | | | | | |
|---|------------|----------------|-----------|----------------|------------|----------------|
| Vision Difficulty | 21 | 5.10% | 1 | 1.10% | 20 | 6.30% |
| Cognitive Difficulty | 32 | 7.80% | 24 | 26.40% | 8 | 2.50% |
| Ambulatory Difficulty | 93 | 33.60% | 53 | 58.40% | 40 | 12.50% |
| Self-Care Difficulty | 23 | 5.60% | 15 | 16.40% | 8 | 2.50% |
| Independent Living Difficulty | 81 | 15.70% | 41 | 45.10% | 40 | 12.50% |
| Total | 411 | 100.00% | 91 | 100.00% | 320 | 100.00% |
| <i>Source(s): ACS (2017-2021), Table S1810.</i> | | | | | | |

The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving persons with disabilities. Incorporating barrier-free design in all, new multiple-family housing (as required by California and federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

Also, employment is a key factor in understanding self-sufficiency of working age people with disabilities; a major focus of government programs and advocacy efforts. Based on 2017-21 Census of those reporting as being in the labor force a total of 411 persons had a disability within the County as a whole and 320 disabled persons identified (about 26%) who resided in the unincorporated areas of the county. Twenty-six people with disabilities reported that they were in the labor force.

| Table 18. Employment Status by Disability Status / Unincorporated Sierra County (2017-21) | |
|--|---------------|
| | Number |
| In Labor Force | 1,232 |
| Employed | 950 |
| With a Disability | 26 |
| No Disability | 805 |
| Unemployed | 119 |
| With a Disability | 0 |
| No Disability | 119 |
| Not in Labor Force | 282 |
| With a Disability | 177 |
| No Disability | 105 |
| <i>Source(s): ACS (2017-2021), Table C18120.</i> | |

Persons with Developmental Disabilities

“Developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual.” This term includes mental disabilities, cerebral palsy, epilepsy, autism, and disabling conditions found to be closely related to mental retardation or to require treatment like that required for individuals with mental disabilities but does not include other handicapping conditions that are solely physical in nature. Those categorized as disabled due to mental disorder or developmental disability of some nature do not necessarily require physical improvements to housing. Social Services organizations help with medical attention and counseling for those in need of these types of services.

While the Census reports on mental disabilities, which include developmental disabilities, it does not identify the subpopulation that has a developmental disability. The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities. They are defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The DDS data is reported by zip code, so this information indicates that in 2017, of the 44 persons that resided in Sierra County that received assistance, all were under the age of 22 and half were over the age of 11. Many have special housing needs (independent living or care facilities) or live at home with a parent or guardian.

Severe physical or mental disability often prevents individuals from working, limits their opportunities for job advancement, and thereby limits their income, which results in the cost of housing being a greater concern. Many of the disabled rely solely on Social Security Income, which would typically place them within extremely low- to very low-income categories with market-rate housing unaffordable to these households.

Senate Bill 520 (SB 520) prohibits any local governmental agency from enacting ordinances that prohibit or discriminate against any residential development or emergency shelter because of the method of financing or the race, sex, color, religion, ethnicity, national origin, ancestry, lawful occupation, familial status, disability or age of owners or intended occupants of the residential development of the emergency shelter. Chapter 5, Fair Housing, of this element identifies programs and policies to accommodate the need for accessible housing. By providing programs that facilitate supportive multiple-family or single-family housing for the disabled in any residential zone, the County of Sierra will comply with SB 520. The County is in the process of updating the Zoning Code (August 2024) to include new regulations concerning reasonable accommodation, to provide a procedure for persons with disabilities seeking equal access to housing to receive relief from constraints imposed from County zoning laws and other land use regulations, policies and procedures.

Seniors

| Table 19. Householders by Tenure by Age / Unincorporated Sierra County (2021) | | | | | | |
|---|------------|---------------|------------|---------------|------------|---------------|
| Age | Owners | % | Renters | % | Total | % |
| 15-24 years | -- | -- | -- | -- | -- | -- |
| 25-34 years | -- | -- | 42 | 22.7% | 42 | 4.3% |
| 35-64 years | 315 | 40.0% | 143 | 77.3% | 458 | 46.7% |
| 65-74 years | 164 | 20.6% | -- | -- | 164 | 16.7% |
| ≥75 years | 317 | 39.4% | -- | -- | 317 | 32.3% |
| Total | 796 | 100.0% | 185 | 100.0% | 981 | 100.0% |

Source(s): ACS (2017-202).

Definition: Seniors are defined as people 65 and older. According to the ACS (2021), 481 seniors reside in unincorporated Sierra County, which is about 49% of the total households. This is a significant increase from 2015 which showed about 40% seniors. All senior households were owners. This indicates strong ownership trends among seniors and significant migration of seniors to the County.

As they age, senior households face several needs related to their changing physical and financial capacity. As they become less mobile, seniors may require physical modifications to their homes to permit greater accessibility and increase their ability to live independently.

A common special need for a portion of the senior population is for assisted-living facilities that combine meal, medical and daily living assistance in a residential environment. There are some services and facilities available for senior citizens in Sierra County. The following is a list of the current services and facilities that exist:

1. **Care Facilities** – There is one skilled nursing facility, Eastern Plumas Health Care Loyalton Campus, in the City of Loyalton, licensed to care for 39 patients. The administrator stated that the beds are designated for the disabled or seniors who need long term assistance. The facility operates with approximately three vacancies per month.

The nearest additional facility is in Portola, approximately 23 miles from Loyalton. The facility offers a variety of physical and speech therapy services, adjacent medical care, and entertainment activities for the residents. Skilled nursing is not identified in the zoning code and a policy of the City of Portola will be to amend the zoning code to identify and allow this type of housing without a conditional use permit.

2. **Senior Housing** – The County is served by the Sierra Valley Senior Apartments; an independent, affordable senior apartment complex constructed in 1998 with USDA financing. Also, there are a variety of in-home care giving options provided as referenced below.

- a. **Other Senior Services** – The Loyalton Senior Center provides various services to the senior population, including lunches served during weekdays, counselling services, information assistance and referral services. In-home services, such as care to seniors and the disabled, are provided by the Nevada Sierra Regional In-Home Support Services Public Authority located in Truckee.

The Sierra County Social Services Department, through the Area 4 Agency on Aging, maintains an office in Loyalton and provides senior protective services, including money management, counselling, and out of home placement. They promote citizen involvement in planning and delivering programs and services necessary to ensure maximum independence and dignity for older individuals and functionally impaired adults in Loyalton and Sierra County.

The Agency provides information regarding the following: health insurance counseling, employment or volunteer opportunities, congregate or home-delivered meals, lists of senior centers, adult day care, homemakers, chores, home health or personal care services, telephone reassurance, friendly visitation, energy assistance, senior housing, and legal assistance. Need to reach ombudsmen programs that help resolve complaints involving long-term care facilities or have elder abuse questions, the Agency can help.

- b. **Senior Public Transportation** – Sierra County has no fixed route public transit service. The County contracts with two non-profits to offer demand response and scheduled transit service to seniors including persons with disabilities, while also providing service to the general public, if space is available. These two non-profits are Incorporated Seniors Citizens of Sierra County, offering service in Eastern Sierra County, and Golden Rays Seniors Citizens, offering service in Western Sierra County.

Large Households

Large households are defined as households with more than five persons. They can have difficulty securing adequate housing, due to the larger number of bedrooms they need (three or more) to avoid overcrowding. It becomes even more difficult when large households try to find adequate rentals within their budget, because rentals typically have fewer bedrooms than ownership housing. Low-income large households typically need financial assistance to secure affordable housing that meets their space needs. As discussed previously, overcrowding is not a significant housing challenge in the county, with only 22 overcrowded households (less than 3%) County-wide and zero in the unincorporated county.

Table 8 shows the breakdown of household size in Sierra County. According to the ACS (2017-2021), approximately 58% of the population lived in 2- to 4-person households, 34% lived alone, and 7.5% lived in households of four or more persons. Over 15% of

rental households consisted of four or more people. This would indicate a need for more housing units with more bedrooms.

Farmworkers

The State of California defines seasonal farm laborers as those who are employed fewer than 150 consecutive days by the same employer and differentiates between local and migrant seasonal farmworkers in terms of their residence, whether they reside close enough to the job sites, so that they can return to their permanent homes each night. The housing needs of permanent farmworkers are no different from those of other employment groups and consist of housing that is affordable in relation to income, meets acceptable housing standards and is accessible to the site of employment. Seasonal or part-time farmworkers who do not leave the area and must seek year-round residency in the area have similar needs; but their income is likely to be less than year-round employees, and these individuals may require subsidized housing or employer-based housing. Seasonal migrant workers typically have even less income available for housing, because of their need to minimize expenses to meet off-season needs. As a result, migrant farmworkers may seek housing in a labor camp or may rent an available and inexpensive unit (which may be shared among several workers). If such housing is not available, migrant farmworkers may resort to substandard shelters, ranging from vehicles to tents or other forms of temporary shelter. Because migrant farmworkers desire to reside near the work sites, most farmworker housing should be provided near the work sites or reliable transportation should be available.

The Census groups “Agriculture, Forestry, Fishing and Hunting, and Mining” are lumped together. Consequently, there is no method for separating farmworkers from other employment groups to determine that actual number of farmworkers living in Sierra County. Based on the 2017 Census of Agriculture, there were 38 farms in Sierra County. Only 10 farms reported having 10 farm labor employees (refer to Table 20). This is half the number of farm labor employees that were reported in 2012.

| Table 20. Number of Farmworkers / Sierra County (2017) | |
|---|---------------|
| Category | Number |
| Hired Farm Labor | |
| Farms | 10 |
| Workers | 10 |
| <i>Source(s): U.S. Department of Agriculture, 2017 Census of Agriculture.</i> | |

Farmworker housing needs do not represent a sizable portion of the unincorporated Sierra County housing needs. However, farmworker housing may be needed to accommodate very low- and extremely low-income households to address future farmworker housing needs. This would include permanent housing for farmworkers and their families.

Sierra County’s Zoning Code does not define farmworker housing, but it is allowed by right in the A1, Agricultural Zone District. Implementation Measure 2.2 has been created to amend the Zoning Code to define farmworker housing (including employee housing) and allow it in all residential districts, treating it the same as other residential developments.

Female-Headed Households

The U.S. Census Bureau provides data on the total number of households headed by a female, the number of those with children and the number with incomes below the poverty level. Female-headed household are often the households most in need of affordable housing, childcare, job training and housing rehabilitation funds.

In unincorporated Sierra County, there were 27 female-headed households, according to the ACS (2017-2021) (see Table 21). Of the female-headed households in unincorporated the County, 21 households (77.8%) have children, 6 of which have children and are below the poverty level. It is noted that 2015 data indicated that there were no female-headed households below the poverty line.

| Table 21. Female-Headed Households / Unincorporated Sierra County (2021) | | | |
|---|---------------|-------------------------------------|------------------------------------|
| Householder Type | Number | Percent of Female Households | Percent of Total Households |
| Total Households | 498 | -- | -- |
| Total Female-Headed Householders | 27 | 100.0% | 5.4% |
| Female Heads with Children | 21 | 77.8% | 4.2% |
| Female Heads without Children | 6 | 22.2% | 1.2% |
| Female Heads Under the Poverty Level | 6 | 22.2% | 1.2% |
| Households Under the Poverty Level | 6 | 22.2% | 1.2% |

Source(s): ACS (2017-2021), Table B17012.

Single mothers tend to have difficulty obtaining suitable, affordable housing. Such households also have a greater need for housing with convenient access to childcare facilities, public transportation and other public facilities and services.

Female-headed households with children and no spousal support frequently depend on public assistance or work in jobs that pay low wages. In addition, they must arrange for childcare, which may consume a sizable portion of their pay. These female-headed households must seek suitable housing with less disposable income than some families earning the same amount. As a result, their housing choices are limited and most of them are probably paying more than 30% of their total income for housing.

Battered women with children comprise a subgroup of female-headed households that are especially in need. The Sierra County Social Services Department has offices located in Downieville and Loyaltown and administers an Adult Protective Services program for

victims of physical and/or mental abuse, where people can obtain information regarding assistance, including shelter, in the event they find themselves homeless.

Families and Persons in Need of Emergency Shelter

Homelessness is caused by several social and economic factors, including a breakdown of traditional social relationships, unemployment, shortage of low-income housing, and the deinstitutionalization of the mentally ill. A homeless person lacks consistent and adequate shelter. Homeless people can be considered residents (those remaining in an area year-round) or transient. Emergency and transitional shelters can help to address the needs of the homeless. Emergency shelters provide a short-term solution to homelessness and involve limited supplemental services. In contrast, transitional shelters are designed to remove the basis for homelessness. Shelter is provided for an extended period and is combined with other social services and counseling to assist in the transition to self-sufficiency.

There are no formal facilities in Sierra County providing shelter for homeless or other displaced persons; however, the Salvation Army and local churches provide assistance. The Sierra County Social Services Department, with offices located in Downieville and Loyalton, administers a program for victims of physical and/or mental abuse where people can obtain information regarding assistance, including shelter, in the event they find themselves homeless. The County provides once-in-a-lifetime assistance through the CalWORKS program. This program can provide the security deposit and 1-month’s rent for families with children.

Table 22 shows an approximate breakdown of those who received aid from County services in August 2023, according to Sierra County Health and Human Services.

| Table 22. Cases of County Aid / Sierra County (August 2023) | |
|--|-----------------------------|
| Aid Type | Number of Recipients |
| CaWORKS | 11 |
| CalFresh | 223 |
| Medi-Cal | 486 |
| General Relief | -- |
| CMSP* | -- |
| Total | 720 |
| <p><i>* County Medical Services Program (not for the disabled).</i> <i>Note: Cases do not reflect individual persons; each case could range from a single person to a family with as many as eight household members.</i> <i>Source(s): Sierra County Social Service, Eligibility Staff (August 2023).</i></p> | |

Housing Stock Characteristics

Housing Units by Type

The majority of housing units, approximately 88%, in unincorporated Sierra County are single-family, detached, site-built structures. Based on DOF estimates, the number of single-family, detached homes increased from 1,750 in 2010 to 1,763 in 2020. The second largest category of housing units is mobile homes (refer to Table 23). Based on County Building Department records of actual new construction that has taken place over the last 10 years (to 2023), approximately 65 new houses were constructed in the County, of which approximately 18 (27%) were mobile/manufactured houses.

The largest number of housing types being constructed, however, is conventional, detached, single-family houses. This current trend is expected to continue. Those building second homes and retirees with a good income will continue to build single-family dwellings. For lower income households, mobile and manufactured homes will continue to provide a more economical source of permanent housing. Sierra County will continue to allow the placement of these types of homes in all areas where a single-family residence is permitted, if the manufactured home meets the standards outlined in the County’s Code, including the restriction that the home must have been constructed after June 15, 1976. Some areas of the county also require architectural restrictions, such as a permanent, perimeter foundation and proper flood proofing, but most of the County allows for placement of any age or style manufactured home.

Multiple-family housing construction has historically been sparse in the County. Individuals seeking single-family homes spark most home construction. Most subdivisions are small, creating four parcels or less. The County has had trouble attracting developers of multiple-family units. The rural nature, lower incomes and minimal infrastructure (lack of public water/sewer) are some reasons cited by developers.

| Table 23. Housing Units by Type / Unincorporated Sierra County (2010-2020) | | | | | | |
|---|--------------|---------------|--------------|---------------|------------------|-------------|
| Housing Unit Type | 2010 | | 2020 | | Change 2010-2020 | |
| | Number | Percent | Number | Percent | Number | Percent |
| Single-Family Detached | 1,759 | 89.4% | 1,763 | 89.0% | 11 | 0.6% |
| Single-Family Attached | 21 | 1.1% | 30 | 1.5% | 9 | 42.9% |
| 2-4 Units | 33 | 1.7% | 33 | 1.7% | -- | -- |
| 5+ Units | 73 | 3.7% | 73 | 3.7% | -- | -- |
| Mobile Homes | 80 | 4.1% | 82 | 4.1% | 2 | 2.5% |
| Total | 2,471 | 100.0% | 2,445 | 100.0% | 22 | 1.1% |

Source(s): California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State (January 2011-2018).

Housing Stock Conditions

The ACS (2021) shows that less than half of housing units (43%) in Sierra County are less than 40 years old, constructed since 1980, with no new housing units constructed since 2010 (Table 24). However, this table does not reflect the current number of housing units built since 2014. Typically, housing units that are built prior to 1980 are expected to need some type of rehabilitation.

| Table 24. Housing Units by Age / Unincorporated Sierra County (2021) | | |
|---|---------------|----------------|
| Year | Number | Percent |
| Built ≥2014 | -- | -- |
| Built 2010-2013 | 124 | 7.3% |
| Built 2000-2009 | 115 | 6.8% |
| Built 1990-1999 | 110 | 6.5% |
| Built 1980-1989 | 381 | 22.5% |
| Built 1970-1979 | 278 | 16.5% |
| Built 1960-1969 | 256 | 15.2% |
| Built 1950-1959 | 141 | 8.6% |
| Built 1940-1949 | 45 | 2.6% |
| Built ≤1939 | 238 | 14.0% |
| Total | 1,688 | 100.0% |
| <i>Source(s): ACS (2017-2021), Table DP04.</i> | | |

About 60% of the houses in unincorporated Sierra County were constructed post 1979 (aka newer). That means about 40% are older and many are in need of rehabilitation. Communities within the County, particularly with substantial housing rehabilitation needs, are located within the Alleghany, Downieville, Sierra City, Goodyears Bar, Calpine, Sattley and Sierraville communities. County staff have estimated that at least 40 percent of the houses in the County, consisting of approximately 670 units, are in need of at least some kind of rehabilitation. Of those about 10 percent are in need of replacement. As mentioned in Chapter 3, interest rates that currently exceed 6% make it difficult for homeowners to invest in their properties.

Employment Characteristics

Based on 2023 California EDD information, over 95% of the workforce in unincorporated Sierra County are employed and about 4% are unemployed.

Table 25. Employment Characteristics / City of Loyalton, Unincorporated County, Sierra County (2023)

| | Labor Force | | Employed | | Unemployed | |
|-----------------------|--------------|---------------|--------------|---------------|------------|---------------|
| | Number | Percent | Number | Percent | Number | Percent |
| City of Loyalton | 410 | 30.4% | 400 | 31.0% | 10 | 20.0% |
| Unincorporated County | 940 | 69.6% | 900 | 95.8% | 40 | 4.2% |
| Total | 1,350 | 100.0% | 1,300 | 100.0% | 50 | 100.0% |

Source(s): California Employment Development Department, Monthly Labor Force Data, Preliminary (October 2023).

Government employment makes up more than half (59.37%) of all employment in Sierra County (see Table 26). Within the County’s private-sector employment, service-providing is the largest industry, accounting for 31.25% of the total employment base. Goods-producing has declined by approximately 6% since 2014.

Table 26. Employment by Industry / Sierra County (2023)

| Employment by Industry | Monthly Employment | Percent of Total Employment |
|-------------------------------|--------------------|-----------------------------|
| Government | 380 | 59.37% |
| Federal Government | 30 | 4.69% |
| State Government | 40 | 6.25% |
| Local Government | 310 | 8.43% |
| Total Private-Sector | 260 | 40.63% |
| Farm | 20 | 3.13% |
| Goods-Producing | 40 | 6.25% |
| Service-Providing | 200 | 31.25% |
| Total (All Industries) | 640 | 100.00% |

Source(s): California Employment Development Department, Industry Employment & Labor Force, Sierra County, Revised (November 2023).

Based on official EDD data for 2023, total employment in Sierra County has increased across most industries (see Table 27), with the largest increases being federal government, goods-producing and non-farm services providing employment.

Table 27. Average Annual Employment by Industry / Sierra County (2018-2023)

| Industry | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 5-Year Change | |
|--------------------|------------|------------|------------|------------|------------|------------|---------------|--------------|
| | | | | | | | Number | Percent |
| Government | 360 | 390 | 360 | 370 | 370 | 370 | 10 | 2.78% |
| Federal Government | 50 | 50 | 40 | 40 | 40 | 30 | -20 | -40.00% |

| | | | | | | | | |
|--|------------|------------|------------|------------|------------|------------|-----------|---------------|
| State Government | 50 | 50 | 40 | 40 | 40 | 50 | -- | -- |
| Local Government | 260 | 290 | 280 | 290 | 290 | 290 | 30 | 11.54% |
| Total Private-Sector | 240 | 260 | 240 | 280 | 280 | 300 | 60 | 25.00% |
| Farm | 20 | 20 | 20 | 20 | 20 | 20 | -- | -- |
| Goods-Producing | 30 | 40 | 20 | 30 | 30 | 40 | 10 | 34.00% |
| Services-Providing | 190 | 200 | 200 | 230 | 230 | 240 | 50 | 26.32% |
| Total Employment | 600 | 650 | 600 | 650 | 650 | 670 | 70 | 11.67% |
| <i>Source(s): California Employment Development Department (November 2023, revised).</i> | | | | | | | | |

According to the 2018 County Business Patterns gathered by the U.S. Census Bureau, there were 69 employer establishments in the County. Of these employers, 83% have fewer than 5 employees and another 14% have 5 to 9 employees. These are no particular centers/areas of employment in the County for most of these businesses. The largest government employment bases are in Loyalton and Downieville, with the schools and County government, and in Sierraville with the school and Forest Service.

Also significant for Sierra County is the number of non-employer businesses that account for 259 establishments, according to the 2018 Annual Economics Survey. Self-employed businesses account for approximately 25% of all employment within Sierra County, with 73.8% of those self-employed businesses. The largest number of self-employed businesses are in agriculture, forestry, fishing and hunting, and mining industries (53%), with another 44% in the construction industry. The distribution of employment by industry is shown in Table 28.

| Table 28. Employees by Industry / Sierra County (2021) | | |
|--|---------------|----------------|
| Description | Number | Percent |
| Agriculture, Forestry, Fishing and Hunting, Mining | 198 | 14.3% |
| Construction | 246 | 17.7% |
| Manufacturing | 89 | 6.4% |
| Wholesale Trade | -- | -- |
| Retail Trade | 15 | 1.1% |
| Transportation and Warehousing, Utilities | 63 | 4.5% |
| Information | -- | -- |
| Finance and Insurance, Real Estate, Rental and Leasing | 31 | 2.2% |
| Professional, Scientific, Management and Administrative, Waste Management Services | 58 | 4.1% |
| Educational Services, Health Care and Social Assistance | 235 | 16.9% |
| Arts, Entertainment, Recreation, Accommodation and Food Services | 317 | 22.9% |

| | | |
|--|--------------|---------------|
| Other Services (except Public Administration) | 14 | 1.0% |
| Public Administration | 121 | 8.8% |
| Total All Sectors | 1,387 | 100.0% |
| <i>Source(s): ACS (2017-2021), Table 6-Employment by Industry.</i> | | |

According to the 2018 County Business Patterns gathered by the U.S. Census Bureau, there were 69 employer establishments in the county. Of these, 83% have fewer than five employees and another 14% have five to nine employees. These businesses are distributed throughout the county. According to the California Employment Development Department major employment data for Sierra County in 2024, the major employers consisted of fire departments, schools, medical examiners, and government offices. These are spread across Alleghany, Downieville, Loyaltan, Sierra City, North San Joaquin, Sierraville, and Calpine. The largest government employer is based in Loyaltan and Downieville where the schools and county government are located, and/or in Sierraville where the Tahoe National Forest has a ranger district. Seasonal employment is active in the county, which includes Caltrans working on snow removal during winter events and forestry workers on U.S. Forest Service lands; besides this, there are no other significant employers in the County. As noted on Page 23, over 12% of the County's households consist of extremely low-income families. Employment needs for these families is an important factor in considering housing needs by geography. However, there is no availability of data that describes concentrations of where these households are located.

Chapter 3: Resources, Constraints and Housing Capacity

Background

Housing builders face a variety of constraints, in terms of costs and timing, in their attempt to construct new housing. These constraints limit the number and increase the cost of housing units which are constructed. Although constraints to residential development in Sierra County may be classified as governmental and non-governmental, there is often a strong interrelationship between these factors. And while many factors limiting housing production are market driven, agencies have some control in instituting policies and programs to address the constraints or limiting factors. Sierra County's Housing Program includes policies and actions designed to reduce or overcome constraints for the development of housing for all income levels. In addition, this chapter will address what resources the County has available to help produce this housing.

Summary of Resources and Constraints

The following highlights some of the conclusions made in this chapter:

County Regulations

- The County's current regulations do not significantly constrain housing development.
- The Zoning Code is being updated to address most state and federal housing laws, which is a requirement of this Housing Element Update.

Housing Needs

- Several housing needs have been identified that should be addressed in some of the code updates the County is working on, such as the Zoning Code.
- More permanent rental housing is needed to address low-rental vacancy rates and the need for more workforce housing.
- Based on a housing construction cost analysis, manufactured housing on low-cost vacant lots, such as within Sierra Brooks neighborhood, can add affordable housing to the County's limited low- and moderate-income housing supply.
- Other important sources of low-income housing are the construction of more accessory dwelling units and junior accessory dwelling units.
- There is an insufficient supply of vacant high-density zoned Multiple-Unit Residential (MUR) properties to provide more affordable housing.

- Additional vacant sites need to be looked at for redesignation/rezoning to MUR that can provide higher density housing in the County.

Infrastructure Constraints

- Based on State Water data, the County has seven water utility providers (including small private water companies and larger public utility districts) that serve most of the residents in the core communities. The County only controls two of the seven water utilities, Sierra CSA which serves Sierra Brooks, and Sierra County Water District #1 which services CalPine. Many of these providers are smaller, private companies that have limited capacity to serve large residential development projects. All other properties are dependent on wells for water service.
- There are no community sewer systems in Sierra County. The County currently requires all new development to provide complete septic systems any new houses as well as show there is sufficient room for a replacement leach field area in the event the original leach field fails.
- A feasibility analysis should be conducted for creating a community sewer system in Downieville to both address failing septic systems and to provide additional capacity to increase the supply of affordable housing.

Housing Capacity Analysis

- State housing law prescribes a one-size-fits-all approach for every jurisdiction but fails to recognize the diversity of housing in California and particularly the housing characteristics of smaller rural cities and counties, such as Sierra County.
- Due to more recent State housing laws regarding development capacity to serve affordable housing, such as lack of community sewer systems, no vacant land in the County qualifies for meeting Regional Housing Needs Allocation (RHNA).
- The County's RHNA for the 7th State Cycle Housing Element is only two lower income housing units. However, the County needs to start planning for the next housing cycle, which is anticipated to require more housing production requirements.
- The County should be able to demonstrate compliance with this 7th Cycle RHNA by showing capacity to produce more accessory dwelling units. Also, some alternative approaches are presented, such as using an underutilized property in Sierra City, or using larger vacant sites near Loyaltan, to show that manufactured units can be produced at affordable levels.

Governmental Constraints

Governmental constraints, such as costs and processing time, consist of potential and actual policies, standards, requirements, fees, and/or actions imposed by the various levels of government on development, which serve to ensure public safety and welfare

with respect to housing construction and land use issues. Federal and state agencies, along with their respective regulations, also play a role in the imposition of governmental constraints. As is the case, they are beyond local government's influence and cannot be effectively addressed in this document. The governmental controls unique to Sierra County that affect housing development are further discussed herein. Consistent with transparency requirements pursuant to Government Code Section 65940.1, subsections (a)(1)(A) and (a)(1)(B)), all zoning and development standards, and fees are available on the County's website.

Land Use Regulations

General Plan – The Sierra County General Plan establishes goals and policies that guide new development in the unincorporated areas of the County. The General Plan designates land uses within the County, including residential uses. The policies pertaining to residential uses establish and control the type, location, and density of residential development in the unincorporated areas of the County. The following are the General Plan residential land use designations:

- R: Residential
- RR: Rural Residential
- MUR: Multiple-Unit Residential
- PD: Planned Development
- OS: Open Space Residential

Zoning Code – The Zoning Code, of the Sierra County Code, is the main implementing instrument for the land use policies set forth in the General Plan. The Zoning Code, which is posted on the County's Website, lists permitted land uses within each zone and sets development standards with which the permitted land users must comply. Table 29 lists the primary residential zoning districts in Sierra County.

In addition to these residential zones, residential uses are permitted in the General Forest (GF) and Agricultural (A1) districts, which allows for a single-family residence as shown in Table 29.

| Table 29. Residential Zoning Districts / Sierra County (2024) | | | |
|--|---------------|-----------------------------|--|
| Designation | | District | Primary Residential Type |
| General Plan | Zoning | | |
| RR 1/2-1 | R1, RR-1 | Residential 1-Family | Single-Family Dwelling |
| MUR | R2 | Residential 1- and 2-Family | Single-Family Dwelling or two 1-Family Attached Units (duplex) |
| MUR | R3 | Residential Multiple-Family | 1- or 2-Family Dwellings, or Multiple-Family Dwellings |

| Table 29. Residential Zoning Districts / Sierra County (2024) | | | |
|--|-----------------------------|------------------------|---|
| Designation | | District | Primary Residential Type |
| General Plan | Zoning | | |
| R | RR-1, 1.5, 2, 2.5, 4, 5, 10 | Rural Residential | Single-Family Dwelling, Mobile Homes ¹ |
| R | OS-20, 40, 60, 80, 160 | Open Space Residential | Single-Family Dwelling, Mobile Homes ¹ |
| PD | PD | Planned Development | Various |

*1. Mobile Homes are permitted in the Rural Residential and Open Space Residential Zones, as a conditional use.
Source(s) : Sierra County Code, Part 15, Zoning.*

Table 30 depicts the housing types permitted by each residential district. Some housing types are allowed by right in the zoning district, while others require a conditional use permit. Mobile homes are allowed in all residential districts of the County. Certain areas have a Mobile Home Standards Overlay. This overlay contains requirements for the year the structure was built and architectural standards. Area suppliers of this type of housing have no difficulty in meeting these standards. The County administers the General Plan and Zoning Code. It does not have growth controls or any other land use controls outside of zoning on residential development. The County’s zoning and development standards, such as height, lot coverage, setbacks and parking, are minimal and do not impede the ability to achieve the maximum density within any given zoning district. For example, in the R-3 Zone, even with the most conservative estimates, a multiple-family development could easily achieve the maximum density with 1,200 s.f. unit sizes. The County does administer a courtyard requirement for multiple-family that controls spacing between buildings; however, this standard is negligible and does not constrain multiple-family development. Further, the County does not require minimum unit sizes beyond state health and safety standards and minimum lot or parcel sizes are required to uphold sewage disposal standards.

| Table 30. Housing Types Permitted by Zoning District | | | | | | | |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Housing Types Permitted | R1 | R2 | R3 | GF | RR | OS | A1 |
| Single-Family Residential | P | P | P | P | P | P | P |
| Duplexes | X | P | P | X | X | X | X |
| Multiple-Family (Triplexes, 4-Plexes and 5+ Units per Structure) | X | X | P | X | X | X | X |
| Manufactured Homes ¹ | P | P | P | P | P | P | P |
| Mobile Home Parks | X | X | C | X | X | X | X |
| Second Units/Accessory Dwelling Units | P | P | P | P | P | P | P |
| Emergency Shelters | P | P | P | P | P | P | P |

| Table 30. Housing Types Permitted by Zoning District | | | | | | | |
|---|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Housing Types Permitted | R1 | R2 | R3 | GF | RR | OS | A1 |
| Transitional Housing | P | P | P | P | P | P | P |
| Supportive Housing | P | P | P | P | P | P | P |
| Farmworker Housing ² | X | X | X | C | X | X | C |
| Convalescent/Nursing Home (more than 6 persons) | X | X | C | X | C | X | C |
| Residential Care Homes (6 persons or fewer) ³ | X | X | C | X | C | X | C |

Codes: P = Permitted Use / C = Conditional Use Permit / X = Not Permitted

- Modular and manufactured homes permitted in most zoning districts.*
- The County currently classifies permits farmworker housing as caretaker residences, inconsistent with state law. Currently, caretakers' residences are permitted in other, non-residential zone districts. Implementation of Measure 4.3 will permit farm labor housing for 6 or fewer people in all zones that permit single-family units and farm labor housing, providing up to 36 beds or 12 units, in all zones that allow agricultural uses.*
- Sierra County does not currently permit residential care homes for 6 or fewer persons in residential zones. Implementation Measure 4.4 will amend the Zoning Code to allow these housing units by right, in all zones that allow single-family residential use.*

Source(s): Sierra County Zoning Code (2024).

Table 31 sets forth the development standards under each residential district. For the PD Zone, the applicable standards shall be as specified in the use permit, except for parking. The County does not have a maximum density for its zoning districts, although the County General Plan proposes a range of densities for its residential land use designations. A project must satisfy the development standards identified in Table 31.

| Table 31. Development Standards in Residential Districts | | | |
|---|--|--|--|
| Standard | R-1 | R-2 | R-3 |
| Permitted Uses | One single-family dwelling per lot or parcel. | One single-family dwelling or 1-family attached units (duplex) per lot or parcel. | 1- or 2-family dwellings, or multiple-family dwellings. |
| Setbacks | Front yard 20 feet; side yard 5 feet (15 feet on street side of corner lot); rear yard 25 feet. | Front yard 20 feet; side yard 5 feet (15 feet on street side of corner lot); rear yard 25 feet. | Front yard 20 feet; side yard 5 feet (15 feet on street side of corner lot); rear yard 20 feet. ¹ |
| Lot Coverage | Lot or parcel width of 60 feet. 60% of lot or parcel shall be open and clear of structures. | Not applicable. | Lot or parcel width of 60 feet. 60% of lot or parcel shall be open and clear of structures. |
| Minimum Lot Size | 8,000 s.f. when connected to an approved public water system and sewerage system; 10,000 s.f. when connected to an | 8,000 s.f. when connected to an approved public water system and sewerage system; 10,000 s.f. when connected to an | 8,000 s.f. when connected to an approved public water system and sewerage system; 10,000 s.f. when connected to an |

| Table 31. Development Standards in Residential Districts | | | |
|---|---|---|---|
| Standard | R-1 | R-2 | R-3 |
| | approved public water system and individual sewerage disposal system; 1 acre when an individual private well and an individual sewerage disposal system are used. | approved public water system and individual sewerage disposal system; 1 acre when an individual private well and an individual sewerage disposal system are used. | approved public water system and individual sewerage disposal system; 1 acre when an individual private well and an individual sewerage disposal system are used. |
| Parking | One off-street parking space for each dwelling or housing unit or guest house. | One off-street parking space for each dwelling or housing unit or guest house. | One off-street parking space for each dwelling or housing unit or guest house. |
| Maximum Height | 2-stories not to exceed 35 feet | 2-stories not to exceed 35 feet. | No main building shall exceed 40 feet in height, and no accessory building shall exceed 25 feet in height. |
| <p><i>X – Not listed in the Zoning Code.</i></p> <p><i>1. Distance Between Buildings on Same Lot or Parcel – Minimum distance of 20 feet between buildings used for dwelling purposes. Minimum distance of 10 feet between a building used for dwelling purposes and an accessory building. Minimum distance of 6 feet between accessory buildings.</i></p> | | | |

Based on the General Plan, maximum densities (units per acre) for the residential zones are as follows:

- R-1: 2 units/acre. However, some densities may be as low as 1 dwelling unit per 10 acres, if the Site Performance (SP) combining zone is applied.
- R-2: 5 units/acre
- R-3: 12 units/acre

Conditional Use Permits – A Conditional Use Permit is a discretionary land use permit issued by the Planning Commission and is not required for residential developments unless specified by Zoning District or is a change of use, depending on the proposed project.

Variations – A variance is a discretionary permit issued by the Planning Commission allowing deviation from design requirements of the Zoning Code. The Zoning Code allows for the issuance of variances for properties subject to special conditions related to size, topography, location, or surroundings. Variations are only granted if special conditions exist, and the strict application of Zoning Code requirements prevents the property from participating in the privileges of surrounding properties that are subject to the same Zoning Code.

2024 Amendments to the Zoning Code – A complete evaluation of the Zoning Code was conducted as part of this Housing Element Update (see Appendix I). The County is currently conducting a comprehensive Zoning Code Update that will bring the Zoning Code into compliance with current State housing laws. Implementation Measure 2.2 references this as an action that needs to be completed by December 2024.

Subdivision Regulations – The Subdivision Code governs the process of converting vacant land into buildable sites and is per the California Subdivision Map Act of 1972. It allows Sierra County to regulate the design of new subdivisions, so that its pattern of streets, lots, public utilities, etc., will be safe, pleasant, and economical to maintain. Overly restrictive standards can result in greater land development costs and/or lack of development interest. However, well-designed subdivisions can cost less to maintain and result in reduced living costs. The Subdivision Code requires on- and off-site improvements that do not create any undue obstacles or constraints in the provision of any housing type. Rather, the required improvements ensure the provision of adequate utilities, efficient access for public safety services, and the ability to maintain quality, livable neighborhoods, and communities.

Other regulations are linked to the subdivision of properties in Sierra County. Since there are currently no public sewer systems in Sierra County, new subdivisions need to demonstrate compliance with other regulations, such as community water, wells, and Onsite Wastewater Treatment Systems (OWTS) regulations. These regulations limit the size of parcels within designated “community core areas,” identified in the General Plan, that have access to community water systems to a minimum of 0.5 acres in size. This assumes an OWTS is provided.

Building Codes – The Sierra County Planning, Building and Environmental Health Departments administer regulations regarding land and building development within the County. Building Codes regulate plumbing, electrical, and mechanical improvements. The County currently enforces the California Building Code (CBC) and related codes, as established by the State, and has little control over these standards. The Building Department provides plan checks and inspections. Building code enforcement is conducted through scheduled inspections of new construction, remodeling, and rehabilitation projects. Inspections are also conducted in response to public complaints or the building inspector’s observation that construction is occurring without proper permits. Local enforcement of these codes does not add significantly to the cost of housing in Sierra County and maintains an acceptable standard of health and safety governance for all inhabitants. The County currently enforces the most recent CBC, which is modeled on the International Building Standards Codes and amended and adopted by the State every 3 years. The County enforces additional regulations and codes adopted by the State that could impact residential development as follows:

- Fire Safety Regulations – California Code of Regulations, Title 14, § 1270 et seq., Natural Resources, Division 1.5, Department of Forestry, Chapter 7, Fire Protection, Subchapter 2, State Minimum Fire Safe Regulations, Articles 1-5.

Requires additional fire safety mitigation in “moderate” to “very high” fire hazard severity zones in the County.

- Flood-Resistant Construction – Sierra County participates in the National Flood Insurance Program and has adopted Sierra County Code, Title 32, regulating development in the FEMA-mapped Special Flood Hazard Areas. Requires additional flood mitigation for any construction within the floodplain.
- Minimum Design Snow Load – Sierra County Code § 12.04.100. Snow load and freeze-protection requirements for new development, based on location and elevation within Sierra County.

Building Code Enforcement

The Building Department is responsible for enforcing the State regulations governing maintenance of all buildings on the property. Code enforcement complaints are related to housing in need of rehabilitation. Property owners who are the subject of code enforcement complaints regarding housing conditions can obtain information on potential County assistance available for repairs and improvements through the Planning Department.

Inclusionary Housing Regulations – Inclusionary housing regulation typically consists of restrictions placed on new construction to produce lower income housing. Sierra County currently does not have any such regulations.

Mobile Homes and Manufactured Homes – In accordance with state law, mobile and manufactured homes, subject to the National Manufactured Housing Construction and Safety Act of 1974, are permitted as other types of housing structures in the same zone when they are built on separate lots. As previously noted, the County is conducting a comprehensive update to the Zoning Code that will clarify this Statewide regulation (refer to Appendix I). Mobile Home Parks are allowed, subject to obtaining a Conditional Use Permit, in the R-3 (Multiple Unit Residential) and CR (Commercial Residential) Zones. According to a search conducted on March 19, 2024, on the HCD Mobile Home Site, the County has 10 registered mobile home parks, of which only 6 have occupied sites for 25 mobile homes housing units (excluding the City of Loyalton). Another 58 sites are identified as Recreational Vehicle spaces for seasonal use. These 25 mobile homes, which are more permanent housing, represent less than 2% of the total housing inventory for Sierra County. Nonetheless, these few units provide a valuable source of affordable housing for residents of Sierra County. There are state laws that regulate the conversion of mobile home parks, including: (1) California Government Code § 66427.5, which requires that existing tenants of the mobile home park be provided the option to either purchase his or her subdivided unit created by the conversion to resident ownership, or to continue residency as a tenant; and (2) California Government Code § 66428.1, which requires a 2/3 vote of the park to allow conversion. Therefore, there are sufficient state level regulations to discourage conversions.

Accessory/Second Units/Caretaker Units – The Zoning Code currently references accessory dwelling units as secondary units that are allowed by right in residential zones,

but these regulations are now considered inconsistent with more recently adopted accessory and junior accessory dwelling unit standards by the State. As previously noted, the County is conducting a comprehensive update to the Zoning Code that will clarify this Statewide regulation (refer to Appendix I).

Special Needs Housing Constraints

Persons with special needs include those who are disabled, persons in residential care facilities, farmworkers, persons in need of transitional shelter or transitional living arrangements, and single-room-occupancy units. This Housing Element Update must analyze potential and actual constraints upon the development, maintenance, and improvement of housing for these groups. Sierra County must also demonstrate efforts to remove constraints on housing for these groups and provide reasonable accommodations for housing designed for those with special needs. To address special needs housing and comply with related state housing codes, Implementation Measure 2.2 references specific changes that need to be made for a comprehensive update of the Zoning Code (also refer to Appendix I which provides a complete list of needed amendments). The County's provisions for these housing types are discussed below.

Housing for Person with Disabilities or Developmental Disabilities

Over 12% of the County's population has some type of disability (refer to Chapter 3 of this Housing Element Update for more details). California Government Code § 65583 requires that a Housing Element analyze government constraints upon the maintenance, improvement, or development of housing for persons with disabilities and/or development disabilities. Examples of housing designed for occupancy by or with supportive services for disabilities include "housing that is physically accessible to people with mobility impairments, residential care facilities for individuals with disabilities, including developmental disabilities or for the elderly, group homes, housing for individuals with Alzheimer's, housing for persons with AIDS/HIV, and housing with support services and transitional housing that serves homeless with disabilities." Group homes, which provide housing arrangements for people with disabilities, for six or fewer people are treated the same as single family uses in all zones that allow single family uses (see Table 30). Group homes for seven or more, however, currently may be subject to a Conditional Use Permit or prohibited depending on the zoning district location. Implementation Measure 2.2 has been created to formalize regulations for reasonable accommodation. This measure is designed to remove constraints to or provide reasonable accommodation to persons with disabilities and/or development disabilities." Implementation Measure M-4.4 (C) includes clarifying changes to the Zoning Code to address group homes to comply with State housing law.

Americans with Disabilities Act Requirements and Universal Design

The County enforces the current California Building Code (CBC), including Chapter 11 pertaining to accessibility. Chapter 11 provisions from the Americans with Disabilities Act (ADA) (42 U.S.C. § 12101 et seq.), which specifies that a number of the residential units in new multiple-family construction of three or more apartments or four or more condominiums must be accessible or adaptable. Building Officials and Planning

Department staff are encouraged to keep current with accessibility requirements for the construction and remodel of residential structures to ensure that accessibility requirements are met for all projects. The Zoning Code also requires all new multiple-family development projects to incorporate project design in accordance with the ADA and/or CBC, as adopted by the County.

Universal Design (UD) is an approach to design that increases the potential for developing a better quality of life for persons with disabilities and others. UD differs from accessibility standards by integrating accessible features throughout a residential structure's overall design beyond complying with ADA standards. California Health and Safety Code § 17959.6 requires builders of new and rehabilitated single-family residential units to provide potential buyers/current owners with a list of specific universal design features, specifying the availability and cost of each feature. The HCD has prepared a model ordinance for UD, which encourages local agencies, such as Sierra County, to consider.

Senior and Publicly Assisted Housing (Units At Risk) – The Sierra Valley Senior Apartments, located just southwest of Loyalton, is the only publicly assisted housing project in Sierra County. This project, constructed in 1991, using Low-Income Housing Tax Credit and U.S. Department of Agriculture funding, provides 49 housing units restricted to low-income seniors. The County helped obtain a \$890,000 grant to rehabilitate all 50 units in this complex in 2018. The contracts for maintaining this housing complex for low-income families are valid through 2072, which is not at risk of converted to market rate housing over the next 10 years. Implementation Measure 4.3 of this element requires that the County monitor this complex to assure affordability of 49 affordable housing units is maintained in the County.

Residential Care Facilities

Pursuant to state law, group homes (small residential care facilities) for 6 or fewer individuals must be allowed by right in all residential zone districts. Group homes of 7 individuals or more (large residential care facilities) must also be allowed by right in all residential zones. The Zoning Code allows for these by right.

Emergency Shelters, Transitional, Supportive Housing and Low Barrier Navigation Centers

The County allows emergency and transitional shelters and supportive housing in all zones that allow for residential uses by right. Similar to emergency shelters, low barrier navigation centers, recently defined by State law, are service-enriched shelters that are focused on moving people into permanent housing that provides temporary living facilities for homeless that can include dormitories, large rooms with beds or private rooms. Appendix H identifies areas in the County that have sufficient zoning that demonstrates compliance with SB-2 (California Government Code § 65583) which identifies locations and sufficient to meet the local needs for emergency shelters. The County recognizes the needs of homeless, however, with limited resources, aid for these folks is dependent

on regional partners that can help provide housing, such as the Plumas County Community Development Commission, to assist.

In accordance with the California Government Code §§ 65660-65668, Implementation Measure 2.2 includes amending the Zoning Code to include define and allowing low barrier navigation centers/housing, clarify parking standards for in compliance with state code. A capacity analysis to accommodate emergency shelters and other similar support operations is provided in Appendix H. Conclusions are that there is sufficient capacity in the County to meet the need.

Farmworker Housing

Agricultural worker housing is defined as housing configured to accommodate a maximum of 36 beds in group quarters or up to 12 individual units designed for use by a single household that complies with the State's program standards for farmworker housing. The term also includes employee housing that may allow housing for 6 or fewer individuals.

While the County's Zoning Code generally accommodates agricultural worker housing facilities, it needs to clarify allowances for these uses to be treated the same as other residential uses, in accordance with California Government Code §§ 17021.5 and 17021.6. Implementation Measure 2.2 includes amendments to the Zoning Code to clarify this.

Employee Housing

In accordance with the Employee Housing Act (Health and Safety Code §§ 17021.5 and 17021.5), the County will need to amend the Zoning Code to allow employee housing accommodation for 6 or fewer employees in residential zones deemed as single-family use. Implementation Measure 2.2 includes provisions to amend the Zoning Code to allow this and to address other provisions of state code to also allow larger employee housing within agricultural zoned land within the County of no more than 36 beds in a group-quarters or 12 units.

Single-Room Occupancy (SRO) Units

Single-room-occupancy (SRO) units, consisting of 150 s.f. to 350 s.f. in size, can have cooking and sanitary facilities in each unit or have shared cooking and sanitary facilities. They can be a reliable source of rental units for lower income households. SRO units are a form of affordable private housing for lower income individuals, homeless seniors, and persons with disabilities. SRO units can also be conversion of hotel/motel units to longer-term housing but can also be construction of new units. The SRO program is authorized by the McKinney-Vento Homeless Assistance Act (§ 441) and is administered by HUD. The County does not specifically define single-room occupancy units. However, to ensure the facilitation of SRO units, the County will amend its Zoning Code to specifically define SRO units and describe development standards for this housing type. (see Implementation Measure 2.2).

Other Housing Constraint Issues

CEQA (California Environmental Quality Act)

These State mandated regulations require projects subject to discretionary review be evaluated for environmental impacts. These regulations can result in significant impacts to new projects in terms of the cost of preparing environmental studies and environmental impact reports and delay approvals. Since this is a mandated requirement, the County has no ability to reduce constraints to housing production from CEQA except for those provisions in CEQA that may allow exemptions, such as streamline housing as discussed below. Also, for those projects determined to be subject to CEQA, staff reviews applications for completeness within 30 days of submittal and per the CEQA process, preparation of a negative or mitigated negative declaration (within 6 months of determining application is complete) or within a year if the project is subject to an environmental impact report. For the most part, residential development in the County consists of single-family residential development on existing lots or small parcel map subdivisions of less than five lots. These are all exempt from environmental review under CEQA since actions to review these projects are non-discretionary or ministerial. No large housing projects have been approved in the county that rise to more discretionary review.

SB 35 Streamline Housing

SB 35, adopted in 2017, provides for a qualifying lower income multiple-family housing project to, among other things, avoid discretionary and CEQA reviews and provides for reduced review time. Implementation Measure 2.2 of this Housing Element Update requires that the Zoning Code be amended to address these qualifying projects in compliance with state code (refer to Appendix I).

Inclusionary Housing Regulations

Inclusionary housing regulations consist of requirements for housing development to require inclusion of lower income housing units. The County does not currently have any inclusionary housing regulations.

Short-Term Rental Regulations

Sierra County's Zoning Code § 15.10.060 regulates short-term rentals in the County. These regulations were established in 2023, to address the continuing decline in available long-term rental units in the County. There are a number of long-term rental units that were converted to short-term rentals in the County that may have contributed to increased demand for rental housing in the County, but these new regulations may help reduce this impact on the housing rental market.

Local Hazard Mitigation

The County adopted the Local Hazard Mitigation Plan (LHMP) in 2012. The LHMP identifies several scenarios that make the County vulnerable to hazards and recommends

measures to address mitigation from new development, such as residential construction. This plan is currently being updated by the County. In accordance with several new statutes, such as SB 379 and SB 1035, the General Plan Safety Element needs to be updated to address updates to the LHMP and upon update of the Housing Element. Many recent programs that come out of updates to the LHMP and the Safety Element Update will have an impact on future housing development within the County. However, these are necessary to minimize the threat to public health.

Native American Consultation

AB 52, Consultation with Native American Tribes, took effect July 1, 2015. It seeks to protect a new class of resources under CEQA, “tribal cultural resources.” It requires that a city or county undertaking CEQA review must, upon request of a California Native American tribe, begin consultation as part of a project review to consider impacts to tribal cultural resources. A tribal cultural resource is defined as a site, feature, place, cultural landscape, sacred place or object with cultural value to a California Native American tribe, which may include non-unique archeological resources. Consultations can impact project budgets and timing. The County has not received any requests for tribal consultation from any tribe, so this is not considered a significant constraint to housing production in the County.

Military Land Use Compatibility

For any new housing project or proposed General Plan amendment that meets the criteria referenced in the Public Resources Code § 21098 and that is in an identified low level flight path, the military must be consulted of said project for comment. Sierra County does not intersect with any military bases, special use airspaces, or low-level flight paths. Consequently, new residential development in the County is not constrained by military uses.

Public Information Constraints

AB 1483 (California Government Code § 65940.1) requires the County to make information available on housing development fees, applicable Zoning Codes and standards and fee reports. All this information is posted on the County’s website and documents are available at the County Administrative Office open for public use during normal business hours. Therefore, there are no constraints to housing development from limiting information to the public.

Development Review and Permit Processing

Sierra County strictly adheres to the Permit Streamlining Act to prevent lengthy permit review processes. A streamlined permit process promotes growth, reduces costs associated with construction and encourages developers looking to create employment and affordable housing.

Ministerial permits (building permits), such as for single family houses, multifamily developments, residential additions, accessory dwelling units or rehabilitations are

usually processed within five to 12 business days. Minor entitlements, such as Parcel Maps, Zone Variances or Conditional Use Permits, often have processing times of four to eight weeks (Table 32), depending on the required environmental review. Projects requiring Board of Supervisor approval and environmental analysis, or review can be expected to take a minimum of six months.

| Table 32. Timelines for Permit Procedures | |
|--|--------------------------------|
| Type of Approval or Permit | Typical Processing Time |
| Conditional Use Permit | 3-6 months |
| Zone Change | 3-4 months |
| General Plan Amendment | 4-6 months |
| Tentative/Final Maps | 6-12 months |
| Parcel Maps | 6 months |
| Initial Environmental Study | 1-3 months |
| Environmental Impact Report | 1 year |
| Zone Variance | 1-3 months |
| <i>Source(s): Sierra County Planning Department, 2024.</i> | |

Most development in Sierra County is single-family residences. Although there are few examples of multiple-family type of development in Sierra County these housing types would be processed similarly to review single-family residential development as described above. Permits for the residential development are often applied for by the owner/potential residential unit and are often built by a licensed contractor or the owner/builder. Building permits for residential development are checked for zoning compliance, life and safety review, structural review, waste disposal and water, and fire regulations. These projects are approved on a staff level and no public hearings are required. In addition, the Sierra County General Plan and County Code do outline some “special treatment areas” and overlay zones for scenic corridors or special-use areas. These applications can require site plan review entitlements (discretionary review) and may have to comply with exterior design standards or location-specific criteria, depending on the overlay zone. Any permits outside of special overlay districts are not subject to aesthetic design review.

Most subdivisions in Sierra County have historically been created through the tentative parcel map (TPM), creating no more than four parcels. If the TPM is exempt from CEQA, it can take only three to four months. If CEQA is required, the TPM process can take an additional six to twelve months. The Sierra County Code process for approving a parcel map with greater than four resulting parcels is like the TPM process, as a tentative map (TM) and can take more time depending on dedications. Upon submitting a project application that is subject to CEQA, staff will review for the application completeness within 30 day period after submittal and once a complete application is submitted, and is subject to timelines established by State law, such as the California Permit Streamlining Act. Building permit plan check and issuance varies between three and eight weeks depending on the complexity of the project and the time it takes for applicants to respond and resubmit revised plans to address Building Department plan check comments. These are typical timelines for processing and issuing building permits for other similar sized jurisdictions. These timelines are not considered significant hindrances to meet the County’s RHNA.

Typical Densities for Development

In the previous planning period, no sites identified to accommodate the lower-income RHNA in the inventory were developed below the minimum allowable density of the zone they were in.

Sierra County historically has not required extensive infrastructure improvements for subdivision developers, attempting to keep the costs lower and promote growth. In addition, the County most often has required that the developer only meet State and County requirements related to the road conditions and CalFire conditions for fire safety.

The County does not require residents to obtain any special permits to retrofit homes for disabled accessibility (e.g., wheelchair ramps) beyond a regular building permit. The Building Department, upon request, may offer suggestions on the construction of home features designed to improve accessibility for disabled persons.

Development review and permit processing are necessary steps to ensure that residential construction proceeds orderly. No separate design review for residential development is required. However, the time and cost of permit processing and review can be a constraint to housing development if these constraints place an undue burden on the developer.

Development Fees

A complete listing of all County fees is referenced in Appendix D.

Planning Review Fees – Planning fees are administered on an “actual cost” basis to recover all or part of the actual cost of processing overhead, calculated on a \$65.00/hour basis, plus an application review fee of \$100. The estimated cost for processing an application is determined based on previous similar projects and a deposit in this amount is required. The Planning Department tracks all expenses associated with the project and will either determine that the estimated costs are sufficient, request an additional deposit of more funds, or complete a refund to the applicant. Applications that require a deposit include minor and major special use permits, variances, zone amendments, General Plan amendments, parcel map subdivisions, site plan review and more. If the deposit is insufficient to cover the cost of reviewing the application and implementing the service or program, the County will notify the applicant of the additional amount required. The only development impact fee charged in the County is from the Sierra County Fire Protection District 1, which covers most of Eastern Sierra County. The current (2024) fee is \$2.06/sq. ft. No other impact fees, including school district fees, are charged in the County.

The County’s fees, which are posted on the County’s website at <https://www.sierracounty.ca.gov/> and presented in Table 33 are comparable to surrounding counties and cities and do not provide a hindrance or constraint to promote affordable housing in the County.

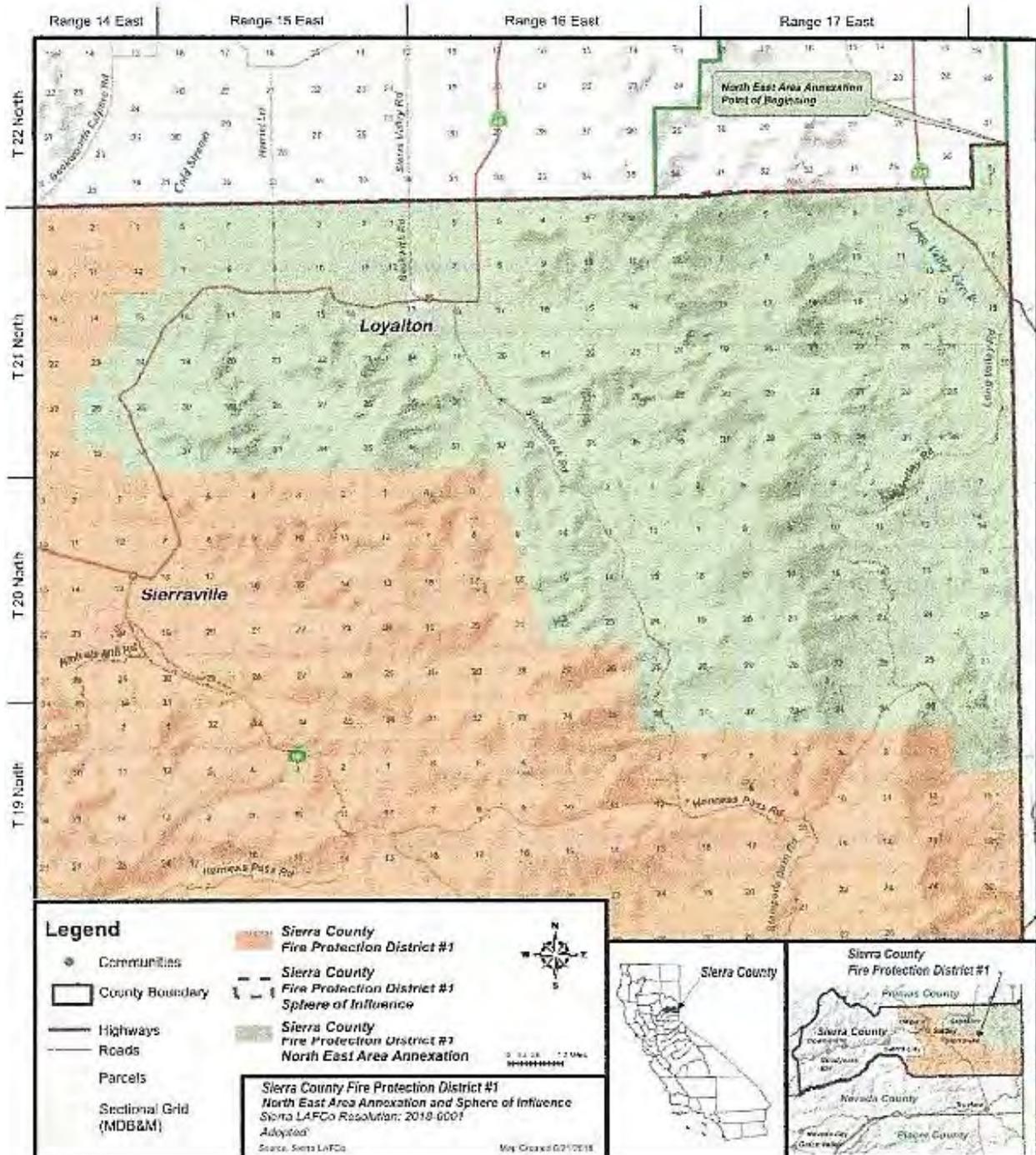
| Table 33. Estimated Planning and Development Fees (May 2024) | |
|---|----------------------|
| Fee Category | Estimated Fee |
| Variance | \$1,500 |
| Conditional Use Permit, Minor | \$600 |
| Conditional Use Permit, Major | +\$2,000 |
| General Plan Amendment | +\$2,000 |
| Zone Change | +\$2,000 |
| Subdivision | |
| Certificate of Compliance | +\$1,500 |
| Lot Line Adjustment | +\$2,000 |
| Parcel Merger | +\$2,000 |
| Tentative Parcel Map (≤ 4) | +\$2,000 |
| Tentative/Final Map (> 4) | +\$4,000 |
| Environmental | |
| Categorical/Statutory Exemption | \$50 |
| Negative Declaration (Consult. Cost + DFW Fee) | +\$12,000 |
| Mitigated Negative Declaration (Consult. Cost + DFW Fee) | +\$12,000 |
| Environmental Impact Report (Consult. Cost + DFW Fee) | +\$100,000 |
| Impact | |
| School | \$0 |
| Fire Impact Fee - SCFPD #1 | \$2.06/s.f. |
| <i>Source(s): Sierra County Planning and Building Department</i> | |

Building Department Fees – Although development fees contribute to the total cost of housing development, the extent to which these costs are passed on to the consumer depends on price sensitivity of each housing type and the ability of housing developers to absorb such cost increases and still maintain acceptable profit margins. In “price sensitive” markets, such as that for affordable housing, when increased costs cannot be absorbed by the developer, or products modified to compensate the developer, affordable housing is not built. Based on Sierra County’s fee schedule, fees for construction, including the construction of affordable housing, are limited to the cost of providing the service (such as fees for plan check and building inspection). To accommodate lower cost housing, the County provides discounts manufactured home installations with a 50% reduction in plan check fees.

Development Impact Fees – The County adopted Chapter 12.06, Development Fees, into the County Code. It enables the County to assess development impact fees in accordance with the State Mitigation Fee Act, California Government Code §§ 66000-66024. However, the only fees the County has approved under these regulations are development fees for the Sierra County Fire District at a current rate of \$2.06/s.f. of new

development. This development fee applies to all territory within the Fire District (see Map 2). This fee can be adjusted periodically when the Board of Supervisors adopts an increase to the Fire District by resolution and the County could adopt other public facility fees with a proper nexus study. The County, however, is not planning to create any new development impact fees that would impact residential development over this 7th Housing Cycle.

LAFCo FILE 2018-0001
SIERRA COUNTY FIRE PROTECTION DISTRICT #1
NORTH EAST AREA ANNEXATION



Map 2. Sierra County Fire Protection District #1 Boundaries

Utilities and Services

The ability of the community to provide adequate infrastructure and services (roads, water, sewer, etc.) to new housing developments is an important element in meeting future housing needs. Requirements that are placed on the developer to provide utilities and municipal services may prove restrictive when weighed with other construction/property costs and the return on housing investments in today's market.

Water Supply and Wastewater Treatment

Residential development tends to take place within the existing community core areas with no known environmental constraints other than lack of public sewer and water. This is reflected in the rural development characteristics of the County. To address public health and environmental issues, the County's land development regulations restrict the size of lots based on available water and sewer service. For any meaningful development of higher density housing that can help address the lack of affordable housing in the County, both public sewer and water need to be available. In looking at the cost of installing a package septic system for an apartment project on property that might have access to public water and is a residentially zoned property, the cost of such systems can exceed \$160,000. Therefore, without sewer availability, residential development in the County is limited to single-family houses and accessory dwelling units.

SB 1087, effective January 1, 2006, requires water and sewer providers to adopt written policies and procedures that grant priority to proposed development that includes housing affordable to lower income households. As implemented under the California Government Code § 6558.7 providers must adopt these policies and procedures at least once every 5 years thereafter. It also prohibits water and sewer providers from denying or conditioning the approval or reducing the amount of service for lower income housing unless the provider does not have sufficient capacity. As discussed later, there are seven State recognized community water suppliers and no sewer providers within the unincorporated areas of Sierra County. Implementation Measure 1.3 indicates that the County will immediately deliver its adopted Housing Element to community water suppliers that serve the County.

Water Providers – As shown in Table 34, the unincorporated County has seven State recognized water utility providers that serve over 890 connections. These providers serve most of the residents in the core communities. Many of these providers are smaller, private companies that have limited capacity to serve large residential development. There are other smaller water providers in the County, mainly in Sierra City, that have not been included in this analysis. The City of Loyalton also provides water service to a few areas of the County to the west and south of the City's boundaries. There may be some additional opportunities for the City to collaborate with the County to serve some limited development in these areas (see Appendix E regarding housing capacity).

| Table 34. State Recognized Water Providers in Unincorporated Sierra County | | | | |
|---|-------------------------|------------------------------|-----------------------|------------------------|
| Name | Community Served | Number of Connections | Connection Fee | Capacity Status |
| Sierra CSA #5 | Sierra Brooks | 224 | \$875 | Ok |
| Alleghany County Water District | Alleghany | 53 | \$3,200 | Ok |
| R.R. Lewis Small Water Company | Sierra City | 120 | \$1,500 | Ok |
| Sierraville Public Utility District | Sierraville | 107 | \$1,200 | Ok |
| Sierra County Water District # 1 | Calpine | 135 | \$3,200 | Ok |
| Sierra City Water Works, Inc. | Sierra City | 88 | \$5,500 | Ok |
| Downieville Public Utility District | Downieville | 254 | \$3,200 | Ok |
| Total | | 981 | | |

Source(s): State of California Water Resources Control Board, Division of Drinking Water – Lassen District (2024).

Wastewater Treatment – Except for the City of Loyalton, there are no community sewer providers. A few areas of the County are served sewer by the City of Loyalton just to the south and west of the City’s jurisdictional boundaries, such as the Sierra Valley Senior Apartments and a previous trailer park. There may be some additional opportunities for the City of Loyalton to collaborate with Sierra County to serve some limited development in these areas. There is more discussion of this in Appendix E, regarding housing capacity.

Recognizing the need for creating a public sewer system, the County has identified Downieville as a target location to address several septic failures and to add affordable housing. Implementation Measure 2.4 includes programs that could result in a public sewer system that could serve high-density housing in the future. An additional program is to identify and potentially rezone several vacant sites in the Downieville community to accommodate high density housing.

On and Off-Site Improvements

Site improvements are a critical component of new development and include streets, water services, sewer systems, and other infrastructure necessary to serve new development. Site Improvement Standards are regulated by Sierra County. Sierra County can reduce the cost of the improvements by assisting affordable housing developers in obtaining state and federal financing for their projects. Since residential development projects in the County primarily consist of single-family residences, there are very limited subdivision activity, and all improvements are typically isolated as on-site

development since there are no sewer systems or very limited public water systems. Most all site improvements consist of on-site development requirements, such as driveways, and sometime sidewalks on main streets. Off-site improvements are rare if ever required.

Road Improvements

Sierra County does not experience the heavy traffic congestion conditions found in many of the larger suburban and urban areas in California. At present, the normal traffic flows are light and most of the tourism is transient traffic on Highways. For residential subdivisions, street improvements are required, most of which are on-site for internal circulation systems. Occasionally, off-site road improvements are required for roadway access to a main street. However, for infill development within community core areas (residential construction within the County's existing subdivided lots) street improvements are not required for gravel streets. The County has a large inventory of these lots ready for immediate residential development. The cost of street improvements for infill development is not considered a significant constraint to housing production in the County.

Storm Drainage

Any development within the County is subject to review by the County in accordance with Chapter 12.08 of the Sierra County Code, and relevant sections, including § 12.06.50 regarding Grading, Erosion and Sediment Control. All stormwater runoff within the County is handled by surface drainage as no major outfall piping systems exist. Sierra County requires developers to make improvements to project sites to accommodate on-site storm drainage facilities catch basins, detention basins, and other facilities that may be needed. For the most part, storm drainage improvements are limited to on-site development such as installing detention basins.

Flood Zone

There are many flood zones in the County, most of which are along rivers and creeks throughout the jurisdiction. In accordance with Chapter 32.05 of the Sierra County Code regarding Floodplain Management, all new development in flood prone areas is required to meet flood proofing standards. Property located in Flood Zone "A" is subject to a 1% or greater chance of flooding (100-year flood) in any given year. Many areas of the County where residential development occur are in this flood zone. Flood mitigation for new development varies, but for most, it involves raising the finish floor of occupied space above the flood level. Staff has estimated that this is not a significant constraint to housing production.

Fire Hazard Areas

Much of the County is located within high fire hazard risk zones. The County implements the California Fire Safety Regulations to address mitigation in "moderate" to "very high" fire hazard severity zones. These measures can range from improving access to properties to installing water storage facilities. Although these can constrain development, these are necessary requirements and cannot be avoided to address

minimum public health and safety. The Fire Safe Council is getting more active in Sierra County and has been conducting fire risk assessments by neighborhood. State grants are available to agencies in these areas to deal with fire safety. There's a landscape-scale project in process that's in partnership with the forest service to do mitigation across large areas of the county. Smaller-scale initiatives, for things like reflective house signs, are provided by the County.

Dry Utilities

The County does not provide dry utilities, such as electricity and telephone services, so it has little control over supply and connection to projects.

Non-Governmental Constraints

Environmental Constraints

Some land in Sierra County is unavailable for development because of environmental features. These features either pose a hazard to those who may choose to build in the area or diminish valuable resources. As a result, builders avoid these areas because they understand the danger involved or do not wish to incur the added cost of building in these areas. These features include geologic hazards, soils with low permeability, and excessive slopes. These constraints affect land use categories that can accommodate single-family residences. In most cases, the presence of these constraints will not preclude the development of a single-family home on a minimum 5-acre parcel but may limit the placement of a home.

Constrained lands may also limit the subdivision potential of some parcels. Areas that permit multiple-family units are not affected, as environmentally constrained lands are not designated for such use.

- **Geologic Hazards** – The most common geologic hazard that must be considered in Sierra County is the potential for wet season landslides and rock falls where man has altered natural conditions. Soils on slopes of up to 50% contain the combination of factors that could pose landslide problems when human activities are superimposed on natural conditions.
- **Soils with Low Permeability Rates** –The County has no public sewer systems, and therefore, relies on private septic systems. In some parts of the County, septic systems cannot be used because the soil has low-permeability rates that prevent effective operation of septic tank systems. In addition, the soils could be rocky and not susceptible as a septic system, deeming the lot either unbuildable or requiring an engineered system.
- **Excessive Slopes** – In areas with a slope of 20% or more, improvements for accessibility, site preparation, and sewage disposal are very difficult. As a result, these areas are generally avoided, or more costly systems are required. Parcels with slopes exceeding 30% are generally undevelopable for residential purposes (current Environmental Health standards preclude development of septic systems

on slopes greater than 30%). However, most of these lands are within resource-designated lands that do not have significant residential development potential.

- **Water Quality** – Some areas in the County lack sufficient water for development (either surface or groundwater). In addition, there are areas where there may appear to be sufficient water but the potability is affected by heavy metals or minerals, such as arsenic, mercury, sodium, chloride, and boron.
- **Flood Hazard** – Development in flood hazard areas can result in property damage and loss of life. Additionally, if the County allows development in these areas, it also runs the risk of losing its eligibility in the National Flood Insurance Program.
- **Cultural Resources** – There is potential for historical and/or cultural resources (e.g., Native American village sites, gold mining camps) to constrain housing development in the County.

Residential Cost Factors

Many factors affect the cost of housing, such as financing, land costs, improvement and construction, utilities/infrastructure and building permit fees. The following is an analysis of these factors with some estimates of the cost for construction of several new housing unit types, such as a single-family stick-built house, multiple unit complex, a manufactured house on a separate lot, and an accessory dwelling unit.

Financing – The cost of borrowing money to buy a home is another factor affecting the cost of housing and overall housing affordability. The higher the interest rate and other financing costs charged for borrowing money to purchase a home, the higher the total cost of the home and the higher the household income required to pay that cost.

The effect of financing costs on housing costs is demonstrated by showing how monthly mortgage payments (principal and interest) on a 30-year \$269,788 loan, increase with higher interest rates. The household income required to make those payments also increases with higher interest rates. Table 35 provides an example of the impact of financing costs on total housing costs.

| Interest Rate | Required Monthly Mortgage Payment ² | Required Annual Household Income ³ |
|----------------------|---|--|
| 3% | \$1,137 | \$62,780 |
| 4% | \$1,288 | \$67,780 |
| 5% | \$1,445 | \$73,150 |
| 6% | \$1,618 | \$78,780 |
| 7% | \$1,795 | \$84,700 |

1. 2024 Sierra County Median Home Price is \$329,010 with 20% down (\$59,222); actual house cost is \$269,788 for a 30-year mortgage (Zillow, February 7, 2024).

- 2. *Principal and interest only.*
- 3. *Assumes 30% of income is spent on housing for mortgage payment (principal and interest only).*

As shown in Table 35, monthly payments increase by about \$200 for every one-point increase in interest rates, in the range of 3% to 7%. As monthly payments increase, the income required to cover those payments also increases by about \$200. If, instead, household income was held constant, the share of income spent on housing would need to significantly increase as interest rates increase.

Mortgage rates in 2019, at the beginning of the previous 6th Cycle Housing Element, were about 3.5%. As of February 8, 2024, approximately 4 years later, mortgage interest rates were about 7.1%, jumping up 3.6%. That is equivalent to increasing monthly housing costs by over 40% or approximately \$400 for an average cost house in Sierra County.

From the perspective of a buyer with a given household income, the higher the financing costs, the lower the mortgage amount that the household income can support and, thus, the lower the housing price that the household can afford. The effect of financing costs on housing affordability can be demonstrated by showing how the mortgage amount (and housing price) that a household can afford based on its household income declines with higher interest rates. Table 36 shows the effect that interests have on the amount for which a household can qualify, assuming a median income of \$90,000 for a 4-person household.

| Table 36. Effect of Interest Rates on Qualifying Loan Amount (assumes 2023 median income of \$90,000 for married-couple families) | | |
|--|----------------------|---------------------------------------|
| Affordable Monthly Mortgage Payment ¹ | Interest Rate | Maximum Qualifying Loan Amount |
| \$1,676 | 3% | \$394,500 |
| \$1,676 | 4% | \$361,000 |
| \$1,676 | 5% | \$340,000 |
| \$1,676 | 6% | \$314,400 |
| \$1,676 | 7% | \$305,200 |

1. Assumes 28% of monthly income for monthly payment of principle, interest, taxes, and insurance. Assumes no other outstanding debt.

The mortgage amount that a household with income at the current median level for Sierra County can afford declines from \$394,500 to \$349,200, as the interest rate increases from 3% to 7%. That change makes a substantial difference in the price of housing that the household can afford to buy. It also increases the amount of public subsidy required to provide affordable homeownership opportunities to median-income households.

As shown in Table 37, the maximum monthly payment for a 4-person household, with the County’s moderate-income level of \$90,000, can afford a monthly payment of \$1,883 at a 7% mortgage interest rate to purchase a median priced home in Sierra County.

If mortgage interest rates were reduced to 5% would expand this ownership opportunity to low-income households.

| Table 37. Sierra County Housing Affordability Index Ownership (2023) | | |
|---|---|---|
| Annual Household Income Category ¹ | Maximum Cost of House ² | Maximum Monthly Payment ^{1,3} |
| Extremely Low: \$0-\$30,000 | \$0-\$77,800 | \$466 |
| Very Low: \$31,000-\$45,000 | \$77,801- \$139,200 | \$835 |
| Low: \$45,001-\$72,000 | \$139,201-\$242,800 | \$1,456 |
| Moderate: \$72,001-\$90,000 | \$242,801-\$314,400 | \$1,883 |
| Above Moderate: +\$90,001 | +\$314,401 | +\$1,884 |

1. HCD's 2023 State Income Limits Table (4-person household).
2. Sierra County's 2024 Median Home Price is \$329,010 with 20% down (\$59,222); actual house cost is \$269,788 for a 30-year mortgage (Zillow, February 7, 2024). Assumes 30% of income is spent on housing for mortgage payment (principal and interest only). Interest rate is 6%.
3. HCDs' 2023 Income Calculator.

Cost to Construct – Many factors can affect the cost of building a residential dwelling unit including land availability and cost, availability of water and septic system, construction costs, to name a few. This analysis discusses several development options that are common in Sierra County that demonstrates that some newly constructed units can be within reach of low- and moderate-income households. Table 38 compares the development costs of several unit options. A description of cost factors is summarized in discussion after Table 38. The results of this analysis indicate that a stick-built house on the project site would result in a cost for a 1,200 s.f. stick-built house of about \$404,000 (owner/builder) and about \$468,000 for a speculator/developer-built house. For a smaller, 1,040 s.f. manufactured house (with the same number of bedrooms, a unit can be installed on a vacant lot in Sierra Brooks, for about \$232,000. For a stick-built, multiple-family building of 2 or 3 units, each unit having about 661 s.f., the cost would be about \$272,000 for each unit. Comparably, a similar sized Accessory Dwelling Unit (ADU) can be built for about \$207,000. But a slightly larger 807 s.f. manufactured ADU can be installed for about \$135,000.

Applying these newly constructed or installed units to annual household income criteria for Sierra County, a low-income family of four can afford a manufactured home on a single lot. A very low-income family could afford a manufactured ADU if the rent was set at the approximate cost of development. Other units are affordable to moderate- and above moderate-income families.

| Table 38. Sierra County Minimum Construction Cost Component Analysis | | | | | |
|--|---|--|--|---|--|
| Housing Cost Component | Single-Family Home (stick- built) 1,200 s.f. | Multiple-Family Unit (stick-built) 661 s.f. | Manufactured Home Separate Lot 1,040 s.f. | Accessory Dwelling Unit (stick-built) 661 s.f. | Accessory Dwelling Unit (manufactured) 807 s.f. |
| Land Cost per Unit | \$20,000 | \$5,000 | \$20,000 | N/A | N/A |
| Unit Construction Cost | \$360,000 | \$220,000 | \$157,634 | \$198,300 | \$126,474 |
| Building Permit Fee | \$3,020 | \$2,275 | \$2,224 | \$2,275 | \$2,502 |
| Development Impact Fees: Sierra County Fire District | \$2,472 | \$1,338 | \$2,143 | \$1,362 | \$1,663 |
| Septic System Cost | \$15,000 | \$5,000 | \$15,000 | \$5,000 | \$5,000 |
| Water Connection Fees | \$3,400 | \$850 | \$3,400 | N/A | N/A |
| Total Unit Cost | \$403,882 | \$234,513 | \$200,400 | \$206,937 | \$135,639 |
| Marketing/Real Estate Commission (6%) | \$24,235 | \$14,070 | \$12,025 | N/A | N/A |
| Building's Salary/ Profit (10%) | \$40,302 | \$23,450 | \$20,042 | N/A | N/A |
| Total Cost | \$468,419 | \$272,033 | \$232,467 | \$206,937 | \$135,639 |
| <i>Please see the following for all assumptions made in this table.</i> | | | | | |

Table 37 Assumptions

1. **Land Costs** – There is a large inventory of vacant sites available (no planning entitlement, such as a subdivision or rezoning is required for this construction). A review of property listings for land in Sierra County indicates that the cost of residential land varies by location, size, access, among other things. According to current residential land listings, the cost of vacant land in Sierra County on average is about \$14,747/acre (Zillow, January 31, 2024, based on listing prices for 1,500 acres of land for sale). For this analysis the cost for a lot ready to accommodate a house that can be served community water is about \$20,000.
2. **Unit Construction Costs** – Many factors can affect the cost of building a home house, including the type of construction, custom versus tract development, materials, site conditions, finishing details, amenities, square footage, and

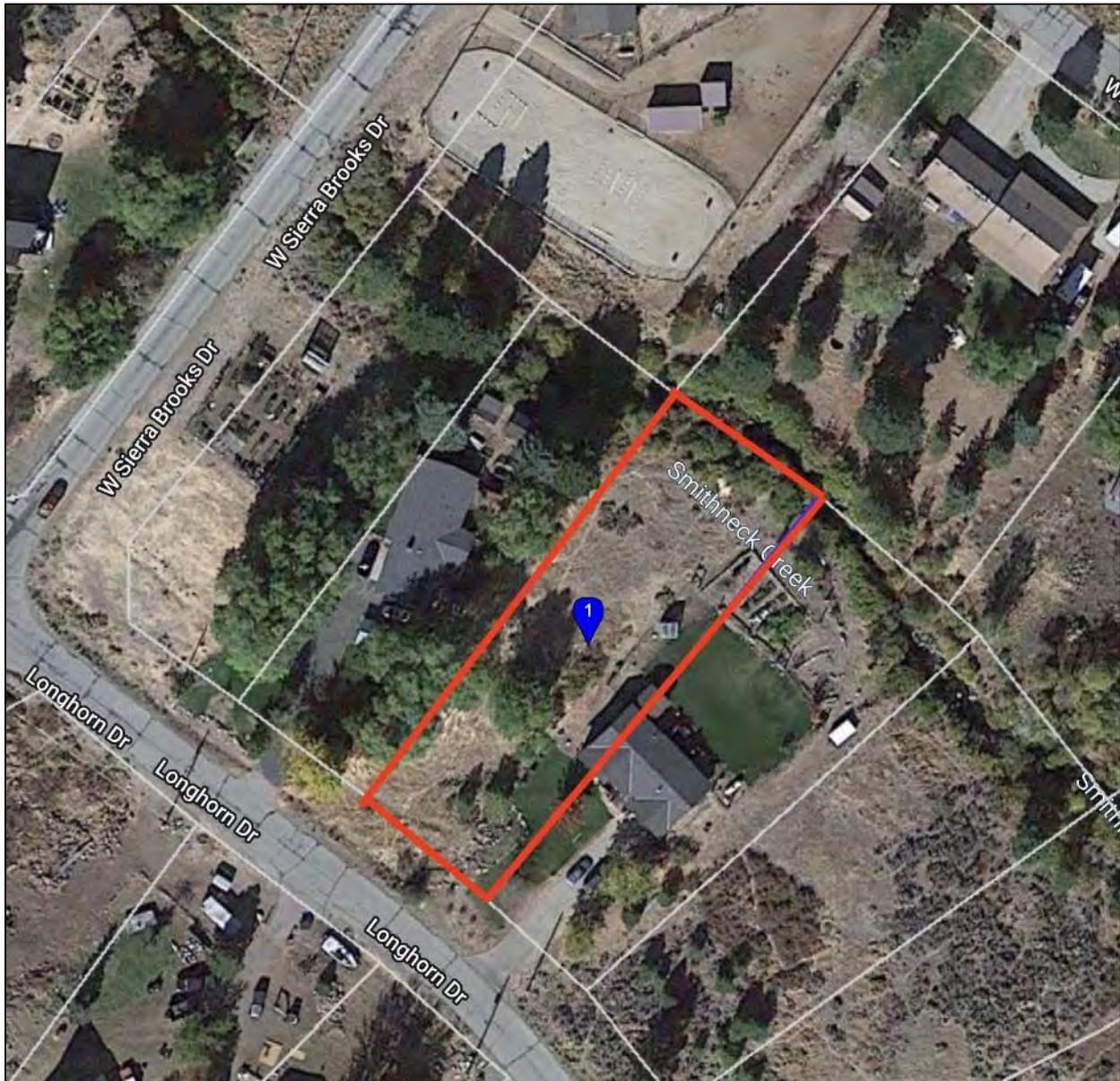
structural configuration. For stick-built housing, these factors create a wide variation in construction costs, from as little as \$250/s.f. for basic construction to well over \$400/s.f. for high-quality custom construction. Lower costs of creating a new home in Sierra County can also include placement of a manufacture home on vacant land that have services, such as water and power close by (author discussion with several local builders and with Sheri Murray, Statewide Homes, Manufacture Homes Company, Grass Valley, CA).

- a. For single-family dwellings, this analysis assumes a 1,200 s.f. (3 bedroom/ 2 bath) stick-built house, built on an existing vacant lot, with construction costs of \$250/sq-ft (includes grading, pad set up).
 - b. For multiple family, assumes building 4 dwelling units, each containing 661 s.f., on an existing vacant lot at a construction cost of \$300/s.f. The smaller the building the more costly it is to construct.
 - c. For a manufactured, single-family house, assumes using the most popular Skyline Elmore Bay, 1,040 s.f., double wide, house (3 bedrooms/2 baths), with all site improvements, on a vacant lot.
 - d. For the Accessory Dwelling Unit (ADU), assumes a stand-alone 661 s.f., stick-built unit, on an existing lot that already has a primary dwelling unit, so land costs are not applicable at a construction cost rate of \$300/s.f. (includes grading and pad set up). This ADU is the same unit design offered by Sierra County as a template plan for ready-build construction. There is a higher per square foot construction cost for a smaller building as compared to the larger 1,200 s.f. stick-built, single-family house.
 - e. For the manufactured Accessory Dwelling Unit (ADU), assume the 807 s.f. (2 bedrooms/2 baths) house on an existing lot that already has a primary dwelling unit.
3. **Pad or Lot Costs** – These costs include building and encroachment permit fees, water connection fees, development impact fees, septic system installation costs.
- a. **Building Permit and Related Fees** – Building permit fees are established by the County when the fee schedule is updated. The Board of Supervisors updated the County’s Master Fee Schedule in 2018 by adoption of Resolution No. 2018-024 (see Appendix D). Fees for each dwelling unit were developed using this schedule. Fees for stick-built structures are based on 2015 building code valuations which are not reflective of current actual construction costs. Permit fees for manufactured dwellings are reduced to address affordable housing needs. Fees were estimated from applying the fees schedule to the building according to the schedule and review of other similar building permits issued. As noted in the Government Constraints section of this element, delays in processing building permits and entitlements can result in additional costs to residential development.

It has been concluded that the timing of this process is not a significant hinderance to meeting RHNA, nor a significant cost to residential costs.

- b. **Development Impact Fees** – The County, nor school districts, assess development impact fees. However, the Sierra County Fire District No. 1 does assess a fee if the project is located within the Fire District's boundaries (which is in the Eastern side of the County). For the purposes of this analysis, the Fire District fee, which applies to all territory within the Fire District, of \$2.06/s.f. applies. This fee can be adjusted periodically when the Board of Supervisors adopts an increase to the Fire District by resolution. Details of this fire impact fee can be found in Appendix D.
 - c. **Septic System** – There are no community sewer systems available in the County, except for the City of Loyalton. Consequently, septic systems vary in cost between \$8,000 to \$50,000 depending on slope and geologic conditions. Based on a review of recent septic system installations, this analysis assumes \$15,000 for an installation of a new septic system. In some instances, an existing septic system can be used for an ADU without upgrades. However, since an ADU will expand the use of the septic system, this analysis includes a \$5,000 upgrade to the septic system, which typically includes an expansion of the leach field.
 - d. **Water** – Approximately 80% of the County's unincorporated population is served by community water systems. There are seven recognized community water suppliers serving about 980 connections and an estimated population of 2,547, in several communities, such as Sierra City, Sierraville, Allegheny, Sierra Brooks, and Calpine. Connection fees vary depending on water company fees, but most serving these communities are based on the current County established fee of \$3,200. In addition, there are other fees associated with a connection fee, including inspection fees. A total fee of \$3,400 is the approximate fee under this analysis. Other scenarios for developing housing in more rural areas of the County typically require well installation. Such well installation varies according to geologic conditions and can range anywhere from \$5,000 and \$20,000. Therefore, to assess the cost of housing for affordability, well installation costs were not figured into this analysis.
4. **Marketing/Real Estate Commission** – Most recent residential development in the County consists of property owners building their own homes on their own lots. However, there are examples of several planned communities in the County, such as Sierra Brooks. An added real estate fee would be assessed for these planned communities. This analysis assumes this fee to be 6% of the total unit cost.
 5. **Building's Salary/Profit** – As previously mentioned, most residential development in the County consists primarily of owners building their own homes, usually using a contractor to construct. The unit construction costs are included in this analysis. However, in the event of a planned community an additional building salary for profit is assessed. This analysis assumes this fee to be 10% of the total unit cost.

According to Realtor.Com, there are a number of vacant lots for sale that are considered affordable. Two lots of between 0.50 acres and 1 acre are available in the Sierra Brooks community ranging in price from \$38,000 to \$54,000. The one shown for \$38,000 (below) is used for home affordability analysis, at 556 Longhorn Drive, includes an existing septic system designed for a 3-bedroom house.



[https://www.realtor.com/realestateandhomes-detail/556-Longhorn-Dr-110 Loyalton CA 96118 M99357-56557?from=srp-list-card](https://www.realtor.com/realestateandhomes-detail/556-Longhorn-Dr-110-Loyalton-CA-96118-M99357-56557?from=srp-list-card)

“Nice 0.5-acre lot ready to build backing to Smith Creek. Septic was installed in 2007, standard system sized and approved for a 3-bedroom home, finalized permit information on file. Community water connection and power to be installed at the expense of the buyer. This is a fire wise

community with a clubhouse, fire station, campgrounds for family and friends, just 40 minutes to Truckee or Reno.”

Land Availability and Costs – According to current residential land listings, the cost of vacant land in Sierra County on average is about \$14,747.00/acre (Zillow, January 31, 2024, based on listing prices for 1,500 acres of land for sale). Appendix B, Residential Market Background Report, indicates 11 lots sold in 2023, ranging in cost from between \$10,000 to \$250,000. Three of the properties referenced in the sales inventory indicates they were in Sierra Brooks, of which one consisted of approximately 1 acre that sold for about \$33,000 and the other 2 lots were approximately 0.50 acres and sold for between \$50,000 and \$75,000. Potentially, a smaller lot can be purchased and built on, such as with a manufactured house. As shown later in this section, such a home can be affordable for a low-income household.

Septic System – There are no community sewer systems available in the County, except for the City of Loyalton. Consequently, the cost of septic systems needs to be considered in the overall cost of constructing residential units. Septic systems can vary in cost between \$8,000 to \$50,000 depending on slope and geologic conditions. Based on a review of recently installed septic systems, this analysis assumes \$15,000 for a installation of a new septic system. In some instances, an existing septic system can be used for an ADU without upgrades. However, since an ADU will expand the use of the septic system, this analysis includes a \$5,000 upgrade to the septic system, which typically includes an expansion of the leach field. Also, some vacant sites that are on the market for sale have pre-installed septic systems.

Water – As previously noted, there are a number of community water systems available within Sierra City, Sierraville, Allegheny, Sierra Brooks and Calpine. Connection fees vary depending on water company fees, but most serving these communities are based on the current County established fee of \$3,200. In addition, there are other fees associated with a connection fee, including inspection fees. Without access to a community water system the housing unit would require installation of a well. Like septic systems, well can vary in cost depending on site characteristics and usually range between \$12,000 to \$30,000.

Construction Costs – The type of construction can vary greatly depending on custom versus tract development, materials, site conditions, finishing details, amenities, square footage, structural configuration, and factory-built housing. For stick-built housing, these factors create a wide variation in construction costs, from as little as \$250/s.f. for basic construction to well over \$400 s.f. for high-quality custom construction. Lower costs of creating a new home in Sierra County can also include the placement of a manufactured home on vacant land that has services, such as water and power close by.

Energy Conservation

Energy-related costs could directly impact the affordability of housing in Sierra County. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development. Subsequently, the housing industry must meet these standards, and

the County is responsible for enforcing the energy conservation regulations. Alternatives that are available to the housing industry to meet the energy standards include:

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

Three utility companies serve the County- Liberty Utilities, aka NV Energy, in the southeast region of the County and the City of Loyalton, Pacific Gas and Electric Company (PG&E) in Western Sierra County, and Plumas-Sierra Rural Electric Cooperative (PSREC) in the Sierra Valley and Long Valley areas.

Plumas-Sierra Rural Electric Cooperative (PSREC) is a member-owned electric cooperative offering electric service to Plumas, Sierra, and Lassen Counties within California. The company offers various low-income assistance programs, including a Winter Rate Assistance Program, Low-Income Heating and Energy Assistance and Weatherization Assistance, and Personal Crisis and Emergency Assistance. PSREC also offers rebate programs for residences, including an Energy Star Appliance and Lighting Rebate Program, Weatherization Rebates, Irrigation Efficiency Program, Irrigation Pump Test Rebate Program, and HVAC Rebate Program.

Pacific Gas and Electric Company (PG&E) is a privately-owned utility company whose service area covers most of northern and central California. PG&E also provides energy conservation services for residents, as well as energy assistance programs for lower income households to conserve energy and control utility costs. These programs include the CARE (California Alternate Rates for Energy) program and the Relief for Energy Assistance through Community Help (REACH) programs. The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bills. The intent of REACH is to assist low-income households, particularly seniors, disabled, sick, working poor and the unemployed, who experience hardships and are unable to pay for their necessary energy needs. PG&E has also sponsored rebate programs that encourage customers to purchase more energy-efficient appliances and heating and cooling systems.

Weatherization programs continue in Sierra County largely through the work of the Plumas County Community Development Commission.

Regional Housing Need Allocation (RHNA)

A requirement of state law (California Government Code §§ 65583(a) and 65584) is that each city and county is to accommodate its share of the region's future housing needs, called the Regional Housing Needs Allocation (RHNA).

State law also establishes a method for determining regional housing construction needs. California Housing & Community Development (HCD), working with the California Department of Finance (DOF), prepares regional population projections and from these projections estimates housing construction needs for each region of the State.

Table 39 summarizes Sierra County’s housing construction need for the 7th Housing Cycle RHNA projection period of June 30, 2024, to June 30, 2029 (current RHNA). HCD made this determination through analysis of data and review of the County’s achievements in addressing the 6th Cycle Housing Element (previous RHNA). According to the current RHNA Plan, the decline in projected population in Sierra County has resulted in a negative housing need determination. Accordingly, HCD has allocated two units of lower income housing to the County, one for a “very low-income” family and one for a “low-income” family.

| Table 39. HCD Mandated Sierra County 7th Cycle Current Regional Housing Needs Allocation (2024-29) | |
|--|-------------|
| Income Group | RHNA |
| Extremely Low | 0* |
| Very Low | 1 |
| Low | 1 |
| Moderate | 0 |
| Above Moderate | 0 |
| Total | 2 |
| <i>* Extremely low-income is included in the very low-income category</i> | |

The Department of Housing & Urban Development (HUD) also defines its Section 8 Income Limits counties, as shown in Table 40. This table shows the maximum annual income level for a household to be included in the very low- and low-income groups, adjusted for household size, for Sierra County, according to HCD. The maximum annual income data is then used to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance for Sierra County. These income limits are used to determine eligibility for housing programs. Low-income families are defined as having incomes of less than 80% of the County median income. Very low-income families are defined as having incomes of less than 50% of the County Median Income. Extremely low-income families are defined by poverty guidelines used by HUD. Although the current RHNA does not indicate a requirement to provide additional extremely low-income housing units, the County acknowledges there is a need to address this income group's needs. Therefore, the Housing Element discusses this need and provides programs to address these needs.

| Table 40. Maximum Household Income Levels Sierra County (2023) | | | | |
|---|----------------------|-----------------------------|------------------|-------------|
| Household Size | Median Income | Maximum Income Level | | |
| | | Extremely Low- | Very Low- | Low- |
| 1-Person | \$63,000 | \$18,900 | \$31,500 | \$50,400 |
| 2-Person | \$72,000 | \$21,600 | \$36,000 | \$57,600 |
| 3-Person | \$81,000 | \$24,860 | \$40,500 | \$64,800 |
| 4-Person | \$90,000 | \$30,000 | \$45,000 | \$72,000 |
| 5-Person | \$97,200 | \$35,140 | \$48,500 | \$77,800 |

Source(s): HCD's 2023 State Income Limits.

Due to the performance of developing several new housing units over the previous RHNA the County does not have any obligations to show capacity to develop additional moderate- and above moderate-income housing units for the current RHNA. Although this Housing Element addresses housing needs for all income groups, for the purposes of complying with the current RHNA, the County must focus special attention on meeting the needs of the targeted 2 lower income units allocated by HCD for the 7th Cycle.

Lower income households face the greatest challenges obtaining affordable housing. The County can satisfy its responsibility for providing adequate sites for housing, especially for lower income households, by ensuring that there is an adequate supply of sites for attached housing, multiple-family rental housing, modular homes, secondary dwelling units, and other forms of housing with the potential to provide affordable shelter.

Development Trends and Character of Development

Although population has been generally declining in Sierra County since 2020, residential development continues to increase. In the previous planning period, development primarily involved construction of single family homes on individual lots. No requests for development were received that involved development of lower densities than allowed by either the general plan or zoning code or lower than what was assumed in the County Housing Element sites inventory. Although also noted on Pages 50-53 regarding length of time to process development applications (which include building permit issuance), additional time for actual construction to be completed from the time a permit is obtained to completing construction can take up to a year. Combined with the time it takes to complete construction. Looking at timeframes from approval of a housing development to submittal of an application for building permits, the approximate time frame is between 9 months and one year. While the County does not have control over when developer applies for building permits and how long it will take to construct, the process has not been seen as a significant constraint to development.

Over the last 10 years the County experienced development of over 65 residential dwellings, many were manufactured housing units that are affordable to lower income households. Also, in the last year, the County experienced 48 house sales, all single-family units. Most of those sales fell into the category of above moderate-income

household levels, many selling for more than a \$1 million; however, 13 units (27%) were sold at levels affordable to low-, very low- and extremely low-income families and 5 units (10%) were sold at levels affordable to moderate-income families (refer to Appendix B). Over the last 4 years, the County experienced residential development that exceeded the 6th Cycle RHNA.

Housing Capacity

Housing capacity is the number of housing units that can be built by housing income levels assigned by HCD based on an assigned methodology from HCD (based on State housing laws). Housing capacity is used to determine County compliance with the HCD assigned RHNA. More recent State housing laws require a higher level of qualifications for RHNA compliance than in the last many housing cycles (California Government Code §§ 65583.2(c)(2)(A), (B) and (C)). Vacant land that would comply with this law would need to be designated in the General Plan as MUR and zoned R-3. This land use designation and zoning provides for development of high-density housing, maximum 12 units/acre, which is allowed by right. Qualifying properties need to be completely vacant, void of any improvements, including building, or other structures (or any income production improvements), be at least 0.5 acres and not greater than 10 acres, and have access to public water and sewer.

State housing law prescribes this one-size-fits-all jurisdiction requirements but fails to recognize the diversity of housing in California and particularly the housing characteristics of smaller rural cities and counties, such as Sierra County. Based on a complete inventory of vacant residential designated parcels conducted in February 2024, the County currently does not have any qualifying sites to comply with vacant sites requirements under State Housing law. With the requirement to have a public sewer system available to serve qualifying vacant properties (the County currently does not have a public sewer system) there are no housing projects in the County that can meet this standard.

Recognizing the necessity to address these RHNA standards, the County needs to show residential capacity by other means for low and very low-income housing units other than applying residential density standards to vacant parcels. This capacity analysis demonstrates compliance with RHNA by applying other approaches, such as using Accessory Dwelling Units, evaluating larger vacant MUR sites, reviewing non-vacant (underutilized sites) and developing manufactured housing on vacant lots. In addition, longer-term efforts to improve affordable housing development in the County are being looked at to address future housing needs. This section of the Chapter summarizes this capacity analysis. Appendix E of this Housing Element Update provides a more complete analysis of residential capacity.

Table 40 compares the 7th Cycle RHNA and the number of units that can realistically be provided based on the vacant land assessment and the housing capacity analysis referenced in Appendix E. Demonstrated capacity is alphabetically cross-referenced in this table to demonstrated capacity, which shows that the County complies with RHNA. Demonstrated capacity is an assessment of vacant land by either calculation from HCD's realistic capacity methodology (80% of maximum density allowance by General

Plan/Zoning) or site-by-site capacity evaluations, or by analysis of anticipated units that can be produced by other means as referenced in the HCD Site Inventory Capacity Manual. As shown in this table, the County currently has excess housing capacity to produce at least 496 housing units, mostly moderate- and above moderate-income units, but meeting the threshold of RHNA which is 1 unit of low- and 1 unit of very low-income housing. For the 7th Housing Cycle, this analysis shows the current capacity to provide 3 very low-income and 6 low-income units under current zoning. It is assumed that 50 percent of the very low-income category (<1 unit) is allocated to the extremely low-income category. Many more low- and low-income units can be developed beyond the 7th Housing Cycle if the County implements several housing programs listed in Chapter 6.

| Table 41. HCD Mandated Sierra County 7th Cycle Current Regional Housing Needs Allocation (2024-29) | | |
|---|-------------|------------------------------|
| Income Group | RHNA | Demonstrated Capacity |
| Very Low | 1 | 3 (a) |
| Low | 1 | +6 (b) |
| Moderate | 0 | +431 (c) |
| Above Moderate | 0 | +56 (d) |
| Total | 2 | +496 |
| <p>(a) Total of 3 units: 1 ADU, and 2 non-vacant underutilized.</p> <p>(b) Total of 6 units: 2 ADUs, 2 non-vacant underutilized, and 2 large vacant parcels.</p> <p>(c) Total of 431 units (see Appendix E, Table 2, Vacant Land Inventory).</p> <p>(d) At least 56 units; does not include areas outside of community core areas (see Appendix E, Table 2, Vacant Land Inventory).</p> | | |

Projected Accessory Dwelling Units (ADUs)

State law allows the County to count a reasonable projection of Accessory Dwelling Units (ADUs) toward meeting the RHNA. The County has permitted three new ADUs since 2015 and is projecting 3 more to be produced over the next 5 years.

Based on average production costs of these units, and the ability to rent these units as low as \$135,000 for a manufactured unit (see Table 38), renting one at around \$800/month falls within the income criteria for a very low-income household (see Table 38) ADUs can be made available. Junior ADUs, which consist of no more than the use of 500 s.f. within an existing single-family house, can be constructed for less than \$50,000. These can rent for less than \$700/month. These additional units count towards the RHNA. One unit is allocated to very low-income, and 2 units allocated to low-income housing units to meet RHNA.

To encourage the development of ADUs, the County has partnered with neighboring jurisdictions to offer accessory dwelling unit plans at no cost or reduced costs. The goal of this program is to streamline efforts to achieve affordable and workforce housing

development, improving access to a less expensive and more streamlined permitting process and to improve the achievability of construction for housing in Sierra, Nevada, and Placer Counties, and the Cities of Truckee, Grass Valley, and Nevada City. This shared program offers the first seven applicants a permit to receive the plans free of charge. After that the plans cost \$1,200 per project. Please refer to Appendix F for more detailed information regarding this program.

Non-Vacant Underutilized Land

There is one 5.58-acre parcel in Sierra City of which a 1.74-acre portion is considered non-vacant and underused and designated for R-3/MUR Zone. California Government Code § 65583.2(b) allows non-vacant sites to be used in the inventory if the site is clearly underutilized (to allow up to 50% of the RHNA). In this case, this parcel has community commercial development along Main Street, a middle area designated as R-3/MUR for multiple family residences, and an area for single family residences—all on a 1.74-acre parcel being used for a recreational vehicle park and camping facility (see Figure 2). The site already has a septic system and community water to serve future development. Unit production at maximum density could be 20 units (12 units/acre allowed by right in the R-3/MUR Designation). Many of these units could be used for lower income housing units. For the purposes of a more conservative result this analysis concludes that such a development on this site would result in an additional 8 dwellings, of which 1 unit could be allocated as part of the County's required very low-income and 2 low-income RHNA (see Appendix E for a more complete analysis of this development feasibility).

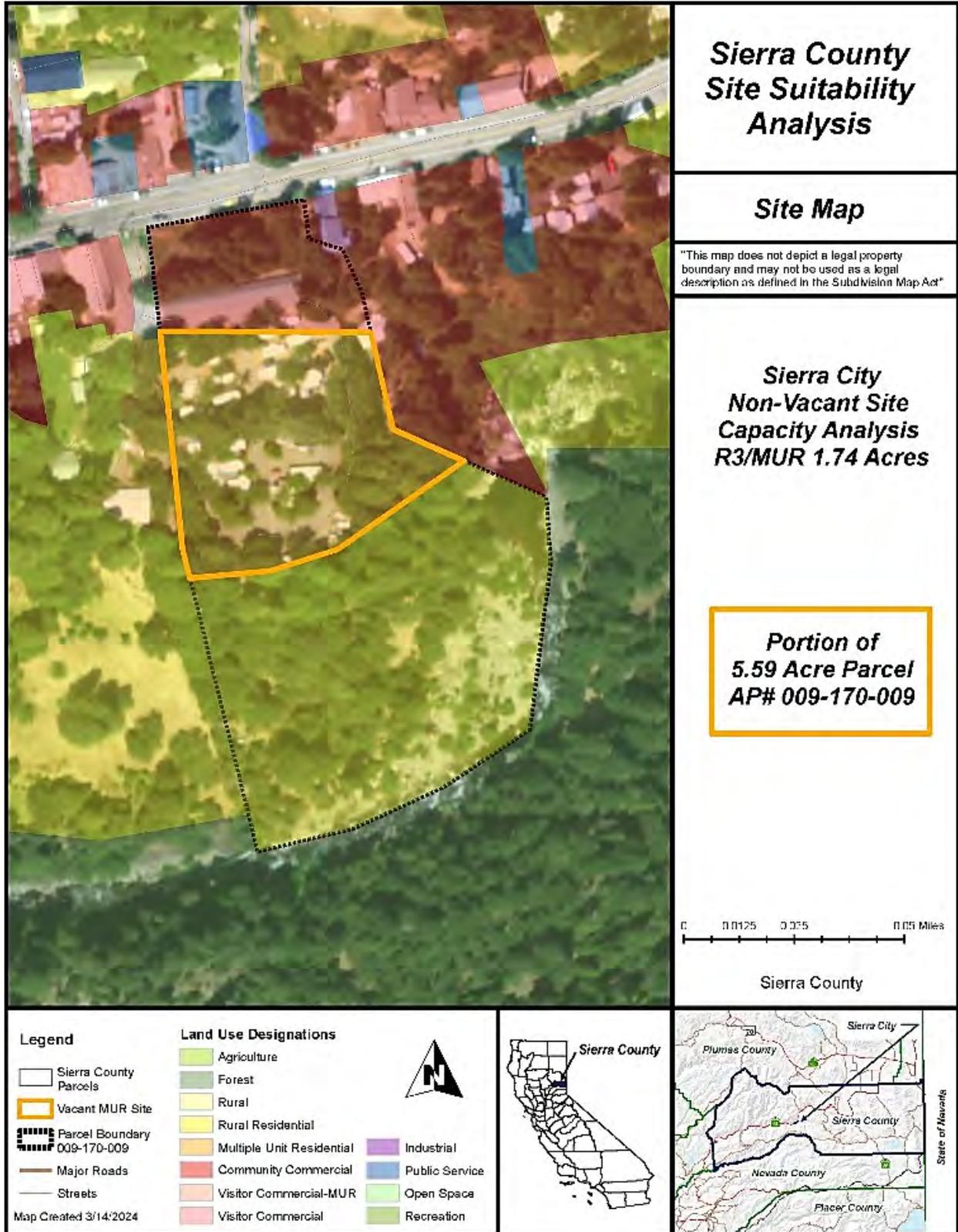


Figure 2. Non-Vacant Underutilized Property (APN 009-170-009)

Large Vacant Parcels

Large vacant parcels, exceeding the maximum allowed by Statute (10 acres) can be used to accommodate lower income housing needs in the RHNA. To qualify, evidence must be presented to the satisfaction of HCD that the site is adequate to accommodate lower income housing. The two sites selected both exceed 10 acres and are next to the City of Loyalton, where public water and sewer are provided or will need to be extended.

The first site consists of 10.97 acres (APN 016-040-080). This property was the former Loyalton Mobile Home Park that was abandoned and is now vacant (see Figure 3). The County, in collaboration with the City of Loyalton, is processing a conditional use permit application to develop a 52-unit manufactured housing project, of which 47 units would be in the unincorporated County area and the remaining 5 units within the City of Loyalton. Referred to as the Forest Edge Manufactured Housing Community, the applicant has indicated that many of these units would consist of workforce and lower income units. Water and sewer services are currently proposed to continue to be extended to this property. However, this project is stalled due to water and sewer availability as a constraint from the City of Loyalton because of deficiencies in their infrastructure. The applicant is reviewing options for water supply, including constructing drilling a well to serve the project (refer to Appendix E, Residential Capacity Analysis, Attachment 2 for more details on this project).

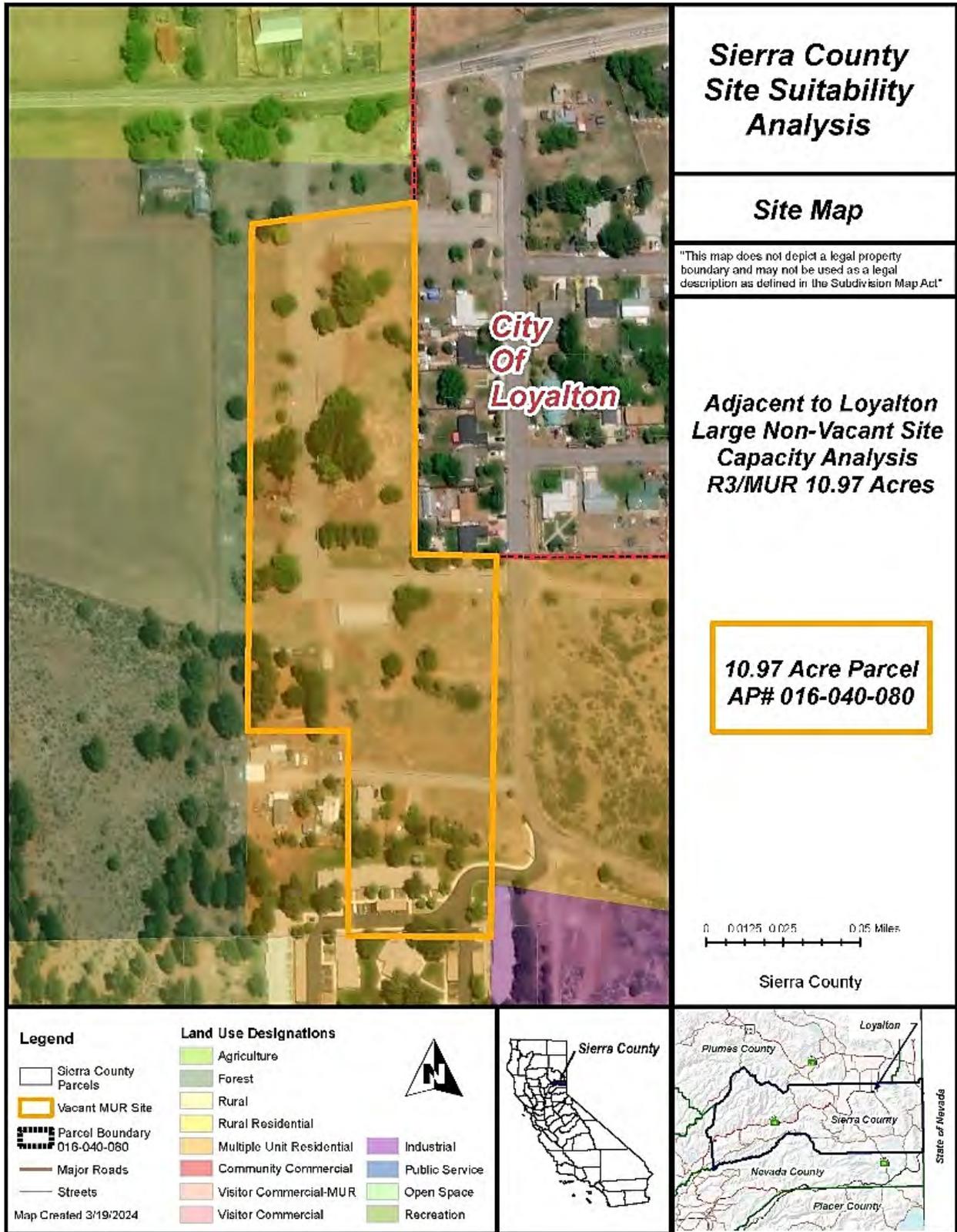


Figure 3. Large Vacant Parcel (APN 016-040-080)

The second site is APN 016-040-099, a 14.5-acre vacant parcel that has excellent access to streets, water, and sewer (from Loyalton) and is zoned R-3/MUR by the County (refer to Figure 4). This site could produce as many as 164 high density units on this site that have been allocated to RHNA although it could be used for RHNA allocation if necessary. Although there is no development application being process for this property, Implementation Measure 2.4 encourages subdivision and development of this property:

Encourage the subdivision of vacant and/or underutilized R-3 (Residential Multiple-Family zoned and designated MUR (Multiple-Unit Residential) General Plan designated parcels that are larger than 10 acres in size or that have access to public sewer and water by providing for reduced or no costs for subdivision applications if the applications involve development of lower income residential development of at least 5 units/acre.

At the County's maximum allowed density, the property could produce 164 high density units and 135 units (at the State's default density of 10 units/acre). Looking at the nearby Sierra Valley Senior Apartments, located at 100 Hill Avenue, a public assisted housing project by comparison, development occurred at a density of 5 units/acre. Applying that density to this 14.5-acre vacant site, the property achieve development of 72 units, many of which could be allocated to lower income families.

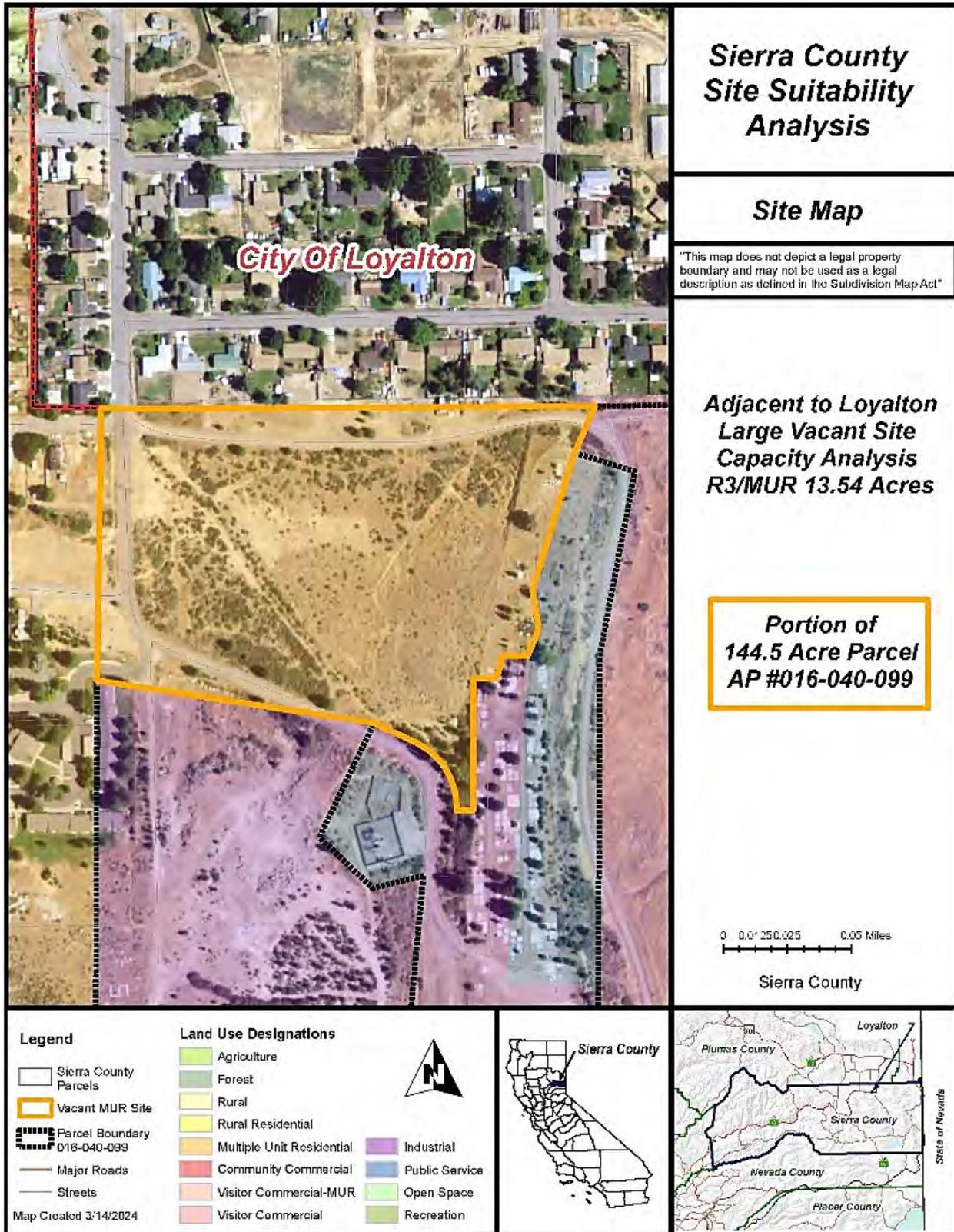


Figure 4. Large Vacant Parcel (APN 016-040-099)

Manufactured Homes on Vacant Parcels

The most popular form of producing lower income housing in Sierra County has been manufactured home installations on a vacant lot within community core areas, such as Sierra Brooks. Over 30% of the single-family units constructed in the last 4 years have been manufactured homes. As the cost of construction increases, more of these units are being created in the County. Appendix E, Attachment 3, presents a summary of the cost of installing a manufactured house on a 0.5-acre lot in Sierra Brooks at 556 Longhorn Drive (an available vacant lot on the open market as of March 5, 2024). This lot has a pre-existing septic system and public water is available to the site from the Sierra Brooks Water System. The total cost to produce this housing unit is \$203,421. As referenced in Table 38, this cost falls within the category of low-income of affordability of between \$139,201 and \$242,800. As shown in Figure 5 below, there are over 130 vacant lots available to build on in Sierra Brooks. None of these units have been assigned to RHNA but could be for the low-income unit category.

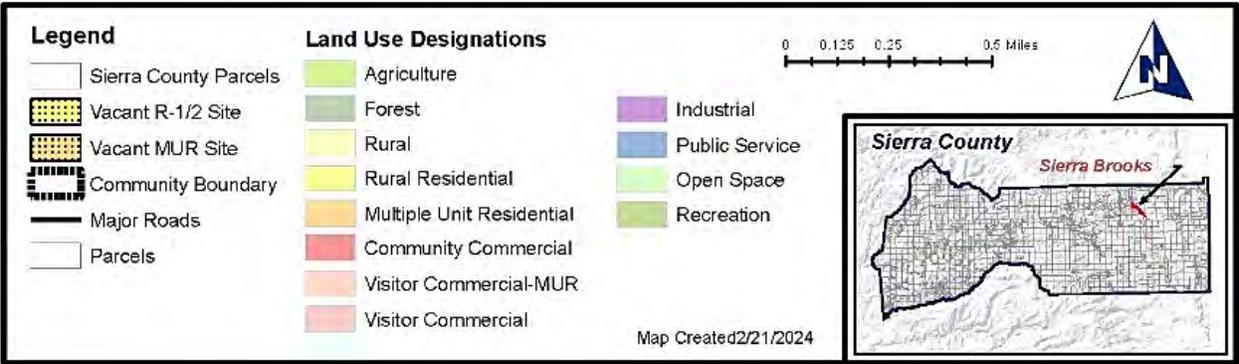
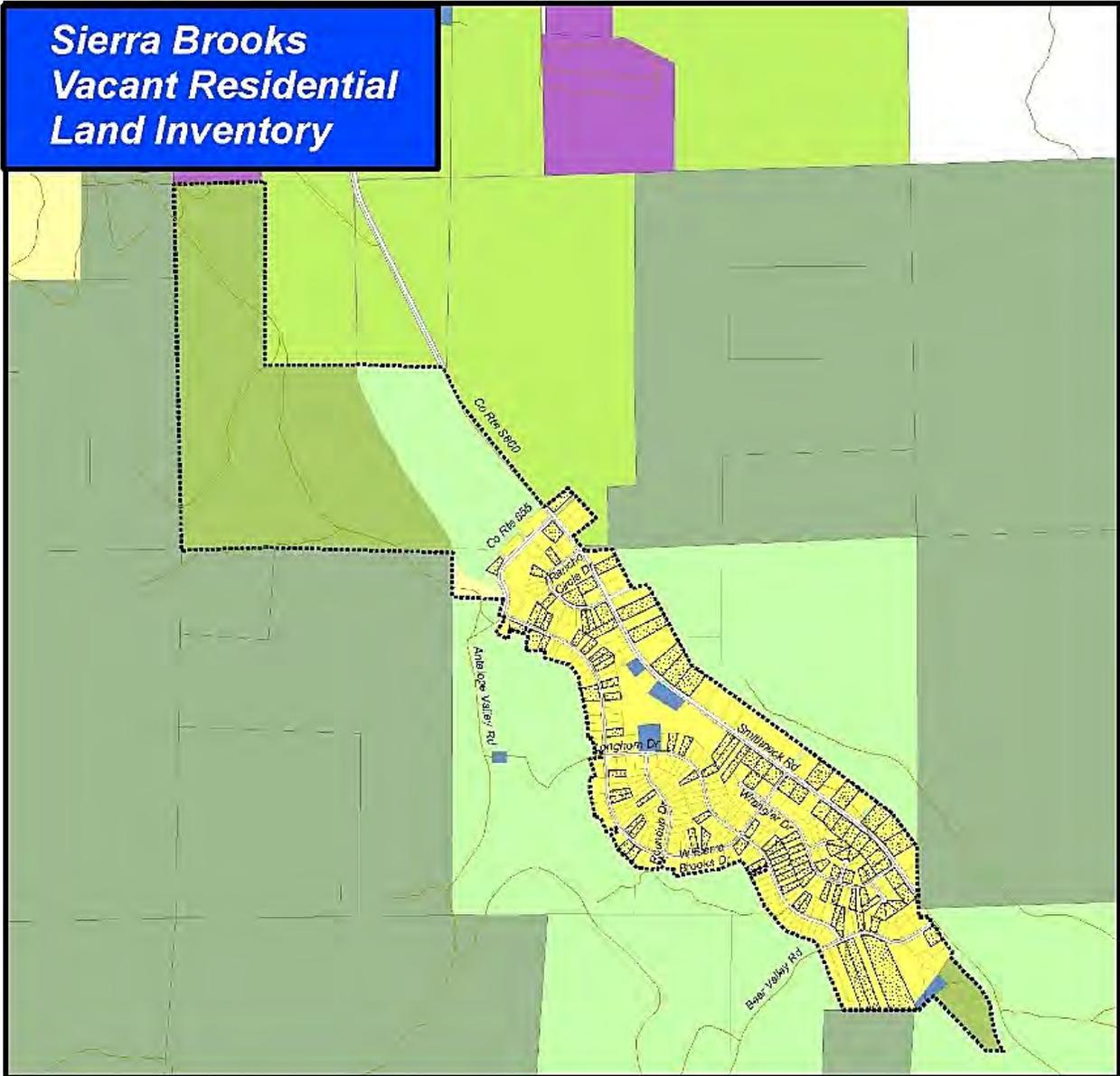


Figure 5. Vacant Parcels in Sierra Brooks

Candidate Rezoning Sites

To address needed workforce and affordable housing, particularly lack of affordable lower cost rental housing in Sierra County and recognizing lack of infrastructure to support this type of housing, Implementation Measure 2.2 includes several components for longer-range planning of the County's housing supply. One includes possible rezoning of identified candidate sites to R-3/MUR to meet future RHNA's. Four adjacent parcels have been identified in the Downieville community that could result in 6.81 acres that could produce a maximum of 81 dwelling units, if a public sewer system were to be developed to serve it (refer to Figure 6). This measure includes evaluating the feasibility of creating a public sewer system to serve Downieville. Without a public sewer system, the properties, if rezoned, could still produce many units with a package septic system (see Appendix E for more details).

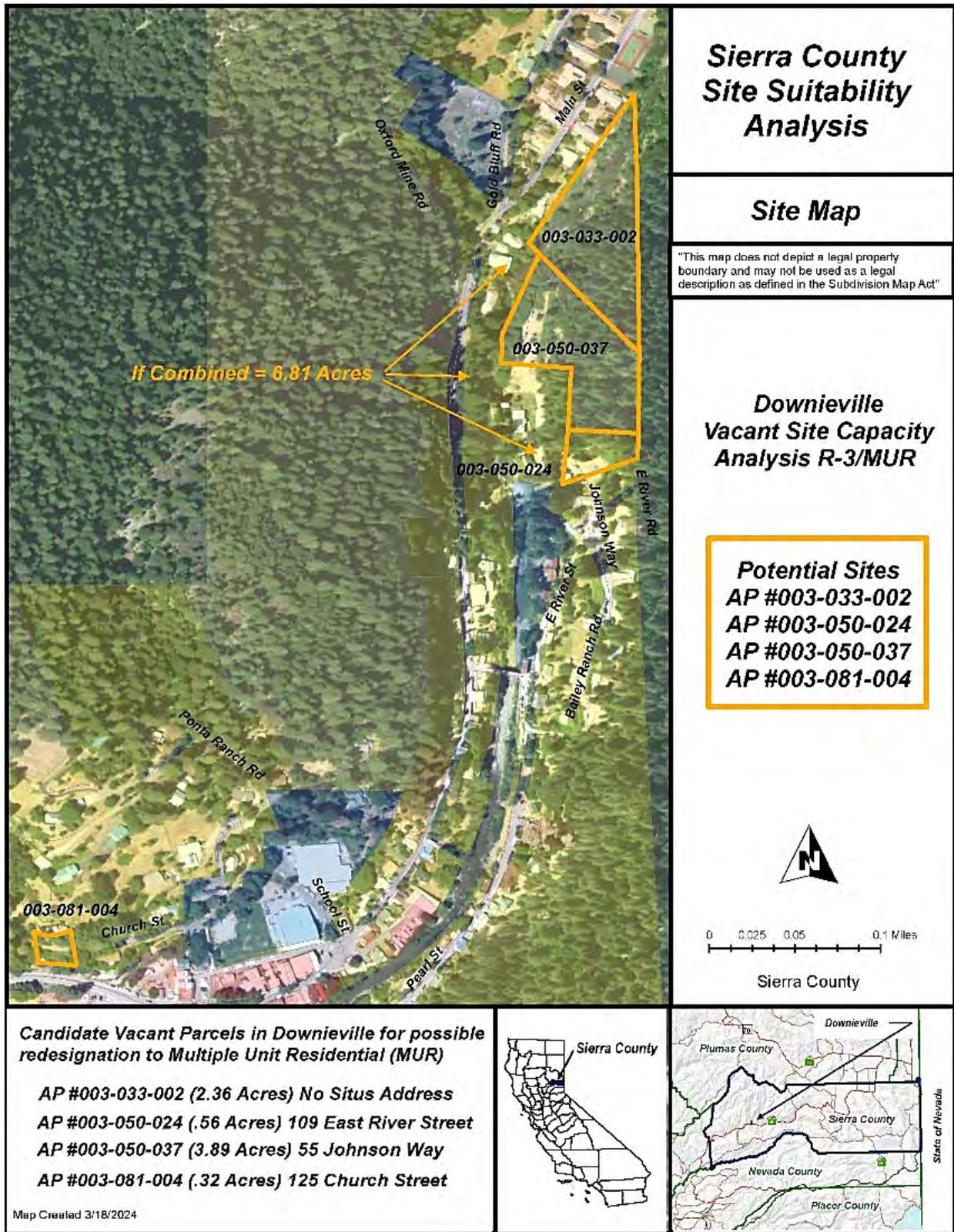


Figure 6. Potential Rezone Sites to R-3/MUR

Chapter 4: Summary of Achievements

State law (California Government Code § 65588(a)) requires each jurisdiction to review its Housing Element as frequently as appropriate to evaluate the:

- Appropriateness of the housing goals, objectives and policies in contributing to the attainment of the State’s housing goal
- Effectiveness of the Housing Element in attainment of the community’s housing goals and objectives; and
- Progress of the County in implementation of the Housing Element.

According to HCD’s “Housing Element Questions and Answers: A Guide to the Preparation of Housing Elements,” the review is a three-step process:

1. Review the results of the previous element’s goals, objectives, policies, and programs. The results should be quantified where possible (e.g., the number of units rehabilitated), but may be qualitative where necessary (e.g., mitigation of governmental constraints).
2. Compare what was projected or planned in the previous element to what was actually achieved. Analyze the significant differences between them. Determine where the previous Housing Element met, exceeded or fell short of what was anticipated.
3. Based on the above analysis, describe how the goals, objectives, policies and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element.

Summary of Achievement

Since the adoption of the last Housing Element Update, Sierra County implemented several actions to plan for, accommodate and facilitate the construction, rehabilitation and preservation of affordable housing. All housing units under the 6th Cycle RHNA were met as shown in Table 41.

| Table 42. Progress in Meeting 6th Cycle RHNA for 2019-2024 (as of January 1, 2023) | | | |
|--|---------------|---------------------|-----------------------|
| 2019-2024 RHNA Accomplishments | | | |
| Income Level | Number | Actual Built | Remaining RHNA |
| Extremely Low | 0 | 0 | 0 |
| Very Low | 1 | 8 | 0 |
| Low | 1 | 10 | 0 |

| Table 42. Progress in Meeting 6th Cycle RHNA for 2019-2024 (as of January 1, 2023) | | | |
|--|---------------|---------------------|-----------------------|
| 2019-2024 RHNA Accomplishments | | | |
| Income Level | Number | Actual Built | Remaining RHNA |
| Moderate | 2 | 6 | 0 |
| Above Moderate | 2 | 9 | 0 |
| Total | 6 | 33 | 0 |

During the 2019-2024 6th Cycle RHNA, the County implemented several programs to plan for, accommodate and facilitate the construction, rehabilitation, and preservation of affordable housing. The accomplishments from this time are provided in Appendix C. In addition, in accordance with SB 35, the County achieved several programs to address special housing needs, such as amending the Zoning Code to allow emergency shelters and transitional housing in 2023 and completing grant funding for rehabilitation of the Sierra Valley Senior Apartments. These accomplishments are discussed in detail in Appendix C.

Chapter 5: Fair Housing

Background

AB 686, also known as the Affirmatively Furthering Fair Housing (AFFH) Act, mandates that state and local agencies proactively address housing disparities related to factors such as race, national origin, color, ancestry, sex, marital status, disability, religion, and other protected characteristics. Housing Element law now requires all Housing Elements submitted after January 1, 2021, to include an Assessment of Fair Housing (AFH). Agencies must ensure that their policies and programs promote fair housing while refraining from actions that undermine this objective. In accordance with state law, AFFH entails more than just combating discrimination. It involves taking substantial actions to break down patterns of segregation and foster inclusive communities that remove barriers to opportunity based on protected characteristics. Per HCD Guidance, the Assessment of Fair Housing addresses enforcement and outreach capacity, segregation and integration, disparities in access to opportunity, disproportionate housing needs including displacement, and concentrated areas of poverty, and affluence across racial/ethnic groups.

Many goals, policies and programs in this Housing Element Update reflect the provisions of the AFFH Act, including the “Housing Element Overarching Goals, Policies, and Programs.”

Housing Element Overarching Goals

To provide an adequate supply of sound, affordable housing units in a safe and pleasant environment that enhance community quality of life for the present and future residents of the County, regardless of race, age, religion, sex, marital status, ethnic background, or disabilities.

Other Related Goals

Goal 2: Provide Affordable Housing. The County shall strive to help produce housing that is affordable to serve the needs of lower income households and assure housing opportunities for all persons, regardless of race, color, national origin, ancestry, religion, disability, source of income, gender/gender identity, sexual orientation, marital status and familial status in the County.

Goal 4: Meet Special Housing Needs. The County shall encourage the construction of sufficient housing units necessary to meet the needs of households with special housing requirements. The County shall also work towards eliminating barriers to the disabled throughout the County.

Goal 5: Prevent Housing Discrimination and Reduce Barriers to Fair Housing. The County will not allow discrimination to interfere with the attainment of its housing goals and objectives and will strive to remove barriers to fair housing by and assuring

affirmatively further fair housing for all residents consistent with local, state and federal law.

Related Policies

Policy 2.7: The County will encourage housing opportunities for all persons, regardless of race, color, national origin, ancestry, religion, disability, source of income, gender/gender identity, sexual orientation, marital status, and familial status.

Policy 5.1: The County shall further the cause of fair housing and encourage compliance with fair housing laws.

Policy 5.2: The County will promote housing opportunities for all persons, regardless of race, color, national origin, ancestry, religion, disability, source of income, gender/gender identity, sexual orientation, marital status, and familial status.

Policy 5.3: The County will work to educate the community about fair housing, housing programs and housing assistance available to the public.

Policy 5.4: The County will strive to reduce barriers to fair housing, such as increasing investing in infrastructure that supports additional rental housing, improving active transportation, and increasing access to telecommunications.

Policy 5.5: The County will strive to reduce and mitigate the impacts of fire and flooding particularly on vulnerable communities in the county.

Related Programs (Implementation Measures)

2.3: Expansion of Housing Choice Vouchers (Section 8). The County shall continue to coordinate with the Plumas County Community Development Commission (CDC) to provide Housing Choice Vouchers (Section 8) allocations for Sierra County. In partnership with the CDC, the County will implement a Housing Choice Voucher (Section 8) education program to share information about the program with rental property owners and managers and hold trainings on avoiding discriminatory practices based on income or other protected classes. The County will also review available funding opportunities annually and create incentives for participating property owners as funds become available. The County will distribute this information to property owners and managers across the county to facilitate mobility opportunities for lower-income households throughout the county. **4.1: Incentives for Special Needs Housing.** The County shall use a variety of incentives, including zoning and land use regulations, flexible development standards, technical assistance, and expedited processing, to promote housing that meets the needs of special groups (e.g., seniors, persons with disabilities, persons with developmental disabilities, farmworkers, large households, extremely low-income and the homeless). See Implementation Measure 2.1 regarding Zoning Code amendments.

4.2: Emergency Shelters and Transitional Housing. The County shall continue to support non-profit and other social service organizations and encourage the maintenance and development of emergency and transitional housing for the citizens of the County, by providing incentives, such as fee reductions and modifications to development standards, annual outreach to developers and providers, ongoing referrals to existing providers (such as Health and Human Services) and providing assistance in obtaining grants.

5.1: Housing Discrimination. The County will direct persons with complaints of housing discrimination to the appropriate state and federal agencies that handle such complaints. The County will continue to make literature available on housing discrimination and fair housing resources at the County offices, community centers, libraries, the County website, and other areas in which the public gathers information.

5.2: Furthering Fair Housing. The County will disseminate fair housing information in in English and Spanish at appropriate public locations and events. The County will work with other local agencies and service providers to include fair housing information in appropriate format within their facilities. Specific actions will include:

- a. Refer interested persons to the California Fair Housing and Employment Council.
- b. Facilitate public education and outreach by creating informational flyers on fair housing in English and Spanish that will be available to public counters, libraries, and on the County's website. Board of Supervisor meetings will include a fair housing presentation at least once per year.
- c. Collaborate with the Plumas County Community Development Commission (PCCDC) on an annual basis to explore pathways to increase the number of property owners that accept Housing Choice Vouchers in high and highest resource areas and make brochures and other materials available in County offices and on the County's website.
- d. Continue providing tenant-landlord dispute resolution information and literature on housing discrimination and fair housing resources at the County offices, on the County's website, community centers, libraries, and other areas in which the community gathers information.
- e. Establish a protocol and maintain processes of referring housing discrimination complaints to the appropriate state and federal agencies and refer all fair housing complaints to service providers including California Rural Legal Assistance.
- f. Refer to Implementation Measure 2.3 regarding expanding Section 8 Vouchers for Sierra County residents.

5.3: Reduce Barriers to Fair Housing. To the extent resources are available, the County will reduce key barriers to fair housing identified in the Fair Housing Analysis of this Element including implementing the following programs:

- a. Review funding opportunities annually and pursue funding as available to invest in sewer, stormwater, active transportation, and park infrastructure, such as sidewalks and/or accessible playground equipment.
- b. Facilitate a meeting or other coordination between the County, demand response transit service non-profits, community service providers, and local school leadership to assess the need for improved transit options, including access for students.
- c. Review funding opportunities and apply as opportunities are available in order to provide subsidies for telecommunications access or install infrastructure to increase availability and reliability of telecommunications infrastructure across the county.
- d. Coordinate with the Northern Sierra Air Quality Management District to conduct outreach about available grant and incentive programs.

5.4: Hazard Mitigation to Vulnerable Communities. To the extent resources are available the County will review funding opportunities in order to provide hazard mitigation home rehabilitation grants and incentive funding for affordable housing to address increased costs due to hazard mitigation design and engineering requirements. Additionally, the County will identify and implement opportunities for offering infrastructure phasing, flexible building standards, or other incentives for residents rebuilding their homes after fires or floods.

5.5: Reduce Hazards to Vulnerable Communities. To the extent resources are available, the County will reduce and mitigate the impacts of fire and flooding on vulnerable communities in the county, the County will review funding opportunities on an annual basis and apply as funds become available in order to provide hazard mitigation home rehabilitation grants and incentive funding for affordable housing to address increased costs due to hazard mitigation design and engineering requirements. Additionally, the County will identify and implement opportunities for offering infrastructure phasing, flexible building standards, or other incentives for residents rebuilding their homes after fires or floods.

A complete assessment of the AFFH Act, as it pertains to Sierra County, is provided in Appendix G.

Chapter 6: Housing Goals, Policies and Actions

Under California law, the Housing Element must include the community's goals, policies, quantified objectives and housing programs for the maintenance, improvement, and development of housing. This Housing Element sets out policies that guide the County toward reaching its housing goals. Implementation measures are actions that the County will take to implement its policies for the 2024-29 Housing Element Update planning cycle. The implementation measures include a specific time frame for implementation and identify the agencies or officials responsible for implementation. This Chapter of the Housing Element Update complies with the requirements and goals of Government Code § 8899.50(b). Consistent with state law, each program identifies actions, timeframes, objectives, responsible agencies and funding.

Overall Housing Goal

To provide an adequate supply of sound, affordable housing units in a safe and pleasant environment that enhance community quality of life for the present and future residents of the County, regardless of race, age, religion, sex, marital status, ethnic background, or disabilities.

Policies and Implementation Measures

Goal 1: Accommodate the County's Housing Allocation

The County shall plan to accommodate at least 2 lower income dwelling units between 2024 and 2029 to meet its share of the State's housing needs for this region.

Policies

Policy 1.1: The County will not impose any requirement for construction other than those mandated by State law or those necessary to maintain the health and safety of citizens.

Policy 1.2: Whenever the County updates its Zoning Code, General Plan, or community plans, it shall consider the need to provide additional land for various types of residential development.

Policy 1.3: The County shall strive to provide adequate services for the development of housing units by assisting in the expansion of water and sewer facilities, as appropriate and feasible.

Implementation Measures

Measure 1.1: Permit Review. The County shall periodically review its permit procedures to increase efficiency by reducing the cost and time of processing permits but remain effective and meet legal review requirements. This review will be conducted as part of the County's ongoing permit streamlining program.

Objective: Reduction of time and cost to developers.

Responsible Agency: Planning Department

Timeframe: Review Annually

Funding: Permits Fee, General Fund

Measure 1.2: Improvement of Community Water and Sewage Facilities. In an effort of any local community to improve their environmental health and housing expansion possibilities by providing some form of community water and/or sewage treatment facilities, the County will provide assistance and encouragement in the form of supporting resolutions and provide assistance in obtaining grants. Assistance will be provided by the County to developers to create and maintain joint or shared sewage disposal systems for new subdivisions. Assistance will be provided by the County to the communities of Alleghany, Downieville, Sierra City, Calpine, Sierra Brooks and Sierraville to identify the potential inadequacies of their systems, provide solutions and identification of and assistance with obtaining grants.

Objective: To improve and expand local water and develop new sewer services and remove infrastructure constraints to new housing.

Responsible Agency: Board of Supervisors and Public Works Department

Timeframe: The County will actively pursue state and federal funds at least every other year and on an ongoing basis to identify infrastructure grant funding with emphasis on supporting the development of low-income housing construction.

Funding: Grants, General Fund

Measure 1.3: Water and Sewer Priority. Pursuant to Government Code § 65589.7, the County will immediately deliver its adopted Housing Element to water and sewer providers, if established during this 7th Housing Cycle, and the develop specific procedures to grant priority sewer and water service to residential developments that include units affordable to lower-income households.

Objective: To communicate new housing objectives to affected water and sewer providers.

Responsible Agency: Planning Department

Timeframe: Immediately following adoption of Housing Element. Develop formal policy by July 2025.

Funding: General Fund

Measure 1.4: No-Net-Loss and Surplus Site. In compliance with “no-net-loss” zoning requirements in Government Code § 65863 and Government Code § 54220, the County shall take and/or maintain the following:

- a. Identify and make available a replacement site within 180 days if any projects remove lower income housing supply or future zoned property identified for lower income housing (to be included in the Zoning Code Update for Implementation Measure 2.2).
- b. Maintain a list of the housing sites inventory on the County’s website and track database as changes occur including monitoring the distribution of the sites inventory to ensure that, if additional sites are identified, the inventory continues to affirmatively further fair housing.
- c. Create and maintain a list of additional potential sites with appropriate zoning that could be added to the Sites Inventory if the density or development capacity is reduced upon project approval or other actions.
- d. Complete and maintain a list of surplus County properties for providing the opportunity to develop future affordable housing.

Objective: Retain lower income housing and provide opportunities for future development of affordable housing.

Responsible Agency: Planning Department

Timeframe: Complete list of surplus housing sites by December, 2024 and ongoing.

Funding: General Fund

Goal 2: Provide Affordable Housing

The County shall strive to support in the production of housing that will be affordable to serve the needs of lower income households and assure housing opportunities for all persons, regardless of race, color, national origin, ancestry, religion, disability, source of income, gender/gender identity, sexual orientation, marital status, and familial status in the County.

Policies

Policy 2.1: The County shall provide opportunities for the development of affordable housing types.

Policy 2.2: The County will continue to seek and develop programs that expand the supply of permanent rental housing.

Policy 2.3: The County will continue to allow manufactured housing on parcels zoned for single family residences, allow permits for state-licensed mobile home parks, and will

administer standards and treat this type of housing the same as other single-family housing in accordance with State Housing law.

Policy 2.4: The County will update and maintain housing regulations that comply with state and federal laws to address the need for lower income housing, such as allowing and encouraging the production of accessory dwelling units, and higher density housing development, and increasing investment into infrastructure that supports this housing.

Policy 2.5: The County shall allow housing developments with at least 20 percent affordable housing by right on lower income housing sites on all sites zoned R-3, Residential Multiple-Family.

Policy 2.6: The County shall encourage the development of more workforce rental housing to increase the supply of rental housing.

Policy 2.7: The County will encourage housing opportunities for all persons, regardless of race, color, national origin, ancestry, religion, disability, source of income, gender/gender identity, sexual orientation, marital status and familial status.

Implementation Measures

Measure 2.1: Support Lower and Moderate Income and Special Needs Housing Development. The County will encourage, support, and, to the extent the County has available resources, assist agencies and developers seeking financial assistance from State and Federal programs to provide housing for extremely low-, very low-, low- and moderate-income households, including special needs households such as seniors and farmworkers. The County will provide support services such as:

- a. Helping identify sites where housing will be compatible with existing zoning regulations and general plan policies/programs;
- b. When determined applicable, the County shall apply for state and federal funds on behalf of housing providers when funding sources require public agency involvement. Funds should include costs for building permit fees and inspections;
- c. Proactively reach out to affordable housing developers at least every other year to identify development opportunities and opportunities to support funding applications by housing providers when applicable; and
- d. Offering regulatory incentives, such as density bonuses, for projects that include housing units affordable to very low- and/or low-income households, provided that enforceable commitments are secured to ensure that units continue as affordable housing for target groups.
- e. Working with non-profit (such as FREED) and for-profit housing development corporations specializing in housing for various special needs groups to accommodate housing that meets the needs of these groups.

The County shall provide information to developers of the funds available from state and federal programs to provide housing for extremely low-, very low-, low- and moderate-income households. Information brochures shall be printed and made available at County offices, libraries, and other public agencies, and shall be posted on the County website.

Objective: Four units of affordable housing, including at least 2 low- and 2 very low-income housing unit.

Responsible Agency: Planning Department

Timeframe: Actively pursue state and federal funds at least every other year and on an ongoing basis to support low-income housing construction and rehabilitation and seek new funding programs to create additional local sources of funding for affordable housing. The County will proactively reach out to affordable housing developers at least every other year to identify development opportunities.

Funding: State and Federal Programs (CDBG, HOME, USDA Rural Housing Services)

Measure 2.2: Zoning Code Amendments. Make changes to the Zoning Code in compliance with State housing law consistent with Appendix I of this Housing Element Update, Zoning Codes Assessment and Recommended Changes as follows.

- Low-Barrier Navigation Centers. Define and low-barrier navigation centers as temporary, service-enriched shelters to help homeless individuals and families quickly obtain permanent housing and permit by right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 65662; Assembly Bill [AB] 101).
- Emergency Shelter Parking and Standards. Review existing development and managerial standards for emergency shelters to ensure compliance with State law. Review and revise parking standards for emergency shelters to allow sufficient parking to accommodate all staff working in the emergency shelter, provided standards do not require more parking for emergency shelters than for other residential or commercial uses in the same zone, in compliance with Government Code Section 65583 (a)(4)
- Employee (Farmworker) Housing. Consistent with Health and Safety Code Sections 17021.5 and 17021.6, amend the Zoning Code to clarify that farmworker housing is permitted by right, without a conditional use permit, in single-family zones for six or fewer persons.
- Single Room Occupancy Units. To facilitate housing for extremely low-income persons, the County will define single-room occupancy units in compliance with Government Code Section 65583(c)(1), identify at least one zone where they will be permitted, and establish specific development standards that encourage and facilitate the development these units.

- Residential Care Facilities (including group homes). Amend the Sierra County Code to permit group homes for six or fewer persons (regardless of licensing) similar to a single family use in all zones allowing single family uses and permit (not subject to a CUP) group homes for seven or more persons (regardless of licensing) in all zones allowing residential uses similar to other residential uses of the same type in the same zone, subject only to clear, transparent, and objective standards.
- Reasonable Accommodations. The County will develop a formal process for approving reasonable accommodations requests to accommodate persons with disabilities.

Objective: The development of housing units, enhance diversity of housing needs in Sierra County and address furthering fair housing in compliance with State housing law.

Responsible Agency: Planning Department, Planning Commission, and Board of Supervisors

Timeframe: Complete Zoning Ordinance Update by March 2025implement thereafter.

Funding: General Fund and State Grants (such as LEAP)

Measure 2.3: Expansion of Housing Choice Vouchers (Section 8). The County shall continue to coordinate with the Plumas County Community Development Commission (CDC) to provide Housing Choice Vouchers (Section 8) allocations for Sierra County. In partnership with the CDC, the County will implement a Housing Choice Voucher (Section 8) education program to share information about the program with rental property owners and managers and hold trainings on avoiding discriminatory practices based on income or other protected classes. The County will also review available funding opportunities annually and create incentives for participating property owners as funds become available. The County will distribute this information to property owners and managers across the county to facilitate mobility opportunities for lower-income households throughout the county.

Objective: Assist at least 5 households with accessing the HCV program. Encourage at least 5 new property owners to participate in the program.

Responsible Agency: Health and Human Services Department and Plumas CDC

Timeframe: Assist the Plumas CDC with publicizing the Section 8 program at least biannually on the County’s website and social media pages to facilitate access to housing mobility opportunities. The County will also seek funding annually to provide incentives for property owners to rent to Section 8 households, including households that apply to build ADUs. These efforts will be prioritized in areas close to existing services.

Measure 2.4: Increase the Supply of Workforce and Affordable Housing (especially permanent rental housing units). The County shall work with the property owners and other public agencies of to develop affordable housing including the following actions:

1. The County plans to proactively rezone several properties identified in the vacant sites' candidate list in Appendix E to R-3/MUR to reduce constraints to producing low- and very low-income housing to provide additional housing opportunities.
2. Work with the City of Loyalton to expand the supply of higher density housing where public water and sewer is available.
3. Assist with grant applications for the City of Loyalton to improve public water and sewer systems that can increase capacity for increased housing production.
4. In accordance to criteria established for vacant sites in California Government Code §§ 65583.2(c)(2)(A), (B) and (C) the County will encourage the subdivision of vacant and/or underutilized R-3 and designated MUR General Plan designated parcels that are larger than 10 acres in size or that have access to public sewer and water by providing for reduced or no costs for subdivision applications if the applications involve development of high-density residential development of at least 5 units/acre.
5. The County will evaluate the feasibility of creating a public sewer system to serve the Downieville community.

Objective: At least 6 units of affordable housing, including at least 4 moderate, 2 low-, and 1 very low-income housing units.

Responsible Agency: Planning Department, Planning Commission, Board of Supervisors and also in cooperation with the City of Loyalton, where applicable.

Timeframe: As cross-referenced to actions:

1. August 2029
2. Upon the City completing repairs to water system that results increased housing capacity – Ongoing.
3. Ongoing
4. Amend the County's Fee Schedule to reduce fees for processing subdivisions for R-3/MUR designated sites that are greater than 10 acres to accommodate for high density housing development by 2025.
5. Establish task force appointed by the Board of Supervisors to study this by December 2024, and report back to the Board of Supervisors by December 2025. Apply for grants annually and as NOFAs are released to develop sewer master plan in 2026. If sewer master plan is completed in 2027, evaluate funding to construct system starting in 2029.

Funding: General Fund Grants

Measure 2.5: Accessory Dwelling Unit (ADU) Ordinance. The County shall adopt an ADU ordinance consistent with state law. To further improve the affordability of these units, the County will amend the County's Fee Schedule to waive development/building fees, if the owner applies a deed restriction (covenant) on the property to restrict rents to low- and/or very low-income tenants. The County shall continue to develop and maintain programs, such as the ADU Plans Program, to promote and make these units more affordable to create (see Appendix F).

The County will monitor the production and affordability of ADUs as part of the annual progress report and at least twice in the planning period will evaluate if production and affordability are meeting assumptions and affecting the ability to accommodate the RHNA. If necessary, the County will take alternative actions within 6 months to complete alternative strategies, including identifying additional sites or rezoning.

Objective: Two new accessory dwelling units

Responsible Agency: Planning Department

Timeframe: Amend Fee Schedule for ADUs July 2025 and review programs, including funding opportunities to make ADU more affordable. Monitor annually, take alternate actions if needed within 6 months

Funding: General Fund, State and/or Federal Grants

Goal 3: Maintenance, Rehabilitation and Replacement of Existing Housing

The County will continue to help rehabilitation of substandard dwelling units and abatement of dangerous residential structures through code enforcement.

Policies

Policy 3.1: To the extent resources are available, the County shall continue to provide housing rehabilitation assistance to low-income homeowners throughout the unincorporated communities.

Policy 3.2: The County will continue to enforce the California Building Standards Code, the Fire Safe Codes and the Health and Safety Regulations.

Implementation Measures

Measure 3.1: Housing Rehabilitation. The County shall promote rehabilitation of existing substandard housing by distributing information on the U.S. Department of Agriculture Rural Development Single Family Housing Rehabilitation Program, which provides up to \$50,000 in grants to residents of Sierra County to seek housing grants, loans and programs that support housing rehabilitation:

<https://www.rd.usda.gov/programs-services/single-family-housing-programs/single-family-housing-repair-loans-grants-9>

Objective: Rehabilitation of 4 substandard housing units.

Responsible Agency: Planning Department

Timeframe: Create link to USDA Website on County Website by December 2024.

Incorporate Energy Conservation Implementation Measure 3.1, regarding weatherization program into this housing rehabilitation measure by December 2024.

Start promoting housing rehabilitation program by reaching out to 10 homeowners with critical rehabilitation needs annually January 2025.

Funding: USDA Federal Grant Funding

Measure 3.2: Energy Conservation. The County will continue to participate in programs and policy development that encourage energy conservation. The County shall continue to offer home weatherization programs through the Plumas-Sierra Rural Electric Cooperative:

<https://www.psrec.coop/services/low-income-assistance/>

Examples of County participation include the following: incentives to promote alternative or higher density housing within existing communities by encouraging green building techniques; green building materials; energy cost reductions; and coordination with serving utilities to encourage energy conservation retrofits. This energy conservation program shall be coordinated with other related Implementation Measures:

- 2.1-Support of Low and Moderate Income and Special Needs Housing Development.,
- 2.4- Increase the Supply of Workforce and Affordable Housing (especially permanent rental housing units), and
- 3.1 Maintenance, Rehabilitation and Replacement of Existing Housing

Objective: Providing information to the public about available weatherization programs and promoting energy conservation.

Responsible Agency: Planning and Building Departments, Board of Supervisors.

Time Frame: Ongoing

Funding: Grants, General Fund

Measure 3.3: Code Compliance. The County will continue to encourage voluntary code compliance by providing guidance and technical assistance to residents who wish to make their own repairs. The County will focus code enforcement efforts in the Sierraville/ Alleghany/Pliocene Ridge area where there is a greater need for housing improvement to help residents make critical repairs to deteriorated housing stock. The County will support local educational and home repair clinics by supplying fliers and announcements of the clinic on the County website.

Objective: Preserving the County’s housing stock, including at least 5 lower income residents in the Sierraville/Alleghany/Pliocene Ridge area.

Responsible Agency: Building and Development Services, Board of Supervisors

Time Frame: Ongoing, Annually

Funding: Permit Fees, General Fund

Goal 4: Meet Special Housing Needs

The County shall encourage the construction of sufficient housing units necessary to meet the needs of households with special housing requirements. The County shall also work towards eliminating barriers to the disabled throughout the County.

Policies

Policy 4.1: The County shall encourage a variety of housing types to meet the special housing needs of the diverse population.

Policy 4.2: The County will encourage the inclusion of units designed to accommodate wheelchair bound, blind, and other physically restricted persons in new or rehabilitated multiple-family projects of more than 4 units which are funded through Community Development Block Grants or other federal/state sources.

Policy 4.3: The County will work with FREED or another equivalent organization in seeking rehabilitation program grants for very low-income disabled persons and senior citizens to improve accessibility and safety residential buildings.

Implementation Measures

Measure 4.1: Incentives for Special Needs Housing. The County shall use a variety of incentives, including zoning and land use regulations, flexible development standards, technical assistance, and expedited processing to promote housing that meets the needs of special groups (e.g., seniors, persons with disabilities, persons with developmental disabilities, farmworkers, large households, extremely low-income and the homeless). See Implementation Measure 2.1 regarding Zoning Code amendments.

Objective: Facilitate the development of housing for special needs groups.

Responsible Agency: Planning Department, Building Division

Timeframe: Actively pursue amendments to land use, development regulations, and practices least every other year and on an ongoing basis with emphasis to develop special needs housing.

Funding Sources: General Fund

Measure 4.2: Emergency Shelters and Transitional Housing. The County shall continue to support non-profit and other social service organizations and encourage the maintenance and development of emergency and transitional housing for the citizens of the

County by providing incentives, such as fee reductions and modifications to development standards; annual outreach to developers, providers, and stakeholders; ongoing referrals to existing providers (such as Health and Human Services); and assistance in obtaining grants. Objective: The support, maintenance, and production of emergency and transitional facilities.

Responsible Agency: Planning Department, Board of Supervisors, Health Services

Timeframe: Ongoing (as needed)
Revise and revise the Zoning Code by December, 2024 (see Implementation Measure 2.2).
Fee reductions to address emergency type shelters by December, 2024 and annually reviewed.
Reach out to affordable and emergency housing developers at least every other year to identify development opportunities.

Funding: Grants and General Fund

Measure 4.3: Monitor Affordable Housing. The County will monitor the continued affordability of 49 affordable housing units in the County, including the Sierra Valley Senior Apartments at 100 Hill Street, Loyalton.

Objective: Maintain the continued affordability of 49 affordable housing units and conserve the existing housing stock.

Responsible Agency: Planning Department

Timeframe: Review annually with Planning Commission and Board of Supervisors.

Funding: General Fund

Measure 4.4: Implementation of American Disabilities Act: The County will continue to incorporate ADA accessibility accommodation provisions through the adoption of the latest California Buildings Standards Code requirements and further update as they become effective.

Objective: Improve ADA accessibility.

Responsible Agency: Planning Department

Timeframe: Review annually

Funding: General Fund

Goal 5: Prevent Housing Discrimination and Reduce Barriers to Fair Housing

The County will not allow discrimination to interfere with the attainment of its housing goals and objectives and will strive to remove barriers to fair housing by assuring affirmatively further fair housing for all residents consistent with local, state and federal law.

Policies

Policy 5.1: The County shall further the cause of fair housing and encourage compliance with fair housing laws.

Policy 5.2: The County will promote housing opportunities for all persons, regardless of race, color, national origin, ancestry, religion, disability, source of income, gender/gender identity, sexual orientation, marital status, and familial status.

Policy 5.3: The County will work to educate the community about fair housing, housing programs, and housing assistance available to the public.

Policy 5.4: The County will strive to reduce barriers to fair housing, such as increasing investing in infrastructure that supports additional rental housing, improving active transportation, and increasing access to telecommunications.

Policy 5.5: The County will strive to reduce and mitigate the impacts of fire and flooding particularly on vulnerable communities in the county.

Implementation Measures

Measure 5.1: Housing Discrimination. The County will direct persons with complaints of housing discrimination to the appropriate state and federal agencies that handle such complaints. The County will make literature available on housing discrimination and fair housing resources at the County offices, community centers, libraries, County website and other areas in which the public gathers information. This will include updating the Sierra County Resource Guide to include this information in both English and Spanish.

Objective: Ensure that any persons subjected to any housing discrimination shall be provided with a conduit to eliminate this discrimination.

Responsible Agency: District Office of Fair Employment and Housing

Timeframe: Housing Discrimination Program, including assembling fair housing information and referrals and update of the Sierra County Resource Guide to be completed by January 2025.

Funding: Grants, General Fund

Measure 5.2: Furthering Fair Housing. The County will disseminate fair housing information in in English and Spanish at appropriate public locations and events. The County will work with other local agencies and service providers, and other stakeholders to include fair housing information in appropriate format within their facilities. Specific actions will include:

1. Refer interested persons to the California Fair Housing and Employment Council.
2. Facilitate public education and outreach by creating informational flyers on fair housing in English and Spanish that will be available to public counters, libraries, and on the County's website. Board of Supervisor meetings will include a fair housing presentation at least once per year.
3. Collaborate with the Plumas County Community Development Commission (PCCDC) on an annual basis to explore pathways to increase the number of property owners that accept Housing Choice Vouchers in high and highest resource areas and make brochures and other materials available in County offices and on the County's website.
4. Continue providing tenant-landlord dispute resolution information and literature on housing discrimination and fair housing resources at the County offices, on the County's website, community centers, libraries, and other areas in which the community gathers information.
5. Establish a protocol and maintain processes of referring housing discrimination complaints to the appropriate state and federal agencies and

refer all fair housing complaints to service providers including California Rural Legal Assistance.

6. Refer to Implementation Measure 2.3 regarding expanding Section 8 Vouchers for Sierra County residents.

Objective: To promote equal housing opportunity access including information in both English and Spanish.

Responsible Agency: Department of Health and Human Services (primary), Planning

Timeframe: Establish complaint process/protocol for referring complaints to California Rural Legal Assistance and update County Website to address complaints by December 2024

Annually, monitor and update

Funding: General Fund

Measure 5.3: Reduce Barriers to Fair Housing. The County will work to reduce key barriers to fair housing identified in the Fair Housing Analysis of this Element including implementing the following actions:

- a. Review funding opportunities annually and pursue funding as available to invest in sewer, stormwater, active transportation, and park infrastructure, such as sidewalks and/or accessible playground equipment with the objective of securing funding for at least one project per year.
- b. Facilitate a meeting or other coordination between the County, demand response transit service non-profits, community service providers, and local school leadership to assess the need for improved transit options, including access for students.
- c. Review funding opportunities and apply as opportunities are available in order to provide subsidies for telecommunications access or install infrastructure to increase availability and reliability of telecommunications infrastructure across the county.
- d. Coordinate with the Northern Sierra Air Quality Management District to conduct outreach about available grant and incentive programs.

Objective: As cross-referenced to above referenced programs:

- a) To the extent funding is available, fund one project annually.
- b) Improve active transportation to residents.
- c) Increase telecommunications access to at least 300 residents every year.
- d) Connect with at least 20 residents during the planning period.

Responsible Agency: As cross-referenced to above referenced programs:

- a) Public Works and Planning Departments and Board of Supervisors
- b) Planning, Public Works, and Public Health Departments
- c) Public Works and Planning Departments and Board of Supervisors
- d) Planning Department

Timeframe: Annual review for each identified program.

Funding: Grants, General Fund

Measure 5.4: Hazard Mitigation to Vulnerable Communities: The County will review funding opportunities and apply at least once during the planning period in order to provide hazard mitigation home rehabilitation grants and incentive funding for affordable housing to address increased costs due to hazard mitigation design and engineering requirements. Additionally, the County will identify and implement opportunities for offering infrastructure phasing, flexible building standards, or other incentives for residents rebuilding their homes after fires or floods. In order to encourage utilization of funds, as hazard mitigation program funds become available the County will conduct countywide outreach and will partner with social services organizations to ensure lower-income households are made aware of funding opportunities. Also, the General Plan Safety Element, which is being updated, shall include programs targeted to reduce hazards, particularly from flooding, wildfire, and evacuation, on vulnerable populations, such as senior citizens, children, outdoor workers, single-access road residents ,lower-income and other special needs households.

Objective: Provide at least two individual grants or project funding incentives during the planning period

Responsible Agency: Planning and Public Works Departments

Timeframe: Review funding opportunities on an annual basis and apply as opportunities are available, submitting at least one application during the planning period. As program funds are available, conduct countywide outreach within six months of funds becoming available, including partnership with social services organizations. Identify flexible standards options for post-disaster home reconstruction by December 2025 and implement within six months by making information available online and at the planning counter.

Complete update to the General Plan Safety Element by June, 2025.

Funding: Grants, General Fund

Measure 5.5: Reduce Hazards to Vulnerable Communities: The County will reduce and mitigate the impacts of fire and flooding on vulnerable communities in the county. The County will review funding opportunities on an annual basis and apply as funds

become available to provide hazard mitigation home rehabilitation grants and incentive funding for affordable housing to address increased costs due to hazard mitigation design and engineering requirements. Additionally, the County will identify and implement opportunities for offering infrastructure phasing, flexible building standards, or other incentives for residents rebuilding their homes after fires or floods. Also, the County Local Hazard Mitigation Plan shall be updated to include programs targeted to reduce hazards, particularly from flooding, wildfire, and evacuation, on vulnerable populations, such as senior citizens, children, outdoor workers, single-access road residents ,lower-income and other special needs households.

Objective: Obtain funding for one target community per year during planning period. This coincides with Implementation Measure 3.1, Housing Rehabilitation.

Responsible Agency: Planning and Public Works Departments

Timeframe: Annually

Local Hazard Mitigation Plan to be updated to address vulnerable populations by June, 2025.

Funding: Grants, General Fund

Goal 6: Ensure General Plan Consistency and Citizen Participation

The policies of all elements of the General Plan must be consistent and provide opportunity for public participation. This type of consistency requires periodic annual review to maintain the Housing Element’s consistency with the other elements of the General Plan and to ensure citizen involvement and review of the programs of the Housing Element.

Policies

Policy 6.1: The County will use General Plan Land Use Maps for density decisions unless these regulations conflict with state and federal Law.

Policy 6.2: The County will continue to monitor changes in state and federal law and amend its housing and zoning regulations and procedures to comply.

Implementation Measures

Measure 6.1: General Plan Annual Review. The County shall review the General Plan and Housing Element on an annual basis to determine the effectiveness of the Housing Element in achieving goals and objectives and update the data in the Housing Element on a continual basis. County staff shall provide annual reports as to the effectiveness of the Housing Element to the Planning Commission, Board of Supervisors and State, and provide the opportunity for public participation in this process as required by California Government Code § 65400.

Objective: Maintain a General Plan, including the Housing Element, which contains current data and is effective in implementing housing goals.

Responsible Agency: Planning Department

Time Frame: Annually

Funding: General Fund

Quantified Objectives

State law requires the Housing Element to include quantified objectives by income level that, at a minimum, address development (new construction), conservation (housing rehabilitation) and preservation (of at-risk rental units).

Quantified housing objectives are provided in Table 43 below for the construction of new housing units, rehabilitation of existing units and preservation of affordable and special needs housing units, because of implementation of the above programs. These objectives, which are for the 2024-29 planning period, are based upon past development trends and the results of the County's programs discussed above.

| Table 43. Summary of Quantified Objectives / Unincorporated Sierra County (2024-29) | | | | |
|--|-------------------------|-----------------------|-----------------------------------|--------------|
| Income Group | New Construction | Rehabilitation | Preservation/ Conservation | Total |
| Extremely Low | 1 | -- | -- | 1 |
| Very Low | 1 | -- | 2 | 1 |
| Low | 1 | 1 | 7 | 4 |
| Moderate | 5 | 2 | 4 | 11 |
| Above Moderate | 5 | 5 | -- | 10 |
| Total | 12 | 8 | 13 | 27 |

During the planning period, the quantified objectives for new construction of one very low-income and one low-income unit comply with the 7th Cycle RHNA for the County. In addition 1 extremely low income unit is proposed as an objective; beyond RHNA. Additional units are additional objectives of the County.

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Appendices

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County of Sierra

Housing Element 2024-29

APPENDIX A

Public Participation Program

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Public Participation (Additional information to be completed after final planning commission and Board of Supervisors approval of document)

Public input was received through a noticed public workshop conducted on November 16, 2023, with the Planning Commission to gain public input. Subsequently, a public workshop was conducted by the Planning Commission on July 11, 2024, and a public hearing was conducted on January 16, 2025; and a public hearing was conducted with the Board of Supervisors on March 4, 2025. Notices were both emailed and sent through the U.S. Postal Service to public agencies, as referenced in this Appendix. Notices were also published in English and in Spanish in the Mountain Messenger newspaper. A questionnaire on housing needs in Sierra County was posted on the County's Website with a few responses received between November 16, 2023, and February 22, 2024. In accordance with AB 215 the first draft of the Housing Element was circulated for a minimum 30-day public comment period (between June 3, 2024, and July 5, 2024). The draft was updated to address comments received during this period.

The draft Housing Element Update was made available at Sierra County Planning and Building Department in Downieville, CA and was posted on the County's website for review and comments and public agencies were notified and requested input on the document. The County contacted stakeholders regarding the 7th Cycle Housing Element update process and additionally invited to join a public workshop held on November 16, 2023, with the Planning Commission to provide information on the ongoing Housing Element Update and solicit input on housing issues, opportunities, and potential implementation programs: The following agencies were also contacted by mail to notify and solicit comments on the draft Housing Element Update.

- Sierra County Social Services
- Sierra County Health & Human Services Department
- FREED Center for Independent Living
- Downieville Volunteer Fire Protection District
- Sierra City Volunteer Fire Protection District
- Pliocene Ridge Volunteer Fire Department
- Loyalton Fire District
- Sierra County Fire Safe Council
- Sierra County Senior Centers
- Sierra County Senior Transportation
- Plumas Sierra Rural Electric Coop
- Liberty Utilities
- Pliocene Ridge Community Services District
- Private Community Water Purveyors
- Downieville Public Utilities District
- Alleghany/Pliocene Ridge Water District
- Sierra Brooks Community Water System (Sierra Co. DPW)
- Sierra County Director of Health and Human Services
- Sierra-Plumas Joint Unified School District

- Sierra County and Eastern Sierra Valley Chambers of Commerce
- Sierra County Child Care Council
- Native American Tribes (SB-18 tribal consultation)
- Local Health Care Providers: Western Sierra Medical Clinic, Eastern Plumas Hospital District
- California Department of Housing & Community Development (HCD)
- Cal Trans
- United States Forest Service-Yuba River Ranger District
- Sierra Brooks Property Owners Association
- Sierra-Plumas Joint Unified School District
- City of Loyalton
- Sierra County Board of Supervisors
- General public outreach (newspaper, county website, post office postings, etc.)

In future outreach efforts, the County will include a request to these agencies to inform their clients and/or members of their community about updates to the Housing Element and opportunities to provide comment in order to encourage Housing Element input from lower-income and special needs households.

During the November 16, 2023, Planning Commission workshop the staff consultant team, Gary Price, Price Consulting Services, gave an overview of the General Plan Housing Element Update process as well as a summary of the County's RHNA obligation. Attached are the minutes to the meeting. As noted in the attached meeting minutes, there was no significant public comment made during the meeting.

The County distributed consultation letters to the Native American Tribes notifying them of updates being made to the Housing Element and soliciting feedback pursuant to Senate Bill 18. No requests were made by tribes requesting consultation.

Comments received and responses to public comments during this circulation are referenced in Table 1 below.

Finally, prior to adoption of the document, duly noticed public hearings were held before the Sierra County Planning Commission on January 16, 2025 and the Sierra County Board of Supervisors on March 4, 2025. Details of the public participation process, including letters, the questionnaire (and responses), notices and public agency information are referenced in the following pages of this Appendix.

The County will actively engage the community in the progress of the housing element implementation, including specifically working with developers, service providers and other community interests to accomplish the various implementing programs.

Table 1 below summarizes all written public input received and responded to by the County/Staff Consultant Team:

**Sierra County Housing Element Update
Public Outreach Program
Responses to Public Comments**

SUMMARY LIST OF RESPONSES: Summary of Public Comments and County Responses
(refer to all written correspondence following this Table)

TABLE 1

| Commenting Agency or Entity | Date | Summary of Comments | County Response |
|---|---------------|--|---|
| Public and Agency Comments <i>Note: Tribal Agency Comments at End of this Table</i> | | | |
| Joseph Marcy | May 30, 2024 | See attached email for more details. In summary: 1. Noted concerns regarding consolidating the definition of second residential units into accessory dwelling units. 2. Concerns with general plan and zoning consistency 3. Questions about zoning definition recommendations and who is preparing the zoning code update. | See July 1, 2024, email response from County staff (attached). In summary the response indicates as follows: 1. County Zoning Code is required to comply with State Housing Law which preempts secondary dwelling unit regulations. 2. Clarified indicating that the County is preparing an update to the Zoning Code with an approved consultant 3. Questions responded to. |
| Melisa lundby, Northern Sierra Air Quality Management District (NSAQMD) | June 3, 2024 | See attached email NSAQMD encourages increased density close to amenities and other populated areas to provide housing that will not add additional traffic and automobile emissions to the airshed. Due to the unique structure and size of Sierra County I believe your housing element promotes these same goals. Water and sewer connectivity remain a guiding factor in housing development in Sierra County, and your Housing element promotes new higher density housing be located adjacent to populated areas. NSAQMD would also recommend new development of higher density housing include provisions for pedestrian access. | Comments noted. No response needed |
| Lindsey Wells, Freed | June 28, 2024 | See attached email: Requested that the Housing Element address special housing needs listing specific items. | Comments noted. |

| Commenting Agency or Entity | Date | Summary of Comments | County Response |
|--|--------------------------|--|---|
| | | | <p>See July 1, 2024, email response from County staff (attached). In summary the response indicates as follows:</p> <p>A number of new policies and measures have been added to address FREED's comments.</p> |
| <p>Letter from Gary Arnold, Branch Chief District 3, California Department of Transportation</p> | <p>July 2, 2024</p> | <p>Summary of State and Federal Permit requirements for the development projects in Sierra County.</p> | <p>The Housing Element is a policy document that has no direct impact on State highways. Development projects are reviewed with Caltrans when they do impact State highways. No response necessary.</p> |
| <p>Letter from Gary Arnold, Branch Chief District 3, California Department of Transportation</p> | <p>October 29, 2024</p> | <p>Summary of State and Federal Permit requirements for the development projects in Sierra County.</p> | <p>The Housing Element is a policy document that has no direct impact on State highways. Development projects are reviewed with Caltrans when they do impact State highways. No response necessary.</p> |
| <p>Joeseph Marcy</p> | <p>March 4, 2025</p> | <p>The greatest concern I have is the current Sierra county zoning code which contradicts many aspects of this plan, associated elements, actual land use designations and previous plans. The previous plan and the plan before that stated the zoning code would be updated during that cycle, but that didn't happen. The proposed update today claims the same, but I'm very hesitant to believe this. If the zoning isn't aligned with the General Plan and associated elements, including the Housing Element, how do residents understand the impacts of an update and how they apply? However, many residents, including myself, understandably don't know what or how this impacts the processes that guide their ability and land use. Until these aspects are aligned, there will continue to be constraints preventing the residents of the county from developing their land.</p> | <p>Received and reviewed by the Board of Supervisors during March 4, 2025, Public Hearing. No response to comments and not changes made to document as a result of comments.</p> |
| Tribal Resources and Consultations | | | |
| <p>Native American Heritage Commission</p> | <p>November 28, 2023</p> | <p>Recommendations regarding tribe consultation (see attached letter).</p> | <p>Letters circulated to all tribes on the Native American Heritage Commission Certified Tribe List (see attached letter sample)</p> |

Notices and Announcements:

Posted on County Website on November 1, 2023

Housing Element

Public Announcement

Sierra County is conducting an update to the Housing Element. The Housing Element, part of the County's General Plan, is a policy document that addresses existing and future housing needs for all residents residing in unincorporated area of Sierra County and economic groups. The State of California requires by law that the Housing Element be updated periodically, generally every four to five years. For this program, the County is updating the document for the 2024-2029 period.

The Planning Commission will be holding a public workshop meeting on November 16, 2023, to review the current 2019-2024 Housing Element, discuss recent State laws and consider any needed changes to update the document to reflect current conditions and needs and is seeking public input for these changes as the County kicks off an update as required by State Law for the next five-year planning cycle. This meeting will be held at 10:00 a.m. at the Sierra County Courthouse, Board of Supervisors Chambers, 100 Courthouse Square, Downieville, CA.

All interested persons are invited to present testimony on the matter at the meeting, and/or submit written comments prior to the meeting. Copies of the draft document are available for purchase or review at Sierra County Courthouse, Board of Supervisors Chambers, 100 Courthouse Square, Downieville, CA. Additional information may be obtained regarding this matter and you may also request an electronic version of the document by contacting Monica Beachell, Planning Department Specialist, (530) 289-3251 or by e-mail at mbeachell@sierracounty.ca.gov.

Anuncio Público

El condado de Sierra está realizando una actualización del Elemento de Vivienda. El Elemento de Vivienda, parte del Plan General del Condado, es un documento de política que aborda las necesidades de vivienda existentes y futuras para todos los residentes que residen en áreas no incorporadas del Condado de Sierra y grupos económicos. El Estado de California exige por ley que el Elemento de Vivienda se actualice periódicamente, generalmente cada cuatro o cinco años. Para este programa, el Condado se encuentra actualizando el documento para el periodo 2024-2029.

La Comisión de Planificación llevará a cabo una reunión de taller público el 16 de noviembre de 2023 para revisar el Elemento de Vivienda actual 2019-2024, discutir las leyes estatales recientes y considerar cualquier cambio necesario para actualizar el documento para reflejar las condiciones y necesidades actuales y está buscando comentarios del público para estos cambios a medida que el condado inicia una actualización según lo exige la ley estatal para el próximo ciclo de planificación de cinco años. Esta reunión se llevará a cabo a las 10:00 a. m. en el Tribunal del Condado de Sierra, Cámara de la Junta de Supervisores, 100 Courthouse Square, Downieville, CA.

Se invita a todas las personas interesadas a presentar testimonio sobre el asunto en la reunión y/o presentar comentarios por escrito antes de la reunión. Copias del borrador del documento están disponibles para su compra o revisión en Sierra County Courthouse, Board of Supervisors Chambers, 100 Courthouse Square, Downieville, CA. Se puede obtener información adicional sobre este asunto y también puede solicitar una versión electrónica del documento comunicándose con Monica Beachell, especialista del Departamento de Planificación, (530) 289-3251 o por correo electrónico a mbeachell@sierracounty.ca.gov.

Public Comments

We want to hear from you! We are currently soliciting public comments on the Housing Element update. Please use the form at the bottom of this page to submit your comments, questions, concerns, and ideas.

Comments may also be submitted via email to mbeachell@sierracounty.ca.gov

or via regular mail to Sierra County Planning Department | PO Box 530, Downieville, CA 95936

SIERRA COUNTY
Department of Planning and Building Inspection
P.O. Box 530
Downieville, California 95936
(530) 289-3251



Brandon Pangman
Director

SIERRA COUNTY PLANNING COMMISSION
NOTICE OF PUBLIC WORKSHOP

November 16, 2023

NOTICE IS HEREBY GIVEN that the Sierra County Planning Commission will conduct the following public workshop at 10:00 a.m. on Thursday, November 16, 2023 in the Board of Supervisors Chambers, Sierra County Courthouse, Downieville, CA. Interested persons are urged to attend.

Public Workshop on the General Plan Housing Element Update The State of California requires all local governments to adequately plan to meet the housing needs of the community. Local governments meet this requirement by adopting housing plans, required to be updated every 5 years, as a part of the General Plan. Housing Elements that are compliant with State guidelines allow local governments to be eligible for state funding programs for transportation, infrastructure, and housing.

The purpose of a public hearing is to obtain testimony from affected and/or interested persons regarding this project. Persons interested in this matter scheduled before the Planning Commission are urged to attend or provide written comments. The Planning Commission will consider all written comments received.

POR EL PRESENTE SE NOTIFICA que la Comisión de Planificación del Condado de Sierra llevará a cabo el siguiente taller público a las 10:00 a. m. del jueves 16 de noviembre de 2023 en la Cámara de la Junta de Supervisores, Palacio de Justicia del Condado de Sierra, Downieville, CA. Se insta a las personas interesadas a asistir.

Taller público sobre la actualización del elemento de vivienda del Plan General El estado de California requiere que todos los gobiernos locales planifiquen adecuadamente para satisfacer las necesidades de vivienda de la comunidad. Los gobiernos locales cumplen con este requisito mediante la adopción de planes de vivienda, que deben actualizarse cada cinco años, como parte del Plan General. Los elementos de vivienda que cumplen con las pautas estatales permiten que los gobiernos locales sean elegibles para programas de financiamiento estatal para transporte, infraestructura y vivienda.

El propósito de una audiencia pública es obtener testimonios de personas afectadas y/o interesadas sobre este proyecto. Se insta a las personas interesadas en este asunto programado ante la Comisión de Planificación a que asistan o proporcionen comentarios por escrito. La Comisión de Planificación considerará todos los comentarios escritos recibidos.

| | | |
|-------------------------|-----------------------------|--------------------------|
| Dated: October 31, 2023 | Published: November 2, 2023 | Posted: November 2, 2023 |
|-------------------------|-----------------------------|--------------------------|



SIERRA COUNTY PLANNING COMMISSION REGULAR MEETING MINUTES

November 16, 2023

| | | |
|----------------------------|----------------|-------------------------------|
| Chair: James Kelley | | Vice Chair: Liz Fisher |
| Larry Allen | Janet Baldrige | Mike Filippini |

Location: Board of Supervisors' Chambers, Downieville Courthouse | 100 Courthouse Square, Downieville, CA 95936

This meeting was open to the public for in-person viewing/participation, as well as available via video/teleconference.

1. CALL TO ORDER/ROLL CALL

The meeting was called to order at 10:05 a.m.

Commissioners Present: Commissioners Allen, Kelley, Filippini, and Fisher. Commissioner Baldrige was absent.

Staff Present: Planning Director Brandon Pangman, Planner III Corri Jimenez, and Department Specialist Monica Beachell

Public Present: Supervisor Lila Heuer, Sandy Loving, Joseph Marcy, Gary Price, and Alexander Watt.

2. APPROVAL OF AGENDA

Motion: Fisher/Allen. Vote: 4/0 (Baldrige absent)

3. APPROVAL OF MINUTES

October 12, 2023 Minutes approved as presented.

Motion: Allen/Fisher. Approved without changes. Vote: 4/0 (Baldrige absent)

4. CORRESPONDENCE

None.

5. PUBLIC COMMENT OPPORTUNITY

None.

6. WORKSHOPS

6.1. Housing Element Update Presentation by Gary Price, of Price Consulting Group

Director Pangman introduced Gary Price of Price Consulting Group, who is under contract with Sierra County to update the Housing Element. The following is a summary of Mr. Price's presentation:

Housing Elements are legislative documents found in every jurisdiction's General Plan. State law and the California Department of Housing & Community Development (HCD) require Housing Elements to be updated every 5 years to address affordable housing needs, site inventories, and potential for discrimination.

A successful Housing Element update involves public participation, as well as data provided from HCD and other public agencies that address household incomes, population, demographics, and available housing (both rental and purchasing supply). This data is then used to draft the new, updated Housing Element.

Mr. Price gave target dates for the multiple phases of the update:

- February 2024: Draft Housing Element 2024-2029 available for public comment.
- March-May 2024: HCD review and comment period.
- June 2024: Planning Commission Meeting to review final draft.
- July 2024: Board of Supervisors adoption of the Housing Element.
- August 2024: HCD certification of the Housing Element.

7. PUBLIC HEARINGS

None.

8. BUSINESS REQUIRING ACTION OR DISCUSSION

- 8.1.** Discussion/direction on proposed new policies regulating seasonal fire restrictions on private property in unincorporated Sierra County, amending Sierra County Code 8.12.050

Director Pangman reminded the Planning Commission that the Fire Ordinance issued in 2022 expired, and that many residents are wanting clearer instructions on when they should not participate in seasonal burning on private property. Introducing an ordinance that addresses seasonal burning and fire restrictions would be triggered by the US Forest Service's declarations to coordinate public and private property restrictions but would allow the County to cancel these restrictions at its own discretion. This would also give residents clarity on which days are permissible burn days and what kinds of activities would be restricted, as there is no local Fire Marshall in the County.

- 8.2. Discussion/direction on proposed amendments to Sierra County Code 12.12, regulating travel trailers and other temporary occupancies.
- 8.3. Discussion/direction on proposed new policies regulating camping on private property in unincorporated Sierra County.

Director Pangman detailed that Sierra County Code 12.12 has too much information, onerous permitting procedures, and that travel trailers should be placed into a different area of the code. Travel trailers are for temporary uses, and not structures, and therefore should be in the zoning code, rather than the Building Code. Additional concerns were defining camping campgrounds, and temporary structures used for recreation camping and/or dwellings; as well as location criteria, various seasonal considerations, time limits, and permitting requirements. Mr. Pangman informed the Commissioners that staff would prepare draft regulations for discussion/direction at a future meeting.

9. PLANNING DIRECTOR'S STAFF REPORTS

None.

10. PLANNING COMMISSIONERS' REPORTS

None.

11. ADJOURNMENT

Motion to adjourn: Filippini/Allen. Vote: 4/0, approved. (Baldrige absent).

Meeting was adjourned at 11:57 a.m.

It was announced that the next regularly scheduled Planning Commission meeting was scheduled for December 14, 2023.

Respectfully submitted,

Monica Beachell

Monica Beachell
Department Specialist

Approved as Witnessed



Brandon Pangman
Commission Secretary

Email Distribution of Public Agencies

On Mon, Jun 3, 2024 at 11:25 AM Corri Jimenez <cjimenez@sierracounty.ca.gov> wrote:

Dear County Departments, Local Agencies, and Affiliated Organizations,

The Sierra County Planning Department is updating the current Sierra County Housing Element 2019-2024 (6th Cycle), which is part of the County's General Plan, a policy document that addresses existing and future housing needs for all Sierra County residents and economic groups. The State of California requires by law that the Housing Element be updated every four years.

The proposed Sierra County Housing Element 2024-2029 (7th Cycle) is available for review and comment. Our office is requesting comments on this draft plan that can help improve housing conditions in the County for the future. Feel free to check out the Sierra County Housing Element Page at [Housing Element | Sierra County, CA - Official Website](#) or review the actual report at [Sierra-County-2024-2029Housing-Element-Preliminary-Public-Draft-\(ca.gov\)](#).

Please submit any and all comments by Wednesday July 3, 2024 to myself or planning@sierracounty.ca.gov (see attached routing sheet). Comments can also be mailed to the Planning Department at PO Box 530, Downieville, CA 95936. You may additionally contact the Planning Department by phone at (530) 289-3251, if you have any questions.

Thank you in advance! Take care, Corri

Corri Jimenez



SIERRA COUNTY

Department of Planning and Building Inspection

Post Office Box 530
Downieville, California 95936

Tel (530) 289-3251
Fax (530) 289-2828

Early Consultation / Project Review Routing Sheet

Date: June 3, 2024

To: *Commenting Agencies*

County Departments

- County Assessor
- County Treasurer-Tax Collector
- County Counsel
- County Sheriff
- County Environmental Health Department
- County Surveyor-Engineer
- County Supervisors
- County Public Works Department
- County Fire Safe & Watershed Council
- County Fish and Game Commission
- County Historical Society
- Social Services
- Health & Human Services
- Senior Transportation
- Child Care Council
- Senior Center
- Chamber of Commerce-East & West

Federal Departments

- USFS—Forest Supervisor Office: Tahoe NF, Plumas NF, & Humboldt Toiyabe NF
- USFS Sierraville District Ranger Office
- BLM—Regional Office: _____ District
- US Army Corps of Engineers
- FEMA—NFIP - Region IX

Tribal Consultation

- Washoe Tribe of Nevada & California
- T'Si-akim Maidu
- Greenville Rancheria of Maidu Indians
- United Auburn Indian Comm. /Auburn Rancheria
- Nevada City Rancheria

State Departments

- Dept. of Fish & Wildlife—Regional Office
- Dept. of Fish & Wildlife—Local Warden
- Dept. of Fish & Wildlife—Area Biologist
- State Reg. Water Quality Control Board—Lahontan Region
- State Reg. Water Quality Control Board—Central Valley Region
- California Public Utility Commission
- State Department of Forestry & Fire Protection (CalFire)
- Air Resources Board
- Department of Health Services
- Housing & Community Development
- Department of Conservation
- Energy Commission
- Department of Water Resources
- Caltrans-District Office-Planning & Project Review
- Caltrans-District 3—Sierraville & Downieville Yards
- Native American Heritage Commission
- State Office of Planning and Research
- State Water Board-Division of Drinking Water
- DWR - Sierra Valley Watermaster
- Other: _____

Other Agencies

- Sierra-Plumas Joint Unified School District
- City of Loyalton
- Sierra Brooks Homeowners Association
- Pliocene Ridge Community Services District
- FREED Center of Independent Living
- Northern Sierra Air Quality Management
- Sierra Valley Resource Conservation
- Nevada County Resource Conservation
- Sierra Economic Development District
- Public Utility/Water/Waterworks District: SVPUD, DPUD, Alleghany Water, Calpine Water Co.
- Sierra Brooks Water District
- Fire Protection District: SCFPD#1, DFD, SCFD, Pliocene Ridge, Loyalton FD, Truckee Meadows
- Hospital or Health Care District: Eastern Plumas, WSMC
- Sierra Valley Groundwater Management
- Long Valley Groundwater Management
- Contiguous County Planning Department: Washoe (NVI) Planning, Plumas Co., Nevada Co., Yuba Co.
- Liberty Utilities
- Pacific Gas & Electric Company
- Plumas Sierra Rural Electric Cooperative
- SBC/AT-Serving Phone Communications
- Private or Public Water Company: Goodyears Bar, RR Lewis Tract Water Co., Central Town Water Co., Sierra City Waterworks, Maple Grove Mutual Water Co., Tschopp Mutual Water Co., Sierra Pines Water System, Bialow System, Nouse Water System, Kentucky Mine Water, Calpine Water Co., Sierra Brooks Water
- California Historical Resources Information System, Northeast Information Center, Chico

Project Description

The following application has been submitted to the Sierra County Planning Department. The project is being sent to your agency for early review and comment. The purpose of this "early consultation/routing" is to identify any unforeseen issues or reasons why the project should not be "exempt" from CEQA, and/or to solicit review comments and recommended conditions of approval.

Application Number:
Application Title:
Property Address/Location:
Project Description:

1717
Sierra County Housing Element, 7th Cycle
Countywide
The proposed project is updating the Sierra County Housing Element per state requirements. The Sierra County Housing Element 2024-2029 (7th Cycle) can be found online at www.sierracounty.ca.gov/809/housing-element. Planning staff's preliminary environmental assessment: exempt under CEQA Guidelines Section 15061 (b)(3).

Comments and Conditions

- If you have any questions regarding this project or require additional information to evaluate and prepare comments or recommended conditions for the project, please send us a list of these requests.
- Please send your comments and conditions to us no later than **July 3, 2024**. If we do not receive a response by this date, we will presume that your agency has "no comment." If you require additional time for review, please contact me at: (530) 289-3251 or cjimenez@sierracounty.ca.gov

Sincerely,

Corri Jimenez
Planner

Signature, date

Print Name and Title

Print Agency

Comments are: Attached No comment

Native American Tribe Outreach

Letter from Native American Heritage Commission



STATE OF CALIFORNIA

Govin Newsom, Governor

NATIVE AMERICAN HERITAGE COMMISSION

November 28, 2023

Corri Jimenez
Sierra County

Via Email to: cjimenez@sierracounty.ca.gov

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Ohlone-Castanoan

COMMISSIONER
Stanley Rodriguez
Kumeyay

COMMISSIONER
Laurena Bolden
Serrano

COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Vacant

EXECUTIVE SECRETARY
**Raymond C.
Hitchcock**
Miwok, Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710

Re: Native American Consultation, Pursuant to Senate Bill 18, Government Code §65352.3 and §65352.4, Sierra County Housing Element, 7th Cycle Project, Sierra County

Dear Ms. Jimenez:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties.

Government Code § 65352.3 and § 65352.4 require local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places when creating or amending General Plans, Specific Plans and Community Plans.

The law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction. The NAHC believes that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

The NAHC also believes that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
 - A listing of any and all known cultural resources that have already been recorded or are adjacent to the APE, such as known archaeological sites;
 - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
 - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the APE; and
 - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.
2. The results of any archaeological inventory survey that was conducted, including:
 - Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code § 6254.10.

3. The result of the Sacred Lands File (SLF) check conducted through the Native American Heritage Commission. The request form can be found at <http://nahc.ca.gov/wp-content/uploads/2015/08/Local-Government-Tribal-Consultation-List-Request-Form-Update.pdf>.
4. Any ethnographic studies conducted for any area including all or part of the APE; and
5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event, that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we are able to assure that our consultation list remains current.

If you have any questions or need additional information, please contact me at my email address:

Pricilla.Torres-Fuentes@nahc.ca.gov.

Sincerely,

Pricilla Torres-Fuentes

Pricilla Torres-Fuentes
Cultural Resources Analyst

Attachment

**Native American Tribe Outreach
Letter Example sent to all tribes on the Certified List of Tribes from the Native
American Heritage Commission:**

SIERRA COUNTY
Department of Planning and Building Inspection
P.O. Box 530
Downieville, California 95936
(530) 289-3251 (800) 655-3251
FAX (530) 289-2828



Brandon W. Pangman
Director

May 28, 2024

Kyle Self, Chairperson
Greenville Rancheria of Maidu Indians
P.O. Box 279
Greenville, CA 95947

[and via e-mail to: kself@greenvillerancheria.com]

Re: SB-18 Tribal Consultation for Proposed General Plan Housing Element Update

Dear Chairperson:

Sierra County is undergoing a state-mandated update to its General Plan Housing Element 2024-2029 and is seeking your comments, which is online at <https://sierracounty.ca.gov/809/Housing-Element>.

Sierra County has determined that the Housing Element update will not result in any new development that was not already anticipated or addressed in the previously adopted Environmental Impact Report for the 2012 General Plan and will not result in any direct or reasonably foreseeable indirect environmental impacts; and that the project is eligible for an exemption under CEQA Guidelines Section 15061(b)(3).

In accordance with Senate Bill 18 and California Government Code Sections 65352.3, 65362.4 et seq., the County invites you to consult with County leaders regarding any issues or concerns that the local Native American community may have regarding this proposed project. Information you have regarding village sites, traditional properties, or modern Native American uses within the project area ("all of Sierra County") will be welcomed.

Upon request, the County would be happy to supply you with a hard copy of the document for the cost of staff copying. Also, please be advised that a public workshop with the Planning Commission on the Housing Element Update will be conducted on June 13, 2024, at 10:00am in the Board of Supervisors Chambers at 100 Courthouse Square Downieville, CA 95936. All are invited to attend this meeting to find out more and present testimony on the subject.

We would like any comments from you on the Draft document by July 3, 2024. However, the County will accept public comments on this subject in the future, prior to adoption of the document, tentatively scheduled in August 2024. Please submit your comments in writing to

To arrange a time and meeting place for a private consultation with the County, please contact me at (530) 289-3251, or by e-mail: cjimenez@sierracounty.ca.gov.

Sincerely,

s/ Corri Jimenez

Corri Jimenez
Planner III
Sierra County Planning Department

C1J05-

County Website Information:

Posted in October and November 2, 2023

Public Announcement - October 2023

Sierra County is conducting an update to the Housing Element. The Housing Element, part of the County's General Plan, is a policy document that addresses existing and future housing needs for all residents residing in unincorporated area of Sierra County and economic groups. The State of California requires by law that the Housing Element be updated periodically, generally every four to five years. For this program, the County is updating the document for the 2024-2029 period.

The Planning Commission will be holding a public workshop meeting on November 16, 2023 to review the current 2019-2024 Housing Element, discuss recent State laws and consider any needed changes to update the document to reflect current conditions and needs and is seeking public input for these changes as the County kicks off an update as required by State Law for the next five-year planning cycle. This meeting will be held at 10:00 a.m. at the Sierra County Courthouse, Board of Supervisors Chambers, 100 Courthouse Square, Downieville, CA.

All interested persons are invited to present testimony on the matter at the meeting, and/or submit written comments prior to the meeting. Copies of the draft document are available for purchase or review at Sierra County Courthouse, Board of Supervisors Chambers, 100 Courthouse Square, Downieville, CA. Additional information may be obtained regarding this matter and you may also request an electronic version of the document by contacting Monica Beachell, Planning Department Specialist, (530) 289-3251 or by e-mail at mbeachell@sierracounty.ca.gov.

Anuncio Público - Octubre 2023

El condado de Sierra está realizando una actualización del Elemento de Vivienda. El Elemento de Vivienda, parte del Plan General del Condado, es un documento de política que aborda las necesidades de vivienda existentes y futuras para todos los residentes que residen en áreas no incorporadas del Condado de Sierra y grupos económicos. El Estado de California exige por ley que el Elemento de Vivienda se actualice periódicamente, generalmente cada cuatro o cinco años. Para este programa, el Condado se encuentra actualizando el documento para el periodo 2024-2029.

La Comisión de Planificación llevará a cabo una reunión de taller público el 16 de noviembre de 2023 para revisar el Elemento de Vivienda actual 2019-2024, discutir las leyes estatales recientes y considerar cualquier cambio necesario para actualizar el documento para reflejar las condiciones y necesidades actuales y está buscando comentarios del público para estos cambios a medida que el condado inicia una actualización según lo exige la ley estatal para el próximo ciclo de planificación de cinco años. Esta reunión se llevará a cabo a las 10:00 a. m. en el Tribunal del Condado de Sierra, Cámara de la Junta de Supervisores, 100 Courthouse Square, Downieville, CA.

Se invita a todas las personas interesadas a presentar testimonio sobre el asunto en la reunión y/o presentar comentarios por escrito antes de la reunión. Copias del borrador del documento están disponibles para su compra o revisión en Sierra County Courthouse, Board of Supervisors Chambers, 100 Courthouse Square, Downieville, CA. Se puede obtener información adicional

sobre este asunto y también puede solicitar una versión electrónica del documento comunicándose con Monica Beachell, especialista del Departamento de Planificación, (530) 289-3251 o por correo electrónico a mbeachell@sierracounty.ca.gov.

Public Comments

We want to hear from you! We are currently soliciting public comments on the Housing Element update. Please use the form at the bottom of this page to submit your comments, questions, concerns, and ideas.

Comments may also be submitted via email to planning@sierracounty.ca.gov

or via regular mail to Sierra County Planning Department | PO Box 530, Downieville, CA 95936

Resources

[Sierra County's Current Housing Element \(2019-2024\)](#)

[Notice of Public Workshop - Update to Sierra County's Housing Element \(2023.11.16\)](#)

Posted in May, 2024

Housing Element

Public Announcement - May 2024

Sierra County is conducting an update to the 2019-2024 Housing Element. The Housing Element, part of the County's General Plan, is a policy document that addresses existing and future housing needs for all Sierra County residents and economic groups. The State of California requires by law that the Housing Element be updated periodically, generally every four to eight years. For this program, the County is updating the document for the 2024-2029 period.

The County conducted a public workshop with the Planning Commission on November 16, 2023 on the Housing Element Update. The County prepared a public review draft of the 2024-2029 Housing Element which is now available for review and comment. We are requesting any comments that you have on the draft plan and soliciting additional comments that can help improve housing conditions in the County for the future.

Please feel welcome to review the Draft Public Review Draft of the 2024-2029 Housing Element Document by clicking on the following link:

[\[Housing Element Public Comment Draft\]](#)

Please submit any comments you have on the current Housing Element document by June 30, 2024 to the Planning Department at planning@sierracounty.ca.gov or by mail to Planning Department PO Box 530, Downieville, CA 95936. You may also contact the Planning Department by phone at (530) 289-3251 if you have any questions.

Anuncio Público - Mayo 2024

El condado de Sierra está llevando a cabo una actualización del Elemento de Vivienda 2019-2024. El Elemento de Vivienda, parte del Plan General del Condado, es un documento de política que aborda las necesidades de vivienda existentes y futuras para todos los residentes y grupos económicos del Condado de Sierra. El Estado de California exige por ley que el Elemento de Vivienda se actualice periódicamente, generalmente cada cuatro a ocho años.

Para este programa, el Condado se encuentra actualizando el documento para el periodo 2024-2029.

El Condado llevó a cabo un taller público con la Comisión de Planificación el 16 de noviembre de 2023 sobre la Actualización del Elemento de Vivienda. El Condado preparó un borrador de revisión pública del Elemento de Vivienda 2024-2029 que ahora está disponible para revisión y comentarios. Solicitamos cualquier comentario que tenga sobre el borrador del plan y solicitamos comentarios adicionales que puedan ayudar a mejorar las condiciones de vivienda en el condado para el futuro.

Siéntase bienvenido a revisar el Borrador de revisión pública del Documento del Elemento de Vivienda 2024-2029 haciendo clic en el siguiente enlace:

[\[Borrador de comentario público sobre el elemento de vivienda\]](#)

Envíe cualquier comentario que tenga sobre el documento actual del Elemento de Vivienda antes del 30 de junio de 2024 al Departamento de Planificación a planning@sierracounty.ca.gov o por correo al Departamento de Planificación PO Box 530, Downieville, CA 95936. También puede comunicarse con el Departamento de Planificación por teléfono al (530) 289-3251 si tiene alguna pregunta.

Public Announcement - September 23, 2024

In an effort to address informal comments from California Department of Housing and Community Development (HCD), the County has further revised the latest version of the Draft Housing Element. The revised (September 2024) Draft Housing Element is available for review here:

- o [Draft 2024-2029 Housing Element HCD Draft Revised 9-19-2024](#)

The HCD 90-day review period ends on October 7, 2024.

Comments on the revised draft Housing Element can be submitted to the Planning Department at: planning@sierracounty.ca.gov or by mail to: Planning Department, PO Box 530, Downieville, CA 95936. You may also contact the Planning Department by phone at (530) 289-3251 if you have any questions.

En un esfuerzo por abordar los comentarios informales del Departamento de Vivienda y Desarrollo Comunitario de California (HCD), el condado ha revisado la versión de agosto de 2024 del Borrador del Elemento de Vivienda. El Borrador del Elemento de Vivienda revisado está disponible para su revisión en el sitio web del condado en:

Draft 2024-2029 Housing Element_HCD Draft Revised 9-19-2024

El período de revisión de 90 días del HCD finaliza el 7 de octubre de 2024.

Los comentarios sobre el borrador revisado del Elemento de Vivienda se pueden enviar al Departamento de Planificación a planning@sierracounty.ca.gov o por correo postal al Departamento de Planificación PO Box 530, Downieville, CA 95936. También puede comunicarse con el Departamento de Planificación por teléfono al (530) 289-3251 si tiene alguna pregunta.

Public Announcement - October 25, 2024

In an effort to address informal comments from California Department of Housing and Community Development (HCD), the County has further revised the latest version of the Draft Housing Element. The revised (October 2024) Draft Housing Element is available for review here:

- [Draft 2024-2029 Housing Element HCD Draft Revised 10-25-2024](#)

Comments on the revised draft Housing Element can be submitted to the Planning Department at: planning@sierracounty.ca.gov or by mail to: Planning Department, PO Box 530, Downieville, CA 95936. You may also contact the Planning Department by phone at (530) 289-3251 if you have any questions.

Public Announcement - November 7, 2024

In an effort to address informal comments from California Department of Housing and Community Development (HCD), the County has further revised the latest version of the Draft Housing Element. The revised (November 7, 2024) Draft Housing Element is available for review here:

- [SierraCountyHE2024-2029 - HCD Draft revised 11-7-24](#)

Changes made to the document in response to HCD's comments are shown in yellow highlights.

Please submit comments on the revised draft Housing Element by November 14, 2024, to the Planning Department at: planning@sierracounty.ca.gov or by mail to: Planning Department, PO Box 530, Downieville, CA 95936. You may also contact the Planning Department by phone at (530) 289-3251 if you have any questions.

Posted on: November 1, 2023

Public Announcement - November 27, 2024

On November 20, 2024, the County received word from the California Department of Housing and Community Development (HCD) that after extensive review, it determined that the Draft 2024-29 Housing Element, met State housing law. The updated draft document can be reviewed at the following link:

- [SierraCountyHE2024-2025 - HCD Draft revised 11-14-24 \(with transmittal\)](#)

The next steps are for the County to proceed with adopting the document, first by way of review and recommendation by the Planning Commission, and then formal adoption by the Board of Supervisors. The Planning Commission is scheduled to review the draft during a duly-noticed public hearing on Thursday, December 12, 2024, in the Downieville Board of Supervisor Chambers, Sierra County Courthouse, 100 Courthouse Square, Downieville, CA. Interested persons are urged to attend (please see public hearing notice at -[2024-12-12 Public Hearing Notice](#)).

Please submit comments on the revised draft Housing Element by December 5, 2024, to the Planning Department at planning@sierracounty.ca.gov or by mail to: Planning Department, PO Box 530, Downieville, CA 95936. You may also contact the Planning Department by phone at (530) 289-3251 if you have any questions. Both oral and written comments will be accepted during the public hearing on December 12, 2024.

Anuncio Público - 27 de noviembre de 2024

El 20 de noviembre de 2024, el Condado recibió la noticia del Departamento de Vivienda y Desarrollo Comunitario de California (HCD) de que, después de una revisión exhaustiva, determinó que el Borrador del Elemento de Vivienda 2024-29 cumplía con la ley estatal de vivienda. El borrador actualizado del documento puede ser revisado en el siguiente enlace:

- [SierraCountyHE2024-2025 - Borrador de HCD revisado 11-14-24 \(con transmisión\)](#)

Los próximos pasos son que el Condado proceda a adoptar el documento, primero mediante revisión y recomendación por parte de la Comisión de Planificación, y luego la adopción formal por parte de la Junta de Supervisores. La Comisión de Planificación está programada para revisar el borrador durante una audiencia pública debidamente notificada el jueves 12 de diciembre de 2024 en la Junta de Cámaras de Supervisores de Downieville, Palacio de Justicia del Condado de Sierra, 100 Courthouse Square, Downieville,

CA. Se insta a las personas interesadas a asistir (consulte el aviso de audiencia pública en - [2024-12-12 Aviso de Audiencia Pública](#)).

Envíe sus comentarios sobre el borrador revisado del Elemento de Vivienda antes del 5 de diciembre de 2024 al Departamento de Planificación en planning@sierracounty.ca.gov o por correo a: Departamento de Planificación, PO Box 530, Downieville, CA 95936. También puede comunicarse con el Departamento de Planificación por teléfono al (530) 289-3251 si tiene alguna pregunta. Se aceptarán comentarios orales y escritos durante la audiencia pública del 12 de diciembre de 2024.

Website Questionnaire:

Housing Element Update – Questionnaire

Questionnaire Results: The County received four responses to the online housing questionnaire. Although not statistically significant, some of the responses provided excellent insight into some of the challenges the County faces to address housing needs. The following are the responses. The consensus seemed to be that there is a lack of infrastructure and available land to provide sufficient workforce housing which is highly needed. A number of implementation measures have been created in this Element to address these comments, including the development of a sewer system in Downieville.

| | |
|---|-----------------------------|
| Do you agree that the County should facilitate the development of infrastructure in appropriate locations to better serve housing and job creation opportunities? | 2-Strongly Agree 2-Agree |
|---|-----------------------------|

| | |
|---|---|
| If you represent an organization or have a special interest in housing, please specify below. | I'm interested in creating a new affordable housing subdivision in the highway 89 corridor close to Stampede Reservoir using donated US Federal land. This subdivision would be for first time primary home owners only and would come with deed restrictions and appreciation caps. The idea is to create a public / private partnership to create affordable land that working class people can afford. |
|---|---|

| | |
|---|-----------------------------|
| Do you agree that the County should facilitate the development of infrastructure in appropriate locations to better serve | 1-Strongly Agree 3-Agree |
|---|-----------------------------|

housing and job creation opportunities?

Do you agree that the County should develop strategies and actions to increase home ownership opportunities through economic development, including preservation and creation of employment opportunities?

1-Strongly Agree
3-Agree

Do you agree that the County should pursue state and federal funding to assist in developing housing affordable to low and moderate-income households?

2-Strongly Agree
2-Agree

Do you agree that the County should review the Zoning Ordinance, permit processes, and development fees to identify and remove potential constraints to the development of a range of housing for all income levels and needs?

2-Strongly Agree
2-Agree

The following are potential constraints that may impact maintenance, development, and improvement of housing within the County. Please mark each option below that you believe is a potential housing constraint in Sierra County.

Zoning and similar restrictions (e.g. minimum parking requirements, setbacks, building height, lot coverage), Lack of affordable for-sale housing, Lack of affordable rental housing to serve the homeless, Lack of affordable rental housing to serve the local workforce (residents employed locally), Lack of land for development

Lack of land for development, Zoning and similar restrictions (e.g. minimum parking requirements, setbacks, building height, lot coverage), Permit and development impact fees, Lack of affordable rental housing to serve the homeless, Lack of affordable rental housing to serve the local workforce (residents employed locally), Lack of land for development

Lack of infrastructure (e.g. water, sewer, drainage, streets) to support development, Zoning and similar restrictions (e.g. minimum parking requirements, setbacks, building height, lot coverage), Permit and development impact fees, Lack of a First-Time Homebuyers' Assistance program, Lack of affordable for-sale housing, Lack of affordable rental housing to serve Senior Citizens, Lack of affordable rental housing to serve the developmentally disabled, Lack of affordable rental housing to serve the physically disabled, Lack of affordable rental housing to serve the homeless, Lack of affordable rental housing to serve the local workforce (residents employed locally)

The following are potential solutions to address housing constraints in Sierra County. Please make each option that you believe is a potential solution to address housing constraints in Sierra County.

Expanding the inventory of residential land for development, Exploring funding sources for infrastructure (e.g. water, sewer, drainage, streets) to support development, Amending zoning development regulations as an incentive for the development of housing for all income levels, Provide incentives for the building of affordable rental housing to serve the homeless, Provide incentives for the building of affordable rental housing to serve the local workforce (residents employed locally), Promote mixed-use (combined residential and commercial) development

Lack of land for development, Zoning and similar restrictions (e.g. minimum parking requirements, setbacks, building height, lot coverage), Permit and development impact fees, Lack of affordable rental housing to serve the homeless, Lack of affordable rental housing to serve the local workforce (residents employed locally), Lack of land for development

Are there additional solutions to housing constraints that were not listed? Please share your solutions below.

- 1) Review areas county with commercial districts and opportunities for expansion. Pike and surrounding land use areas hoped to be considered.
- 2) Consider SB-9 type development incentives for residential properties to allow current residents/owners to develop and subsidize residential lots that are typically restricted.
- 3) Provide opportunity for Alternative Residential Dwelling Concepts
- 4) Provide incentives for properties currently non conforming /illegal and avenue to bring into compliance

Alternative housing models (tiny homes, homes on wheels and or trailers) - suggest county department review and consider expanding opportunities for district 1 and new opportunities for Pike to allow for

existing and future residents to have equal opportunities as residents of sierra county

Nevada somehow was able to create affordable housing communities in the Las Vegas area using free donated US Government Land. Sierra County has an abundance of Federal Land that could be used for new affordable communities.

Please share your ideas, comments, and concerns on the Housing Element Update to Sierra County's General Plan below.

The current STR ordinance needs significant review/revisions & additional considerations to prevent further population decline and associated housing impacts in Sierra County :

- + limits the growth and potential of the county's housing goals
- + restricts current property owners land use significantly
- + adds to an increasingly limited rental market (current STR options are extremely limited and increasingly costly)
- + restricts property owners from having the ability to subsidize increasing property costs
- + excludes many properties outside of currently allowed areas /land uses

+ negatively impacts local business and associated workforces (Restaurants/cafes, Real estate, construction, house cleaning services, maintenance , retail stores, etc)

- a) Revise Short Term Rental Ordinance to allow for properties currently prevented from STR operations (Rural Residential)
- b) Revise Short Term Rental Ordinance to allow for STR to induce alternative structures (secondary/accessory structures ,Caretaker units, individual bedrooms, etc)
- c) Revise Short Term Rental Ordinance to allow for more than 1 STR per parcel
- d) Revise Short Term Rental Ordinance to allow for accessory structure, caretaker unit, secondary unit, yurts, tent cabins, outbuildings, tiny homes ,etc.

Concerned that the public is not given notice of opportunities and changes to the general plan and housing element. Encourage county to explore and implement a wider range of methods to reach a great percentage of Sierra county residents . Current process of publication is not recognized or understood by a vast majority of the county . Social media , mailing flyers and new outreach measures should be implemented.

The Sierras are desperate for new affordable housing communities that cannot be touched by investors or second homeowners. The cost of living is totally out of control due to a lack of inventory close to major economic centers. I'm very interested in becoming a part of the solution and would like to create some new affordable communities in Sierra County. I can raise the capital to do it provided that the land is free and work towards creating a community with the least amount of cost and a cap on ROI for investors of 20%. If this is an idea that the county would like to explore further, please get in touch for a meeting.

Public Comments Received and Responded to:

EMAIL:

From: Brandon Pangman
To: Monica Beachell, Cori Linnertz
Subject: 930 Draft Zoning Element Update Comments & Questions
Date: Thursday, May 30, 2024 3:18:06 PM

From: Joseph Marcy <josephmarcy@gmail.com>
Sent: Thursday, May 30, 2024 10:15 AM
To: Brandon Pangman <bpangman@sierracounty.ca.gov>
Cc: Lee Adams <ladams@sierracounty.ca.gov>
Subject: Draft Housing Element Update Comments & Questions

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Brandon,

I have carefully reviewed the recently posted draft Housing Element and would like to share my comments and questions:

Comments:

1) Upon reviewing page 267 and other sections referencing "Second Dwelling Units," I noted the proposed plan to consolidate the definition of a "second dwelling unit" and an "accessory dwelling unit" into one. My understanding is that this consolidation could potentially reduce the housing options available to county residents, which seems contrary to the intention of the housing element. For example, under the current zoning code, residential parcels meeting code requirements can legally build:

A) One "second dwelling unit," subject to independent septic, utility, and all modern-day code requirements (including solar, fire suppression, etc.). Note that the current code has greater size limitations and less restrictive use limits (e.g., short-term rentals are allowed).

B) One "caretaker/granny unit," subject to current code regarding size, use, and proximity to the main residential unit.

C) One "accessory dwelling unit," following state regulations including detachment with size and use restrictions (no short-term rentals, limited total square footage, etc.).

D) One "Junior dwelling unit," following state regulations such as being attached, size-restricted, and use-restricted as well.

Consolidating these into two housing options for residential landowners, as proposed, feels limiting to the potential housing alternatives needed in the county, rather than expanding or opening up more opportunities. Personally, I had planned to build all four unit types on my property in the future, and these changes would significantly alter this plan.

2) I observed several pages in the draft housing element indicating the legal parcel land use as both "general plan" designation and a "planning designation" different from the general plan. If there are overarching reforms and definitive changes to the housing element referencing the legal land use of residents, I believe that zoning and general plan land use designations should align. Without this alignment, the data and representation of information in this housing element document cannot be accurately portrayed. For instance, I've been informed that Sierra Brooks is nearly entirely designated "rural residential," with specific limitations that currently and will continue to affect the land use of specific parcels. However, this Housing Element update suggests that the land use for the Sierra Brooks community is actually zoned as R1. My understanding is that all zoning for the county aligns with general plan land use designations, which does not indicate R1 for Sierra Brooks (or Alleghany, Sierra City, Downsville, etc.).

Questions:

1. Could you please clarify who is responsible for proposing the recommended zoning amendments and proposed revised definitions presented in the draft Housing plan? Is this coming from the consultant or the planning department? Some of the language around camping, trailers, and incidental use seems to precede a zoning code update that I believe is intended to address and be presented to residents in the future but hasn't been presented as far as I know. Additionally, it's unclear how any of these items relate to the Housing Element update; they seem more like a zoning code update. If I'm misunderstanding this, I apologize and appreciate clarity.
2. What is the rationale for consolidating second dwelling units/granny units and ADUs into the same definition?
3. How do resident landowners of this county understand the current land use designations for county parcels? It's unclear if the general plan designations are the current legal uses or if the planning department has an alternative land use designation that can be referenced. Without the ability to clearly cross-reference the land use designations, it is extremely challenging to analyze or anticipate changes that could impact residents and how they are affected by the housing element update. Do you anticipate that zoning code updates and land use map updates will be finalized before the housing or general plan is completed?

Thank you for your work on this update. As you know, it's extremely important, and I appreciate all the hard work that goes into this document. I hope to participate in future conversations, and please feel free to provide updates as much as possible. I'm very interested and invested in this.

Thank you.

Joseph Marcy
11 Miwok Court Pike CA 95960
518-956-3728

| Sierra Books | | | | | | | | |
|--------------|-------------|-------|--------|--------|-------------|--------------------|-------|-------------------------|
| | APN | Acres | GP | Zoning | Max # Units | Realistic Capacity | Notes | Income Level Assumption |
| #REF! | 016-130-027 | 1.02 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 2 | 016-130-028 | 1.15 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 3 | 016-130-030 | 1.27 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 4 | 016-130-034 | 1.01 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 5 | 016-130-035 | 1.12 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 6 | 016-130-036 | 1.01 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 7 | 016-140-062 | 1.04 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 8 | 016-140-063 | 1.04 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 9 | 016-140-064 | 1.04 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 10 | 016-140-066 | 1.09 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 11 | 016-140-067 | 1.03 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 12 | 016-140-068 | 1.20 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 13 | 016-140-071 | 2.01 | RR-1/2 | R-1 | 2 | 1 | | Above Moderate Income |
| 14 | 016-140-073 | 1.99 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 15 | 016-150-055 | 1.01 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 16 | 016-150-056 | 1.03 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 17 | 016-150-057 | 1.00 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 18 | 016-150-060 | 1.07 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 19 | 016-150-061 | 1.09 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 20 | 016-150-062 | 2.09 | RR-1/2 | R-1 | 2 | 1 | | Above Moderate Income |
| 21 | 016-150-063 | 2.08 | RR-1/2 | R-1 | 2 | 1 | | Above Moderate Income |
| 22 | 016-150-064 | 2.09 | RR-1/2 | R-1 | 2 | 1 | | Above Moderate Income |
| 23 | 016-160-003 | 2.98 | RR-1/2 | R-1 | 2 | 1 | | Above Moderate Income |
| 24 | 016-160-004 | 3.05 | RR-1/2 | R-1 | 3 | 1 | | Above Moderate Income |
| 25 | 016-160-006 | 8.21 | RR-1/2 | R-1 | 8 | 2 | | Above Moderate Income |
| 26 | 016-160-014 | 1.09 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 27 | 016-170-006 | 1.18 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 28 | 016-170-008 | 1.13 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 29 | 016-170-037 | 1.21 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 30 | 016-180-037 | 1.18 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 31 | 016-180-038 | 1.21 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 32 | 016-180-042 | 1.21 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 33 | 016-180-043 | 1.03 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 34 | 016-180-048 | 2.25 | RR-1/2 | R-1 | 2 | 1 | | Above Moderate Income |
| 35 | 016-180-050 | 2.23 | RR-1/2 | R-1 | 2 | 1 | | Above Moderate Income |
| 36 | 016-180-053 | 1.22 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 37 | 016-180-056 | 1.22 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 38 | 016-190-002 | 2.22 | RR-1/2 | R-1 | 2 | 1 | | Above Moderate Income |
| 39 | 016-190-003 | 2.22 | RR-1/2 | R-1 | 2 | 1 | | Above Moderate Income |
| 40 | 016-190-004 | 2.26 | RR-1/2 | R-1 | 2 | 1 | | Above Moderate Income |
| | Total | 65.61 | | | 59 | 41 | | Above Moderate Income |

§ 65852.5.

3. Specific Lane Use Requirements and Standards

Omit § 15.10.030, Secondary dwelling units and guest houses. The definitions section of the recommended changes indicate that secondary dwelling units established prior to adoption of this ordinance may be considered legal. Secondary units established after adoption of this ordinance shall be considered accessory dwelling units that shall comply with applicable standards of this ordinance.

Draft Email Response:

From Brandon Pangman, Planning Director

July 2, 2024

Dear Mr. Marcy,

Thank you for your review and comments on the Draft 2024-29 Housing Element during the initial 30-day public review/comment period. Responses to your May 30, 2024, email are as follows:

1. *Accessory Dwelling Units*-In accordance with California Government Code Section 65852.150 the State has preempted the County from having separate regulations from ADU requirements. Please refer to the State's Guidelines at

<https://www.hcd.ca.gov/sites/default/files/docs/policy-and-research/ADUHandbookUpdate.pdf>

We don't see that the new State regulations, which require the County to amend its Zoning Code to replace the secondary dwelling unit regulations with the ADU regulations, significantly reduces housing development opportunities. In fact, the new State mandated regulations are much less restrictive to allowing these types of units in the County. For example, off-street parking and minimum parcel sizes that are regulated under the current code are omitted from the State's ADU regulations. In addition, since the County's secondary dwelling unit regulations are no longer in compliance with State Code, the County can no longer enforce them. So the purpose of the zoning code amendments will be to bring the County's Code into compliance with State Statutes.

2. *Mapping*-You are correct that the County's Zoning Map does not fully align with the General Plan, and that it is difficult to review the General Plan and Zoning Maps online. We are working on correcting this long-standing situation. The countywide Zoning Maps were adopted in 1973, but were not amended following the 1996 adoption of the General Plan land use maps. Many properties have been rezoned since then to bring them into consistency with the GP maps, but not all. A comprehensive, countywide Zoning Map that is fully consistent with the General Plan is already part of the scope of work for the county's Planning consultant, Mintier-Harnish, and will be completed after the policy (text) General Plan and Zoning Code updates are completed. Those new maps will be in digital form and, once adopted by the Board of Supervisors, will be published online for easier public review. In the meantime—as has been the case for many years—if you would like zoning information for specific parcels or regions, please contact the Planning Department. The General Plan and all associated land use maps are already published online through the county's website—but, again, they are not readily available as stand-alone maps or GIS layers (yet).

The relationship between the General Plan land use designations and the corresponding zoning districts are explained in the General Plan land use element, as well as the draft Housing Element. For example, as shown in Appendix E, Residential Capacity Analysis, of the Draft Housing Element, for Sierra Brooks, the General Plan identifies this community as

RR-1/2X-1X (Rural Residential, ½ Acre+, with no further lot splits possible). The County approved a Planned Development for this area determining that the lots created were consistent with the General Plan back in 1970, and the corresponding zoning is RR-1 which is consistent with the current General Plan land use designation while also precluding further parcel splits (generally) since most parcels are already ½ acre in size. The relationship between the General Plan and Zoning is further explained on Pages 39 and 40 of the Draft Housing Element which references General Plan Land Use Designation RR as being consistent with either R-1 or RR-1 Zoning, both of which allow development of single family housing on individual lots; and the principal differences being the minimum allowable parcel size and the allowance of non-household animals in Rural Residential. Again, the County is currently in the process of updating the General Plan and Zoning Code and related maps so there will no longer be confusion with this.

3. *Questions concerning Zoning Code Amendment Recommendations*-Appendix I of the Draft Housing Element includes a summary of recommended amendments to the Zoning Code. This summary is comprehensive and includes things that might not seem to directly relate to housing production. However, to respond to the author's experience with addressing concerns from HCD review in their required review and approval of the Housing Element, these recommendations are made to avoid criticism that will come from HCD during their review. Please note that these are recommendations that the County should consider in their update to the Zoning Code; most of which are mandated by more recent housing statutes.
4. *Question regarding definition of ADU*- addressed in No. 1 above.
5. *Question regarding confusions with General Plan and Zoning land uses* -addressed in No. 2 above.

The next steps in this Housing Element Update review will be to send the document to HCD to review and coordinate their mandated review and approval over the next three months. Once the County obtains HCD preliminary approval, the document will be ready for approval by the Planning Commission and then adoption by the Board of Supervisors. All of this review will be conducted transparently and be open to further public review and comment. After HCD review, the document will no doubt undergo further revisions. Once the HCD revised document is ready to go, we will be notifying the public to allow further public comment. We welcome your further comments and questions when that second draft edition is ready for review.

Please contact me should you have any further comment.

-Brandon

From: [Melissa Klundby](#)
To: [Corri Jimenez](#)
Subject: Re: Sierra County Housing Element (7th Cycle)--Early Routing to commenting agencies
Date: Tuesday, June 4, 2024 3:10:02 PM
Attachments: [image001.png](#)

Thank you for forwarding the Sierra County Housing Element to NSAQMD. NSAQMD encourages increased density close to amenities and other populated areas to provide housing that will not add additional traffic and automobile emissions to the airshed. Due to the unique structure and size of Sierra County I believe your housing element promotes these same goals. Water and sewer connectivity remain a guiding factor in housing development in Sierra County, and your Housing element promotes new higher density housing be located adjacent to populated areas. NSAQMD would also recommend new development of higher density housing include provisions for pedestrian access.

Thank you.

Email from Lindsey Wells, Disability Community Advocate
FREED - Aging & Disability Resource Connection

Sent: Friday, June 28, 2024 9:21 AM
To: Planning <planning@sierracounty.ca.gov>
Subject: Public Comments from FREED

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
Hello,

My name is Lindsey Wells. I am the Disability Community Advocate for FREED Center for Independent Living. We would like to submit some public comments for your consideration for the Sierra County Housing Element (7th Cycle).

Comments/Questions

Is affordable and accessible housing near a bus stop?
Will there be more ADA units available in the next few years for those that need these special design features?
There would need to be adequate and accessible parking options.
Ground level housing or access to a working elevator.
Accessible features for people with hearing/sight impairments for those in the home that may need these features.

For seniors living in facilities- Facilities that are for people that are low income and meet income requirements.
Space and accessibility to get in and out of the house or apartment.

Thank you for your time and consideration to this matter.

Kindest Regards,
Lindsey

—

Lindsey Wells
Disability Community Advocate
FREED
Aging & Disability Resource Connection

Response

From Brandon Pangman, Planning Director
July 2, 2024

Dear Ms. Wells,

Thank you for your review and comments on the Draft 2024-29 Housing Element during the initial 30-day public review/comment period.

The County relies on partnerships with other agencies to support the production of new housing and looks forward to working with FREED specifically in the development and retrofit of ADA units. The County does recognize the need to improve programs to address future ADA accessibility, particularly for its growing need from an aging population and disability perspective.

Many of the questions noted in your email seem to reflect housing characteristics you might find with larger counties that commonly have transportation services (buses) and larger multiple family developments involving multiple stories that have elevators. However, Sierra County is a tiny, rural jurisdiction with an unincorporated population of only 2,447 and minimal development and services—so we are not sure some of your concerns apply generally. For example, your question concerning bus stops near affordable housing: there are no bus stops since Sierra County does not have fixed-route public transit services. These rural community characteristics are explained throughout the document.

Given the County's declining population and limited resources to support these services there are constraints to the County being able to develop new ADA units. However, we do see FREED as a partner in potentially creating more ADA accessible units. To address these needs, we are proposing a number of new collaborative policies and implementation measures within the draft Housing Element to partially address your concerns and to respond to FREED's interests, including the following:

Policy 4.3 regarding Special Needs Housing Added: The County will work with FREED or another equivalent organization in seeking rehabilitation program grants for very low-income disabled persons and senior citizens to improve accessibility and safety residential buildings.

Measure 4.3: Implementation of American Disabilities Act: The County will continue to incorporate ADA accessibility accommodation provisions through the adoption of the latest California Building Standards Code (CBSC) requirements. Furthermore, the County will adopt the most recent CBSC updates as they become effective.

The next steps in this Housing Element Update review will be to send the document (as amended) to the California Department of Housing and Community Development (HCD) to review and coordinate their mandated review and approval over the next three months. Once the County obtains HCD preliminary approval, the document will be ready for approval by the Planning Commission and then adoption by the Board of Supervisors. All of this review will be conducted transparently and be open to further public review and comment. After HCD review, the document will no doubt undergo further revisions. Once the HCD revised document is ready to go, we will be notifying the public to allow further public comment. We welcome your further comments and questions when that second draft edition is ready for review.

Please contact me should you have any further comment.

Brandon

July 2, 2024 Letter from Gary Arnold, Branch Chief
District 3, California Department of Transportation

CALIFORNIA STATE TRANSPORTATION AGENCY

GAVIN NEWSOM, GOVERNOR

California Department of Transportation

DISTRICT 3
703 B STREET | MARYSVILLE, CA 95901-5556
(530) 821-8401
www.dot.ca.gov



July 2, 2024

GTS# 03-SIE-2024-00029

Ms. Corri Jimenez, Planner III
Sierra County Planning Department
P.O. Box 530
101 Courthouse Square
Downieville, CA 95936

1717 Sierra County Housing Element, 7th Cycle

Dear Ms. Jimenez:

Thank you for including the California Department of Transportation (Caltrans) in the review process for the project referenced above. We reviewed this local development for impacts to the State Highway System (SHS) in keeping with our mission, vision, and goals, some of which includes addressing equity, climate change, and safety, as outlined in our statewide plans such as the California Transportation Plan, Caltrans Strategic Plan, and Climate Action Plan for Transportation Infrastructure.

The Sierra County Planning Department is updating the current Sierra County Housing Element 2019-2024 (6th Cycle), which is part of the County's General Plan, a policy document that addresses existing and future housing needs for all Sierra County residents and economic groups. As mandated by state law, the Housing Element is required to be updated for the 7th State Cycle Housing Element Regional Housing Needs Allocation (RHNA) between June 30, 2024, and June 30, 2029. Based on the early consultation packet provided, Caltrans has the following requests and recommendations:

Hydraulics

No net increase in discharge to the State's highway facilities is permitted as a result of developments under the proposal. No discharge of runoff to the State's highway facilities that does not meet RWQCB water quality standards is permitted. At the project level, please explain where onsite water will be discharged to. Please provide drainage sheets and hydraulic calculations and include us in any future proposed residential development.

"Provide a safe and reliable transportation network that serves all people and respects the environment"

Ms. Corri Jimenez, Planner III
July 2, 2024
Page 2

Right of Way

Any development that abuts Caltrans State Route will require plans sets delineating our right of way (ROW) along with measurements and bearings. applicant can obtain ROW Record and Monument Maps from the District 3 ROW Front Map Counter by contacting: d3rwmrequest@dot.ca.gov

Encroachment Permit

Any project along or within the State's ROW requires an encroachment permit issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five sets of plans clearly indicating State ROW must be submitted to:

Hikmat Bsaibess
California Department of Transportation
District 3, Office of Permits
703 B Street
Marysville, CA 95901

Please provide our office with copies of any further actions regarding this proposal. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any questions regarding these comments or require additional information, please contact Satwinder Dhatt, Local Development Review Coordinator, by phone (530) 821-8261 or via email at satwinder.dhatt@dot.ca.gov.

Sincerely,



GARY ARNOLD, Branch Chief
Local Development Review and Complete Streets
Division of Planning, Local Assistance, and Sustainability
California Department of Transportation, District 3

"Provide a safe and reliable transportation network that serves all people and respects the environment"

October 29, 2024 Letter from Gary Arnold, Branch Chief
District 3, California Department of Transportation

CALIFORNIA STATE TRANSPORTATION AGENCY

GAVIN NEWSOM, GOVERNOR

California Department of Transportation

DISTRICT 3
703 B STREET | MARYSVILLE, CA 95901-5556
(530) 821-8401
www.dot.ca.gov



October 29, 2024

GTS# 03-SIE-2024-00030

Ms. Corri Jimenez, Planner III
Sierra County Planning Department
P.O. Box 530
101 Courthouse Square
Downieville, CA 95936

1717 Sierra County Housing Element, 7th Cycle

Dear Ms. Jimenez:

Thank you for including the California Department of Transportation (Caltrans) in the review process for the project referenced above. We reviewed this local development for impacts to the State Highway System (SHS) in keeping with our mission, vision, and goals, some of which includes addressing equity, climate change, and safety, as outlined in our statewide plans such as the California Transportation Plan, Caltrans Strategic Plan, and Climate Action Plan for Transportation Infrastructure.

The Sierra County Planning Department is updating the current Sierra County Housing Element 2019-2024 (6th Cycle), which is part of the County's General Plan, a policy document that addresses existing and future housing needs for all Sierra County residents and economic groups. As mandated by state law, the Housing Element is required to be updated for the 7th State Cycle Housing Element Regional Housing Needs Allocation (RHNA) between June 30, 2024, and June 30, 2029. Based on the resubmittal information provided, Caltrans has the following requests and recommendations:

Highway Operations

Caltrans looks forward to reviewing any future proposed developments to determine if any mitigations are needed for roadway improvements.

Hydraulics

In areas that are near Caltrans facilities, please provide existing and proposed drainage calculations for how runoff is and will be handled.

"Provide a safe and reliable transportation network that serves all people and respects the environment"

Ms. Corri Jimenez, Planner III
October 29, 2024
Page 2

Right of Way

Any development that abuts Caltrans State Route will require plans sets delineating our right of way (ROW) along with measurements and bearings. applicant can obtain ROW Record and Monument Maps from the District 3 ROW Front Map Counter by contacting: d3rwmrequest@dot.ca.gov

Encroachment Permit

Any project or work, including access modification and drainage work, that takes place along or within the State's ROW requires an encroachment permit issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five sets of plans clearly indicating State ROW must be submitted to Encroachment Permits Offices as indicated below:

Hikmat Bsaibess
California Department of Transportation
District 3, Office of Permits
703 B Street
Marysville, CA 95901
D3encpermit@dot.ca.gov

Please provide our office with copies of any further actions regarding this proposal. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any questions regarding these comments or require additional information, please contact Satwinder Dhatt, Local Development Review Coordinator, by phone (530) 821-8261 or via email at satwinder.dhatt@dot.ca.gov.

Sincerely,



GARY ARNOLD, Branch Chief
Local Development Review and Complete Streets
Division of Planning, Local Assistance, and Sustainability
California Department of Transportation, District 3

"Provide a safe and reliable transportation network that serves all people and respects the environment"

E-Mail from Joseph Marcy:

From: Joseph Marcy <josephtmarcy@gmail.com>

Sent: Tuesday, March 4, 2025 7:49 AM

To: Clerk-Recorder <Clerk-Recorder@sierracounty.ca.gov>

Subject: Housing element public hearing 3/4/25 public comment

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi

I appreciate the opportunity to provide public comment on the Sierra County Housing element update .

The greatest concern I have is the current Sierra county zoning code which contradicts many aspects of this plan, associated elements, actual land use designations and previous plans. The previous plan and the plan before that stated the zoning code would be updated during that cycle, but that didn't happen. The proposed update today claims the same, but I'm very hesitant to believe this.

If the zoning isn't aligned with the General Plan and associated elements, including the Housing Element, how do residents understand the impacts of an update and how they apply? However, many residents, including myself , understandably don't know what or how this impacts the processes that guide their ability and land use.

Until these aspects are aligned , there will continue to be constraints preventing the residents of the county from developing their land.

Thank you

Joseph Marcy
11 Miwok Court Pike CA 95960
518-956-3726

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

651 Bannon Street, Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



November 20, 2024

Brandon Pangman, Planning Director
Planning Department
County of Sierra
101 Courthouse Square
Downieville, CA 95936

Dear Brandon Pangman:

RE: County of Sierra's 7th Cycle (2024-2029) Draft Housing Element Update

Thank you for submitting the County of Sierra's (County) revised draft housing element received for review on November 15, 2024. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The revised draft housing element meets the statutory requirements described in HCD's October 4, 2025 review. The housing element will substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq) when it is adopted, submitted to and approved by HCD, in accordance with Government Code section 65585.

As a reminder, the County's 7th cycle housing element was due June 30, 2024. As of today, the County has not completed the housing element process for the 7th cycle. The County's 6th cycle housing element no longer satisfies statutory requirements. HCD encourages the County to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the County must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Brandon Pangman, Planning Director
Page 2

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities programs, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the County will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the County to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the hard work and dedication of the County of Sierra, in preparation of the County's housing element and looks forward to receiving the County's adopted housing element. If you have any questions or need additional technical assistance, please contact Jed Hackett, of our staff, at jed.hackett@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager

Public Hearing Adoption Noticing:

SIERRA COUNTY
Department of Planning and Building Inspection
P.O. Box 530
Downieville, California 95936
(530) 289-3251



Brandon W. Pangman
Director

SIERRA COUNTY PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
THURSDAY DECEMBER 12, 2024

NOTICE IS HEREBY GIVEN that the Sierra County Planning Commission will conduct the following public hearings begin at 10:00 a.m. on Thursday, December 12, 2024 in the Downieville Board of Supervisor Chambers, Sierra County Courthouse, 100 Courthouse Square, Downieville, CA. Interested persons are urged to attend.

- **2024-2029 Sierra County Housing Element (7th Cycle) Update:** General Plan Amendment: a 5-year update to the County's General Plan Housing Element; a policy document describing existing housing conditions, a review of resources available to facilitate new housing construction, an evaluation of fair housing, and a strategy that addresses goals, policies and programs for the County's housing needs as required by State law (Cal. Government Code Section 65580 (et.seq.) mandating that all local governments must adequately plan to meet the existing and proposed housing needs of all economic segments of the community. Upon its adoption, the 2024-2029 Housing Element will become part of the Sierra County General Plan. The Planning Commission will conduct a public hearing and receive comments, and adopt a resolution making recommendations to the Sierra County Board of Supervisors for final consideration and adoption of the Housing Element at a subsequent public hearing which is expected to be held on January 7, 2024. In accordance with the California Environment Quality Act (CEQA) this action to approve the Housing Element has tentatively been determined to be exempt from environmental in accordance with CEQA Guidelines "common sense" exemption, Cal. Code of Regulations, Title 14, Section 15061(b)(3).

Persons interested in these matters scheduled before the Planning Commission are urged to attend or provide written comments. The Planning Commission will consider all written comments received prior to the posted hearing date. Members of the public may provide public comment during the hearing and may submit written comments on these matters by U.S. Mail or email at: Planning@sierracounty.ca.gov.

The public may also observe and provide public comments during the hearing by using the Microsoft Teams options below: <https://tinyurl.com/PC121224>.

If you challenge the proposed action for which this notice is given in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or raised within written correspondence delivered to the agency conducting the hearing, at, or prior to, the public hearing.

Dated: November 25, 2024
Published: November 29, 2024
Posted: November 29, 2024

SIERRA COUNTY

Board of Supervisors
P.O. Drawer D
Downieville, California 95936
Telephone (530) 289-3295
Fax (530) 289-2830

SIERRA COUNTY BOARD OF SUPERVISORS NOTICE OF PUBLIC HEARINGS TUESDAY, MARCH 4, 2025

NOTICE IS HEREBY GIVEN that on **Tuesday, March 4, 2025**, in the Board of Supervisors' Chambers, Sierra County Courthouse, Downieville, CA, the Sierra County Board of Supervisors will conduct the following public hearings:

10:00 a.m. - Sierra County Housing Element (7th Cycle) Update: Consideration of County-initiated General Plan Amendment as required by State Law (Cal. Government Code Sections 65580-65589.8) and recommended by the Sierra County Planning Commission. The proposed Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities. Preliminary Environmental Assessment: Exempt under CEQA Guidelines "common sense" exemption, Cal. Code of Regulations, Title 14, Section 15061(b)(3).

11:00 a.m. Revocation of Special Use Permit #965: Consideration of revocation of a Special Use Permit (SUP) No. 965 for a bed and breakfast inn located at 804 Fibreboard Road, Sierraville (APN 014-090-021), due to unpermitted structural alterations to the main building and other unpermitted work on the property, as recommended by the Sierra County Planning Commission, pursuant to Sierra County Code Section 20.05.200. Preliminary Environmental Assessment: Statutorily Exempt from CEQA, Public Resources Code Section 21080(b)(5). Members of the public may provide public comment during the hearing and may submit written comments on this matter by U.S. Mail or email at clerk-recorder@sierracounty.ca.gov. The Board of Supervisors will consider all written comments received prior to the posted hearing date.

This meeting will be open to in-person attendance and available to the public via teleconference.

The public may observe and provide public comments during the hearing by using the Teams options below:

By Phone: 1-323-892-2486
Access Code: 937 555 848#
By PC: <https://tinyurl.com/03042025BOS>
Posted: February 13, 2025
Published: February 20, 2025



**County of Sierra
Housing Element 2024-29**

APPENDIX B

Residential Market Background Report

This page is left intentionally blank.

Background: This report summarizes information on ownership, rental housing and residential zoned vacant land in Sierra County becoming a snapshot of actual housing market conditions for this assessment that can help understand housing challenges now and into the future. Based on 2021 Census Bureau estimates, over 80% of the County's occupied houses (757) were ownership and the remaining 187 units were rentals. Consequently, the market for rental units is much more challenging, which is reflective of an extremely low rental vacancy rate of 0.41%, which points to the need for more long-term rental housing in Sierra County. The vacant land market was assessed to consider the cost of developing new housing in the County.

Ownership Housing: In 2023, Sierra County experienced approximately 48 house sales (of public record), all single-family units (see Table 2 for the inventory). According to Realtor.com, on March 10, 2024, there were only 38 houses for sale in the County. As of this same date, Zillow reported that the median sales price was \$327,727. Most of those sales fell into the category of above moderate, however 13 units (27%) were affordable to low-, very low- and extremely low-income families and 5 units (10%) were available to moderate-income families (see Table 45 below).

Rental Housing: In reviewing sources for advertising rental units on the market, there were only 5 housing units available for rent from December 1, 2023, and February 18, 2024. These all consisted of single-family units available located either in Sierra Brooks or Calpine and were either 2- or 3-bedroom units ranging in price from \$800/month to \$1,300/month. Sources were the Mountain Messenger Newspaper and Realtor.com. There are no known housing rental management agencies in Sierra County and there are no other local information sources known for researching the housing rental market in Sierra County.

Rental Market Data

Mountain Messenger

1. *December 14, and 28, 2023 and February 6, 2024
319 Coates Avenue, Calpine-2 bR-1 Bath \$1,350/month*

Web: Trovit Site: <https://homes.trovit.com/listing/house-for-rent-in-calpine-california-ref-202022.u1a1W1M1qYF18>

2. *February 18, 2024
2 Br-1 Ba, Calpine, \$800/month*

Vacant Lots: According to current residential land listings, the cost of vacant land in Sierra County on average is about \$14,747.00/acre (Zillow, January 31, 2024, based on listing prices for 1,500 acres of land for sale). As shown on Table 46, eleven lots sold in 2023 ranging in cost from between \$10,000 to \$250,000. Potentially, a smaller lot can be purchased and built on, such as with a manufactured house, at levels affordable to lower income families. A more complete analysis is presented in Chapter 3.

Table 44. Houses Sold by Income Category (2023)

| Annual Household Income Category ¹ | Maximum Cost of House ² | Number of Homes Sold |
|---|------------------------------------|----------------------|
| Extremely Low: \$0-\$30,000 | \$0-\$77,800 | 1 (2%) |
| Very Low: \$31,000-\$45,000 | \$77,801- \$139,200 | 1 (2%) |
| Low: \$45,001-\$72,000 | \$139,201-\$242,800 | 8 (17%) |
| Moderate: \$72,001-\$90,000 | \$242,801-\$314,400 | 5 (10%) |
| Above Moderate: +\$90,001 | +\$314,401 | 33 (69%) |
| Total | | 48 (100%) |

Source(s): First American Title Company, February 13, 2024.

1. HCD's 2023 State Income Limits Table (4-person household).

2. Sierra County's 2024 Median Home Price is \$329,010 with 20% down (\$59,222); actual house cost is \$269,788 for a 30-year mortgage (Zillow, February 7, 2024). Assume 30% of income is spent on housing for mortgage payment (principal and interest only). Interest rate is 6%.

Table 45. Home Sales in Sierra County (2023)

| Site Address | Site Address City | Parcel Number | Use Code | Sales Price | Sale Date | Lot Area Acres |
|------------------------|-------------------|---------------|---------------------------|-------------|------------|----------------|
| 21 Pinto Trl | Sierra Brooks | 016-140-057 | Single-Family Residential | \$270,000 | 3/13/2023 | 0.51 |
| 318 Coates Ave | Calpine | 012-111-010 | Single-Family Residential | \$390,000 | 10/9/2023 | 0.12 |
| 984 W Sierra Brooks Dr | Sierra Brooks | 016-210-009 | Single-Family Residential | \$272,000 | 4/12/2023 | 0.66 |
| 250 Amodei Ranch Rd | Sierraville | 013-110-145 | Single-Family Residential | \$1,300,000 | 7/6/2023 | 5.45 |
| 105 Aspen Ct | Calpine | 012-190-031 | Single-Family Residential | \$985,000 | 11/21/2023 | 4.66 |
| 54834 Highway 49 | Antelope Valley | 016-030-018 | Single-Family Residential | \$925,000 | 6/26/2023 | 20.5 |
| 948 W Sierra Brooks Dr | Sierra Brooks | 016-200-006 | Single-Family Residential | \$399,000 | 8/7/2023 | 0.55 |
| 46581 State Highway 49 | Sattley | 012-140-043 | Single-Family Residential | \$335,000 | 8/2/2023 | 11.22 |
| 125 Calpine Ave | Calpine | 012-124-002 | Single-Family Residential | \$200,000 | 5/9/2023 | 0.14 |
| 328 Wrangler Dr | Sierra Brooks | 016-140-058 | Single-Family Residential | \$363,000 | 7/3/2023 | 0.5 |
| 140 Ponta Ranch Rd | Downieville | 003-060-029 | Single-Family Residential | \$385,000 | 12/8/2023 | 2.58 |
| 934 W Sierra Brooks Dr | Sierra Brooks | 016-180-027 | Single-Family Residential | \$80,500 | 5/31/2023 | 0.51 |
| 543 Longhorn Dr | Sierra Brooks | 016-130-015 | Single-Family Residential | \$310,000 | 5/22/2023 | 0.5 |
| 113 Mountain View Rd | Calpine | 012-163-006 | Single-Family Residential | \$275,000 | 2/14/2023 | 0.24 |
| 500 Buckhorn Dr | Verdi | 023-080-022 | Single-Family Residential | \$244,500 | 1/29/2024 | 36.81 |

Table 45. Home Sales in Sierra County (2023)

| Site Address | Site Address City | Parcel Number | Use Code | Sales Price | Sale Date | Lot Area Acres |
|--------------------------|-------------------|---------------|--------------------------------|-------------|------------|----------------|
| 341 Rainbow Cir | Sierra City | 008-220-011 | Single-Family Residential | \$253,000 | 5/30/2023 | 0.33 |
| 725 S Lincoln St | Sierraville | 015-010-008 | Single-Family Residential | \$430,000 | 11/14/2023 | 3.5 |
| 330 Sierra Ln | Verdi | 023-100-012 | Single-Family Residential | \$316,500 | 6/2/2023 | 0.26 |
| 970 Dearwater Dr | Verdi | 023-140-011 | Single-Family Residential | \$1,038,500 | 6/29/2023 | 1.04 |
| 211 Wild Plum Ridge | Sierra City | 008-181-005 | Single-Family Residential | \$75,000 | 8/25/2023 | 0.3 |
| 111 Salmon Creek Rd | Sierra City | 008-110-021 | Single-Family Residential | \$585,000 | 5/4/2023 | 2.97 |
| 526 Longhorn Dr | Sierra Brooks | 016-190-009 | Single-Family Residential | \$275,000 | 3/7/2023 | 0.62 |
| 206 W Willow St | Sierraville | 015-120-003 | Single-Family Residential | \$815,000 | 11/29/2023 | 1.66 |
| 11 Miwok Ct | North San Juan | 006-140-009 | Single-Family Residential | \$419,000 | 8/2/2023 | 5 |
| 15775 Foothill Way | Camptonville | 004-030-007 | Single-Family Residential | \$345,000 | 1/22/2024 | 14.53 |
| 716 Roundup Dr | Sierra Brooks | 016-200-017 | Single-Family Residential | \$345,000 | 10/12/2023 | 0.53 |
| 99 Catfish Ln | Calpine | 012-180-048 | Single-Family Residential | \$799,000 | 10/10/2023 | 30.24 |
| 428 Old Truckee Rd | Sierraville | 013-110-111 | Single-Family Residential | \$997,000 | 9/5/2023 | 9.16 |
| 111 Alaska Peak Rd | North San Juan | 006-120-003 | Single-Family Residential | \$425,000 | 7/31/2023 | 4.13 |
| 15 Squirrel Hollow | Sierra City | 008-162-006 | Single-Family Residential | \$260,000 | 9/19/2023 | 0.26 |
| 57143 State Highway 49 | Antelope Valley | 016-010-013 | Agricultural / Rural (General) | \$865,000 | 10/11/2023 | 159.05 |
| 321 Main St | Sierra City | 009-031-009 | Single-Family Residential | \$350,000 | 5/23/2023 | 0.26 |
| 608 Church St | Loyalton | 017-082-003 | Single-Family Residential | \$179,000 | 3/21/2023 | 0.14 |
| 525 Main St | Downieville | 003-040-004 | Single-Family Residential | \$310,000 | 7/25/2023 | 0.37 |
| 206 Main St | Sierra City | 009-180-004 | Single-Family Residential | \$338,000 | 8/25/2023 | 0.04 |
| 12901 Highway 89 | Sierraville | 018-050-035 | Vacant Land (General) | \$485,000 | 3/16/2023 | 31.48 |
| 121 Main St | Sattley | 013-080-017 | Single-Family Residential | \$287,000 | 1/4/2023 | 1.18 |
| 126 S Lincoln St | Sierraville | 015-072-002 | Commercial (General) | \$1,200,000 | 11/7/2023 | 3.5 |
| 16 Bailey Ranch Rd | Downieville | 003-074-010 | Single-Family Residential | \$237,000 | 10/20/2023 | 0.4 |
| 203 Wild Plum Ridge Road | Sierra City | 008-181-001 | Single-Family Residential | \$325,000 | 11/7/2023 | 0.34 |

Table 45. Home Sales in Sierra County (2023)

| Site Address | Site Address City | Parcel Number | Use Code | Sales Price | Sale Date | Lot Area Acres |
|------------------------|-------------------|---------------|---------------------------|-------------|-----------|----------------|
| 980 W Sierra Brooks Dr | Sierra Brooks | 016-210-003 | Single-Family Residential | \$430,000 | 6/26/2023 | 0.54 |
| 20 Sage Rd | Loyalton Pines | 016-230-024 | Single-Family Residential | \$489,000 | 6/1/2023 | 10.4 |
| 770 Beaver Creek Cir | Verdi | 023-140-008 | Single-Family Residential | \$750,000 | 8/2/2023 | 1.07 |
| 884 Pine Cone Road | Verdi | 023-130-029 | Single-Family Residential | \$659,500 | 1/18/2023 | 2.13 |
| 107 Coates Ave | Calpine | 012-103-002 | Single-Family Residential | \$230,000 | 4/19/2023 | 0.2 |
| 404 W Willow St | Sierraville | 013-110-104 | Single-Family Residential | \$1,300,000 | 5/30/2023 | 4.17 |
| 501 Main St | Downieville | 003-071-003 | Single-Family Residential | \$535,000 | 9/20/2023 | 0.19 |

Table 46. Vacant Land Sales in Sierra County, 2023

| Vacant Lots | Site Address City | Parcel Number | Sales Price | Sale Date | Lot Area Acres |
|------------------------|-------------------|---------------|-------------|------------|----------------|
| 140 Trosi Canyon Rd | Sierraville | 018-130-015 | \$250,000 | 8/8/2023 | 20.02 |
| 163 Smithneck Rd | Sierra Brooks | 016-150-056 | \$33,500 | 10/23/2023 | 1.01 |
| 23 Belli St | Loyalton Pines | 016-220-015 | \$45,000 | 10/18/2023 | 2.7 |
| -- | Goodyears Bar | 002-110-014 | \$85,000 | 1/19/2023 | 20 |
| -- | Sierraville | 018-060-015 | \$47,500 | 10/4/2023 | 1.57 |
| -- | Sierraville | 019-080-028 | \$171,000 | 7/7/2023 | 20 |
| -- | Alleghany | 004-190-007 | \$55,475 | 9/20/2023 | 20.51 |
| -- | Sierra City | 009-200-007 | \$100,000 | 3/7/2023 | 0.15 |
| -- | Verdi | 023-130-027 | \$10,000 | 4/13/2023 | 1.13 |
| 973 W Sierra Brooks Dr | Sierra Brooks | 016-210-018 | \$75,000 | 5/17/2023 | 0.56 |
| 349 Wrangler Dr | Sierra Brooks | 016-150-027 | \$50,000 | 7/21/2023 | 0.51 |

Source(s): First American Title Company, February 13, 2024



**County of Sierra
Housing Element 2024-29**

APPENDIX C

6th Cycle Housing Element Achievements

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During the 2019-2024, 6th Cycle RHNA the County implemented several programs to plan for, accommodate and facilitate the construction, rehabilitation, and preservation of affordable housing.

Efforts to Address Special Housing Needs

California Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community’s special housing needs. As shown in the matrix below (**Description of Achievements from Previous 2019-2024 Housing Element Summary of Achievements**), the County worked diligently to promote housing for special-needs groups in a variety of ways, though program implementation continues to be a challenge for the County due to limited resources and limited demand for services. Some of these accomplishments are:

- The County initiated a comprehensive Zoning Code update that is scheduled to be completed in December 2024. The update will address necessary changes to the zoning code that will facilitate the development of affordable housing that will support community members with special housing needs.
- The County facilitated the rehabilitation of 50 units of senior housing in the Sierra Valley Senior Apartments with a CDBG grant of \$890,000.
- The County has coordinated with the owner of a former mobile home park to encourage the redevelopment of the site with 50 units of manufactured housing, which could be affordable to lower income households and possibly extremely low-income households.
- Amended the Zoning Code to permit emergency shelters and transitional housing by-right in any zone allowing residential uses and continued to work with the Health and Human Services department on homeless services, including outreach and community meetings.

The accomplishments from the past Housing Element planning period are provided in the following table:

| Description of Achievements from Previous 2019-2024 Housing Element Summary of Achievements | | |
|---|---|---|
| Impl. Measure | Programs | Accomplishments / Results / Status |
| <p>Goal 1: Accommodate the County's Housing Allocation. The County shall plan to accommodate at least 6 dwelling units between 2019 and 2023 to meet its share of the State’s housing needs for this region.</p> <p>Accomplishments: The County has improved efficiencies in facilitating residential development applications with new forms and checklists. All RHNA allocations met for the 6th Housing Cycle. County should establish new Not Net Loss program in 7th Cycle RHNA to address California Government Code § 65863.</p> | | |
| 1.1 | Permit Review: The County shall periodically review its permit procedures to increase efficiency | Accomplishments: Ongoing review of policies and procedures, with periodic (4-6 times/year) |

Description of Achievements from Previous 2019-2024 Housing Element Summary of Achievements

| Impl. Measure | Programs | Accomplishments / Results / Status |
|---------------|---|--|
| | by reducing the cost and time of processing permits but still remain effective and meet legal review requirements. his review will be conducted as part of the County's ongoing permit streamlining program. | update of forms, templates, submittal and review checklists, submittal procedures, costs, operations efficiencies, inter-departmental coordination, etc. Results: Completed (On-going). Status: Continue program through the 6 th RHNA Cycle. (No changes) |
| 1.2 | Improvement of Community Water and Sewage Facilities: In an effort of any local community to improve their environmental health and housing expansion possibilities by providing some form of community water and/or sewage treatment facilities, the County will provide assistance and encouragement in the form of supporting resolutions and providing assistance in obtaining grants. Assistance will be provided by the County to developers to create and maintain joint or shared sewage disposal systems for new subdivisions. Assistance will be provided by the County to the communities of Alleghany, Downieville, Sierra City, Calpine, and Verdi to identify the potential inadequacies of their systems, provide solutions and identification of and assistance with obtaining grants. | Accomplishments: Voter-approved fee increase completed; \$3.2 million grant secured for Sierra Brooks community water system improvements; Phase 1 completed 2015; Phase 2 - design and bidding completed, construction completed in 2020. Results: Completed significant water improvements. Status: Continue program with focus on developing a public sewer system for Downieville. New program created to evaluate sewer feasibility in Downieville (see new Implementation Measure 2.4). |
| 1.3 | Water and Sewer Priority: Pursuant to California Government Code § 65589.7 the County will immediately deliver its adopted Housing Element to water and sewer providers describing the content of the Housing Element, including the County's housing needs and share of the Regional Housing Need related to water and sewer service to developments which include affordable to lower income households. | Accomplishments: 6 th Cycle HE delivered to water and sewer providers with communication about RHNA and goals. Results: Completed. Status: Continue program for 7 th RHNA Cycle |

Goal 2: Provide Affordable Housing. The County shall strive for the production of housing that will be affordable to serve the needs of lower-income households in the county.

Policy 2.1: The County shall provide opportunities for the development of a variety of affordable housing types.

Policy 2.2: The County shall allow for the transfer of development rights to allow for clustered family/farmworker housing complexes.

Policy 2.3: The County will continue to allow manufactured housing on parcels zoned for single family residences, allow permits for State-licensed mobile home parks, and will not adopt unreasonable restrictions regarding their size or architectural features which would prevent manufactured housing from being placed in these areas.

Policy 2.4: The County will continue to allow second units in conjunction with single-family residences.

Policy 2.5: The County shall allow housing developments with at least 20 percent affordable housing by right on lower income housing sites that have been counted in previous housing element cycles, consistent with AB 1397.

Accomplishments: The County met the 6th RHNA Cycle housing production objectives. The County experienced the development of 8 very low-, income, 10 low-income, 6 moderate- and 8 above moderate-income units (to January 1, 2024). The County is in the process of updating the Zoning Code which should address the above policies (see

Description of Achievements from Previous 2019-2024 Housing Element Summary of Achievements

| Impl. Measure | Programs | Accomplishments / Results / Status |
|--|---|---|
| Appendix I). Based on the needs analysis of the 7 th Cycle Housing Element, the County needs to enhance measures to increase the supply of more permanent rental housing. | | |
| 2.1 | <p>County Support of Low- and Moderate-Income Housing Development: The County will encourage, support, and assist agencies and developers to apply for funds from available State and Federal programs to provide housing for extremely low-, very low-, low- and moderate-income households, including special needs households such as seniors. The County will provide support services such as:</p> <ul style="list-style-type: none"> • Helping identify sites where low- and moderate- income housing will not conflict with existing zoning regulations. • Applying for state and federal funds on behalf of housing providers when funding sources require public agency involvement. Funds should include costs for building permit fees and inspections; • Supporting funding applications by housing providers; and • Offering regulatory incentives, such as density bonuses, for projects that include housing units affordable to very low- and/or low-income households, provided that enforceable commitments are secured to ensure that units continue as affordable housing for target groups. <p>The County shall provide information to developers of the funds available from state and federal programs to provide housing for extremely low-, very low-, low- and moderate-income households. Information brochures shall be printed and made available at County offices, libraries, and other public agencies, and shall be posted on the County website.</p> | <p>Accomplishments: County facilitated construction of new residential units that achieved 6th Cycle RHNA. County has identified new sites for all income categories in the 7th Cycle RHNA Housing Element. County developed new program to promote development of ADUs.</p> <p>Results: Housing development continues at all housing income levels despite declining population levels. There is a lack of non-profit developers that are willing to develop lower income housing in rural counties such as Sierra County. The County also has very limited resources to allocate for preparing grant funding for project that lack developer interests.</p> <p>Status: Retain this program with modifications that reflect County resource limitation and lack of developer interests.</p> |
| 2.2 | <p>Density Bonus: The County will amend the Zoning Ordinance to include a Density Bonus consistent with state law.</p> | <p>Accomplishments: County is conducting comprehensive zoning code update to include density bonus provisions along with many other housing law compliance components.</p> <p>Results: Complete this task by December 2024</p> <p>Status: This program, along other programs regarding amending the zoning code consolidated into a separate measure (refer to new Implementation Measure 2.2, and Appendix I.)</p> |
| 2.3 | <p>Expansion of Housing Choice Vouchers (Section 8): The County shall continue to coordinate with the Nevada County Housing</p> | <p>Accomplishments: The County continues to monitor this program that is administered by the</p> |

**Description of Achievements from Previous 2019-2024 Housing Element
Summary of Achievements**

| Impl. Measure | Programs | Accomplishments / Results / Status |
|---------------|--|--|
| | <p>Development Corporation to provide Housing Choice Vouchers (Section 8) allocations for Sierra County.</p> | <p>Plumas County Community Development Corporation.</p> <p>Results: Only 9 vouchers issued to Sierra County residents (most going to residents of the Sierra Valley Senior Apartments. This allocation is approximately 1.4 percent of the total issued by this agency. However, since the County has very limited rental housing units it is a challenge to expand this program for Sierra County.</p> <p>Status: Retain this program and seek ways to improve the production of more rental housing in the County.</p> |
| 2.4 | <p>Replacement of High-Density Housing: The County shall work with the property owner of the former Loyalton area mobile home park to encourage the development of affordable housing on the site. The County shall also consider potential zoning changes to allow higher density development.</p> | <p>Accomplishments: Grant-funded \$890,000 rehabilitation of all 50 units for the Sierra Valley Senior Apartments permitted in 2018 and was recently completed. The Loyalton mobile home park was abandoned but new owners have applied to the County for development approval to construct approximately 50 manufactured housing units to replace those units lost.</p> <p>Results: County is working with new owners of the Loyalton mobile home park to replace units with new manufactured units, some of which are intended to serve lower income households.</p> <p>Status: Amend program to Increase the Supply of Workforce and Affordable High-Density Housing (especially permanent rental housing units by:</p> <ol style="list-style-type: none"> a. To the extent the County has resources, rezone several properties identified in the vacant sites' candidate list in Appendix E to R-3/MUR to reduce constraints to producing low and very low-income housing to meet future RHNAs. b. Work with the City of Loyalton to expand the supply of higher density housing where public water and sewer is available. c. To the extent the County has resources, support the City of Loyalton to improve public water and sewer systems that can increase capacity for increased housing production. d. In accordance to criteria established for vacant sites in California Government Code §§ 65583.2(c)(2)(A), (B) and (C) the County will encourage the subdivision of vacant and/or underutilized R-3 (Residential Multiple Family zoned and designated MUR (Multiple Unit Residential) General Plan designated parcels that are larger than |

**Description of Achievements from Previous 2019-2024 Housing Element
Summary of Achievements**

| Impl. Measure | Programs | Accomplishments / Results / Status |
|---|---|---|
| | | <p>10 acres in size or that have access to public sewer and water by providing for reduced or no costs for subdivision applications if the applications involve development of high-density residential development of at least 5 units/acre (see Appendix E for more information).</p> <p>e. To the extent resources are available, the County shall rezone several properties identified in the vacant site candidate list that meet site capacity standards of California Government Code §§ 65583.2(c)(2)(A), (B) and (C) in Appendix E to R-3/MUR to reduce constraints to producing low- and very low-income housing to meet future RHNA's.</p> <p>f. To the extent resources are available, the County will evaluate the feasibility of creating a public sewer system to serve the Downieville community.</p> |
| 2.5 | <p>Accessory Dwelling Unit (ADU) Ordinance: The County shall adopt an ordinance allowing accessory dwelling units (ADUs) (i.e., second units) consistent with State law. The County shall develop and distribute promotional materials to encourage the development of ADUs. (New Program)</p> | <p>Accomplishments: County is conducting comprehensive zoning code update to include ADU provisions along with many other housing law compliance components. To encourage the development of ADUs, the County partnered with neighboring jurisdictions to offer accessory dwelling unit plans at no cost or reduced costs.</p> <p>Results: Complete this task by December 2024</p> <p>Status: This program, along other programs regarding amending the zoning code consolidated into a separate measure that references all needed changes (refer to new Implementation Measure 2.2, and Appendix I).</p> |
| <p>Goal 3: Maintenance, Rehabilitation and Replacement of Existing Housing. The County will continue to assist in the rehabilitation of substandard dwelling units and the abatement of dangerous residential structures through code enforcement.</p> <p>Policy 3.1: The County shall continue to provide housing rehabilitation assistance to low-income homeowners throughout the unincorporated communities.</p> <p>Policy 3.2: The County will continue to enforce the California Building Standards Code, Fire Safe Codes, and the Health and Safety Regulations.</p> <p>Accomplishments: Program maintained.</p> | | |
| 3.1 | <p>Housing Rehabilitation: The County shall apply for State and Federal assistance through the Community Development Block Grant (CDBG) program for technical assistance to conduct a survey to assess resident housing conditions and explore a program to finance the rehabilitation of substandard homes in the county. The County shall support the efforts of other agencies in pursuit</p> | <p>Accomplishments: Completed. Grant-funded \$890,000 rehabilitation of all 50 units for the Sierra Valley Senior Apartments permitted in 2018 and was recently completed.</p> <p>Results: Due to lack of resources and understanding the expensive administrative requirements for a CDBG funding housing</p> |

**Description of Achievements from Previous 2019-2024 Housing Element
Summary of Achievements**

| Impl. Measure | Programs | Accomplishments / Results / Status |
|--|---|---|
| | <p>of this same effort. If funded, the County will continue its existing housing rehabilitation program. The County will continue to retain Plumas County Community Development Commission or create a new commission to seek housing grants, loans, and programs.</p> | <p>rehabilitation program, the County can't properly implement this program. However, there are alternative programs offered by other agencies to provide the same type of program. Since most of the housing in the County consists of single-family houses, a program that caters to this type of development should be more successful (see Results below).</p> <p>Status: Revise this measure to select the United States Department of Agriculture Rural Development Single Family Housing Rehabilitation Program to provide housing rehabilitation which is offered at no cost to the County (refer to New Implementation Measure 3.1).</p> |
| 3.2 | <p>Energy Conservation: The County will continue to participate in programs and policy development that encourage energy conservation. The County shall support other agencies that offer home weatherization programs and other technological advancements related to resource use and production by providing information to the public and referrals on the programs and seek program funds. Examples of County participation include incentives to promote alternative or higher density housing within existing communities by encouraging green building techniques, green building materials, energy cost reductions, and coordination with serving utilities to encourage energy conservation retrofits. The County will continue to implement weatherization programs, adoption and implementation of the Green Building Code, continued promotion of solar and wind energy solutions, and continued use of proper wood heating, all of which are in compliance with State law.</p> | <p>Accomplishments: In coordination with neighboring jurisdictions, Sierra County has provided information flyers and word-of-mouth encouragement for people to attend energy conservation workshops. One meeting held in Downieville with people interested in learning about the County's new Energy Action Plan and various programs and resources provided by local utilities.</p> <p>Results: Focus limited County resources on local weatherization programs.</p> <p>Status: Revise measure to coordinate weatherization program through the Plumas-Sierra Rural Electric Cooperative which is administered to Sierra County residents through the Plumas County Community Development Commission. (refer revised Implementation Measure 3.2).</p> |
| 3.3 | <p>Code Compliance: The County will continue to encourage voluntary code compliance by providing guidance and technical assistance to residents who wish to make their own repairs. The County will support local educational and home repair clinics by supplying fliers and announcement of the clinic on the County website.</p> | <p>Accomplishments: The County continually provides information and education to homeowners and permit applicants about Code requirements, Code updates, and workshop opportunities in neighboring jurisdictions.</p> <p>Results: Ongoing; this program continues to be successful.</p> <p>Status: Retain program.</p> |
| <p>Goal 4: Meet Special Housing Needs. The County shall encourage the construction of sufficient housing units necessary to meet the needs of households with special housing requirements. The County shall also work towards eliminating barriers to the disabled throughout the County.</p> <p>Policy 4.1: The County shall encourage a variety of housing types to meet the special housing needs of the diverse population.</p> | | |

Description of Achievements from Previous 2019-2024 Housing Element Summary of Achievements

| Impl. Measure | Programs | Accomplishments / Results / Status |
|---|--|--|
| <p>Policy 4.2: The County will encourage the inclusion of units designed to accommodate wheelchair bound, blind and other physically restricted persons in new or rehabilitated multifamily projects of more than 4 units which are funded through Community Development Block Grants or other federal/state sources.</p> <p>Accomplishments: The County continues to implement Housing Programs that meet special housing needs to the extent resources are available. Limited resources force the County to rely on much of this implantation on partner agencies, such as the Plumas County Community Development Commission. Having just completed rehabilitation of the Sierra Valley Senior Apartment complex, the only assisted housing project in the County, was an important accomplishment for preserving 49 lower income housing units. Finding cost effective programs to address housing needs is a major objective, such as using the USDA Rural Housing Rehabilitation Program, available to homeowners, as opposed to seeking CDBG funding to pay for an expensive County administered rehabilitation program is just one example.</p> | | |
| 4.1 | <p>Incentives for Special Needs Housing: The County shall use a variety of incentives including zoning and land use controls, flexible development standards, technical assistance, and expedited processing to promote housing that meets the needs of special groups (e.g., seniors, persons with disabilities, persons with developmental disabilities, farmworkers, large households, extremely low-income and the homeless).</p> | <p>Accomplishments: County is conducting a comprehensive zoning code update to include incentives for special housing needs with many other housing law compliance components.</p> <p>Results: Complete this task by December 2024</p> <p>Status: This program, along with other programs regarding amending the zoning code consolidated into a separate measure that references all needed changes (refer to new Implementation Measure 2.2, and Appendix I).</p> |
| 4.2 | <p>Senior Housing: The County shall encourage private developers, nonprofit groups and other interested parties to construct housing projects that serve seniors. As part of this effort, the County shall meet with governmental agencies, nonprofit groups and other agencies that are involved with senior citizens to ensure that the necessary support services for senior residents in Sierra County are provided. Senior housing projects that include onsite support services shall be given special consideration by the County.</p> | <p>Accomplishments: Completed. Grant-funded \$890,000 rehabilitation of all 50 units for the Sierra Valley Senior Apartments permitted in 2018 and was recently completed.</p> <p>Results: This task is redundant to other measures, such as update of the Zoning Code, Implementation Measure 2.2, and 4.1.</p> <p>Status: Omit this measure.</p> |
| 4.3 | <p>Farm Labor Housing: The County shall update the Zoning Ordinance to state that farm labor housing that serves six or fewer persons shall be treated as a single-family unit and shall be permitted by right in all districts that permit single family units by right, in accordance with California Health and Safety Code § 17021.5. The County shall also update the Zoning Ordinance to state that farm labor housing that provides up to 36 beds or 12 units shall be permitted by right in all zones that allow agricultural uses, in accordance with California Health and Safety Code Section 17021.6.</p> | <p>Accomplishments: County is conducting a comprehensive zoning code update to include addressing farm labor housing with many other housing law compliance components.</p> <p>Results: Complete this task by December 2024</p> <p>Status: Omit this measure. This program, along with other programs regarding amending the zoning code consolidated into a separate measure that references all needed changes (refer to new Implementation Measure 2.2, and Appendix I).</p> |
| 4.4 | <p>Zoning for Residential Care Facilities: In conformance with the Lanterman Act and Health and Safety Code Section 1566.3, the County shall</p> | <p>Accomplishments: County is conducting a comprehensive zoning code update to include</p> |

**Description of Achievements from Previous 2019-2024 Housing Element
Summary of Achievements**

| Impl. Measure | Programs | Accomplishments / Results / Status |
|---------------|---|---|
| | <p>amend the Zoning Ordinance to explicitly allow licensed residential care facilities serving six or fewer persons as a use by right in all zones that allow single family residential use. The County shall clearly identify districts in which facilities serving more than six persons, including but not limited to group homes, may be located subject to a conditional use permit.</p> | <p>addressing farm labor housing with many other housing law compliance components. Results: Complete this task by December 2024 Status: Omit this measure. This program, along with other programs regarding amending the zoning code consolidated into a separate measure that references all needed changes (refer to new Implementation Measure 2.2, and Appendix I).</p> |
| 4.5 | <p>Removal of Housing Constraints for Persons with Disabilities: The County shall establish a reasonable accommodation policy or procedure separate from a variance or CUP for providing exception in zoning and land use for housing for persons with disabilities.</p> | <p>Accomplishments: County is conducting a comprehensive zoning code update to include addressing farm labor housing with many other housing law compliance components. Results: Complete this task by December 2024 Status: Omit this measure. This program, along other programs regarding amending the zoning code consolidated into a separate measure that references all needed changes (refer to new Implementation Measure 2.2, and Appendix I).</p> |
| 4.6 | <p>Emergency Shelters and Transitional Housing: The County shall continue to support non-profit and other social service organizations and encourage the maintenance and development of emergency and transitional housing for the citizens of the County, by providing incentives, such as fee reductions and modifications to development standards, annual outreach to developers and providers, ongoing referrals to existing providers (such as Health and Human Services), and providing assistance in obtaining grants.</p> | <p>Accomplishments: Emergency shelters and transitional housing provisions were adopted into the Zoning Code in 2023, allowing these "by right" in any zone allowing residential uses. Planning Department working with Health & Human Services on homeless services and solutions, including outreach and community meetings. Results: This program continues to be a challenge for the County due to limited resources and limited demand for services. During the 2023 point-in-time county survey conducted by the NorCal Continuum of Care, 12 homeless individuals were counted in Sierra County. Two of these individuals were considered chronically homeless. The County will continue to participate in these programs understanding that it is dependent on partner agencies to address this need. Status: Retain this program.</p> |
| 4.7 | <p>Zoning Code Amendments for Emergency and Transitional Housing: The County shall amend the Zoning Code to ensure compliance with State law and encourage emergency shelter, supportive housing, and related services for persons experiencing homelessness, as follows:</p> <ul style="list-style-type: none"> • Allow Low Barrier Navigation Center developments by right in mixed-use zones and | <p>Accomplishments: County is conducting a comprehensive zoning code update to include addressing State and Federal housing law compliance components. Results: Complete this task by December 2024 Status: Retain measure as Implementation Program 2.2 (also refer to Appendix I).</p> |

**Description of Achievements from Previous 2019-2024 Housing Element
Summary of Achievements**

| Impl. Measure | Programs | Accomplishments / Results / Status |
|--|---|---|
| | <p>nonresidential zones permitting multifamily uses.</p> <ul style="list-style-type: none"> Allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted. | |
| <p>Goal 5: Prevent Housing Discrimination: The County will not allow discrimination to interfere with the attainment of its housing goals and objectives.</p> <p>Policy 5.1: The County shall further the cause of fair housing and encourage compliance with fair housing laws.</p> <p>Policy 5.2: The County will only support housing programs that are in compliance with the State Rumford Fair Housing Act and the Unruh Civil Rights Act which prohibit arbitrary discrimination in housing.</p> <p>Accomplishments: Although the County has not received a housing discrimination complaint through this 6th Housing Cycle to date, that does not mean housing discrimination does not occur within the County. The County needs to set up a more formalized program to address housing discrimination, such as working with California Rural Legal Assistance to help set this program up.</p> | | |
| 5.1 | <p>Housing Discrimination: The County will direct persons with complaints of housing discrimination to the appropriate state and federal agencies that handle such complaints. The County will continue to make literature available on housing discrimination and fair housing resources at the County offices, community centers, libraries, County website, and other areas in which the public gathers information.</p> | <p>Accomplishments: County has not received any complaints of housing discrimination during this 6th Housing Cycle to date; but advice and resources are available through Health & Human Resources, the Planning Department, and the District Office of Fair Employment and Housing should the need arise.</p> <p>Result: No complaints received, but the County needs to remain vigilant to resolving housing discrimination complaints.</p> <p>Status: Retain measure.</p> |
| 5.2 | <p>Amend Definition of “Family”: The County will amend its definition of “family” as contained in Chapter 15 of the Sierra County Code (Zoning) to remove language that constrains the definition of family to occur by being related or related by blood.</p> | <p>Accomplishments: County is conducting comprehensive zoning code update to include addressing farm labor housing with many other housing law compliance components.</p> <p>Results: Complete this task by December 2024</p> <p>Status: Omit this measure. This program, along other programs regarding amending the zoning code consolidated into a separate measure that references all needed changes (refer to new Implementation Measure 2.2, and Appendix I).</p> |
| 5.3 | <p>Further Fair Housing: The County will disseminate fair housing information in appropriate public locations and events. The County will work with other local agencies and service providers to include fair housing information in appropriate</p> | <p>Accomplishments: The County continues to disseminate fair housing information and working with partner agencies, such as the Plumas County Community Development Commission to assure maintenance of this program.</p> |

Description of Achievements from Previous 2019-2024 Housing Element Summary of Achievements

| Impl. Measure | Programs | Accomplishments / Results / Status |
|---------------|--|---|
| | <p>format within their facilities. Specific actions will include:</p> <ul style="list-style-type: none"> Refer interested persons to the California Fair Housing and Employment Council. Facilitate public education and outreach by creating informational flyers on fair housing that will be available to public counters, libraries, and on the County's website. Board of Supervisor meetings will include a fair housing presentation at least once per year. Utilize Community Development Block Grant funds for fair housing enforcement, education, and technical assistance activities. | <p>Result: No complaints received, but the County needs to remain vigilant to resolving housing discrimination complaints.</p> <p>Status: Revise measure to include:</p> <p>Collaboration with the Plumas County Community Development Commission (PCCDC) on an annual basis to explore pathways to increase the number of property owners that accept Housing Choice Vouchers in High and Highest resource areas and make brochures and other materials available in County offices and on the County's website.</p> <p>Continue to provide tenant - landlord dispute resolution information and literature on housing discrimination and fair housing resources at the County offices, on the County's website, community centers, libraries, and other areas in which the community gathers information.</p> <p>Establishing a protocol and maintain processes of referring housing discrimination complaints to the appropriate state and federal agencies and refer all fair housing complaints to service providers including California Rural Legal Assistance.</p> <p>And, setting up protocol for referring complaints to California Rural Legal Assistance.</p> |

Goal 6:

Goals, Policies, Accomplishments, and Implementation Measures are not provided in this 6th Cycle Housing Element. Move down to Goal 7.

Description of Achievements from Previous 2019-2024 Housing Element Summary of Achievements

| Impl. Measure | Programs | Accomplishments / Results / Status |
|--|----------|------------------------------------|
| <p>Goal 7: Ensure General Plan Consistency and Citizen Participation: The policies of all elements of the General Plan are required to be consistent with each other. This type of consistency requires periodic annual review, in order to maintain the Housing Element's consistency with the other elements of the General Plan, and to ensure citizen involvement and review of the programs of the Housing Element.</p> <p>Policy 7.1: The County will use General Plan Land Use Maps for density decisions until a new implementing Zoning Ordinance is adopted.</p> <p>Accomplishments: The County continues to reach out to the public to review the Housing Element and other parts of the General Plan. It provides an opportunity to comment on the Annual Housing Element Progress Reports by having them reviewed by the Board of Supervisors. The County Planning Commission conducted a public workshop on November 16, 2023, to review the 6th Cycle RHNA Housing Element in preparation for drafting the 7th Cycle RHNA Housing Element.</p> | | |

**Description of Achievements from Previous 2019-2024 Housing Element
Summary of Achievements**

| Impl. Measure | Programs | Accomplishments / Results / Status |
|---------------|---|--|
| 7.1 | <p>General Plan Annual Review: The County shall review the General Plan and Housing Element on an annual basis to determine the effectiveness of the Element in achieving goals and objectives and update the data in the Element on a continual basis. County staff shall provide annual reports as to the effectiveness of the Housing Element to the Planning Commission, the Board of Supervisors, and the State, as required by California Government Code § 65400.</p> | <p>Accomplishments: The County annually reports to the State on the progress made in implementing this program. County is conducting a comprehensive zoning code update to include addressing farm labor housing with many other housing law compliance components.</p> <p>Results: Complete this task by December 2024</p> <p>Status: Retain this as Implementation Measure 6.1 in the 7th Cycle RHNA Housing Element. This program, along other programs regarding amending the zoning code consolidated into a separate measure that references all needed changes (refer to new Implementation Measure 2.2, and Appendix I).</p> |

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**County of Sierra
Housing Element 2024-29**

APPENDIX D

Fee Schedule 2024

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Master Schedule of Fees Index

Fees are posted on Sierra County's Website at: <https://www.sierracounty.ca.gov/>

- 2023-024 Revision to Resolution 2018-024 – Master Fee Schedule Assessor Schedule A, Health and Human Services/Behavioral Health Schedule F, Planning Schedule J, Sheriff Schedule M
- 2022-010 Revision to Resolution 2018-024 – Master Fee Schedule Health and Human Services/Behavioral Health Schedule F, Probation Schedule I
- 2020-029 Revision to Resolution 2018-024 – Master Fee Schedule Health and Human Services/Behavioral Health Schedule F
- 2019-034 Revision to Resolution 2018-024 – Master Fee Schedule Health and Human Services/Behavioral Health Schedule F
- 2018-066 Revision to Resolution 2018-024 – Master Fee Schedule Public Works & Transportation Schedule L
- 2018-024 Master Fee Schedule

All schedules updated.

| SCHEDULE OF SIERRA COUNTY FEES AND CHARGES BUILDING DEPARTMENT SCHEDULE C AS OF MAY 2024 | |
|--|--|
| SERVICE CHARGES AND FEES | |
| <p>Fees for Building Department services and programs shall be charged for all work performed by the County Building Department based on the following schedule of fees or based upon the actual amount of time spent on requested services.</p> | |
| 1. BASE PERMIT APPLICATIONS-ALL TYPES OF CONSTRUCTION | |
| a) | Building valuation used for computing fees shall be the “very good quality” category of value as described on the construction values attached hereto as “Exhibit B” dated March 2005 at \$154.00/s.f. for residential construction; \$55.00/s.f. for attached garage construction; \$64.00/s.f. for detached garage construction; \$27.00/s.f. for deck construction; and \$15.00/s.f. for a carport. |
| b) | Building valuation for all other types of construction shall be based upon the “Building Standards Quarterly Publication” used with the applicable regional modifier and construction type. |
| c) | Building fee shall be as shown on Table 1-A of the Uniform Building Code. |

- d) Plan check fee shall be 70% of the computed building fee as computed by the Building Department or in the event an applicant wishes to proceed with plan check immediately, and prior to the total fee calculation, a deposit in the amount determined by the Building Official appropriate to the project, may be made to allow the plan check process to commence. The deposit shall be credited to the computed building permit fee when issued.
- e) Mechanical fee shall be \$50.00 per application
- f) Plumbing fee shall be \$50.00 per application
- g) Electrical fee shall be \$50.00 per application
- h) Energy conservation fee shall be \$100.00 per application
- i) Grading fee shall be a minimum of \$40.00 plus cubic yardage fee as used in the Uniform Building Code.
- j) Situs address fee shall be \$25.00 for new residences only or where it has been determined that an address has not previously been assigned.
- k) Planning Department site review (pre-permit issuance requirement) shall be \$50.00 on all permit applications, including occupancy changes, well or septic systems, but does not include any application for a remodel or minor structural modification for which the exterior footprint of the structure does not change.
- l) Well construction fee shall be \$50.00 including irrigation well, monitoring well, domestic well, geothermal well, or other extraction facility and if electrical or other installations accompany the proposed well, additional fees will apply (this is in addition to County Health Department fees). Repairs involving expansion or replacement shall not require a fee.
- m) Septic tank fee shall be \$100.00 and shall include new systems, system replacements, emergency repairs requiring expansion or replacement (this is in addition to County Health Department fees). Repairs not involving expansion or replacement shall not require fees.
- n) Building sewer fee shall be \$50.00
- o) Issuance fee shall be \$50.00 for all permits.
- p) Solid Waste disposal fee shall be as determined by Board Resolution
- q) \$1.25/s.f. fee shall be paid for properties located within the Sierra County Fire Protection District #1 (Ordinance# 1011).
- r) AB 1379 (Certified Specialist Program) fee of \$4.00 shall be charged on all building permits.
- s) BSC (Building Standards Commission) fee is assessed at the rate of four dollars (\$4) per one hundred thousand dollars (\$100,000) in valuation (subject to SB1473).

- t) SMIP (Strong Motion Instrument Program) fee amount = Valuation Amount x 0.00013 (minimum fee \$0.50) or as required by the State of California Department of Conservation.

2. ADDITIONS/REMODELS/DEMOLITIONS/DAMAGE ABATEMENT

- a) Additions and remodels shall use “base permit application” fees but in the case of electrical, plumbing, mechanical, and energy conservation fees, the amount shall be proportional between the existing square footage compared against the new square footage but in no case shall the fee be less than \$20.00 per topic area.
- b) Demolitions and damage abatements-residential shall be \$150.00 and commercial shall be \$250.00 plus any costs for site review, plan checking (if applicable), issuance and SMIP (State Seismic Impact fee). Solid waste fees shall be paid by the cubic yard per Board Resolution based upon an approved estimate and in advance of disposition. The total fee shall be reconciled between landowner and the County at the completion of the project.
- c) Asbestos Certification – Shall be \$25.00.

3. MOBILE HOME / MANUFACTURED HOME / MODULAR HOME

Building permit fee shall be as specified for “base permit requirements” (including foundation) but the building valuation and building fee shall be based on a reduction of 50%, with a minimum fee of \$500.00. Plan check shall be computed at 50%.

4. MISCELLANEOUS SERVICES

- a) Re-inspection fee shall be \$65.00/hour (each issued permit allows for one re-inspection without charges).
- b) Expired Building Permits:
 - 1) Building permits that were issued under the 1997 Uniform Building Code (UBC) (adopted and effective in 1998) and where the project for which the permit was issued has been partially or fully completed without evidence of completion of all required inspections, may be inspected and brought current at a cost of \$65.00/hour.
 - 2) Building permits that were issued prior to the 1997 UBC (prior to the effective date of the code) and where the project for which the permit was issued has been partially or fully completed without evidence of completion of all required inspections, may be inspected and brought current at a cost of
 - 3) \$65.00/hour. The property owner may be required to bring aspects of the project into conformance with the current adopted and effective version of the UBC as may be required by the Building Official.

- 4) Building permits that were issued under the current version of the UBC and the construction has not commenced or for which substantial progress as determined by the Building Official, has not occurred, and in either case have not been subject of a call for and receipt of a building inspection within the past 180 days, shall be expired and a fee in the amount of 50% of the building permit fee (not including plan check fee portion) shall be required to renew the expired permit.
 - 5) Building permits that were issued under any prior version of the UBC and the construction has not commenced or for which substantial progress as determined by the Building Official has not occurred, shall be expired and a new application for building permit, containing plans and meeting current UBC requirements, shall be required.
- c) Plan amendment or permit addition, once plans are checked and approved, or new plan submittals, shall require a new plan check fee. Plan check for amendments initiated to construction in progress shall be billed at the hourly rate within this fee schedule.
 - d) Temporary Certificate of Occupancy shall be \$50.00.
 - e) Temporary power installations shall be \$100.00.
 - f) Mobile home certification (HCD) shall be \$25.00.
 - g) Organized camp inspections shall be billed hourly.
 - h) Remote inspections shall be billed at the hourly rate plus transportation costs.
 - i) Special inspections billed using the hourly rate, or the rate required to pay an independent contractor, as determined by the Building Official.

| SCHEDULE OF SIERRA COUNTY FEES AND CHARGES PLANNING DEPARTMENT SCHEDULE J | |
|--|--|
| SERVICE CHARGES AND FEES | |
| Cottage Food Operation Permit | \$37.50 |
| Short-Term Rental Initial Permit Standard | \$200.00 Base Fee – Planning Fee \$65.00 Building Inspection Fee \$45.50 Environmental Health Fee \$35.00 Road Department Fee Total: \$345.50 |
| Short-Term Rental Alternate Parking Plan Review (if applicable) | \$50 Evaluation Fee – Road Department Fee |
| Short-Term Rental Renewal Fee of Initial Permit | \$100.00 Base Fee – Planning Fee \$37.50 Building Inspection Fee \$45.50 Environmental Health Fee Total: \$183.00 |
| Short-Term Rental Additional or Special Inspection ¹ | \$65.00/hour (\$37.50 minimum) |
| Short-Term Rental Complaint Investigative Fee | \$65.00/hour (\$37.50 minimum) |
| Pre-Application Consultation Fee | \$65.00/hour (\$37.50 minimum) |
| Private Road Name Assignment | \$37.50 |
| OTHER SERVICE CHARGES AND FEES | |
| <p>Fees for Planning Department services and programs, including without limitation the filing and processing of applications for use permits, zone variances, zone changes, subdivision maps, lot line adjustments and other entitlements for the development and use of real property, and for the development and processing of environmental documentation pertaining to any such application shall be charged to the applicant as follows:</p> | |
| <p>1. Fees shall be charged for all work performed by the County based on the actual amount of time spent on each application, plus recovery of actual associated costs including but not limited to postage, publication expenses, and vendor bills. Applications processing shall only occur after a deposit is made to the Department based on the estimate of costs made by the Department to properly process an application. Deposits are based on the estimate of average costs for the processing of similar applications. The actual costs of processing each individual application will be appropriately tracked by the Planning Department and costs for all work and expenses incurred by the County, including without limitation, time spent by Planning Department staff, the Planning Director, Environmental Health personnel, the County Engineer/Surveyor, any required independent consultants, County Counsel (and/or other special-assigned attorneys), and for preparation of environmental documentation, public hearing notices and other project related costs.</p> | |

**SCHEDULE OF SIERRA COUNTY
FEES AND CHARGES
PLANNING DEPARTMENT
SCHEDULE J**

SERVICE CHARGES AND FEES

2. All applications received by the Planning Department shall be accompanied by a non-refundable application review fee of \$100.00 which shall cover the costs for the Department to review a submitted application for completeness, allow the Department to determine the appropriate deposit for further application processing, and shall afford the Department the ability to convey any issues or concerns and a project processing timetable to the applicant in writing.

3. The Planning Department as part of its written response as outlined above, shall provide a "request for deposit" which shall be the estimated reasonable cost of processing an application, administering a program, or providing requested service. A deposit shall be required for all Planning Department applications, including, but not limited to, the following type of activity:

- Amendment of Use Permits
- Certificate of Compliance/Conditional Certificate of Compliance
- Development Agreements
- Environmental Documentation/Review
- Extension of Use Permits (Minor and Major) Variances
- Final Map Subdivisions
- General Plan Amendments
- Land Conservation Contracts/Farmland Security Zone Contracts
- Lot Line/Boundary Line Adjustments
- Major Conditional Use Permits
- Mine Reclamation Plans & Financial Assurance Review
- Minor Special Use Permits
- Parcel Map Subdivisions
- Parcel Map Waivers
- Parcel Mergers
- Site Plan Review
- Specific Plan Amendments
- TPZ Zone Amendments
- Zone Amendments/Zone Changes
- Zone Variances

4. The Planning Department shall not commence further processing of any application nor incur any further expenses unless and until the requested deposit has been provided. No application shall be deemed as complete until the applicant provides the deposit in the amount requested by the Planning Department. The applicant shall be advised that they will be responsible for all costs incurred in excess of the deposit.

5. For extraordinary projects needs that exceed the initial deposits, the Planning Department shall account for costs of processing individual applications and /or

**SCHEDULE OF SIERRA COUNTY
FEES AND CHARGES
PLANNING DEPARTMENT
SCHEDULE J**

SERVICE CHARGES AND FEES

service requests, based on the hourly rate, including overhead, in the amount of \$65.00/hour. Cost accounting for staff time shall be based on the time spent in quarter hour increments.

6. In the event that it is determined that the costs charged against any project or service request exceeds the amount of the deposit then remaining, the Planning Department shall promptly notify the applicant in writing of the amount that will be necessary to continue and/or complete the processing or for the providing the service. The processing of the application or request for service shall be suspended if the applicant fails to make such additional deposit of funds with the Planning Department within 10 days of the date of the written notice by the Planning Department.

7. Prior to recordation of a project (or in the case of a project that does not require recordation, following the satisfaction of all other relevant Conditions of Approval), the Planning Department shall account for all costs incurred by the County to date in order to ensure that all fees and costs have and will be paid by the funds deposited with the County. If there are insufficient funds remaining on deposit to cover all expenses the applicant shall be immediately notified that an additional deposit is required prior to finalizing the project. Failure to make the final deposit of funds within 10 days of the date of the written notice shall result in the suspension of the processing of the project or provision of recordation or any requested service or associated permit, license, entitlement, or use until the deposit is provided. If the amount needed to be collected is part of an application for any permit, the County may impose the final payment and reconciliation of fees be a condition of any permit sought by an applicant or landowner.

Sierra County Fire District Fees

2024/2025 CAPITAL IMPROVEMENT PLAN SIERRA COUNTY FIRE PROTECTION DISTRICT #1

Pursuant to Section 66006 of Government Code, the District is required to annually make available to the public specific information related to the prior year's activity for development impact fees within 180 days after the last day of each fiscal year.

Sierra County Fire Protection District #1 collects development impact fees within Fire District boundaries which includes the nincorporated communities of Sierraville, Sattley, Calpine, Sierra Brooks, Loyalton Pines, Long Valley and Verdi and neighboring ranches, farms, and recreation attractions. Development Impact Fees were first approved by the Sierra County Fire District Board of Commissioners and the Sierra County Board of Supervisors in 2011.

The content of this report will outline the spending plan for those fees collected up to and including fiscal year ending 6/30/2024 as well as 5 year projections.

An annual inventory of fee collection and projects funded since the imposition of the District's Impact Fee is available upon request.

FIRE IMPACT FEE SCHEDULE

An updated Fire Impact Fee Nexus Study was completed by Hansford Economic Consulting and approved by the Sierra County Fire Protection District Board of Commissioners and the Sierra County Board of Supervisors in 2020. The complete Study is available online at www.sierracountyfireprotectiondistrict1.org or by calling (530)604-4013.

The purpose of the Fire Impact Fees is to finance public facilities and equipment as described. A detailed list of applicable structure and use projects are outlined in Appendix A of the 2020 Impact Fee Study, and available at www.sierracountyfireprotectiondistrict1.org or by calling (530)604-4013.

PLANNED FACILITIES, APPARATUS, VEHICLE & EQUIPMENT

| | | |
|---|----|-----------|
| ADA Building Compliance/Bathroom Remodel-Station 82 Sierraville | \$ | 50,000 |
| Upstairs Completion/ADA Compliance/Exterior Access-Station 84 Calpine | \$ | 170,000 |
| New 3 Bay Station & Maintenance Facility-Sattley | \$ | 1,045,170 |
| Command Vehicle - <i>Purchased 6/2021</i> | \$ | 4,023 |
| Replacement Water Tenders (2) | \$ | 650,000 |
| Rescue 4WD Vehicle UTV Truck Style/Stokes EMS Equipment | \$ | 45,000 |
| Type II Engine - <i>Purchased 9/2021</i> | \$ | 5,000 |
| Well/Water Storage Tank, Filippini Rd - <i>Completed 1/2024</i> | \$ | 40,080 |
| Dog Valley Fire Lane - <i>Completed 8/2020</i> | \$ | 5,000 |
| Deerwater Field Heli Dip Tank | \$ | 19,520 |
| CIP & Impact Fee Analysis Update - Ongoing | \$ | 33,207 |
| | \$ | 2,067,000 |

| | |
|-------------|--------------|
| Current Fee | Proposed Fee |
| \$2.05 | \$2.06 |

**Fees are adjusted annually according to the Engineering News Record San Francisco Construction Cost Index March to March for a July 1 implementation not to exceed 3%.*

March 2023-March 2024 CCI - 0.63%

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County of Sierra
Housing Element 2024-29

APPENDIX E
Residential Capacity Analysis

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This Appendix consists of an analysis of housing capacity that demonstrates that Sierra County has sufficient capacity to meet the 7th Cycle RHNA as noted in Table 48 below. Housing capacity is the number of housing units that can be built by housing income levels assigned by the California Department of Housing and Community Development (HCD). Based on this assignment the County needs to show residential capacity by other means than identifying vacant land for potential development of lower income housing units or through other alternative methods.

The first part of this analysis discusses housing capacity on sites that don't meet the strict interpretation of housing capacity on vacant sites that don't have infrastructure capacity or meeting size limitation required by State housing law. This section evaluates how the County can comply with RHNA for very low- and low-income housing units. The second part provides the results of a vacant land inventory conducted between February and March 2024 that evaluates potential housing development within community core areas. Due to the strict methodology the State places on determining housing capacity for vacant lots under a default density of 10 units per acre on parcels of at least 0.5 acres and no greater than 10 acres, and that a public sewer system is required to serve these lots (County has no public sewer system), all units identified in the vacant land inventory were allocated to moderate and above moderate income housing units.

| Table 47. HCD Mandated Sierra County 7th Cycle Current Regional Housing Needs Allocation (2024-29) | | |
|---|-------------|------------------------------|
| Income Group | RHNA | Demonstrated Capacity |
| Very Low | 1 | 3 (a) |
| Low | 1 | +6 (b) |
| Moderate | 0 | +431 (c) |
| Above Moderate | 0 | +56 (d) |
| Total | 2 | +496 |
| <p>(a) Total of 3 units: 1 ADU, and 2 non-vacant underutilized.</p> <p>(b) Total of 6 units: 2 ADUs, 2 non-vacant underutilized, and 2 large vacant parcels.</p> <p>(c) Total of 431 units (see Appendix E, Table 2, Vacant Land Inventory).</p> <p>(d) At least 56 units; does not include areas outside of community core areas (see Appendix E, Table 2, Vacant Land Inventory).</p> | | |

Very Low-Income Housing Unit Capacity Analysis

Accessory Dwelling Units (ADUs) – As noted in Table 48 above, the County can produce three very low-income housing units through production of three accessory dwelling units. The County has permitted three new ADUs since 2015 and is projecting at least one more unit to be produced for a very low-income household in this 7th Housing Cycle. Based on average production costs of these units (approximately \$135,000 for standalone manufactured units) and the ability to rent these units as low around \$800/month falls within the income criteria for a very low-income household

(see Tables 37 and 38 in Chapter 3). Junior ADUs, which consist of no more than the use of 500 s.f. within an existing single-family house, can be constructed for less than \$50,000. These can rent for less than \$700/month. These additional units count towards the RHNA. One unit is allocated to very low income and two units allocated to low-income housing units to meet RHNA.

To encourage the development of ADUs, the County has partnered with neighboring jurisdictions to offer accessory dwelling unit plans at no cost or reduced costs. The goal of this program is to streamline efforts to achieve affordable and workforce housing development, improving access to a less expensive and more streamlined permitting process and to improve the achievability of construction for housing in Sierra, Nevada, and Placer Counties, and the Cities of Truckee, Grass Valley, and Nevada City. This shared program offers the first seven applicants for a permit to receive the plans free of charge. After that the plans cost \$1,200 per use. Please refer to Appendix F for more detailed information regarding this program.

Non-Vacant Underutilized Property: The County can add at least 2 additional low-income housing units through the potential development of APN 009-170-009. This parcel consists of a 5.58-acre parcel in Sierra City of which a 1.74-acre portion is considered non-vacant underused and designated for R-3/MUR Zoning. California Government Code § 65583.2(b) allows non-vacant sites to be used in the inventory if the site is clearly underutilized (to allow up to 50% of the RHNA). In this case this parcel has commercial development along the road (within commercial zoning) and a 1.74-acre portion is being used for a Recreational Vehicle Park and camping facility (see Figure 7). The site already has a septic system and community water to serve future development. Unit production on this site would result in an additional 8 dwellings, of which 1 unit could be allocated as part of the County's required very low-income and 2 low-income dwelling units. It is noted that a separate sewage package plant could be designed for this property to allow more housing density. Based on an analysis conducted by PACE Engineering for the site (see Attachment 1).

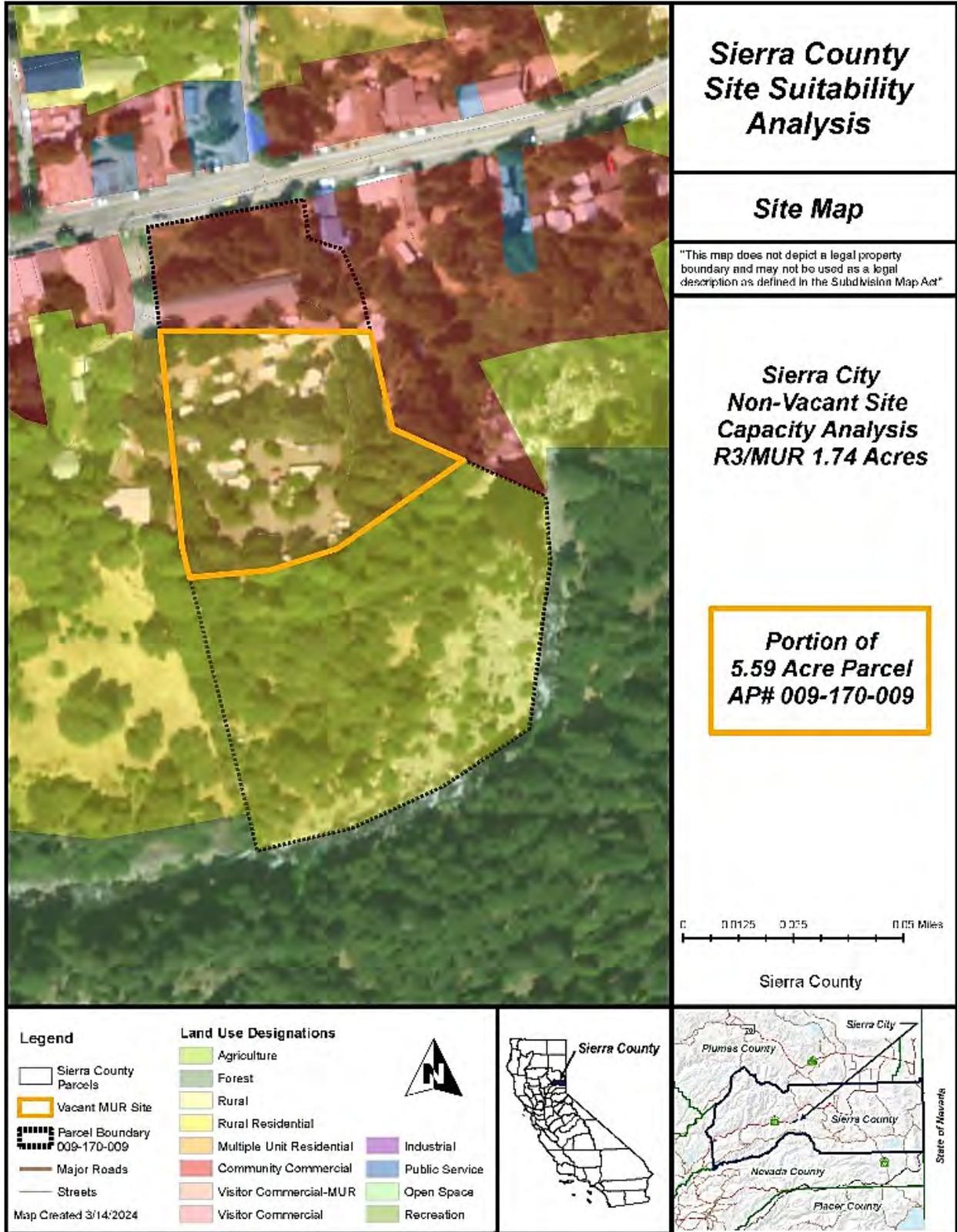


Figure 7. Non-Vacant Underutilized Property (APN 009-170-009)

Low-Income Housing Unit Capacity Analysis

As noted above, three ADUs are expected to be produced that could apply to the County's Low Income RHNA. In addition, two Low Income units are allocated from Non-Vacant Underutilized Property, APN 009-170-009 and two units allocated from pending development of a manufactured housing project in the County on a Large Vacant Parcel in the County next to Loyalton. This site (APN 016-040-080) consists of 10.97 acres, the Loyalton Trailer Park that was abandoned and is now vacant (see Figure 8). The County, with the City of Loyalton, is applying to develop a 52-unit manufactured housing project, of which 47 units would be in the unincorporated county and the remaining 5 in the City of Loyalton. Referred to as the Forest Edge Manufactured Housing Community, the applicant has indicated that many of these units would consist of workforce and lower income units.

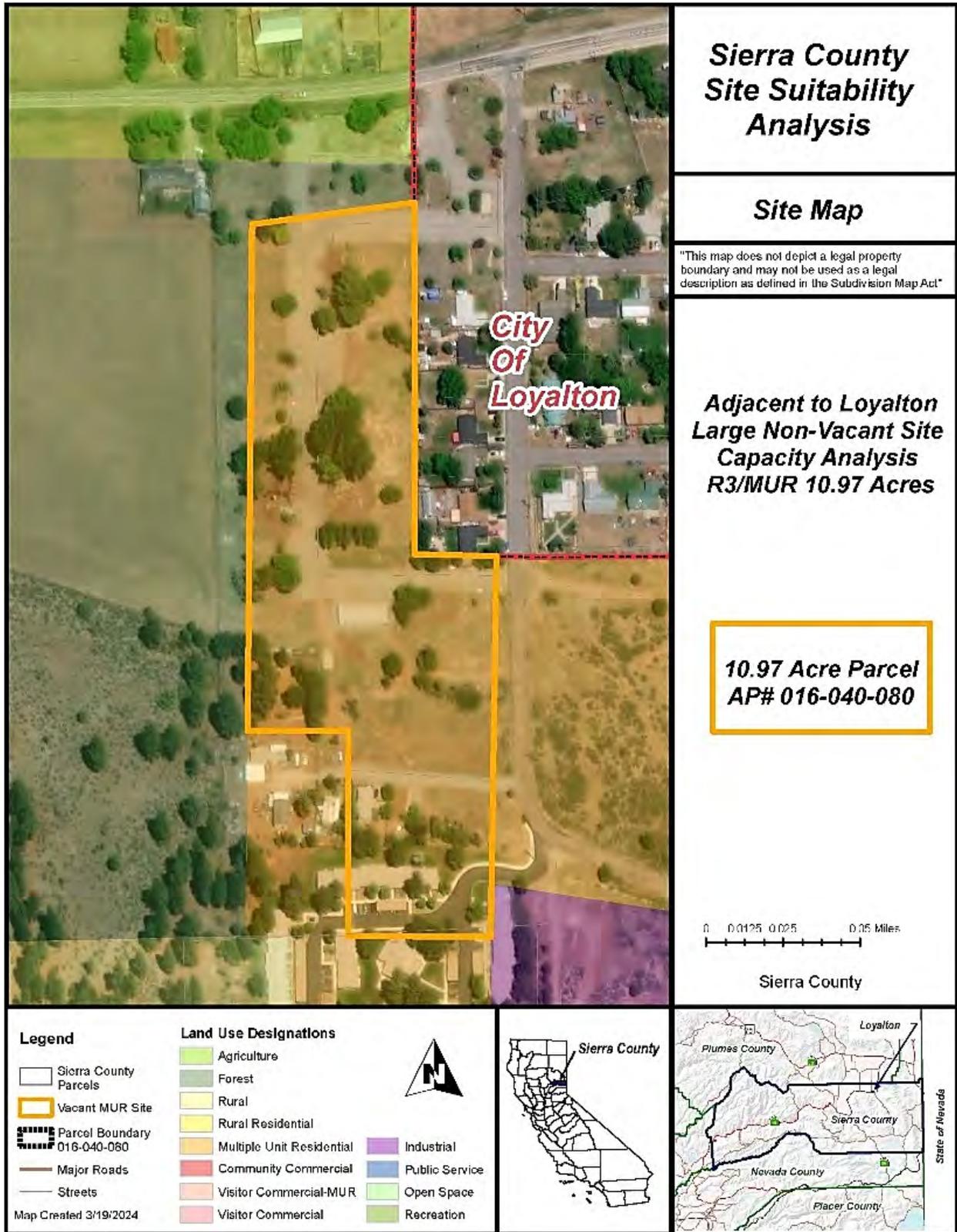


Figure 8. Large Vacant Parcel (APN 016-040-080)

Manufactured Homes on Vacant Parcels

The most popular method of producing lower income housing is installing a manufactured house on a vacant lot within a planned subdivision, such as Sierra Brooks. This analysis demonstrates installing a manufactured house on a vacant lot in the Sierra Brooks community can be done at a cost level affordable to a low-income household. Selecting a one-half acre vacant parcel at 556 Longhorn Drive, Sierra Brooks (an available vacant lot on the open market as of March 5, 2024) was evaluated for this cost analysis. This lot has a pre-existing septic system and public water is available to the site. The total cost to produce this housing unit is \$203,421 (refer to Attachment 3). This cost falls within the category of Low-Income of affordability of between \$139,201-\$242,800 (HCD/HUD income category for Sierra County, 2003). As shown in Figure 9 below, there are many vacant lots available to build on in Sierra Brooks.

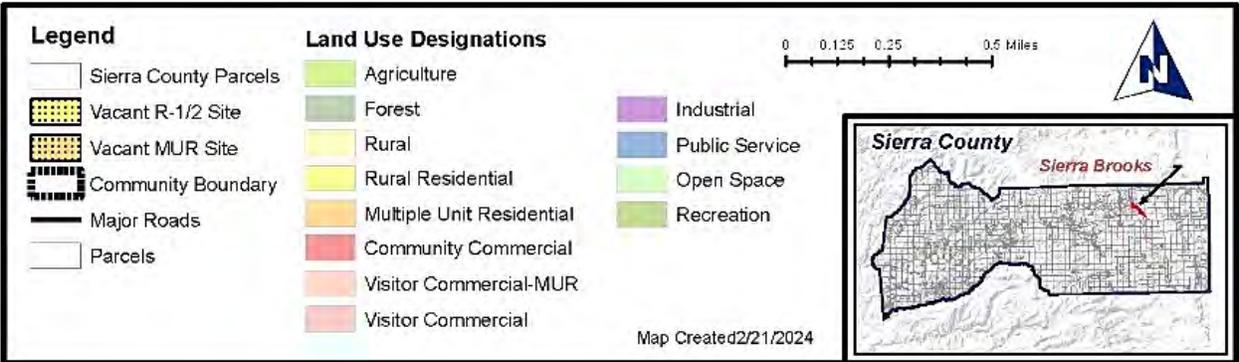
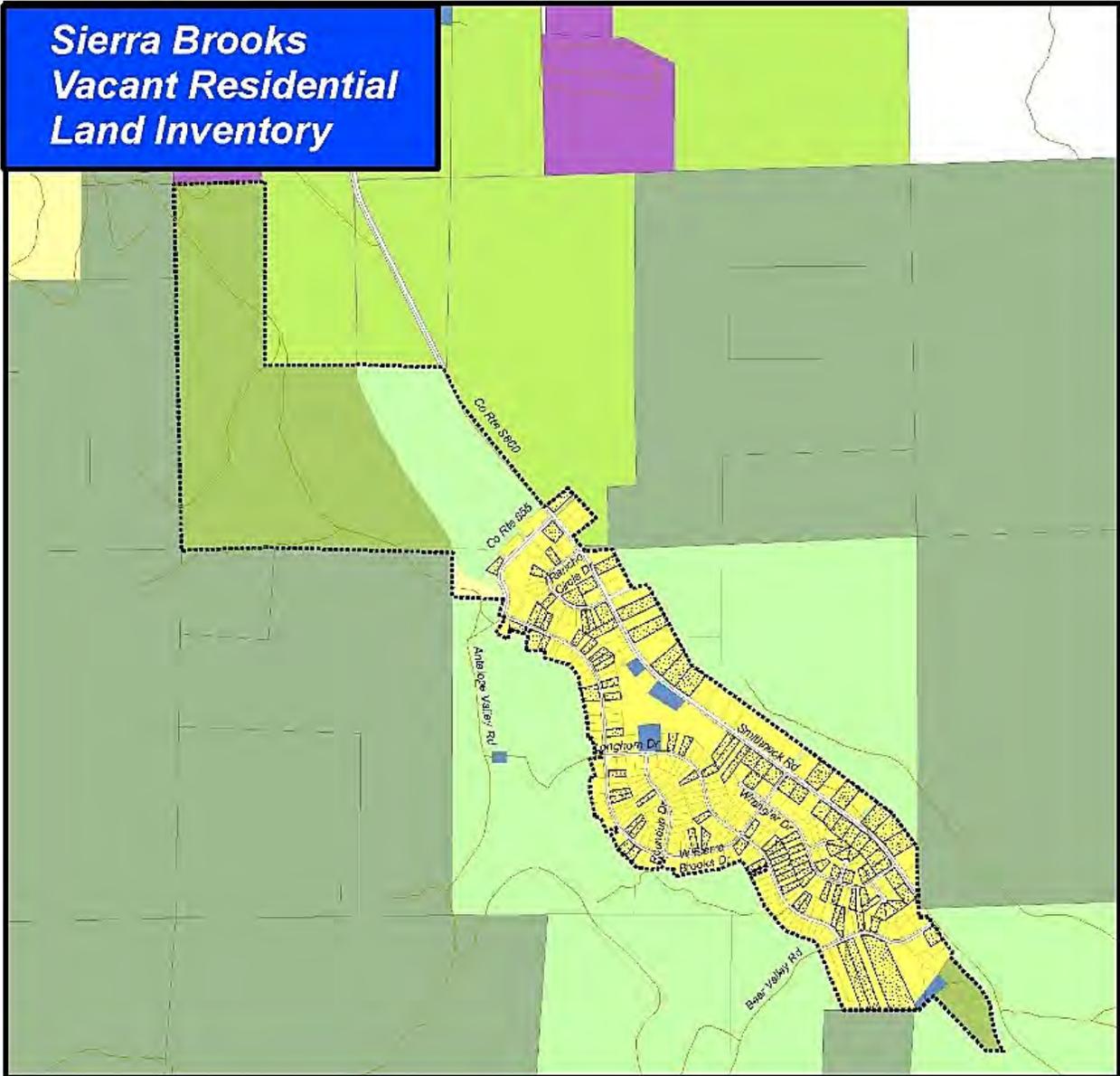


Figure 9. Vacant Parcels in Sierra Brooks

Vacant Land Inventory

An inventory of vacant land was conducted between February and March 24, 2024, to understand housing production capacity in Sierra County. All the community core areas that had vacant land available for 0.5 acres or less zoning was considered in this inventory to focus primarily on what would be available for development for residential development for moderate-, low- and very low-income groups. Since about 75% of the County's population resides in these areas, the inventory focused on Alleghany, Calpine, Downieville, Goodyear's Bar, Sierra Brooks, Sierra City, Sierraville, and the Loyalton area. Table 49 shows the results of the vacant land inventory. Attachment 4 is devoted to maps of these areas that show vacant parcels and tables of the parcel by community core areas.

| Location | RR-1/2 | | | R-3/MUR | | | All Zones |
|----------------------|--------------|-------------------|--------------------|--------------|-------------------|--------------------|---------------------------------------|
| | Vacant Acres | Maximum New Units | Realistic Capacity | Vacant acres | Maximum New Units | Realistic Capacity | Income Category at Realistic Capacity |
| Alleghany Calpine | 2.02 | 6 | 6 | 0 | 0 | 6 | 6 Moderate |
| | 3.75 | 17 | 17 | 0 | 0 | 0 | 17 Moderate |
| Goodyears Bar | 1.41 | 3 | 3 | 0 | 0 | 0 | 3 Moderate |
| Loyalton Area | 41.69 | 41 | 10 | 24.51 | 293 | 244 | 10 Above Moderate 244 Moderate |
| Sierra Brooks | 108.64 | 135 | 117 | 0 | 0 | 0 | 41 Above Moderate 76 Moderate |
| Sierra City | 37.02 | 54 | 46 | 1.74 | 20 | 17 | 17 Moderate |

Table 48. Vacant Land Designated for Housing in Unincorporated Sierra County

| Location | RR-1/2 | | | R-3/MUR | | | All Zones |
|--------------|---------------|-------------------|--------------------|--------------|-------------------|--------------------|---|
| | Vacant Acres | Maximum New Units | Realistic Capacity | Vacant acres | Maximum New Units | Realistic Capacity | Income Category at Realistic Capacity |
| Sierraville | 172.39 | 326 | 265 | 5 | 60 | 50 | 5 Above Moderate 302 Moderate |
| Total | 366.02 | 582 | 464 | 26.25 | 373 | 311 | 56 Above Moderate 431 Moderate |

Methodology: Only vacant land is shown here for all lots exceeding 0.16 acres and not greater than 10 acres for all RR-1/2 Zoned parcels that can potentially accommodate moderate- and above moderate-income housing. Appendix E provides a full listing of each parcel. For R-3/MUR parcels, where high density residential development (maximum 12 units per acre) is allowed by right. No parcels were to meet capacity requirements for low- and very low-income housing in accordance with Government Code Section 65583.2. All R-3/MUR sites were considered for moderate income housing based on a separate analysis referenced in Appendix E. Sites of less than one acre in the RR-1/2 Zone were considered moderate-income for moderate income housing and sites of greater than one acre were considered for above-moderate income housing. Based on the character of development in the County, parcels of less than one acre were expected to develop at one unit per parcel for both maximum and realistic development density even though maximum density in the zoning code would allow for two units per acre. For parcels exceeding one-acre, maximum density was expected to develop at one unit per acre maximum and only one unit per parcel realistic capacity. For properties that have plans in process for development, densities were number of units were considered on a case-by-case basis as further described in Appendix E. Note that development capacity does not account for potential accessory dwelling units. The communities of Bassetts, Indian Valley, Forrest City, Pike, Sattley, and Verdi were not included here either because there were either no lots that were easily developable, or their zoning exceeds 0.5-acre size. For example, Verdi, which has over 800 acres of vacant residentially zoned parcels, that have zoning of RR-1.5 (minimum lot size of 1.5 acres), would result in the production on above moderate-income houses. Since the County already exceeds the RHNA number of above-moderate income sites, there was no need to assess these additional properties for potential development capacity within this zoning category. None of the sites referenced here are owned by a government agency. Finally, the range of housing affordability based is based on a construction cost analysis.

Source(s): Sierra County Assessor's Office (2020); Sierra County General Plan 2012; and Sierra County Zoning Code.

Attachment 1

Email from Grant Maxwell on March 13, 2024

Subject: Septic Plant at 100 Carrier Circle in Sierra City; APN 009-170-009-0

Good morning, Gary

We investigated the Sierra County LAMP and the first thing to note is that there is a minimum lot based on if there is public water available per section 1. H.



1. H. PARCEL/ LOT SIZE REQUIREMENTS (OWTS Policy 9.1.2) (OWTS Policy 9.1.9) (OWTS Policy 9.1.10)

There are no areas in Sierra County where nitrate has been identified as a chronic issue. The core community areas with smaller parcel sizes served by individual onsite wastewater treatment systems in Sierra County have populations of only 100-300 people, so these would not be identified as high density OWTS areas.

New lots:

The Sierra County General Plan allows the creation of new parcels as small as ½ acre in the Rural Residential land use designation within existing, designated “community core areas” in locations that have suitable soils, access to public water systems, and are sufficiently setback from water resources and lack other environmental constraints. However, most Rural-designated lands that permit further subdivisions, but without feasible access to a community water system, require a minimum density of one (1) dwelling unit per two (2) acres—with 5 to 10-acre minimum parcel size being more common. Any proposal for a large development with smaller acreage parcels served by OWTS would receive greater scrutiny by SCEHD of pathogen transport and cumulative nitrogen and hydraulic mounding impacts.

As you know, we don’t have much to go on at this stage to size a system; however, we are design system in Burney right now that looks like it may be of a similar size. Assuming this is true, the pr for the components is as follows:

- Septic Tank: \$24,000
- Dosing Chamber: \$4,000
- GSF Media: ~\$300 per module @ ~300-total, \$90,000
- Pump and Equipment: Unknown. Approximate \$15,000
- Trenching and Miscellaneous Utilities: Unknown. Approximate \$30,000

This is a rough total of \$160K. It could go higher or lower depending on how flows and the lay of land works out.

Hope that helps as an order of magnitude cost.

Thanks

Grant Maxwell, P.E.

SENIOR ENGINEER

PACE Engineering, Inc.

www.PaceEngineering.us

5155 Venture Parkway, Redding, CA 96002

Attachment 2

Forest Edge Project Description

Forest Edge Manufactured Housing Community | Application Narrative

Summary of Key Project Data:

Name: Forest Edge Homes

Location: 205 Hill Street, Loyalton, CA 96118

APN: 016-040-080-0, 017-120-001-0 & 017-120-006-0

Total acreage: 12.09

Single Family Residential Unit count: 52

Amenities: Approximately 1,000 – 1,500 square feet onsite management office with parking for current and future residents. Approximately 6,000 – 6,500 square feet of Common Area space with gazebos, seating areas and trailhead to Tahoe National Forest.

Construction type: Clayton Manufactured Homes and other selected Manufacturers.

Roofing type: 60-pound snow load as required by Sierra County

Set Type: Concrete foundations or conventional footings with required skirting for frost/freeze protection (not sure what we want to say here – probably want to allow either traditional manufactured home sets with the frost/freeze protection OR home sets on permanent foundations.

Parking: Individual 1 - 2-car driveways for off-street resident parking and on-street visitor spaces.

Project Description:

The property was in tax default from June 30, 2009, through August 3, 2020, at which point title was transferred to Route 49 Partners, LLC (Route 49) via a quitclaim deed awarded through a judicial auction facilitated by Sierra County. Immediately following the judicial sale, Route 49 made commitments to provide remedies for longstanding liabilities listed below; all of which are completed and paid in full as of the date of this memo.

- All current year real estate taxes paid in full
- Operations and Maintenance planning for recurring weed abatement & waste
- Environmental testing, disposal, and abatement of site debris from demolition of the prior mobile home park including asbestos containing materials (\$159,000)

A Market Study was prepared by Economic & Planning Systems, Inc. (EPS) out of Sacramento, CA, dated August 2021 which outlines favorable supply-demand characteristic for the formation of new affordable housing units designed to provide solutions for the area's "missing middle". Driven primarily by the robust expansion and employment growth of Reno and Truckee in recent years, Loyalton's close proximity coupled with limited current housing inventory of less than 450 units, provides an attractive opportunity to capture the significant share of the households currently be squeezed out of affordable situations in Reno and Truckee (Reno & Truckee are

experiencing sub-3% vacancy rates as of the date of this report). With major metropolitan housing costs and interest rates on the rise, EPS notes the affordable housing crisis is anticipated to persist. The study concludes with guidance suggesting a newly built single family manufactured housing product, positioned to achieve local affordability goals, would offer a high-quality community and aesthetic for both the local service sector and those looking to relocate from higher cost of living, more dense urban areas.

A conceptual site plan has been submitted at this time for review. The proposed layout features 52 sites and market-rate, single family affordable manufactured housing to be placed by the Applicant on each home site. The proposed residential unit count is a 1:1 replacement of the prior historic residential uses on the site. Approximately 21,000+ square feet of land area are reserved for common area amenities and an office for permanent onsite management.

The 52 homes represent an overall gross density of 4.3 units per acre. As identified in the exhibits to the conceptual site plan, the size of a typical space will range from 6,000 – 10,000+ square feet, providing ample area for usable private yards.

The circulation system will consist of a reconstructed private road which includes resurfacing a portion of the existing paved areas that served the previous mobile home park but has been reorganized into a more efficient and consistent private street system with a typical width of 32'. The design also incorporates paved private driveways for off-street, covered resident parking (1 – 2-car) as well as sufficient width for on-street parking for visitors. The conceptual site plan proposes minimum building setbacks which will govern the placement of each manufactured home within each space, as follows:

- Front yards: 15' minimum
- Side yards: 5 – 15' variable with the intent of one side yard having enough width to accommodate single or double loaded parking
- Rear yards: 20' minimum

The site concept features approximately one-half acre of open space, common area improvements and access to neighboring trailheads. The primary access point along Hill Street directs guests and residents to the project's onsite management office which will house hands-on management staff available onsite during posted business hours.

The property is in Sierra County's CR (Commercial Residential) Zone and the City of Loyalton's R-2 (Residential) Zone. This site plan concept adheres to current development standards, per the direction of the Sierra County Planning Department.

As shown in the attached exhibits, Forest Edge Homes features multiple access points along the southern border of the property on Hill Street with primary access to an office off Hill Street near Highway 49. Entry monumentation will be located at the primary and secondary gated access points. A *Welcome to Loyalton* community sign currently exists on the private property and will be maintained and incorporated into the project plan.

Route 49 Partners intends to not only construct the manufactured housing pads, or spaces, but also to acquire and install the units, private driveways, and front yard landscaping. The manufactured homes will all be new units with a mix of two, three and/or four-bedroom homes ranging from approximately 1,000 – 1,700 square feet. These homes will be delivered to the Sierra County housing market with the primary goal of promoting home ownership; however, rental and seller-financed housing will be options as well. Under the home ownership setting, residents would own their homes subject to monthly rents payable to the landowner.

As proposed in the Development Application package, Forest Edge Homes will be governed by recorded Covenants, Conditions and Restrictions (CC&Rs) as a mechanism for maintaining the integrity of both the individual homes and the community as a whole. All residents of Forest Edge Homes will be required to execute and abide by the rules and regulations set forth in the CC&Rs with an emphasis placed on protecting, preserving, and enhancing a high-quality living environment. The CC&Rs are non-negotiable from the residents' perspective and will be uniformly applied to all residents in accordance with the Fair Housing Act. As a manufactured housing community, the development and the housing units will be subject to the regulatory oversight of the State of California's Housing and Community Development Department (HCD).

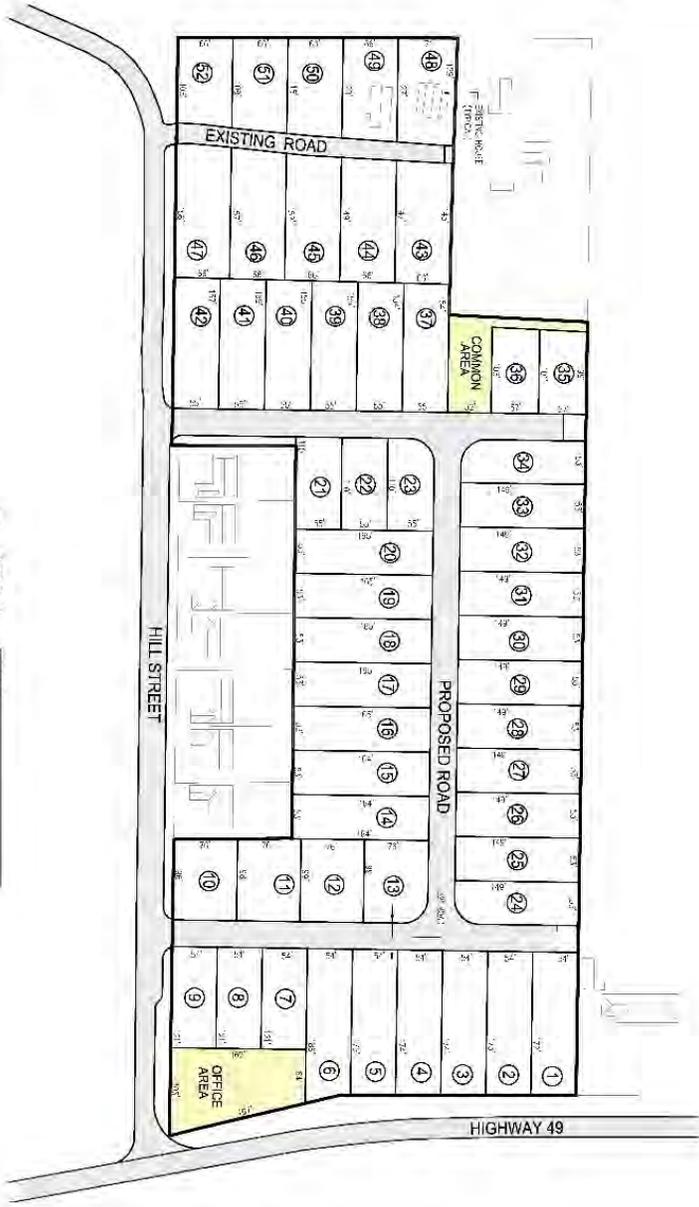
Route 49 Partners obtained an HCD Dealer's License for the purpose of acquiring newly built, factory-direct manufactured homes to install and potentially resell. Route 49 Partners will utilize the HCD license as a means of providing cost effective, high-quality homes from nationally recognized manufacturers with an affordability component that is nearly impossible to provide in a conventional setting today. By acquiring a large volume of homes at wholesale prices, Route 49 Partners has the ability to pass through low-cost entry points for both homeowners and renters. Route 49 Partners are currently a Dealer for Clayton Homes and has successfully acquired and installed numerous homes at a sister project in Vinton, California.

The Development Application submittals also include a letter delivered to Mr. Tim Beals, Executive Officer of the Sierra County Local Agency Formation Commission, dated August 2, 2021, from Mayor Sarah Jackson of the City of Loyalton addressing the concern of Loyalton's ability to provide water and sewer services to the project. The City of Loyalton has provided guidance that an Outside Service Area Agreement is unnecessary given the project itself has been continuously served by Loyalton since prior to January 1, 2001, and the project remains a current customer of Loyalton as of the date of this memo (May 2022). Loyalton confirmed the water and sewer boundaries have not changed and while the level of service has changed since the former Loyalton Mobile Estates was in operation, water and sewer services have continued to be provided, and are currently provided, by the City of Loyalton.

This proposed development will replace the historic use of the property as a manufactured housing development, but unlike the prior Loyalton Mobile Estates, this project has been designed to complement the community and adjacent land uses by providing high quality housing with on-site management and enforcement mechanisms to insure long-term safe and decent housing consistent with the surrounding neighborhood. While the proposed residential use is the same as the historic use, the redevelopment proposed herein will be far superior housing when compared to the unfortunate story of the prior Loyalton Mobile Estates.

The proposed project is also a new residential option not seen in the City of Loyalton. Loyalton is an appealing alternative for service workers, families, and retirees to live, work and play in a setting that caters to lower-cost, semi-rural characteristics unavailable in the neighboring high cost of living urban areas. Providing a variety of housing choices, both rental and ownership options, creates a setting which solves an array of housing needs across varying demographics.

CONCEPTUAL SITE PLAN
FOR
FOREST EDGE
APRIL 2022



PROJECT INFORMATION
 PROJECT ADDRESS: 205 HILL STREET
 OWNER/APPLICANT: [Name]
 PLANNING/ENGINEERING: [Firm Name]
 SURVEYING: [Firm Name]
 ASSESSOR'S PARCEL NUMBERS: [List of APNs]
 ZONING: [Zoning Code]
 LOT AREA: [Total Area]
 ELECTRICAL: [Details]
 WATER: [Details]
 SEWAGE DISPOSAL: [Details]
 FIRE PROTECTION: [Details]

SPACE DIMENSIONS

| NO. | APPROXIMATE AREA | APPROXIMATE PERIMETER |
|-------------|-------------------|-----------------------|
| 1-49 | 8,229,918 SQ. FT. | 27,000 FT. |
| OFFICE AREA | 1,200 SQ. FT. | 120 FT. |
| COMMON AREA | 1,000 SQ. FT. | 100 FT. |

SITE PLAN
 SCALE: 1" = 100'
 NOTES: [List of notes]

| NO. | REVISION | DATE |
|-----|-----------------------|------------|
| 1 | ISSUED FOR PERMITTING | APRIL 2022 |

FOREST EDGE
205 HILL STREET
CONCEPTUAL SITE PLAN

SIERRA COUNTY

CALIFORNIA





LEGEND

| | | | |
|--|-----------|------|----------|
| | PROPOSED | Prop | FROM B/L |
| | EXISTING | Exc | TO B/L |
| | UTILITY | UT | TO B/L |
| | SURVEY | SR | TO B/L |
| | SUBMITTAL | SR | TO B/L |
| | OTHER | OT | TO B/L |

SITE PLAN
 SCALE: 1" = 50'
NOTES
 1. SEE DATE AND SCALE

| | | |
|-------------|-----------|-----------|
| C2.0 | DATE: | APR, 2009 |
| | DRAWN TO: | |
| | BY: | |
| | CHK: | |
| | APP: | |

FOREST EDGE
205 HILL STREET
EXISTING CONDITIONS

SILICON CALIFORNIA



Attachment 3

Manufactured House on Vacant Parcel Cost Analysis
556 Longhorn Drive, Sierra Brooks, CA

| Table 1. Housing Cost Analysis for New Construction | |
|--|--|
| Housing Cost Component | Manufactured Home Separate Lot 1,040 s.f. |
| A. Land Cost per Unit (see estimate below) | \$38,000 |
| B. Unit Construction Cost | \$157,634 |
| C. Lot or Pad Cost: | |
| 1. Building Permit Fee | \$2,224 |
| 2. Development Impact Fees: Sierra County Fire District | \$2,142 |
| 3. Septic System Cost | -- |
| 4. Water Connection Fees | \$3,400 |
| Total Unit Cost | \$203,400 |

Source(s)/Assumption(s):

- A. Land Costs: The 0.32-acre site is shown to be available on MLS on February 12, 2024 as a vacant lot with a septic system designed for a 3-bedroom house for \$38,000 (see attached).
- B. Unit Construction Costs: Lower costs of creating a new home in Sierra County include placement of a manufactured home on vacant land that have services, such as water and power close by (author discussion with several local builders and with Sheri Murray, Statewide Homes, Manufacture Homes Company, Grass Valley, CA). For a manufactured, single-family house, assumes using the most popular Skyline Elmore Bay, 1,040 s.f., double wide, house (3 bedrooms/2baths), with all site improvements, on a vacant lot.
- C. Pad or Lot Costs: These costs include building and encroachment permit fees, water connection fees, development impact fees, septic system installation costs.
 1. Building Permit and Related Fees: Building permit fees are established by the County when the fee schedule is updated. The Board of Supervisors updated the County's Master Fee Schedule in 2018 by adopting Resolution No. 2018-024. Fees for each dwelling unit were developed using this schedule. Fees for stick-built structures are based on 2015 building code valuations which are not reflective current of actual construction costs. Permit fees for manufactured dwellings are greatly reduced to address affordable housing needs. Fees were estimated from applying the fees schedule to the building according to the schedule and review of other similar building permits issued.

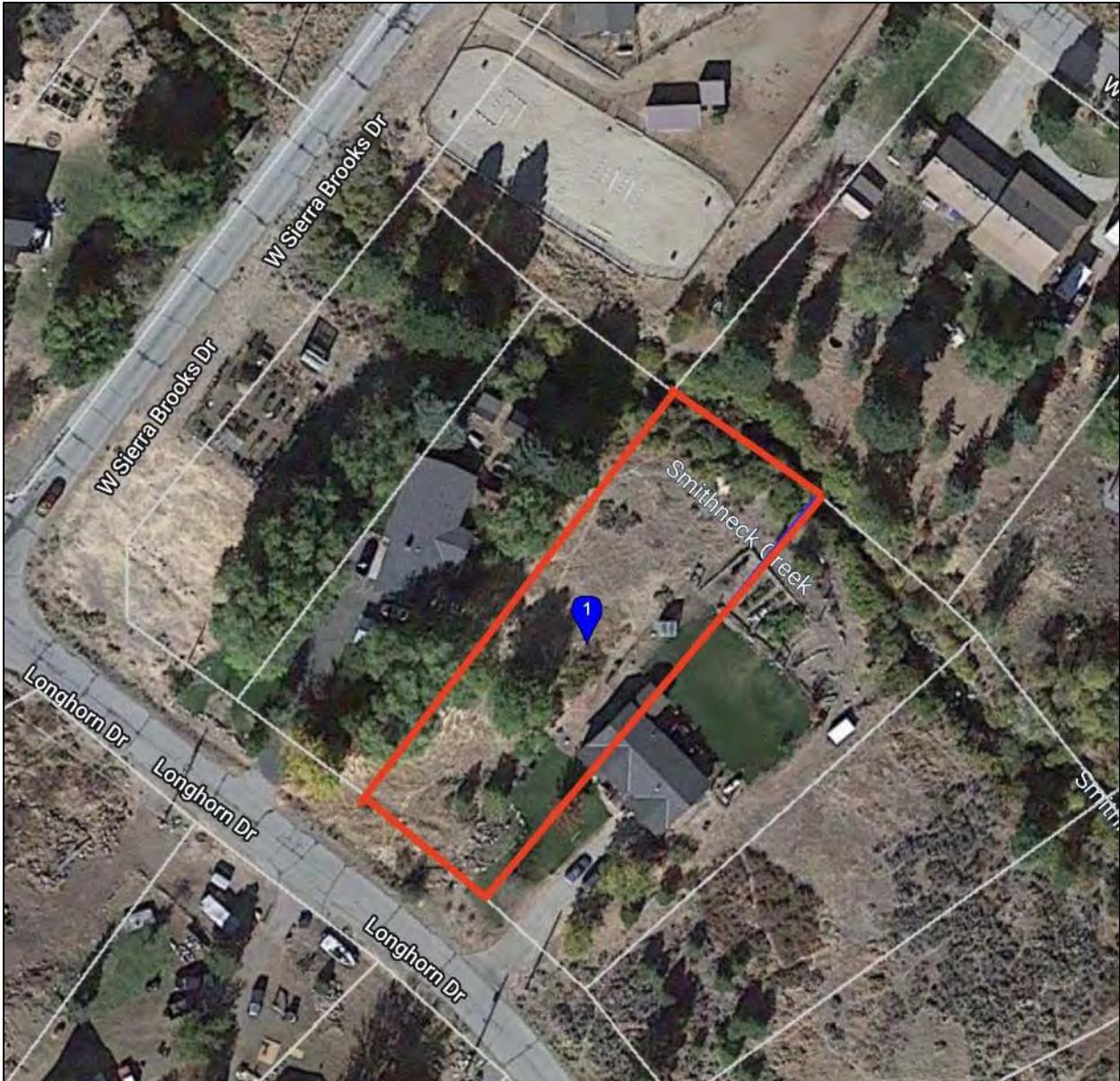
2. **Development Impact Fees:** The County, nor school districts assess development impact fees. However, the Sierra County Fire District does assess a fee if the project is located within the District's boundaries. The project is located in the Fire District Service Area and is subject to the fee (currently \$2.06/sq-ft).
3. **Septic System:** The lot was sold with a septic system installed on it and ready for hook up.
4. **Water:** The project site is located in the Sierra County Service Area 5, Zone 5A, which provides public water to this area, via the Sierra Brooks Water System. This system includes three wells/pump stations located at the north end of via the Sierra Brooks Subdivision and has good capacity to serve new development in the area. Water connection fees of \$3,200 are established by the County's fee schedule. An additional \$200 was added to the connection inspection.

Recent Lot Sales:

Based on a list of property sales from First American Title Company, 13 vacant residentially zoned lots sold in Sierra County in 2023. Three of these properties were in Sierra Brooks, of which one was about one acre sold for about \$33,000 and the other two were about 0.50 acres and sold between \$50,000 and \$75,000.

Lots Available for Sale:

According to Realtor.com, there are several vacant lots for sale that are considered affordable. Two lots of between 0.50 acres and one acre are available in the Sierra Brooks community ranging in price from \$38,000 to \$54,000. The one shown for \$38,000 is used for home affordability analysis, at 556 Longhorn Drive, includes an existing septic system designed for a 3-bedroom house.



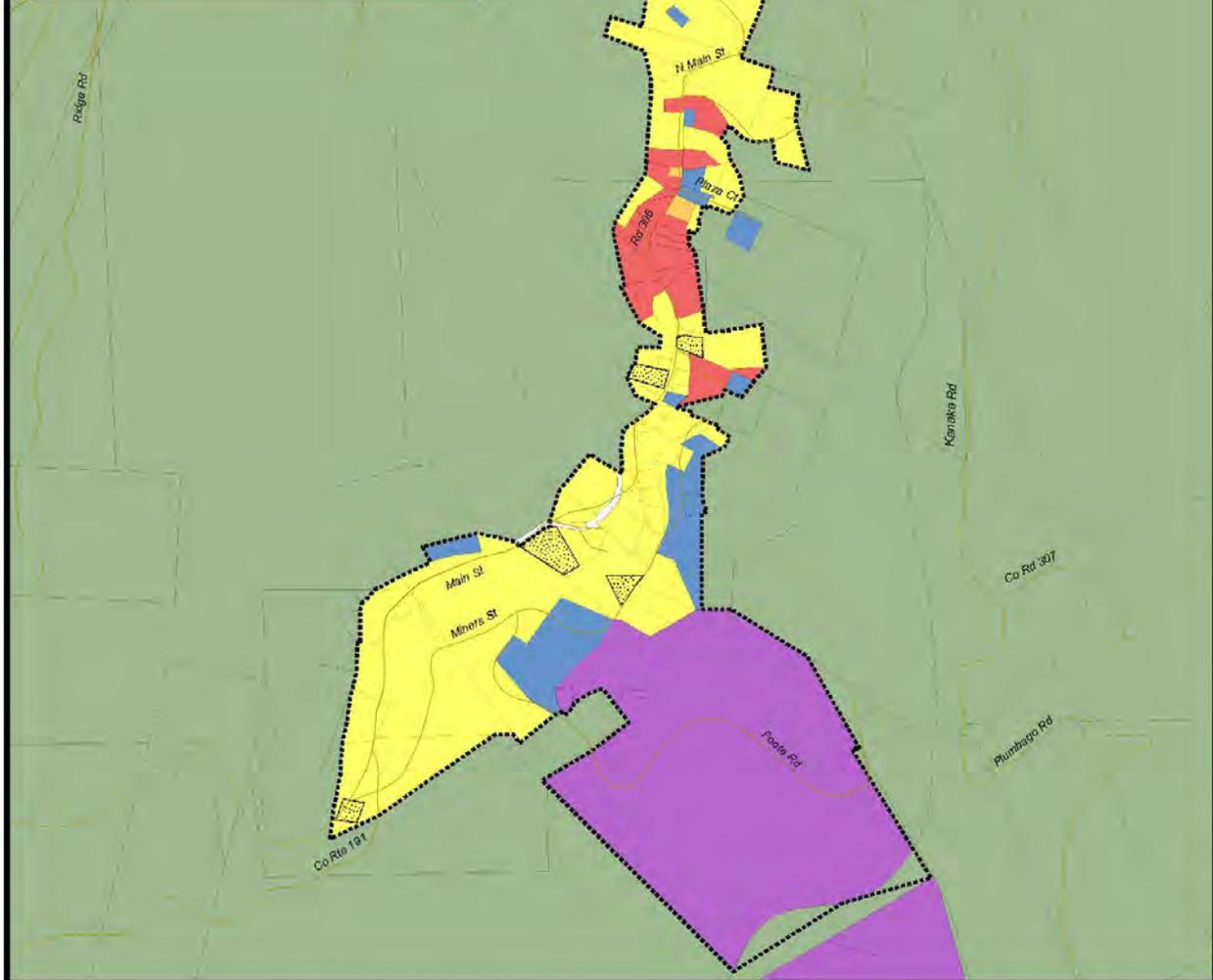
<https://www.realtor.com/realestateandhomes-detail/556-Longhorn-Dr-110-Loyalton-CA-96118-M99357-56557?from=srp-list-card>

Nice 0.5-acre lot ready to build backing up to Smith Creek. Septic installed in 2007, standard system sized and approved for a 3-bedroom home, finalized permit information on file. Community water connection and power to be installed at the expense of the buyer. This is a fire wise community with a clubhouse, fire station, campgrounds for family and friends, just 40 minutes to Truckee or Reno.

Attachment 4
Vacant Land Inventory

| Allegheny | | | | | | | | | |
|-----------|-------------|-------|--------|--------|-------------|--------------------|-------|-------------------------|--|
| | APN | Acres | GP | Zoning | Max # Units | Realistic Capacity | Notes | Income Level Assumption | |
| 1 | 004-230-006 | 0.25 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 2 | 004-250-018 | 0.21 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 3 | 004-250-030 | 0.32 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 4 | 004-260-020 | 0.73 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 5 | 004-260-023 | 0.28 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 6 | 006-080-027 | 0.24 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| | Total | 2.02 | | | 6 | 6 | | Moderate Income | |

Alleghany Vacant Residential Land Inventory



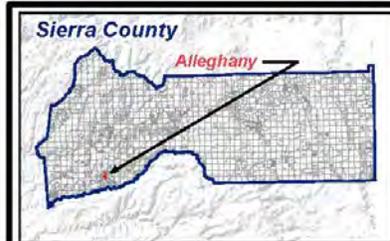
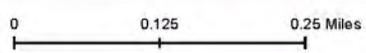
Legend

- Sierra County Parcels
- Vacant R-1/2 Site
- Vacant MUR Site
- Community Boundary
- Major Roads
- Parcels

Land Use Designations

- Agriculture
- Forest
- Rural
- Rural Residential
- Multiple Unit Residential
- Community Commercial
- Visitor Commercial-MUR
- Visitor Commercial

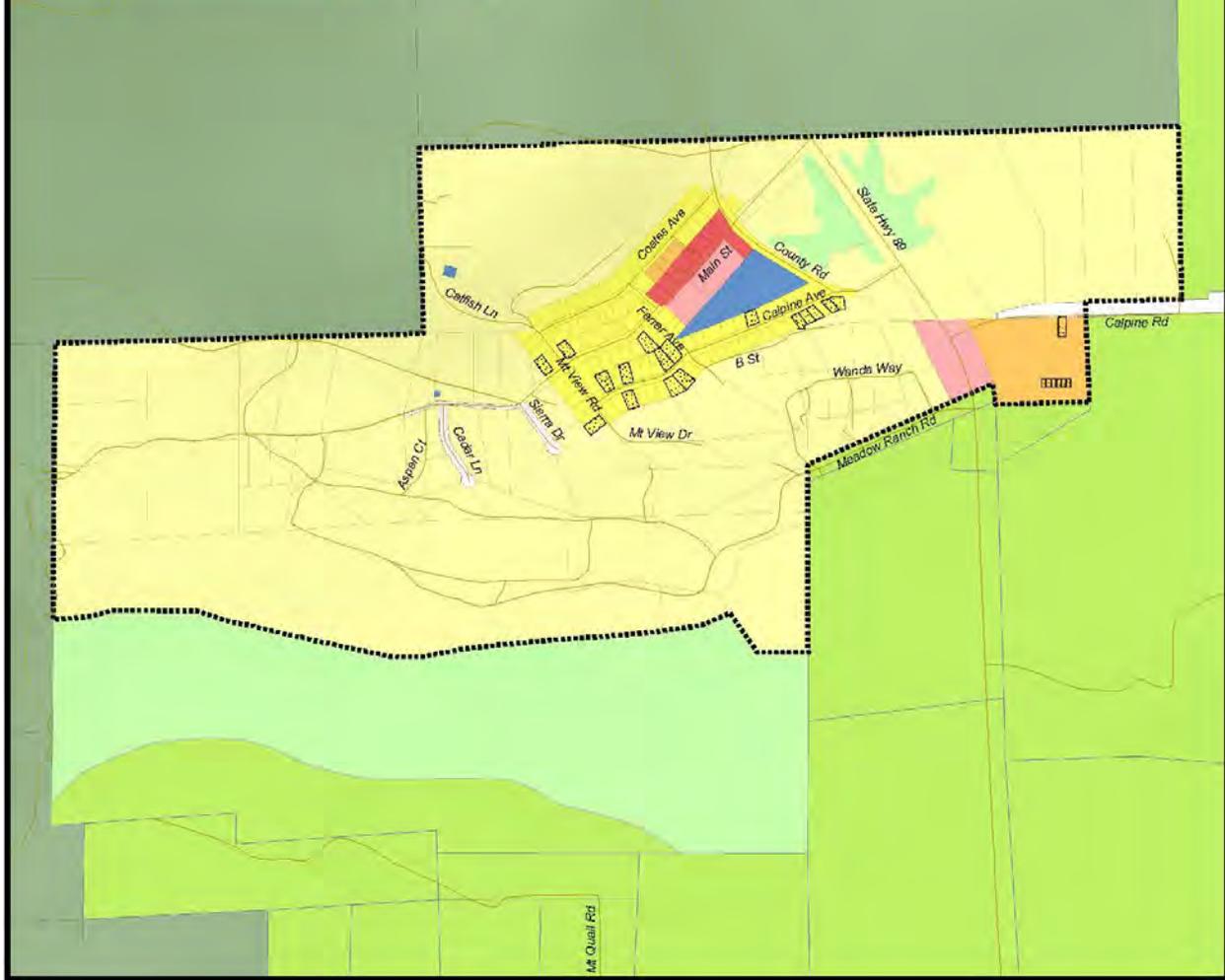
- Industrial
- Public Service
- Open Space
- Recreation



Map Created 2/21/2024

| Calpine | | | | | | | | | |
|---------|--------------|-------------|--------|--------|-------------|--------------------|-------|-------------------------|--|
| | APN | Acres | GP | Zoning | Max # Units | Realistic Capacity | Notes | Income Level Assumption | |
| 1 | 012-123-015 | 0.19 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 2 | 012-124-004 | 0.16 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 3 | 012-124-006 | 0.16 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 4 | 012-124-007 | 0.14 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 5 | 012-124-009 | 0.15 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 6 | 012-124-022 | 0.15 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 7 | 012-161-002 | 0.27 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 8 | 012-161-003 | 0.28 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 9 | 012-161-008 | 0.23 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 10 | 012-162-001 | 0.31 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 11 | 012-162-002 | 0.26 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 12 | 012-162-011 | 0.27 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 13 | 012-162-016 | 0.25 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 14 | 012-162-018 | 0.28 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 15 | 012-163-003 | 0.25 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 16 | 012-164-002 | 0.20 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 17 | 012-165-006 | 0.21 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| | Total | 3.75 | | | 17 | 17 | | Moderate Income | |

Calpine Vacant Residential Land Inventory

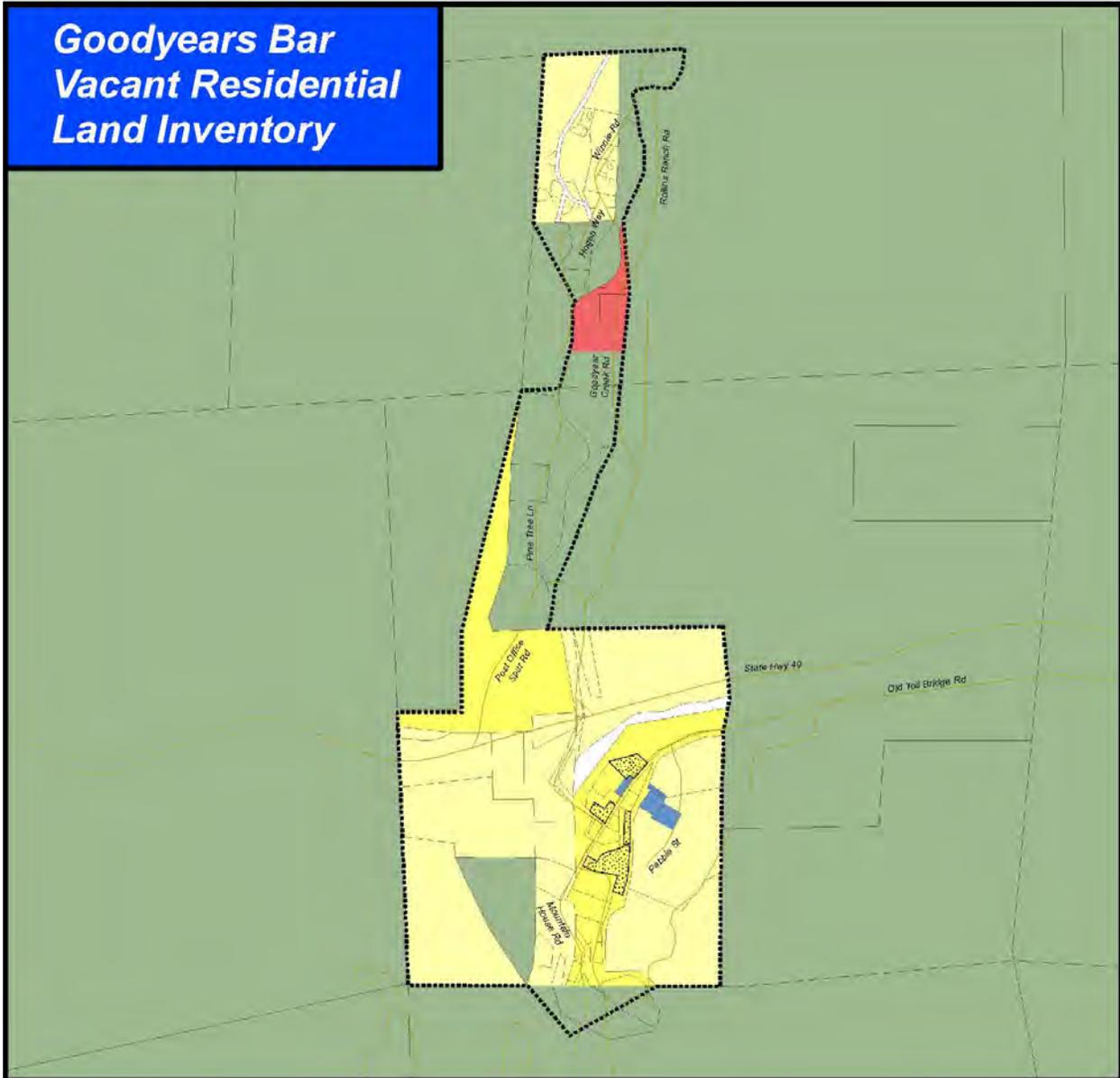


| | | | | | | |
|---|--|--|--|------------------------|--|--|
| Legend | | Land Use Designations | | 0 0.125 0.25 0.5 Miles | | |
| <ul style="list-style-type: none"> Sierra County Parcels Vacant R-1/2 Site Vacant MUR Site Community Boundary Major Roads Parcels | <ul style="list-style-type: none"> Agriculture Forest Rural Rural Residential Multiple Unit Residential Community Commercial Visitor Commercial-MUR Visitor Commercial | <ul style="list-style-type: none"> Industrial Public Service Open Space Recreation | | | | |
| | | | | | | |
| | | | | Map Created 2/8/2024 | | |

| Downieville | | | | | | | | | |
|-------------|-------------|-------|--------|--------|-------------|--------------------|-------|-------------------------|--|
| | APN | Acres | GP | Zoning | Max # Units | Realistic Capacity | Notes | Income Level Assumption | |
| 1 | 003-050-033 | 1.78 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income | |
| 2 | 003-130-025 | 2.05 | RR-1/2 | R-1 | 2 | 1 | | Above Moderate Income | |
| 3 | 003-130-029 | 1.27 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income | |
| | Total | 5.11 | | | 4 | 3 | | Above Moderate Income | |
| 1 | 002-160-064 | 0.60 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 2 | 002-190-004 | 0.58 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 3 | 003-031-007 | 0.18 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 4 | 003-040-012 | 0.40 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 5 | 003-050-041 | 0.31 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 6 | 003-074-007 | 0.99 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 7 | 003-081-004 | 0.25 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 8 | 003-110-008 | 0.16 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 9 | 003-121-001 | 0.56 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 10 | 003-130-024 | 0.94 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| | Total | 4.99 | | | 10 | 10 | | Moderate Income | |

| Goodyears Bar | | | | | | | | | |
|---------------|-------------|-------|--------|--------|-------------|--------------------|-------|---------------------------|--|
| | APN | Acres | GP | Zoning | Max # Units | Realistic Capacity | Notes | Income Level / Assumption | |
| 1 | 004-130-012 | 1.48 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income | |
| | Total | 1.48 | | | 1 | 1 | | Above Moderate Income | |
| 1 | 004-120-004 | 0.74 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 2 | 004-120-015 | 0.39 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| 3 | 004-130-007 | 0.28 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income | |
| | Total | 1.41 | | | 3 | 3 | | Moderate Income | |

Goodyears Bar Vacant Residential Land Inventory



| | | | | | | |
|---------------|-----------------------|------------------------------|---------------------------|---------------------------------|----------------|--|
| Legend | | Land Use Designations | | 0 0.125 0.25 0.5 Miles | | |
| | Sierra County Parcels | | Agriculture | | Industrial | |
| | Vacant R-1/2 Site | | Forest | | Public Service | |
| | Vacant MUR Site | | Rural | | Open Space | |
| | Community Boundary | | Rural Residential | | Recreation | |
| | Major Roads | | Multiple Unit Residential | | | |
| | Parcels | | Community Commercial | | | |
| | | | Visitor Commercial-MUR | | | |
| | | | Visitor Commercial | | | |

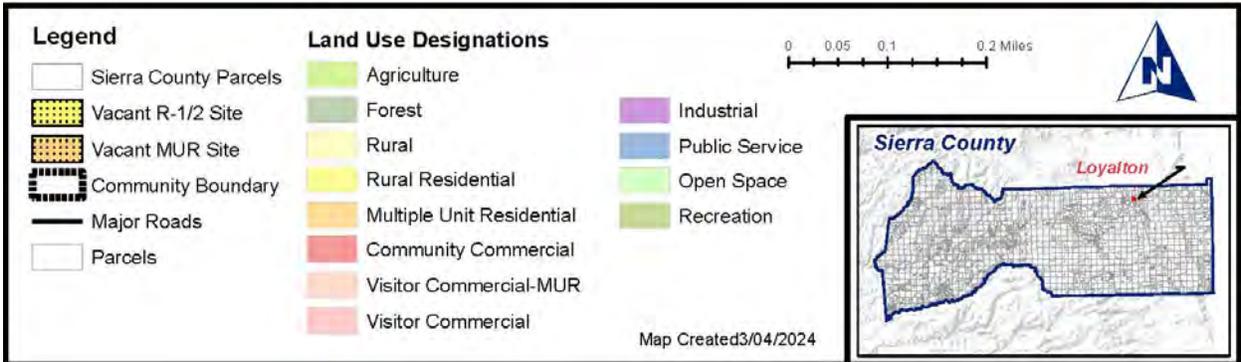
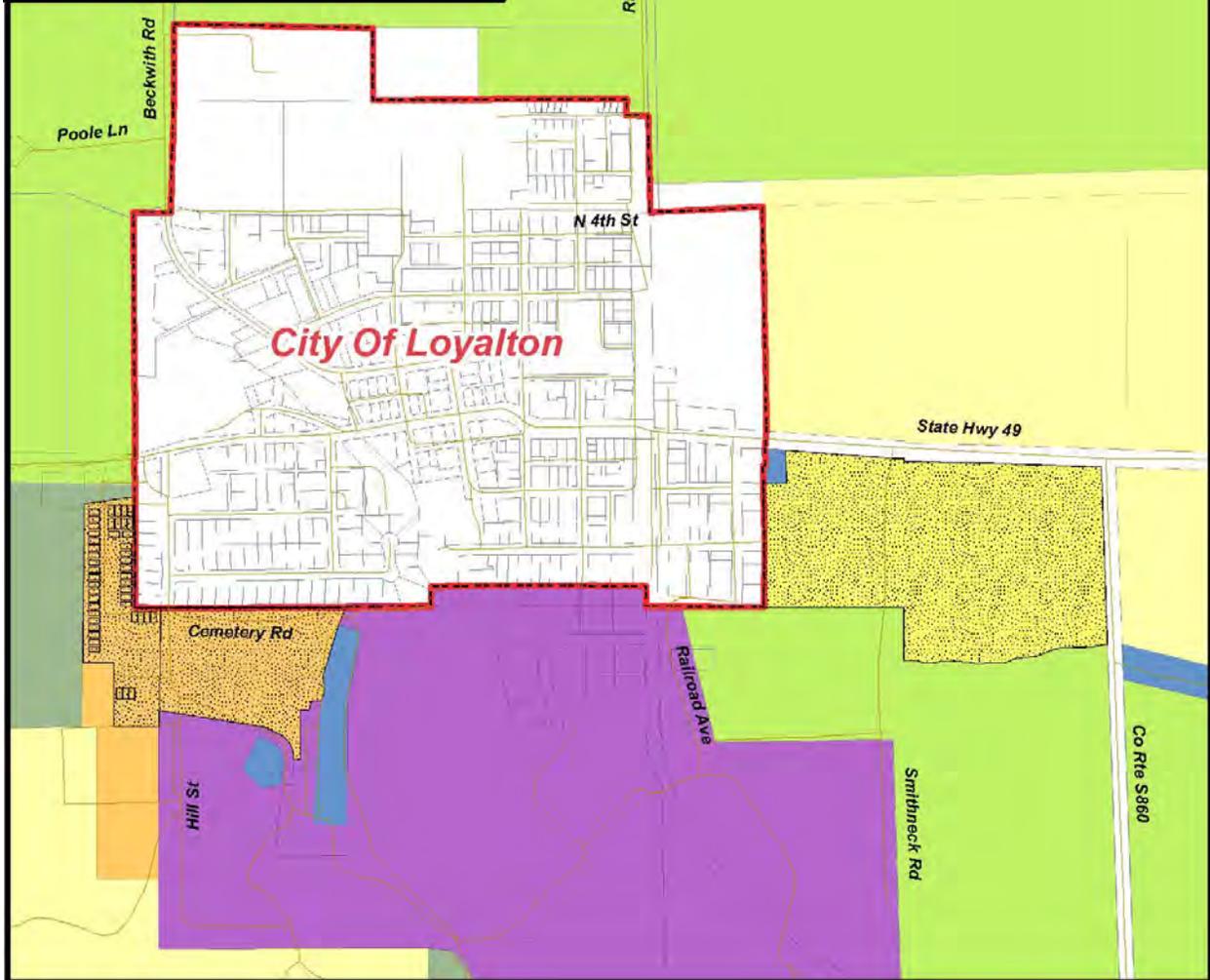
Map Created 2/21/2024

Sierra County

Goodyears Bar

| Adjacent to Loyalton | | | | | | | | | |
|----------------------|-------------|-------|--------|--------|-------------|--------------------|---|-------------------------|--|
| | APN | Acres | GP | Zoning | Max # Units | Realistic Capacity | Notes | Income Level Assumption | |
| 1 | 016-090-058 | 41.69 | RR-1/2 | R-1 | 41 | 10 | | Above Moderate Income | |
| | Total | 41.69 | | | 41 | 10 | | Above Moderate Income | |
| 1 | 016-040-099 | 13.54 | MUR | R-3 | 162 | 135 | | Moderate Income | |
| 2 | 016-040-080 | 10.97 | MUR | R-3 | 131 | 109 | Although this property exceeds default density provisions of more than 10 acres, the County is processing a development application for a 47 unit manufactured housing project that will result in some potentially lower income housing units. | Moderate Income | |
| | Total | 24.51 | | | 293 | 244 | | Moderate Income | |

Vacant Residential Land Inventory Adjacent to Loyalton

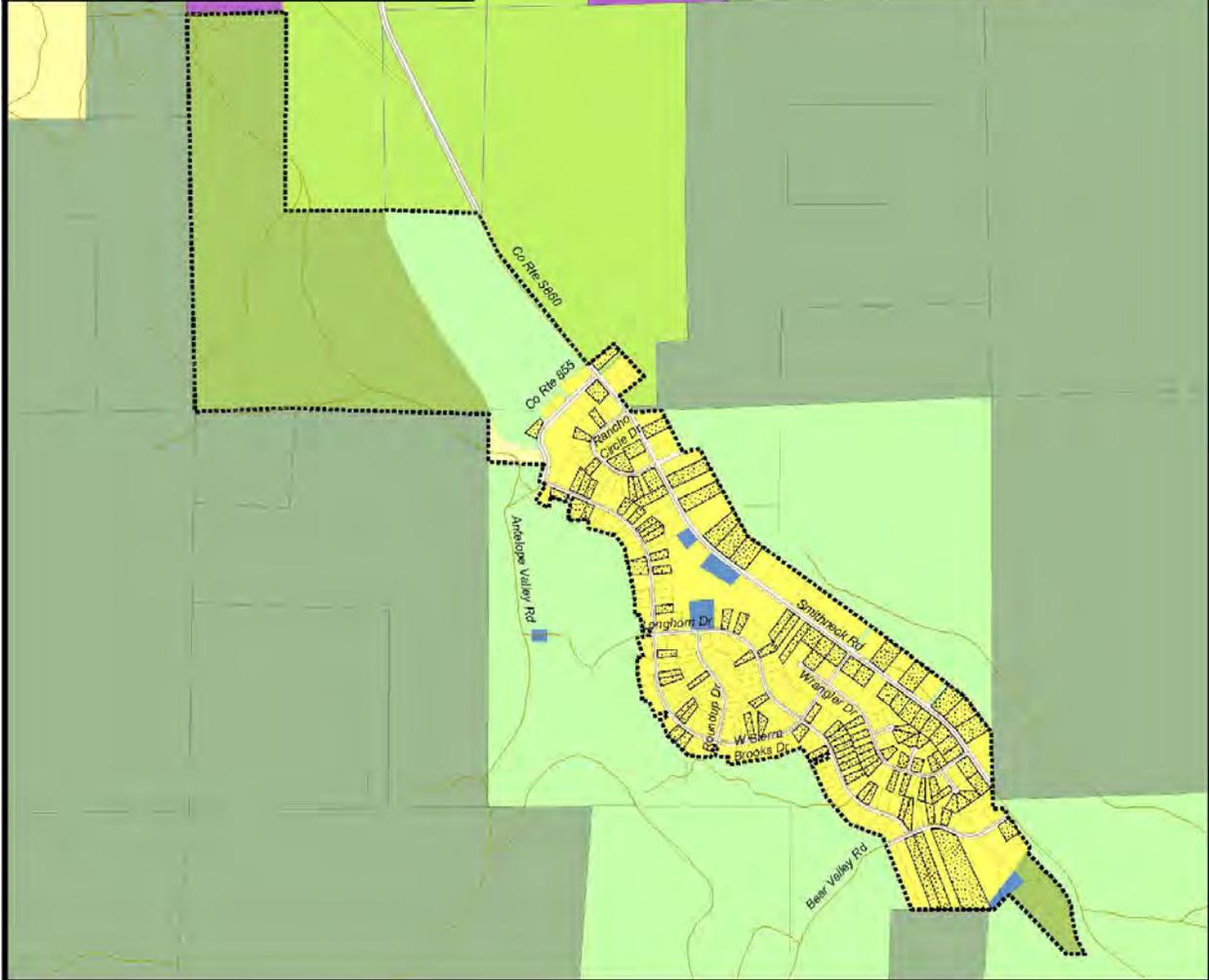


| Sierra Books | | | | | | | | |
|--------------|-------------|-------|--------|--------|-------------|--------------------|-------|-------------------------|
| | APN | Acres | GP | Zoning | Max # Units | Realistic Capacity | Notes | Income Level Assumption |
| #REF! | 016-130-027 | 1.02 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 2 | 016-130-028 | 1.15 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 3 | 016-130-030 | 1.27 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 4 | 016-130-034 | 1.01 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 5 | 016-130-035 | 1.12 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 6 | 016-130-036 | 1.01 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 7 | 016-140-062 | 1.04 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 8 | 016-140-063 | 1.04 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 9 | 016-140-064 | 1.04 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 10 | 016-140-066 | 1.09 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 11 | 016-140-067 | 1.03 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 12 | 016-140-068 | 1.20 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 13 | 016-140-071 | 2.01 | RR-1/2 | R-1 | 2 | 1 | | Above Moderate Income |
| 14 | 016-140-073 | 1.99 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 15 | 016-150-055 | 1.01 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 16 | 016-150-056 | 1.03 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 17 | 016-150-057 | 1.00 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 18 | 016-150-060 | 1.07 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 19 | 016-150-061 | 1.09 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 20 | 016-150-062 | 2.09 | RR-1/2 | R-1 | 2 | 1 | | Above Moderate Income |
| 21 | 016-150-063 | 2.08 | RR-1/2 | R-1 | 2 | 1 | | Above Moderate Income |
| 22 | 016-150-064 | 2.09 | RR-1/2 | R-1 | 2 | 1 | | Above Moderate Income |
| 23 | 016-160-003 | 2.98 | RR-1/2 | R-1 | 2 | 1 | | Above Moderate Income |
| 24 | 016-160-004 | 3.05 | RR-1/2 | R-1 | 3 | 1 | | Above Moderate Income |
| 25 | 016-160-006 | 8.21 | RR-1/2 | R-1 | 8 | 2 | | Above Moderate Income |
| 26 | 016-160-014 | 1.09 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 27 | 016-170-006 | 1.18 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 28 | 016-170-008 | 1.13 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 29 | 016-170-037 | 1.21 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 30 | 016-180-037 | 1.18 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 31 | 016-180-038 | 1.21 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 32 | 016-180-042 | 1.21 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 33 | 016-180-043 | 1.03 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 34 | 016-180-048 | 2.25 | RR-1/2 | R-1 | 2 | 1 | | Above Moderate Income |
| 35 | 016-180-050 | 2.23 | RR-1/2 | R-1 | 2 | 1 | | Above Moderate Income |
| 36 | 016-180-053 | 1.22 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 37 | 016-180-056 | 1.22 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 38 | 016-190-002 | 2.22 | RR-1/2 | R-1 | 2 | 1 | | Above Moderate Income |
| 39 | 016-190-003 | 2.22 | RR-1/2 | R-1 | 2 | 1 | | Above Moderate Income |
| 40 | 016-190-004 | 2.26 | RR-1/2 | R-1 | 2 | 1 | | Above Moderate Income |
| | | | | | | | | |
| | Total | 65.61 | | | 59 | 41 | | Above Moderate Income |

| Sierra Books | | | | | | | | |
|--------------|-------------|-------|--------|--------|-------------|--------------------|-------|-------------------------|
| | APN | Acres | GP | Zoning | Max # Units | Realistic Capacity | Notes | Income Level Assumption |
| #REF! | 016-130-007 | 0.53 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 2 | 016-130-014 | 0.51 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 3 | 016-130-019 | 0.56 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 4 | 016-140-003 | 0.62 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 5 | 016-140-007 | 0.64 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 6 | 016-140-019 | 0.56 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 7 | 016-140-023 | 0.58 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 8 | 016-140-024 | 0.55 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 9 | 016-140-025 | 0.56 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 10 | 016-140-026 | 0.51 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 11 | 016-140-027 | 0.51 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 12 | 016-140-028 | 0.50 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 13 | 016-140-029 | 0.53 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 14 | 016-140-031 | 0.56 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 15 | 016-140-034 | 0.53 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 16 | 016-140-039 | 0.52 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 17 | 016-140-041 | 0.51 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 18 | 016-140-043 | 0.52 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 19 | 016-140-044 | 0.52 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 20 | 016-140-045 | 0.53 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 21 | 016-140-046 | 0.53 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 22 | 016-140-060 | 0.64 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 23 | 016-140-061 | 0.51 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 24 | 016-150-008 | 0.50 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 25 | 016-150-014 | 0.53 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 26 | 016-150-015 | 0.74 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 27 | 016-150-019 | 0.54 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 28 | 016-150-021 | 0.52 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 29 | 016-150-025 | 0.55 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 30 | 016-150-027 | 0.54 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 31 | 016-150-030 | 0.55 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 32 | 016-150-032 | 0.56 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 33 | 016-150-034 | 0.56 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 34 | 016-150-036 | 0.61 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 35 | 016-150-037 | 0.54 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 36 | 016-150-039 | 0.50 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 37 | 016-150-041 | 0.51 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 38 | 016-150-043 | 0.54 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 39 | 016-150-044 | 0.45 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |

| Sierra Books | | | | | | | |
|--------------|-------------|------|--------|-------------|--------------------|-------|-------------------------|
| APN | Acres | GP | Zoning | Max # Units | Realistic Capacity | Notes | Income Level Assumption |
| 40 | 016-150-047 | 0.55 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 41 | 016-150-049 | 0.50 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 42 | 016-150-050 | 0.50 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 43 | 016-150-054 | 0.60 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 44 | 016-150-058 | 0.98 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 45 | 016-150-059 | 0.80 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 46 | 016-170-001 | 0.66 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 47 | 016-170-017 | 0.58 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 48 | 016-170-020 | 0.56 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 49 | 016-170-030 | 0.70 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 50 | 016-170-031 | 0.59 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 51 | 016-170-033 | 0.62 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 52 | 016-170-034 | 0.55 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 53 | 016-180-002 | 0.53 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 54 | 016-180-014 | 0.55 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 55 | 016-180-019 | 0.54 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 56 | 016-180-021 | 0.54 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 57 | 016-180-023 | 0.53 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 58 | 016-180-024 | 0.55 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 59 | 016-180-025 | 0.64 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 60 | 016-180-028 | 0.53 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 61 | 016-180-034 | 0.59 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 62 | 016-180-035 | 0.55 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 63 | 016-190-012 | 0.62 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 64 | 016-190-014 | 0.59 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 65 | 016-200-002 | 0.53 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 66 | 016-200-007 | 0.58 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 67 | 016-200-028 | 0.53 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 68 | 016-200-038 | 0.54 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 69 | 016-200-041 | 0.55 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 70 | 016-200-042 | 0.56 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 71 | 016-200-048 | 0.53 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 72 | 016-200-049 | 0.54 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 73 | 016-210-012 | 0.65 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 74 | 016-210-014 | 0.60 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 75 | 016-210-016 | 0.62 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| 76 | 016-210-017 | 0.61 | RR-1/2 | R-1 | 1 | 1 | Moderate Income |
| Total | 43.03 | | | | 76 | 76 | Moderate Income |

Sierra Brooks Vacant Residential Land Inventory

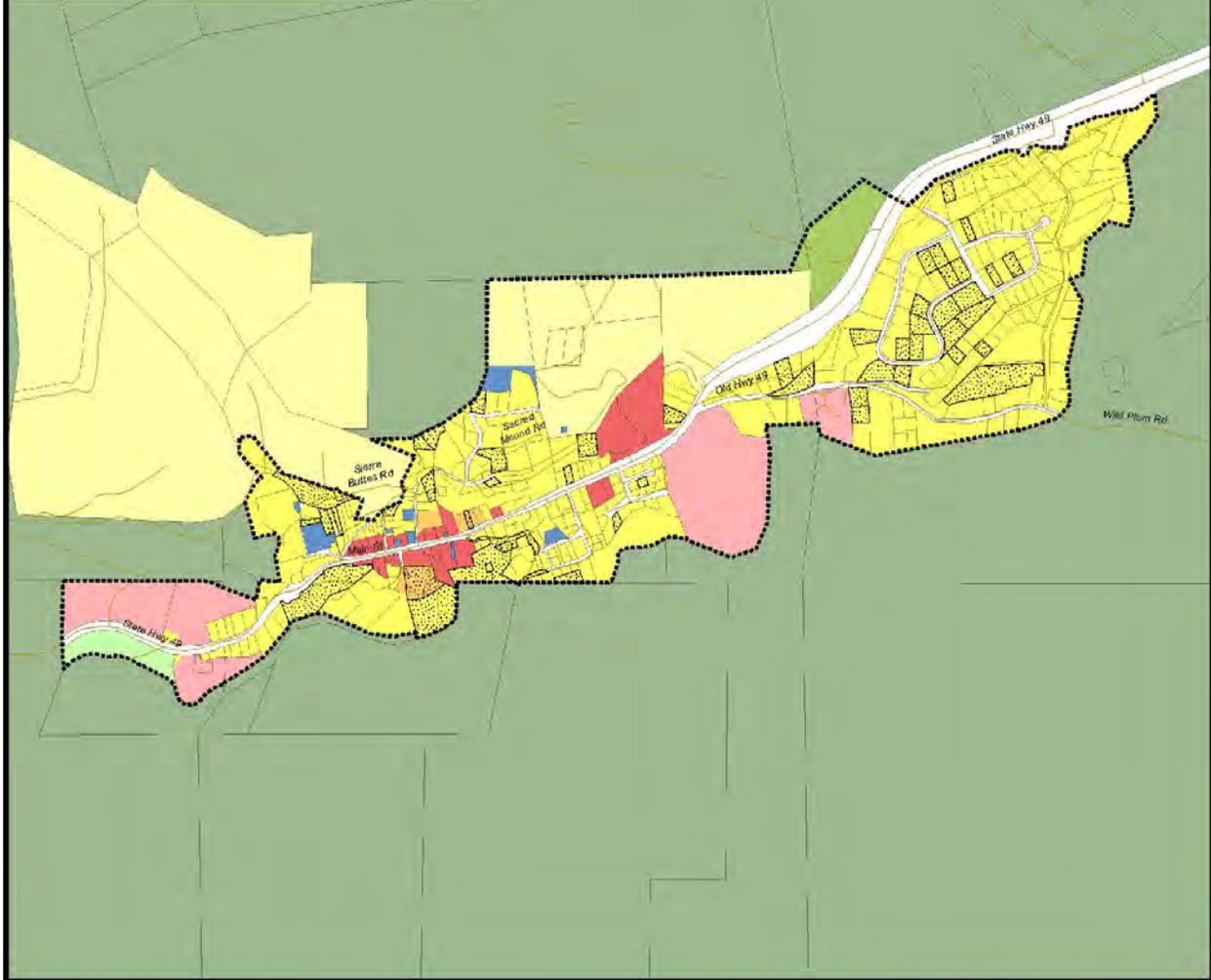


| | | | | | | |
|---|--|--|--|------------------------|--|--|
| Legend | | Land Use Designations | | 0 0.125 0.25 0.5 Miles | | |
| <ul style="list-style-type: none"> Sierra County Parcels Vacant R-1/2 Site Vacant MUR Site Community Boundary Major Roads Parcels | <ul style="list-style-type: none"> Agriculture Forest Rural Rural Residential Multiple Unit Residential Community Commercial Visitor Commercial-MUR Visitor Commercial | <ul style="list-style-type: none"> Industrial Public Service Open Space Recreation | | | | |

Map Created 2/21/2024

| Sierra City | | | | | | | | |
|-------------|-------------|-------|--------|--------|-------------|--------------------|--|-------------------------|
| | APN | Acres | GP | Zoning | Max # Units | Realistic Capacity | Notes | Income Level Assumption |
| 1 | 008-185-020 | 3.97 | RR-1/2 | R-1 | 3 | 1 | | Above Moderate Income |
| 2 | 008-230-001 | 1.00 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 3 | 008-250-010 | 1.02 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 4 | 009-050-005 | 1.99 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 5 | 009-111-016 | 3.51 | RR-1/2 | R-1 | 3 | 1 | | Above Moderate Income |
| 6 | 009-170-001 | 3.57 | RR-1/2 | R-1 | 3 | 1 | | Above Moderate Income |
| | Total | 15.06 | | | 12 | 6 | | Above Moderate Income |
| 1 | 008-163-018 | 0.36 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 2 | 008-181-004 | 0.33 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 3 | 008-181-013 | 0.30 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 4 | 008-183-021 | 0.59 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 5 | 008-183-022 | 0.51 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 6 | 008-220-002 | 0.34 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 7 | 008-220-026 | 0.32 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 8 | 008-220-044 | 0.49 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 9 | 008-230-016 | 0.49 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 10 | 008-250-011 | 0.53 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 11 | 008-250-015 | 0.50 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 12 | 008-250-016 | 0.50 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 13 | 008-250-023 | 0.51 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 14 | 008-250-024 | 0.57 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 15 | 008-250-026 | 0.64 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 16 | 008-250-027 | 0.53 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 17 | 008-250-030 | 0.51 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 18 | 008-250-031 | 0.52 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 19 | 008-250-034 | 0.98 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 20 | 008-250-036 | 0.98 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 21 | 008-250-038 | 0.90 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 22 | 008-250-039 | 0.94 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 23 | 008-250-040 | 0.69 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 24 | 009-010-019 | 0.55 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 25 | 009-010-027 | 0.31 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 26 | 009-020-017 | 0.49 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 27 | 009-020-024 | 0.45 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 28 | 009-020-025 | 0.15 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 29 | 009-020-037 | 0.73 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 30 | 009-020-070 | 0.76 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 31 | 009-040-003 | 0.22 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 32 | 009-050-020 | 0.24 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 33 | 009-050-022 | 0.55 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 34 | 009-070-007 | 0.22 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 35 | 009-093-001 | 0.21 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 36 | 009-111-010 | 0.44 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 37 | 009-130-002 | 0.17 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 38 | 009-170-009 | 3.07 | RR-1/2 | R-1 | 3 | 1 | Portion of 5.57 Acre Parcel | Moderate Income |
| 39 | 009-200-007 | 0.14 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 40 | 009-200-016 | 0.19 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| | Total | 21.96 | | | 42 | 40 | | Moderate Income |
| 1 | 009-170-009 | 1.74 | MUR | R-3 | 20 | 17 | This is a vacant portion of a larger 5.59 acre underutilized parcel that is zoned for this multiple family housing. Separate development analysis has been conducted for this property | Low Income |
| | Total | 1.74 | | | 20 | 17 | | Low Income |

Sierra City Vacant Residential Land Inventory

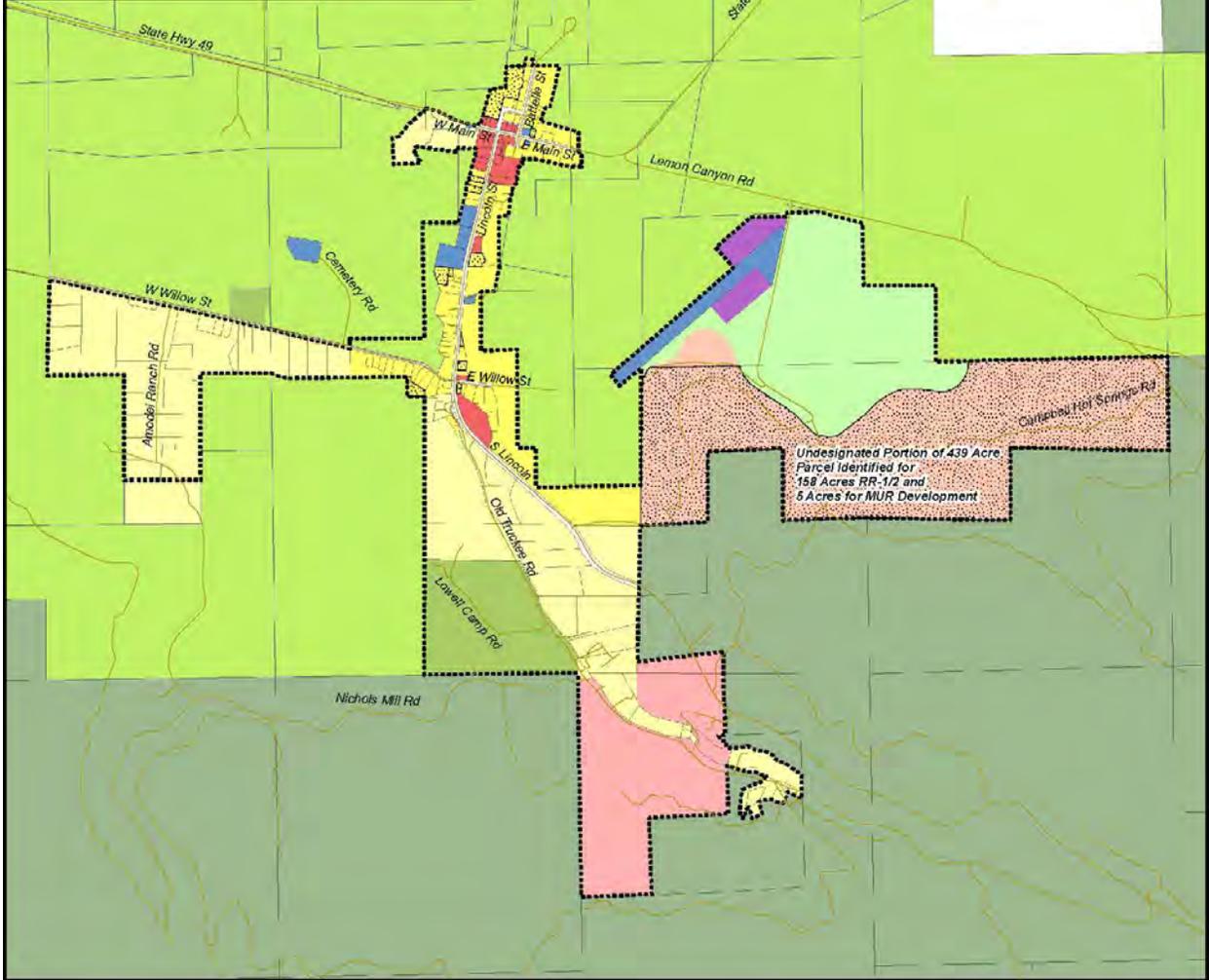


| | | | | | |
|---------------|-----------------------|------------------------------|---------------------------|--|----------------|
| Legend | | Land Use Designations | 0 0.125 0.25 0.5 Miles | | |
| | Sierra County Parcels | | Agriculture | | |
| | Vacant R-1/2 Site | | Forest | | Industrial |
| | Vacant MUR Site | | Rural | | Public Service |
| | Community Boundary | | Rural Residential | | Open Space |
| | Major Roads | | Multiple Unit Residential | | Recreation |
| | Parcels | | Community Commercial | | |
| | | | Visitor Commercial-MUR | | |
| | | | Visitor Commercial | | |

Map Created 2/21/2024

| Sierraville | | | | | | | | |
|-------------|-------------|--------|--------|--------|-------------|--------------------|--|-------------------------|
| | APN | Acres | GP | Zoning | Max # Units | Realistic Capacity | Notes | Income Level Assumption |
| 1 | 015-010-026 | 7.02 | RR-1/2 | R-1 | 7 | 2 | | Above Moderate Income |
| 2 | 015-080-011 | 1.38 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 3 | 015-090-011 | 1.55 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| 4 | 015-120-006 | 1.53 | RR-1/2 | R-1 | 1 | 1 | | Above Moderate Income |
| | Total | 11.48 | | | 10 | 5 | | Above Moderate Income |
| 1 | 015-010-032 | 0.72 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 2 | 015-033-002 | 0.30 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 3 | 015-071-004 | 0.51 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 4 | 015-090-012 | 0.28 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 5 | 015-110-001 | 0.22 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 6 | 015-110-003 | 0.56 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 7 | 015-130-008 | 0.17 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 8 | 015-130-009 | 0.15 | RR-1/2 | R-1 | 1 | 1 | | Moderate Income |
| 9 | 018-030-027 | 158.00 | RR-1/2 | R-1 | 316 | 252 | Undesignated Portion of 439 Acre Parcel designated for 158 Acres of RR-1/2 | Moderate Income |
| | Total | 160.91 | | | 326 | 260 | | Moderate Income |
| 1 | 018-030-027 | 5 | MUR | R-3 | 60 | 50 | Undesignated Portion of 439 Acre Parcel designated for 5 Acres of MUR | Potential Low Income |

Sierraville Vacant Residential Land Inventory



| | | | | | | |
|---------------|---|------------------------------|---------------------------|--------------------|----------------|--|
| Legend | | Land Use Designations | | 0 0.25 0.5 1 Miles | | |
| | Sierra County Parcels | | Agriculture | | Industrial | |
| | Vacant R-1/2 Site | | Forest | | Public Service | |
| | Vacant MUR Site | | Rural | | Open Space | |
| | Vacant Undesignated RR-1/2 and MUR Site | | Rural Residential | | Recreation | |
| | Community Boundary | | Multiple Unit Residential | | | |
| | Major Roads | | Community Commercial | | | |
| | Parcels | | Visitor Commercial-MUR | | | |
| | | | Visitor Commercial | | | |

Sierra County
Sierraville

Map Created 3/8/2024



County of Sierra
Housing Element 2024-29

APPENDIX F
Accessory Dwelling Unit Plans Program

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Background

Sierra County encourages the development of dwellings for low and very low-income families having partnered with neighboring jurisdictions to offer accessory dwelling unit plans at no cost or reduced costs. The goal of this program is to streamline efforts to achieve affordable and workforce housing development, improving access to a less expensive and more streamlined permitting process and to improve the achievability of construction for housing in Sierra, Nevada, and Placer Counties, and the Cities of Truckee, Grass Valley, and Nevada City. This shared program offers the first seven applicants for a permit may receive the plans free of charge. After that the plans cost \$1,200 per use.

<https://www.sierracounty.ca.gov/492/Accessory-Structures>

Plan Options

ADU plan options have been designed to be adaptable to various locations, styles, and budgets, providing homeowners with a customizable living space that suits their unique needs and preferences. All plans can be utilized as either a slab or raised floor, providing versatility to accommodate different foundation options. The designs were created to enable owners to modify the facade and elements, so they can reflect the surrounding environment, aesthetic preferences, and existing structures.

Additionally, the designs are created to be as cost-effective as possible, utilizing space efficiently without sacrificing comfort and functionality. The open concept living areas provide a welcoming atmosphere, while the separate bedroom zones offer privacy. The inclusion of features such as covered outdoor spaces and optional garages further enhance the flexibility of the designs.



Plan Option No. 1: 661 s.f. conditioned space with an optional 661 s.f. garage, 2-story, 1-bedroom, 1-bathroom over a 2-car garage with exterior access to dwelling.



Plan Option No. 2: 747 s.f. conditioned space with optional 315 s.f. optional garage, 1-bath house features open living space and a separate bedroom wing all covered by a simple gable roof. The rear patio and covered entry offer outdoor living space while still providing shelter from the elements.



Plan Option No. 3: 1,194 s.f. conditioned space with optional 480 s.f. garage, 2-bath house features open living space with access to a covered patio or an optional garage.



**County of Sierra
Housing Element 2024-29**

**APPENDIX G
Fair Housing Assessment**

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Background

Assembly Bill (AB) 686, also known as the Affirmatively Furthering Fair Housing (AFFH) Act, mandates that state and local agencies proactively address housing disparities related to factors such as race, national origin, color, ancestry, sex, marital status, disability, religion, and other protected characteristics. Housing Element law now requires all Housing Elements submitted after January 1, 2021, to include an Assessment of Fair Housing. Agencies must ensure that their policies and programs promote fair housing while refraining from actions that undermine this objective.

In accordance with State law, AFFH entails more than just combating discrimination; it involves taking substantial actions to break down patterns of segregation and foster inclusive communities that remove barriers to opportunity based on protected characteristics. Per California Department of Housing and Community Development (HCD) Guidance, the Assessment of Fair Housing addresses enforcement and outreach capacity, segregation and integration, disparities in access to opportunity, disproportionate housing needs, including displacement, and concentrated areas of poverty and affluence across racial/ethnic groups.

Fair Housing Enforcement and Outreach Capacity

Fair housing enforcement and outreach capacity pertains to the County and local fair housing entities' ability to distribute information related to fair housing and conduct outreach efforts to ensure community members are informed of fair housing laws and rights. Enforcement and outreach capacity also pertains to the ability to address compliance with fair housing laws, such as investigating complaints and obtaining remedies. The County's Environmental Health Department receives housing complaints and performs housing inspections related to mold, moisture, and hazardous materials issues, and refers to HCD for mobile home park complaints (<https://www.sierracounty.ca.gov/235/Housing-Inspection>). The County's Resource Guide references the Plumas County Community Development Commission and the Sierra Valley Senior Apartments in Loyalton as housing resources. The Resource Guide can be found online at: [https://www.sierracounty.ca.gov/ DocumentCenter/View/246/Sierra-County-Resource-Guide?bidId=](https://www.sierracounty.ca.gov/DocumentCenter/View/246/Sierra-County-Resource-Guide?bidId=).

Compliance with Existing Fair Housing Laws and Regulations

Federal and State laws prohibit intentional housing discrimination and any actions or policies that may have a discriminatory effect on persons of a protected class, including race, color, religion, sex, national origin, familial status, and disability. In California, additional laws extend these protections. The Fair Employment and Housing Act (FEHA) and the Unruh Civil Rights Act expand the protections to include marital status, ancestry, sexual orientation, source of income, or any other arbitrary forms of discrimination. Additional State protections include the following:

- The Ralph Civil Rights Act (California Civil Code Section 51.7) forbids acts of violence or threats of violence because of a person’s race, color, religion, ancestry, national origin, age, disability, sex, sexual orientation, political affiliation, or position in a labor dispute.
- The Bane Civil Rights Act (California Civil Code Section 52.1) provides another layer of protection for fair housing choice by protecting all people in California from interference by force or threat of force with an individual’s constitutional or statutory rights, including a right to equal access to housing.
- California Civil Code Section 1940.3 prohibits landlords from questioning potential residents about their immigration or citizenship status. In addition, this law forbids local jurisdictions from passing laws that direct landlords to make inquiries about a person’s citizenship or immigration status.
- The California Tenant Protection Act (AB 1482; California Civil Code 1946.2, 1947.12, and 1946.13) prohibits tenants from being evicted without “just cause,” which means that multifamily tenants who have lived in a unit for at least a year may only be evicted for enumerated reasons, such as failure to pay rent, criminal activity, or breach of a material term of the lease. The law also caps rent increases at 5% plus inflation up to a 10% maximum cap.

Both the federal and State governments have structures in place to process and investigate fair housing complaints. In California, the Department of Fair Employment and Housing (DFEH) maintains the authority to investigate complaints of discrimination related to employment, housing, public accommodations, and hate violence. The agency processes complaints online, over the phone, and by mail and provides protection and monetary relief to victims of unlawful housing practices. At the federal level, the United States Department of Housing and Urban Development (HUD) processes, investigates, and enforces any complaints in violation of the federal Fair Housing Act.

In addition, the County complies with the following housing laws that influence housing conditions related to fair housing in the county:

| Table 1. Compliance with Fair Housing Laws | | | |
|---|-------------------------------|--|--|
| Title | Statute | Description | Compliance Efforts |
| Density Bonus Law | Government Code Section 65915 | The density bonus ordinance allows up to a 50.0% increase in project density depending on the proportion of units that are dedicated as affordable, and up to 80.0% for projects that are completely affordable, in compliance with State law. | Implementation Measure 2.2 of the Housing Element provides for updating the Zoning Code to include density bonus law to be completed by December 2024. |
| No Net Loss Law | Government Code Section 65863 | The County has identified a surplus of sites available to meet | Implementation Measure 1.4 includes completing and maintaining a list of surplus |

Table 1. Compliance with Fair Housing Laws

| Title | Statute | Description | Compliance Efforts |
|---|--|---|--|
| | | the Regional Housing Needs Allocation. | sites to be completed by December 2024. |
| Housing Accountability Act | Government Code Section 65589.5 | The County does not condition the approval of housing development projects for very low-, low- or moderate-income households, or emergency shelters unless specific written findings are made. Further, the County currently allows emergency shelters by-right, without discretionary review in at least one zone that allows residential uses. | Emergency shelters and transitional housing provisions were adopted into the Zoning Code in 2023, allowing these "by right" in any zone allowing residential uses. |
| Senate Bill 35 | Government Code Section 65913.4 | The County has established a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects. | Implementation Measure 2.2 of the Housing Element provides for updating the Zoning Code to include streamlining per State Law to be completed by December 2024. |
| Senate Bill 330 | Government Code Section 65589.5 | The County relies on regulations set forth in the law for processing preliminary applications for housing development projects, conducting no more than five hearings for housing projects that comply with objective General Plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an environmental report for an affordable housing project. | Implementation Measure 2.2 of the Housing Element provides for updating the Zoning Code to also address this. |
| California Fair Employment and Housing Act and Federal Fair Housing Act | Government Code Sections 12900 - 12996 Title VIII of the Federal Civil Rights Act | The County does not currently provide these types of services. | Implementation Measures 5.1 and 5.2 consist of a program to establish a new program to comply with the California Fair Employment and Housing Act and Federal Fair Housing Act to refer complaints to local fair housing and housing legal support organizations such as Northern California Legal Services and distributes fair housing materials in English and Spanish at their offices . |

| Table 1. Compliance with Fair Housing Laws | | | |
|---|--------------------------------------|---|--|
| Title | Statute | Description | Compliance Efforts |
| Anti-Discrimination in Zoning and Land Use | Government Code Section 65008 | The County reviews affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment, including, but not limited to sites subject to AB 1397. | The County continues this process, but this will be clearly articulated in the updated Zoning Code per Implementation Measure 2.2. |
| Assembly Bill 686 | Government Code Section 8899.50 | The County has completed this AFH analysis and has identified programs to address identified fair housing issues. | Included with this Housing Element Update. |
| Equal Access | Government Code Section 1195 et seq. | The County offers translation services for all public meetings and offers accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the State, regardless of membership or perceived membership in a protected class. | No translation services are typically provided at meetings, though translated notices about the Housing Element kickoff meeting were provided. |

Fair Housing Services, Outreach, and Enforcement at a Local Level

Sierra County serves as the liaison between providers and partner agencies to support placement of individuals and/or families into safe, stable housing. The County partners with the following agencies:

- HUD, San Francisco Regional Office
- DFEH
- Plumas County Community Development Commission
- Lassen-Plumas-Sierra Community Action Agency
- 2-1-1 Sierra County

The County benefits from local and regional organizations that provide fair housing information, outreach, and enforcement, including their capacity and resources available to them. These organizations include:

- **Lassen, Plumas, Sierra Community Action Agency (LPSCAA)** – Under a Joint Powers Agreement with Lassen, Plumas, and Sierra Counties, Plumas County

Community Development Commission (PCCDC) governs a Tri-County Community Action Agency. LPSCAA provides federal funds to a broad array of community-based organizations in the three counties that specialize in services such as: health, nutrition, childcare and preschool, emergency services (food, shelter, and clothing), youth and family development. The PCCDC also manages public housing for the counties of Plumas, Lassen, Tehama, and Sierra.

- **Department of Fair Employment and Housing (DFEH)** – The California DFEH is a State agency dedicated to enforcing California’s civil rights laws. Its mission targets unlawful discrimination in employment, housing, and public accommodations, hate violence, and human trafficking. Victims of discrimination can submit complaints directly to the department. DFEH is also a HUD Fair Housing Assistance Program (FHAP) agency and receives funding from HUD to enforce fair housing laws.

The County houses guiding information regarding tenant/landlord disputes, filing a complaint, habitability standards, and tenant/landlord responsibilities on its website. The County will continue to direct persons with complaints of housing discrimination to the appropriate State and federal agencies that handle such complaints as part of **Program 5.1** and will continue to make literature available on housing discrimination and fair housing resources at the County offices, community centers, libraries, County website, and other area. Through **Program 5.2**, the County will also work with other local agencies and service providers to include fair housing information in appropriate format in their facilities.

Input Received During the Housing Element Process

See Appendix A for a listing of all comments received during the Housing Element process and how they were incorporated into the Housing Element.

Complaints, Findings, Lawsuits, Enforcement Actions, Settlements or Judgments Related to Fair Housing and Civil Rights

Federally, a Title VIII fair housing case may be filed based on race, color, national origin, religion, sex, disability, familial status, and retaliation for filing a Fair Housing and Equal Opportunity (FHEO) complaint. Between 2013 and 2022, there were no FHEO cases in Sierra County (Figure 1). FHEO cases are filed for various reasons, including with a basis of disability, sex, national origin, retaliation, familial status, white race, and Hispanic origin basis. However, there were more than 20 FHEO inquiries per thousand residents (3 total inquiries), as shown in Figure 2. There were no known lawsuits, enforcement actions, settlements, or judgements in the County related to Fair Housing and Civil Rights during the last planning period.

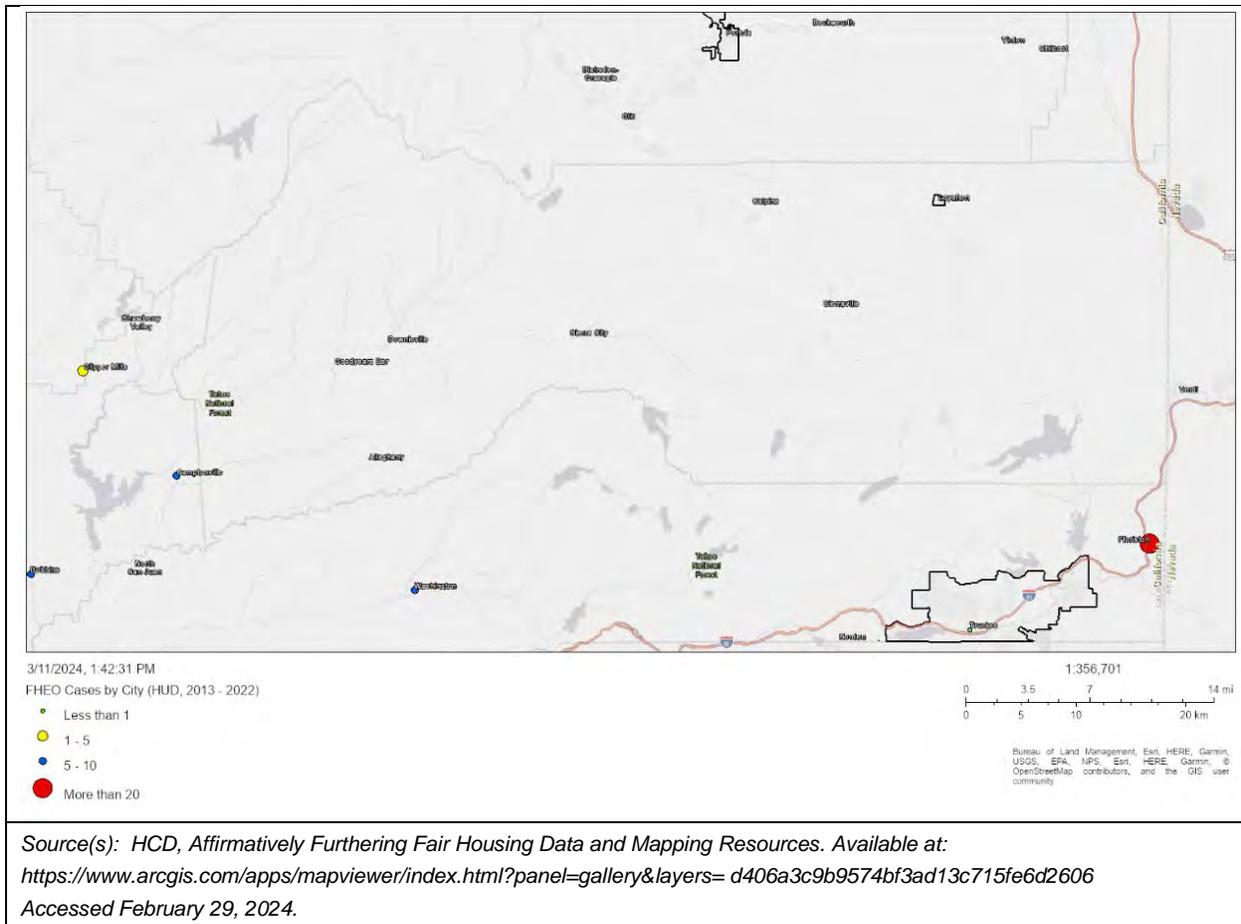


Figure 1. FHEO Cases by City (HUD, 2013-2022)

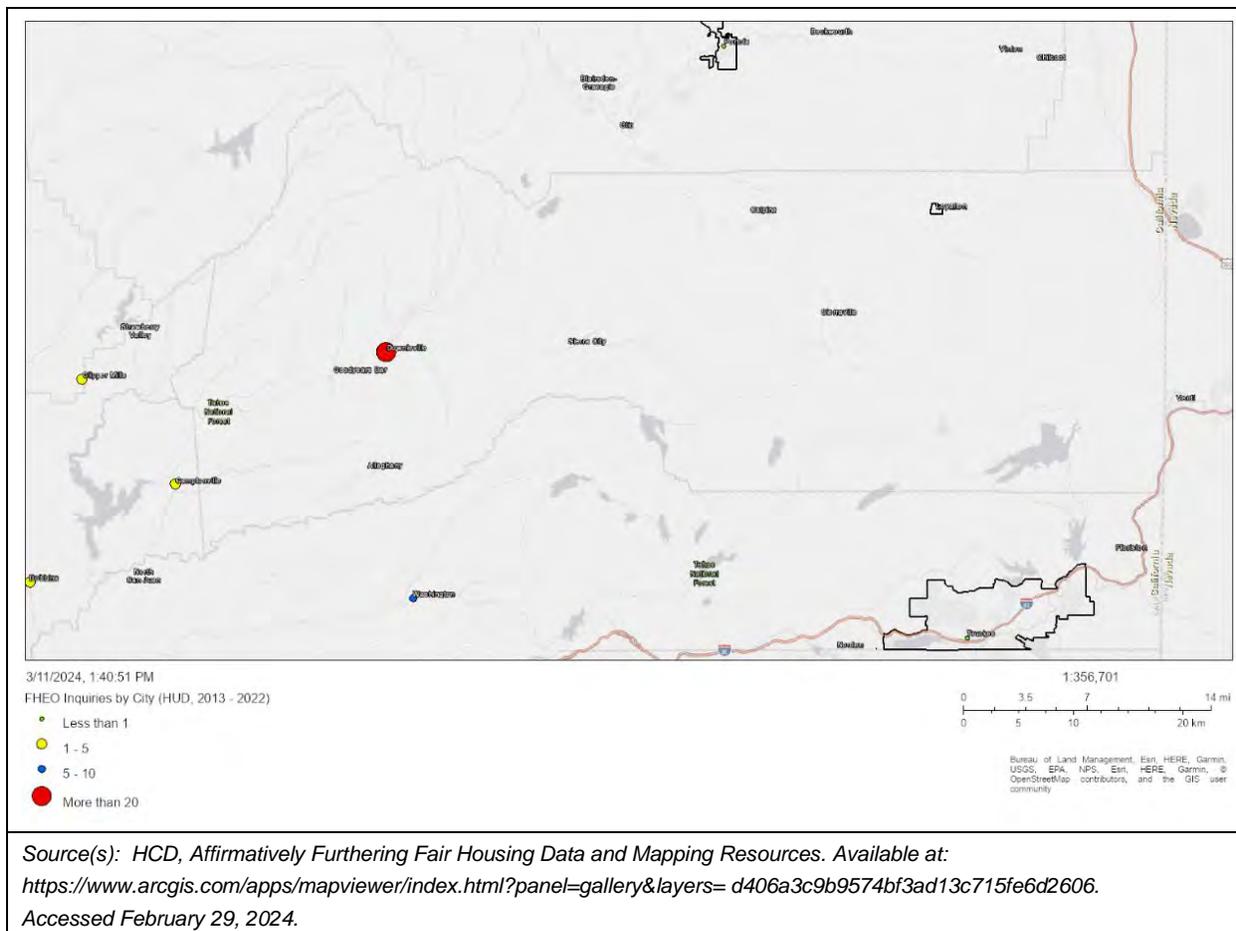


Figure 2. FHEO Inquiries by City (HUD, 2013-2022)

Housing Enforcement and Outreach Capacity: Fair Housing Issues and Contributing Factors

The County currently does not address this. Implementation Measures 5.1 and 5.2 will require that the County assemble information, develop protocol, and disseminate information about fair housing in English and in Spanish both on their website and in person at their offices and will provide referral to residents to local fair housing and housing legal support organizations.

Patterns of Integration and Segregation

Residential segregation, whether based on factors such as race, ethnicity, disability, or income, stems from a multitude of housing policies, practices, and procedures -- both in the public and private sectors -- that have consistently and persistently resulted in adverse consequences. Discrimination in housing, whether overt or covert, carried out through land use policies, shifting housing markets, and investment patterns, as well as disinvestment practices, have hindered fair housing choices and equitable access to opportunities, particularly for communities of color. Despite the longstanding federal

mandate established by the Fair Housing Act of 1968 requiring federal agencies and grantees to actively promote the Fair Housing Act's objectives, historical patterns of segregation endure in California.

Housing Element law requires that the Assessment of Fair Housing include an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. Integration is the equal distribution of demographic groups in a geographic location or community. This section will assess the extent of racial and income segregation and integration both in the county and on a broader regional level.

Land Use and Zoning

Sierra County has 25 zoning districts. Residential zoning districts include R1 Residential One Family, R2 Residential One and Two Family, and R3 Residential Multiple Family. Residential uses are also permitted in additional zoning districts, including CR Commercial Residential; RR-1, RR-2, and RR-4 Rural Residential; and OS-20, OS-40, OS-60, OS-80, and OS-160 Open Space Residential.

Race and Ethnicity

Sierra County's racial and ethnic composition has undergone shifts in the past decade. While the proportion of most racial groups in Sierra County have remained relatively consistent, there have been noteworthy changes in the categories of Hispanic or Latino and White, Not Hispanic or Latino. Between 2010 and 2021, there is a notable trend of increasing Hispanic or Latino populations and decreasing Not Hispanic or Latino populations in both Sierra County and the broader region, including Modoc County, Plumas County, and Lassen County (Table 2). This trend is consistent with the statewide pattern in California, where the Hispanic or Latino population has been on the rise. As in neighboring counties and the state as a whole, the White non-Hispanic or Latino population has decreased during this time period. Sierra County has not experienced the same increase in population identifying as Asian that the rest of the state and several nearby counties have had; however, this community represented less than 1% of the population countywide in 2010. In contrast to the broader regional demographic trends, the percentage of the community that identifies as Native American and Alaska Native in the unincorporated county has slightly increased, while it has decreased in the county as a whole and in neighboring counties.

Table 2. Population by Race, Sierra County and Surrounding Region (2010-2021)

| Race/Ethnicity | Sierra County (Unincorporated) | | Sierra County | | City of Loyalton | | Lassen County | | Plumas County | | Modoc County | | State | |
|---------------------------|--------------------------------|-------|---------------|-------|------------------|-------|---------------|-------|---------------|-------|--------------|-------|-------|-------|
| | 2010 | 2021 | 2010 | 2021 | 2010 | 2021 | 2010 | 2021 | 2010 | 2021 | 2010 | 2021 | 2010 | 2021 |
| White (Non-Hispanic) | 90.4% | 85.0% | 88.1% | 87.4% | 80.9% | 92.5% | 66.7% | 64.2% | 85.0% | 82.6% | 79.0% | 76.6% | 41.2% | 35.8% |
| Hispanic/Latino | 6.5% | 13.5% | 8.3% | 11.2% | 14.0% | 6.4% | 17.5% | 19.7% | 8.0% | 9.6% | 13.9% | 15.2% | 36.7% | 39.5% |
| Black or African American | 0.1% | 0.0% | 0.2% | 0.1% | 0.3% | 0.1% | 8.0% | 8.3% | 0.9% | 1.5% | 0.8% | 2.0% | 5.9% | 5.4% |
| Native American | 0.8% | 1.1% | 1.3% | 0.9% | 2.6% | 0.6% | 2.9% | 2.3% | 2.3% | 1.2% | 3.0% | 3.4% | 0.4% | 0.3% |
| Asian | 0.5% | 0.0% | 0.4% | 0.0% | 0.0% | 0.0% | 1.0% | 1.6% | 0.6% | 0.6% | 0.7% | 0.8% | 12.8% | 14.7% |
| Other | 0.1% | 0.0% | 0.1% | 0.0% | 0.0% | 0.0% | 1.5% | 1.2% | 0.2% | 0.1% | 0.4% | 0.0% | 0.7% | 0.7% |
| Two or More Races | 1.5% | 0.4% | 1.7% | 0.4% | 2.2% | 0.4% | 2.5% | 2.8% | 2.9% | 4.3% | 2.3% | 2.1% | 2.3% | 3.6% |

Source(s): ACS 2006-2010, ACS 2017-2021 (HCD Data Packet).

As illustrated in Figure 3, the predominant population in Sierra County and the surrounding region is White alone, not Hispanic or Latino, which is typical for much of the region (Figure 4).

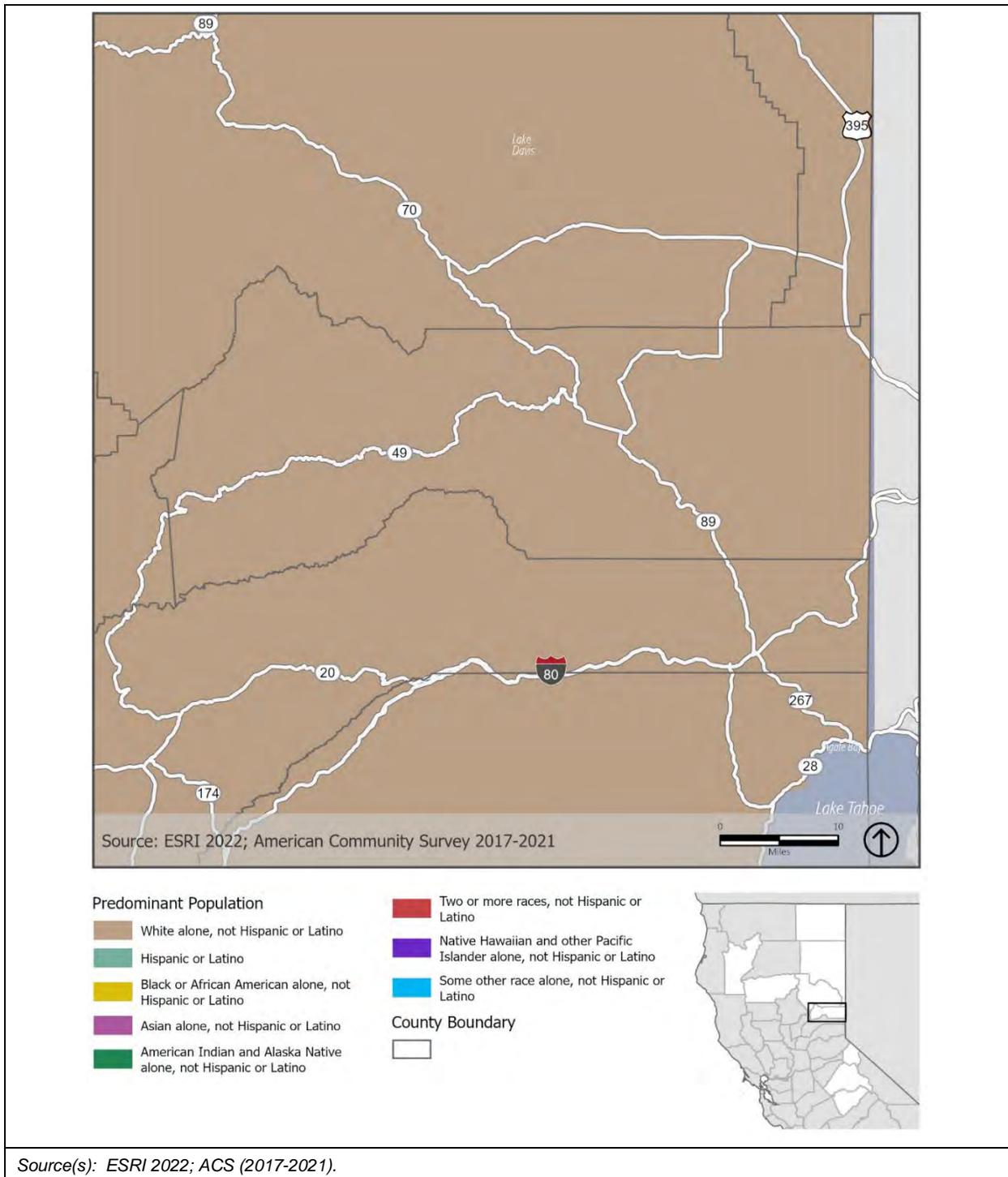


Figure 3. Predominant Population, Sierra County (2017-2021)

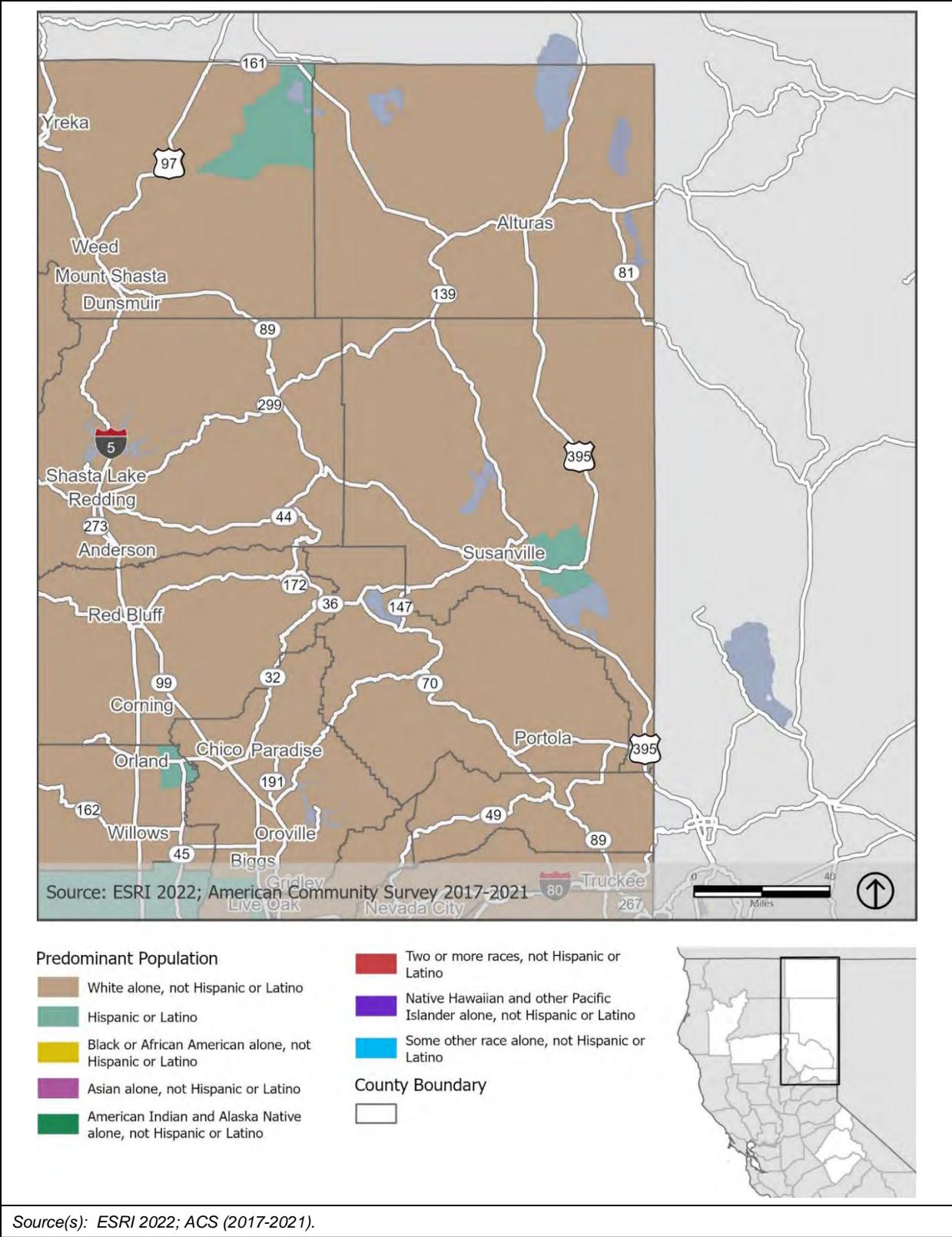


Figure 4. Predominant Population, Regional (2017-2021)

Figure 5 provides a visual representation of racial segregation and integration in the year 2019, using the measures developed by the methodology of the Othering & Belonging Institute. In Sierra County's single Census Tract 06091010000, racial typology is characterized as Latinx-White, with 87.6% of the population characterized as White and 10.7% as Latinx. Surrounding counties are characterized as mostly White.

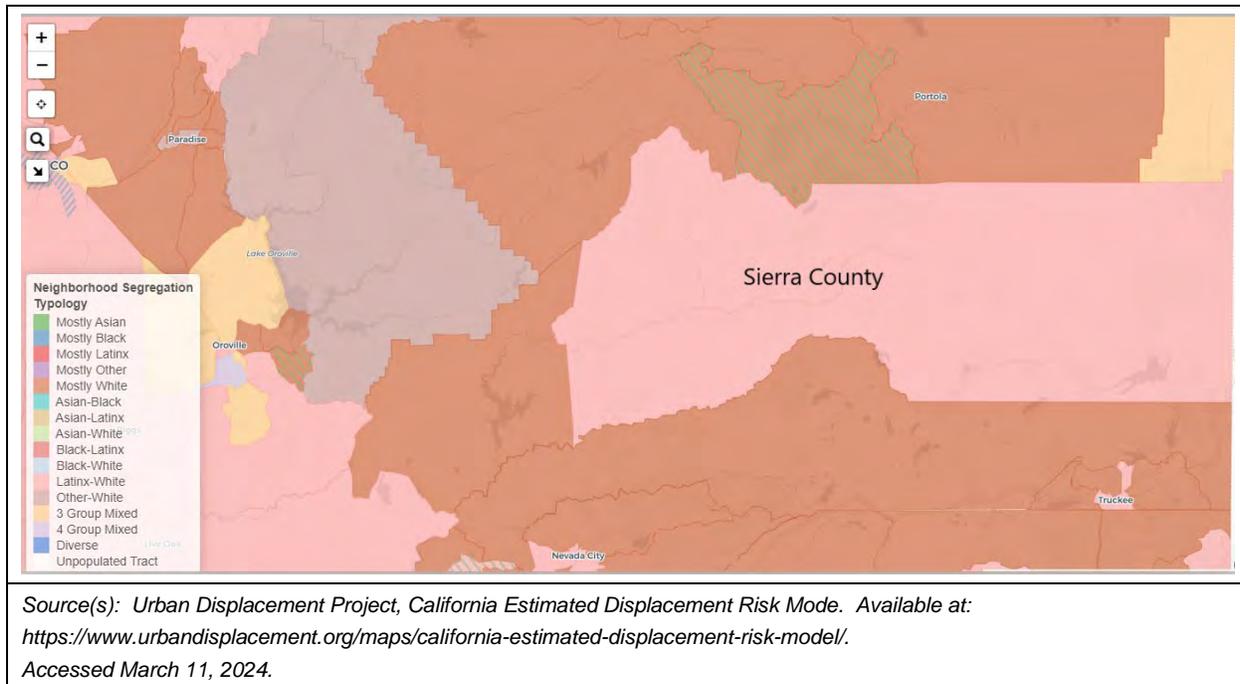


Figure 5. Racial Segregation/Integration (2019)

Local Knowledge

Within the county, there tends to be a higher concentration of Hispanic or Latino households in Sierra City, but it is a small community, so a small change in population represents a large percentage change.

Persons with Disabilities and Seniors

The Americans with Disabilities Act (ADA) describes an individual with a disability as a person who “has a physical or mental impairment that substantially limits one or more major life activities, has a history or record of such an impairment (such as cancer that is in remission), or is perceived by others as having such an impairment (such as a person who has scars from a severe burn).” Individuals with disabilities are at greater risk for housing insecurity, homelessness, and institutionalization. According to ACS (2021) data, 14.47% of the Sierra County population has a disability (Table 3). The most prevalent type of disability in the county is ambulatory difficulty, followed by an independent living difficulty, which affects over eight percent of Sierra County residents. For this reason, incorporating barrier-free design in all new multiple-family housing is important to provide the widest range of choices for disabled residents. Affordability is

also an important consideration for accessibility, as people with disabilities may be living on a fixed income.

| Table 3. Population by Type of Disability in Sierra County (2022) | | |
|---|---------------|-------------------|
| Disability | Number | Percentage |
| Independent Living Difficulty | 221 | 3.8% |
| Ambulatory Difficulty | 281 | 5.0% |
| Cognitive Difficulty | 167 | 3.1% |
| Vision Difficulty | 60 | 1.9% |
| Self-Care Difficulty | 118 | 2.6% |
| Hearing Difficulty | 122 | 2.5% |
| Total (with overlap among categories) | 422 | 14.8% |
| <i>Source(s): U.S. Census Bureau, ACS (2022) 5-Year Estimates, Table S1810, ACS Disability Characteristics.</i> | | |

Table 4 reveals higher levels in disability rates across different racial and ethnic groups in Sierra County. According to the ACS (2022), 65.4% of the Native American and Alaska Native population, and 21.8% of the Hispanic or Latino population in Sierra County had some form of disability.

| Table 4. Disability Status by Race and Ethnicity in Sierra County (2022) | | | |
|---|-------------------------|---------------------------------|-------------------------------------|
| Race or Ethnicity | Total Population | Number with a Disability | Percentage with a Disability |
| Total non-institutionalized population | 2,854 | 422 | 14.3% |
| White alone, not Hispanic or Latino | 2,560 | 365 | 14.8% |
| Black or African American alone | 0 | 0 | - |
| Native American or Alaskan alone | 78 | 51 | 65.4% |
| Asian alone | 0 | 0 | - |
| Pacific Islander alone | 0 | 0 | - |
| Hispanic or Latino (of any race) | 317 | 69 | 21.8% |
| Some other race | 147 | 0 | - |
| Two or more races | 69 | 6 | 8.7% |
| <i>Source(s): U.S. Census Bureau, ACS (2022) 5-Year Estimates, Table S1810, ACS Disability Characteristics.</i> | | | |

Sierra County exhibits a higher percentage of its population with disabilities, standing at 14.8% (Figure 6), in contrast to the state average of 11.0%. However, Sierra County falls within a relatively close range (within $\pm 3\%$) of the proportion found in the surrounding counties of Butte (17.9%), Nevada (15.4%), Yuba (17.1%), and Washoe County (13.1%). This range remains consistent when compared to the broader region (Figure 7).

Housing that meets the needs of persons with disabilities can have many characteristics of housing that meets the needs of senior households, and these groups can have significant overlaps. Residents ages 65 or over make up the largest share of householders in the county (49.0% of all householders). The development of housing with facilities to meet the accessibility needs of both seniors and residents with disabilities, as well as the rehabilitation of existing homes owned by seniors and residents with disabilities, will allow seniors to age in place and avoid potential displacement of residents with disabilities.

To encourage the development of housing that meets the needs of persons with disabilities, persons with developmental disabilities, seniors, farmworkers, large households, extremely low-income households, and the homeless, the County will use a variety of incentives, including zoning and land use regulations, flexible development standards, technical assistance, and expedited processing to promote housing (**Implementation Measure 4.1**). Additionally, to facilitate rehabilitation of homes that may need safety and accessibility upgrades, the County has included **Implementation Measure 3.1**, through which it distributes information on the United States Department of Agriculture (USDA) Rural Development Single-Family Housing Rehabilitation Program, which provides up to \$50,000 in grants to residents of Sierra County.

Local Knowledge

There are no known areas within the county that have a concentration of residents with disabilities. There are currently no facilities in Sierra County that strictly serve disabled persons, and the nearest Regional Centers to serve persons with developmental disabilities are located in Truckee and Grass Valley.

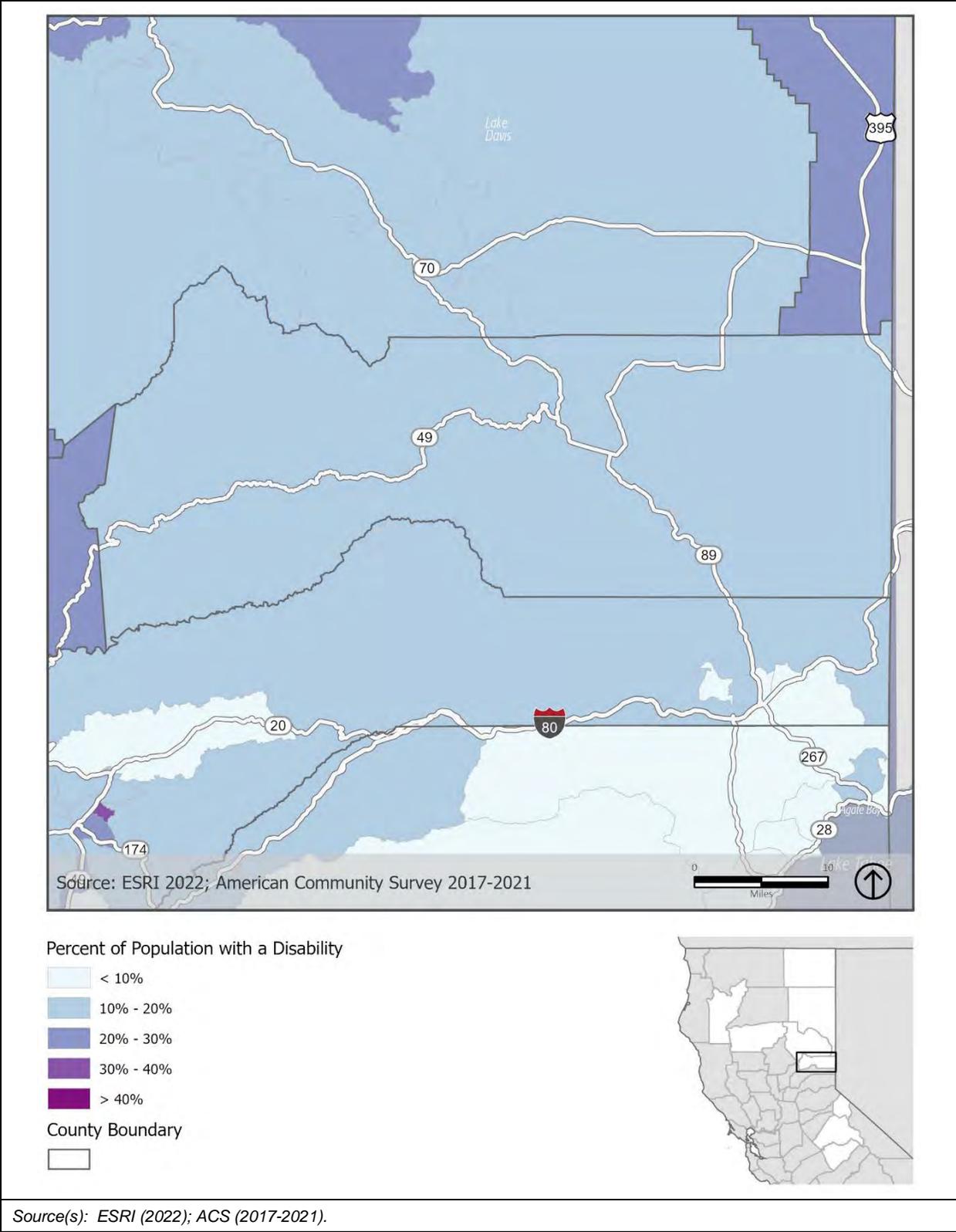
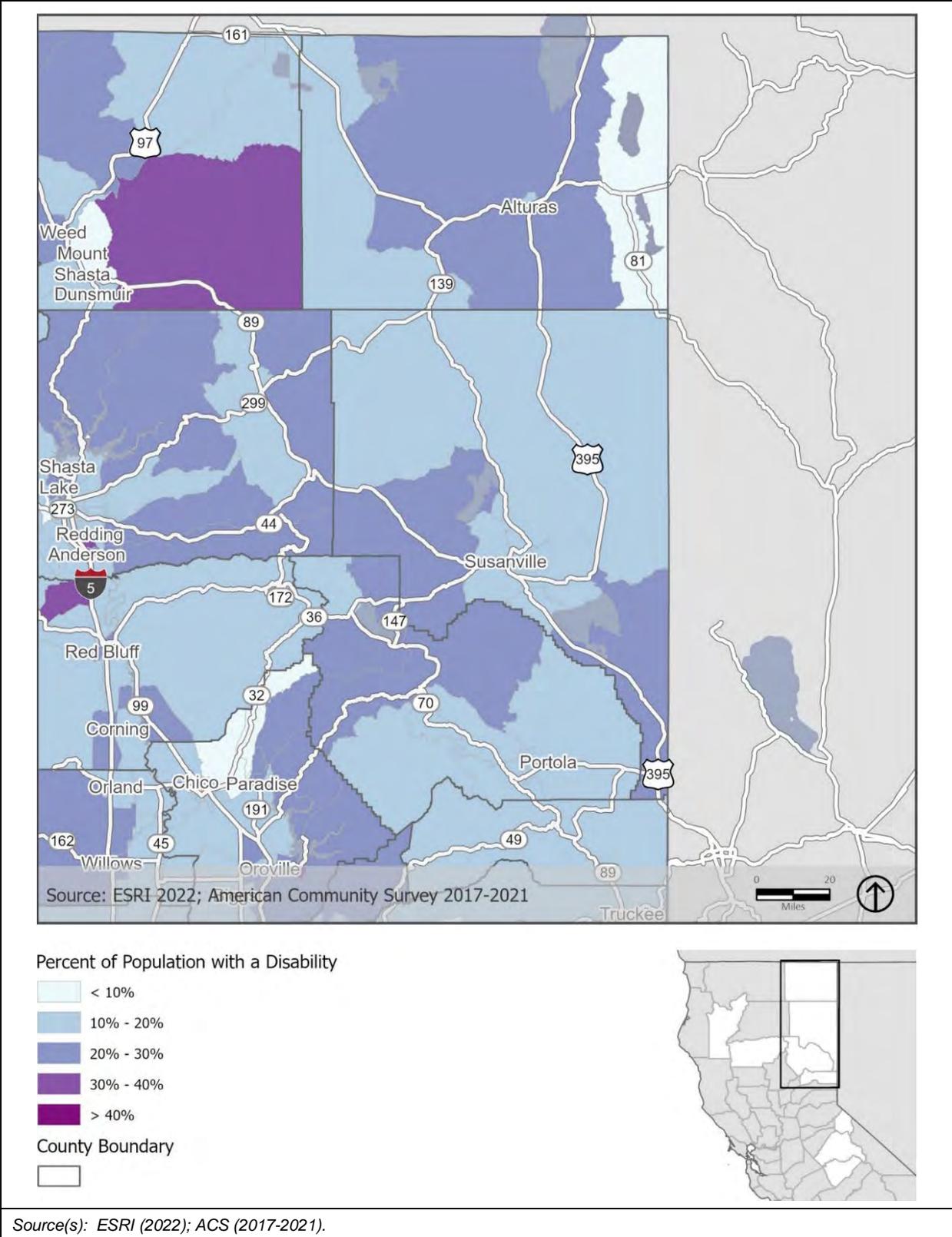


Figure 6. Rate of Population with Disability, Sierra County (2017-2021)



Source(s): ESRI (2022); ACS (2017-2021).

Figure 7. Rate of Population with Disability, Regional (2017-2021)

Familial Status

According to data from the 2017-2021 U.S. Census Bureau ACS, Sierra County has a lower share of children in single female-headed households than some of the surrounding areas of the region (Figure 8). As shown in the figure, Sierra County contains one Census Tract, which has less than 20% of households with children in female households without a spouse present. Downieville, Sierraville, and Sierra City have the biggest concentrations of families with children. This is typical for many parts of the region (Figure 9).

Local Knowledge

Childcare facilities are predominantly on the east side, and there has been an issue for families finding reliable daycare on the west side of the county. Daycare programs on the west side have been run intermittently on the west side of the county for a year or two, but will stop after that. There are First Five/Head Start services in Loyalton, and there are County family support services available in Loyalton and Downieville. There are no known areas of concentrations of children living in female-headed households within the County.

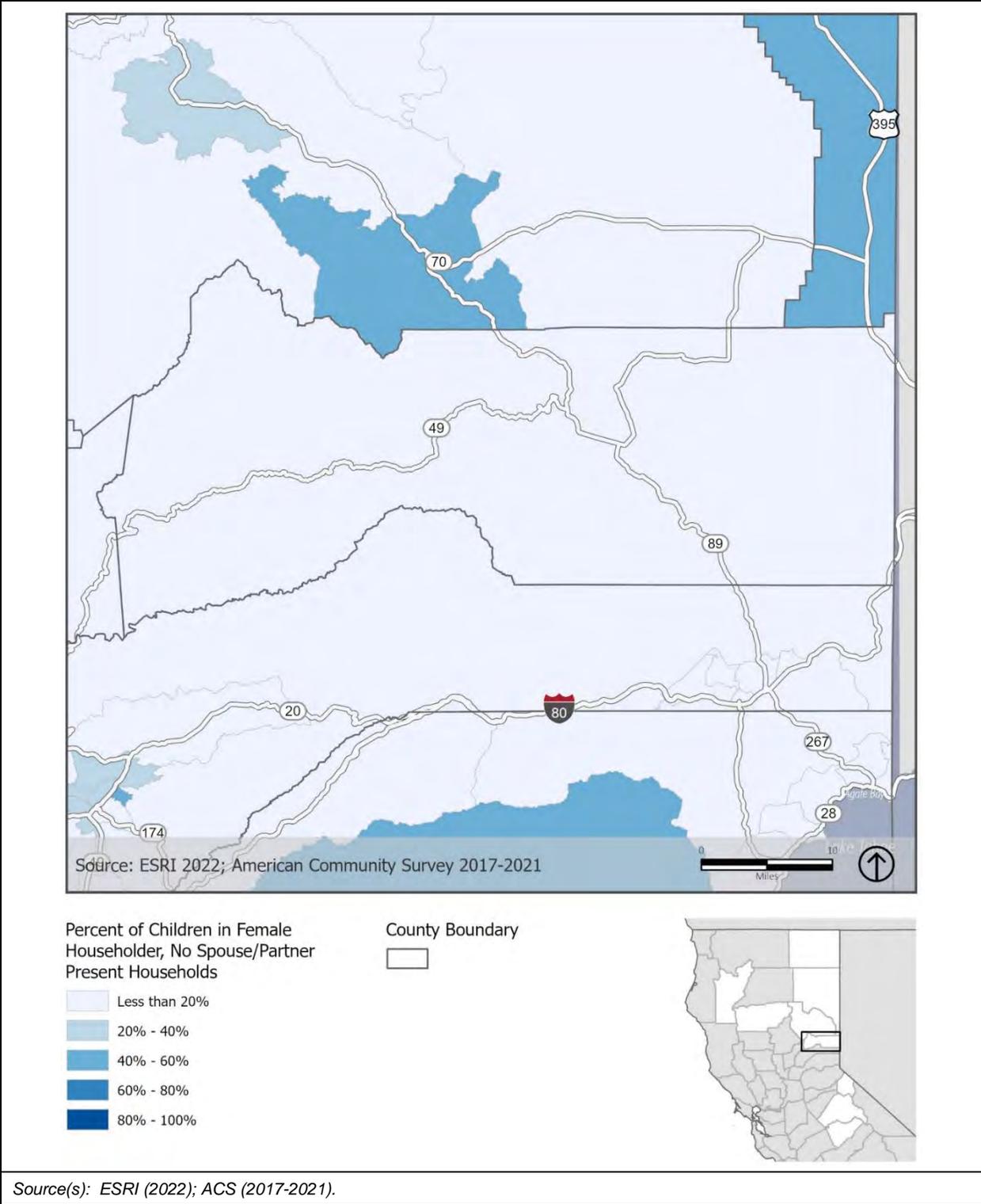


Figure 8. Percentage of Children in Single Female-Headed Households, No Spouse Present, Sierra County (2017-2021)

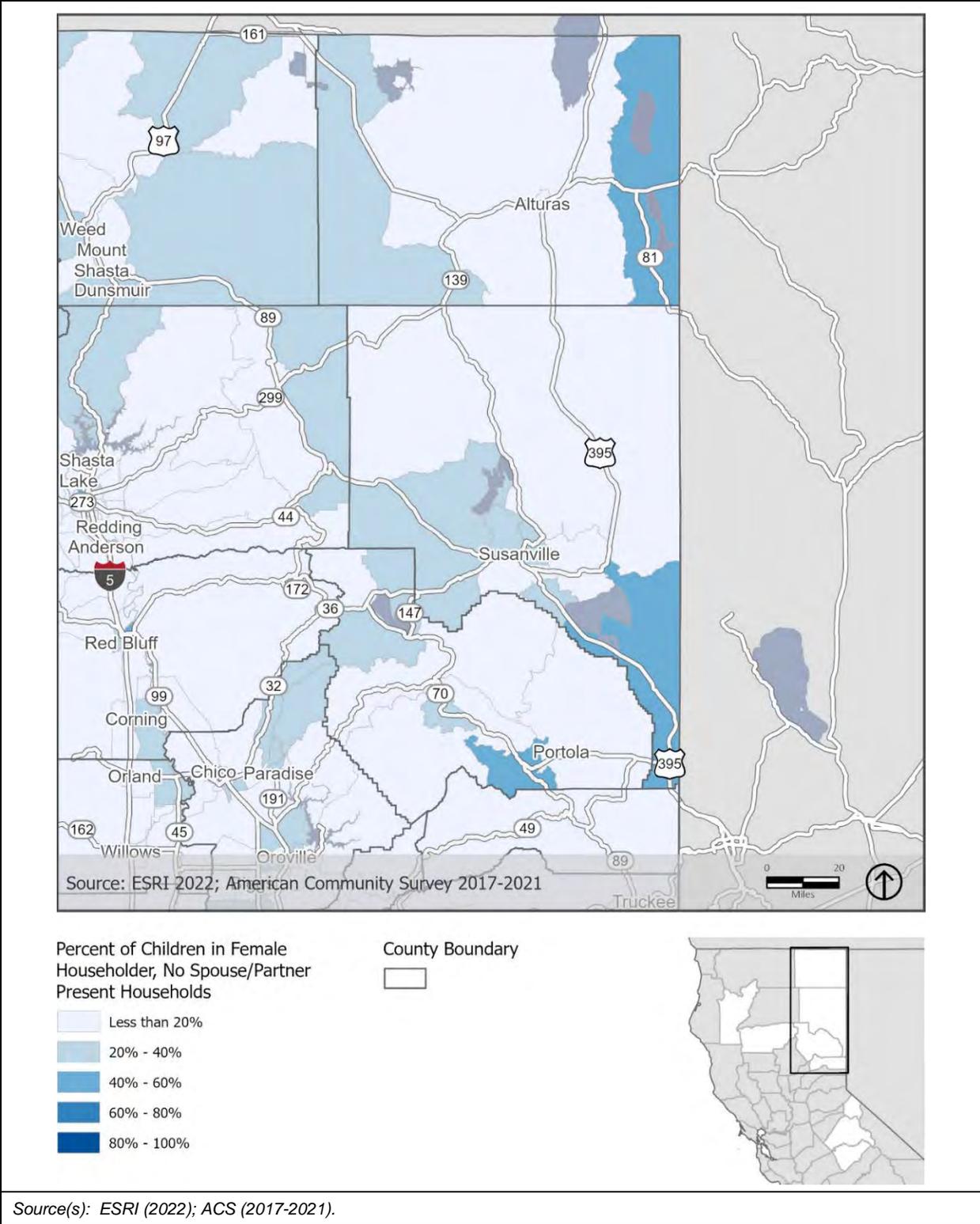


Figure 9. Percentage of Children in Single Female-Headed Households, No Spouse Present, Regional (2017-2021)

Figure 10 depicts the percentage of the population 18 years and over in households living alone. Sierra County has one census tract, which has a very low concentration of the population living alone, from 0% to 20%.

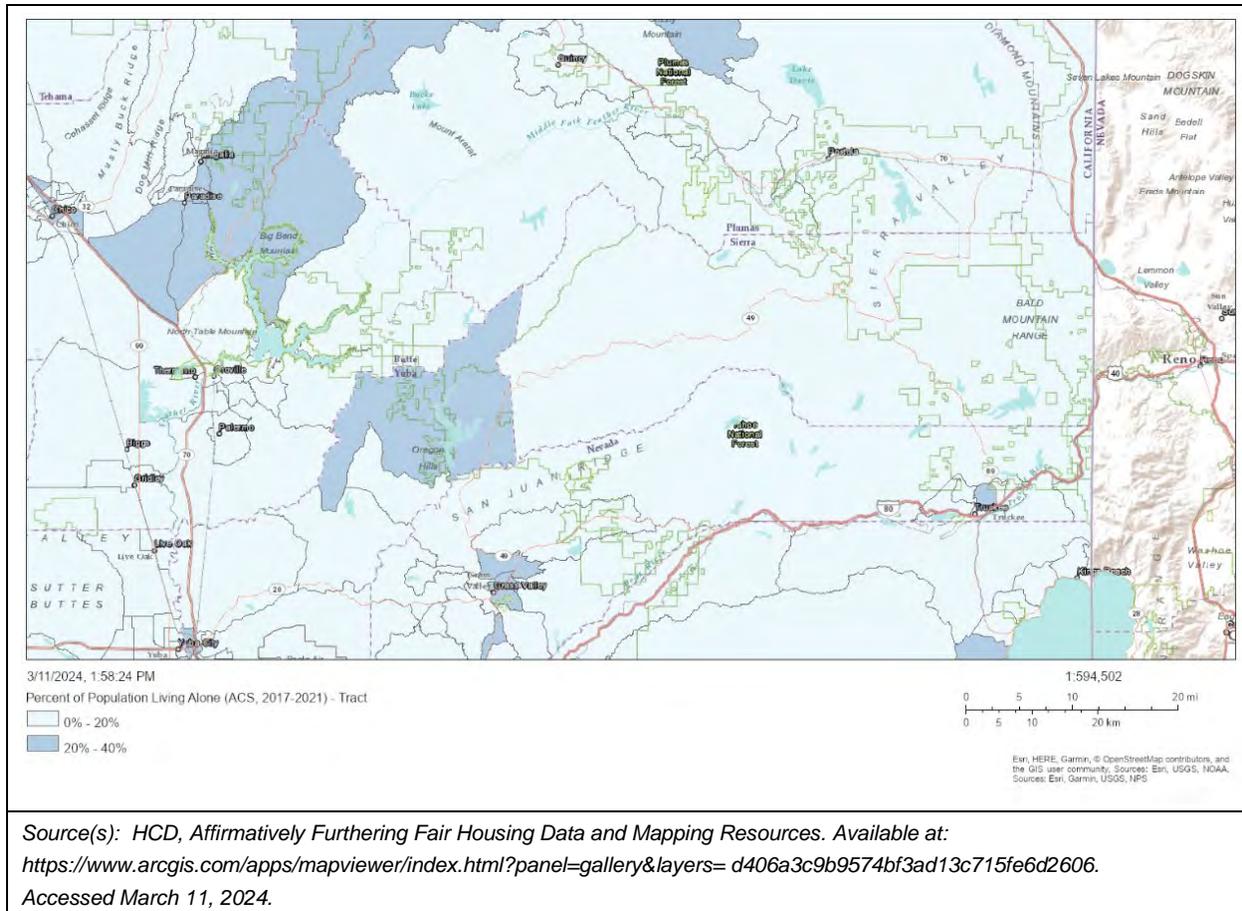


Figure 10. Percentage of Single Adult Householders (2017-2021)

Income

Household income plays a pivotal role in determining one's ability to secure adequate housing. Adequate housing is not merely a matter of shelter over one's head; it encompasses factors such as safety, quality, and affordability. A higher household income often affords individuals and families access to a wider range of housing options and broader opportunities. However, when household income is limited, households may encounter added challenges in finding adequate housing while continuing to meet other essential needs. Although income alone is not a specific criterion for fair housing discrimination, the linkage between household income, household composition, race/ethnicity, and other factors often reveals biases that shed light on fair housing issues. HUD receives data tabulations from the U.S. Census Bureau ACS. These data tabulations, known as the Comprehensive Housing Affordability Strategy (CHAS), demonstrate the extent of housing problems and housing needs, particularly for low-income households. See Table 5 for households by income in the region.

| Table 5. Households by Household Income | | | | | |
|--|----------------------|----------------------|----------------------|---------------------|--------------|
| Income Level | Sierra County | Plumas County | Lassen County | Modoc County | State |
| ≤30% Area Median Income (AMI) | 18.0% | 14.9% | 11.5% | 13.4% | 16.4% |
| >30-≤50% AMI | 12.0% | 9.4% | 12.2% | 13.5% | 13.0% |
| >50-≤80% AMI | 19.2% | 19.0% | 18.0% | 20.6% | 17.5% |
| >80-≤100% AMI | 17.6% | 7.7% | 12.8% | 12.0% | 10.1% |
| >100% AMI | 33.2% | 49.0% | 45.6% | 40.6% | 42.9% |
| <i>Source(s): HUD CHAS (2016-2020).</i> | | | | | |

According to the most recent HUD CHAS data (2016-2020) shown in Table 5, Sierra County has a higher proportion of households with incomes below 30% of the area median income (AMI) than nearby counties or the state as a whole, with 18.0% of households in Sierra County having incomes in this category compared to 16.4% of the state as a whole and only 11.5% of Lassen County’s households having incomes in this category. Sierra County also has a lower percentage of households with incomes above the median income, with only 33.2% of households in the county having incomes above the median, compared to 49.0% of households in neighboring Plumas County. Rates of households with incomes between 30% and 80% of the AMI are similar between Sierra County and most neighboring counties, while Sierra County has a slightly higher percentage of households with incomes between 80% and 100% of AMI compared to neighboring jurisdictions and the state as a whole.

As is shown in Table 6, according to the U.S. Census Bureau ACS (2017-2021), the median household income in Sierra County is \$56,152, lower than that of California (\$84,097) and many other counties in the region, including Plumas County (\$57,885) and Lassen County (\$59,292). Modoc County has a lower median income of \$51,090. The City of Loyalton also has a notably higher median household income than the county as a whole at \$79,185. Sierra County has experienced a significantly smaller rate of growth in AMI between 2010 and 2021 than other communities in the region, with a percentage change of only 6.0% compared to 38.1% in the state as a whole and 31.6% in neighboring Plumas County. However, the City of Loyalton has experienced a significant increase in its median household income during this period (60.5%).

Figure 11 displays the median income in Sierra County by census tract, and Figure 12 shows the median income in the surrounding region by census tract. The median income for the census tract in the county ranges from \$55,000 to \$90,100. The census tracts to the north and south have a similar median income, while other areas to the north and west have lower median incomes of less than \$55,000.

| Table 6. Median Income (2010 and 2021) | | | |
|--|----------------------|-------------|----------------------------|
| Geography | Median Income | | |
| | 2010 | 2021 | Percentage Increase |
| Sierra County | \$52,950 | \$56,152 | 6.0% |
| City of Loyalton | \$49,340 | \$79,185 | 60.5% |
| Lassen County | \$50,317 | \$59,292 | 17.8% |
| Plumas County | \$44,000 | \$57,885 | 31.6% |
| Modoc County | \$34,588 | \$51,090 | 47.7% |
| State | \$60,883 | \$84,097 | 38.1% |
| <i>Source(s): ACS (2006-2010 and 2017-2021).</i> | | | |

The County has included several programs to address housing affordability for lower-income households. As part of **Implementation Measure 2.1**, the County will encourage, support, and, to the extent resources are available, assist agencies and developers seeking financial assistance from to apply for funds to provide housing for lower- and moderate-income households, including special-needs households, such as single-parent households, extremely low-income households, seniors, and farmworkers. As part of **Implementation Measure 2.3**, the County will continue to coordinate with the Plumas County Community Development Commission and Housing Authority to provide Housing Choice Voucher (HCV) allocations for Sierra County, which can provide housing mobility opportunities for lower-income households. Through **Implementation Measure 2.4**, the County will work with property owners and other public agencies to encourage the development of affordable housing, particularly permanent rental housing units, by identifying potential sites to upzone, coordinating with the City of Loyalton to expand the supply of higher-density housing where public water and sewer is available, and encouraging the subdivision of existing large vacant and/or underutilized R-3 parcels. To encourage the development of more naturally occurring affordable housing, the County will adopt an accessory dwelling unit (ADU) ordinance that is in compliance with State law as part of **Implementation Measure 2.5** and will encourage the affordability of these units by waiving development and building fees if the owner applies a deed restriction on the property to restrict rents to lower-income households.

As part of **Implementation Measure 1.2**, the County will provide assistance and encouragement in the effort to develop new water and sewer infrastructure countywide in the form of supporting resolutions and providing assistance in obtaining grants. Also, as part of **Implementation Measure 1.3**, the County will provide a copy of the Housing Element to water service providers after adoption and to wastewater service providers should any be established during the planning period.

Local Knowledge

Higher-density housing, which may be more affordable to lower-income households, is not typically available in Sierra County. Almost all housing in the county is either single-

family or mobile homes, there are very few multifamily housing units. Multi-family housing is not available due to lack of infrastructure to support it. One of the few available multifamily developments is a recently rehabilitated senior apartment complex, which is the only assisted living facility in the county. It is located just outside of Loyaltan. However, there are no known concentrations of extremely low-income households within the county, and there are no other subsidized housing properties or public housing buildings in the county.

One project is currently in progress, which used to be a mobile home park near Loyaltan, consists of the construction of 52 manufactured housing units many that may serve lower-income households through the natural affordability of this housing type. In Sierraville, near the Campbell Hot Springs, there has been interest in developing an employee housing project on a site that will be between 5 and 10 acres. Typical development is about 5 units to the acre, which is the densest development likely to occur in the county. A major challenge to higher-density development is the lack of a sewer system, which makes it challenging to meet default density standards. However, future sewer service is being considered in Downieville so that higher density housing development can be made feasible.

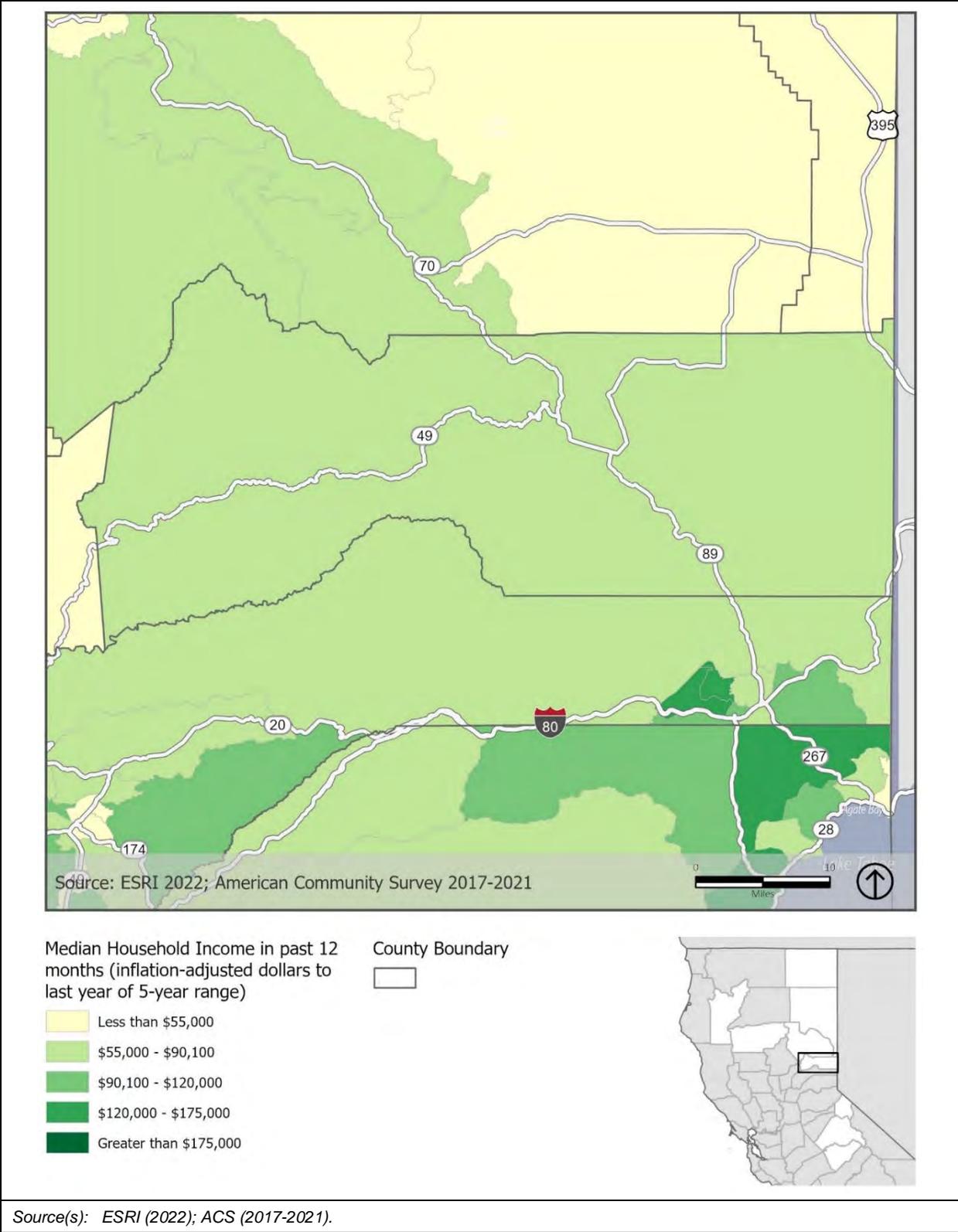


Figure 11. Median Income in Sierra County (2017-2021)

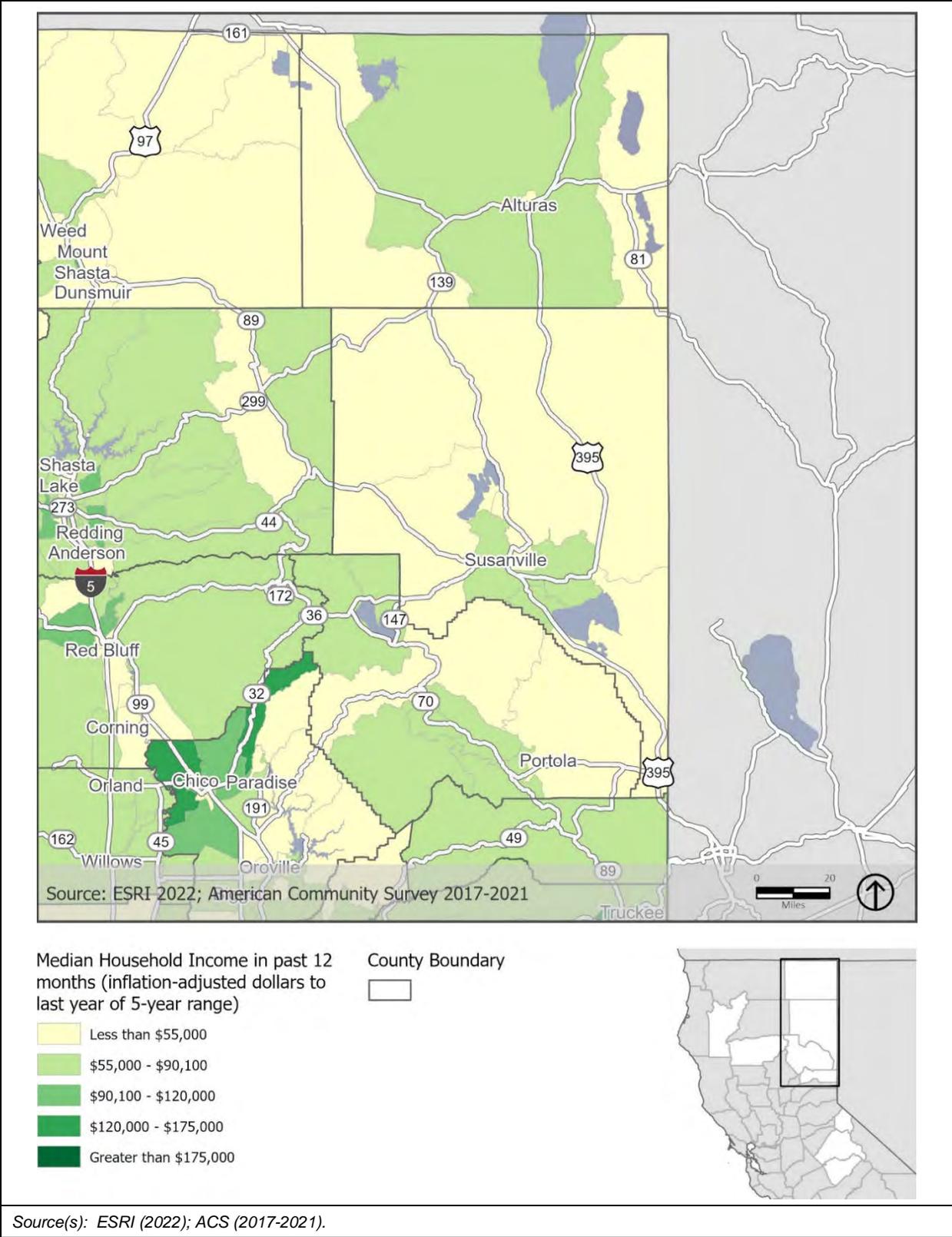


Figure 12. Median Income in Sierra County and the Greater Region (2017-2021)

There is one affordable housing project in Sierra County. Much like the surrounding region, the affordable housing project is in a city (Figure 13), in the community of Loyalton.

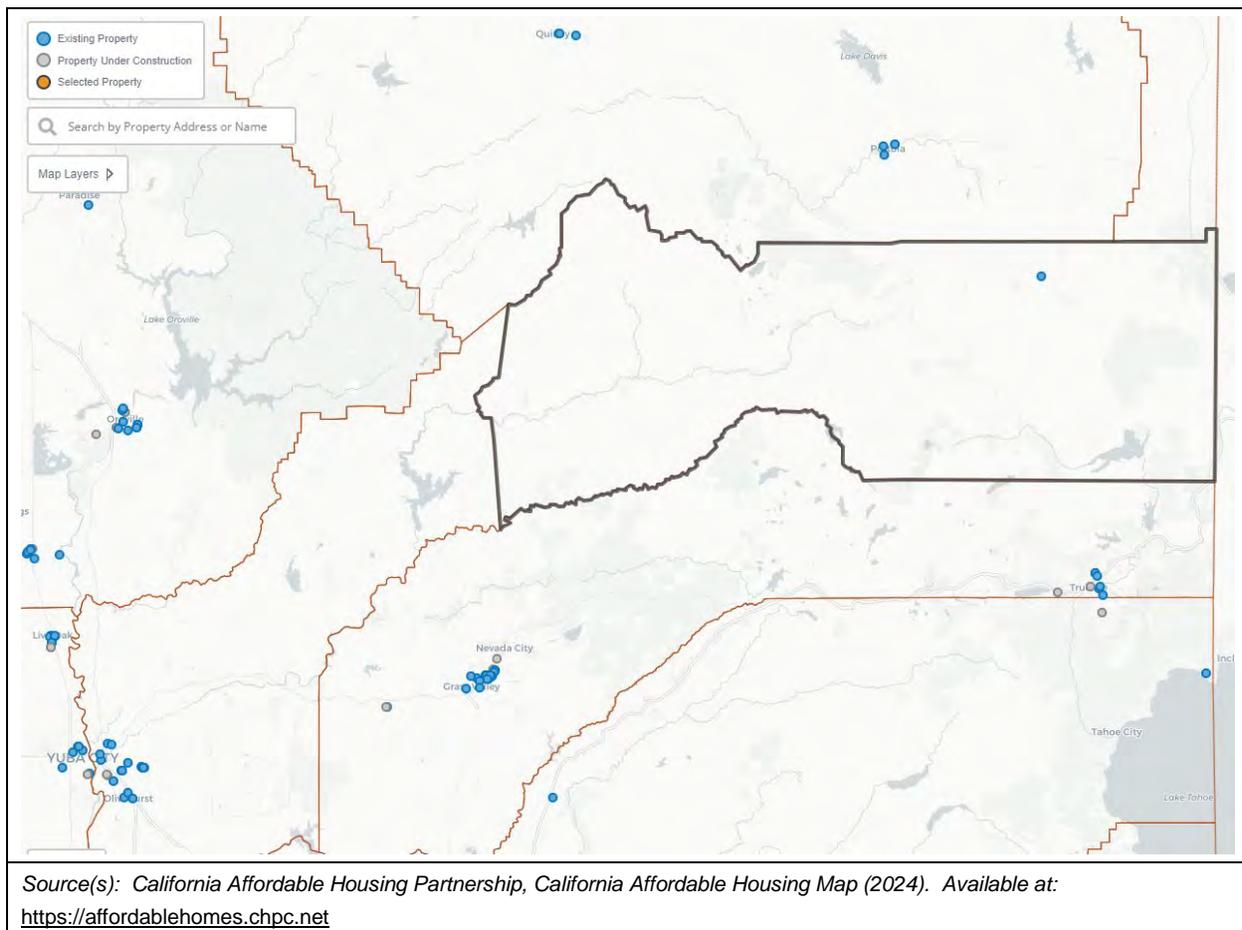


Figure 13. Existing Affordable Housing Projects

Poverty

Approximately 8.2% of Sierra County residents are below the poverty level, as defined by the U.S. Census Bureau (Figure 14). This rate is less than other counties in the region, including Lassen County (13.9%), Plumas County (11.9%), and Modoc County (19.6%) (Table 7, Figure 15). Rates of poverty have fallen significantly between 2010 and 2021 in both the unincorporated areas Sierra County and the county as a whole, though they have increased within the City of Loyalton.

Local Knowledge

There are no known concentrated areas of poverty within unincorporated areas of the County.

| Table 7. Poverty Rates | | |
|--|---------------------|-------------|
| Geography | Poverty Rate | |
| | 2010 | 2021 |
| Sierra County (Unincorporated) | 18.7% | 3.9% |
| Sierra County | 16.8% | 8.2% |
| City of Loyalton | 11.8% | 17.3% |
| Lassen County | 15.4% | 13.9% |
| Plumas County | 13.9% | 11.9% |
| Modoc County | 18.8% | 19.6% |
| State | 15.3% | 12.3% |
| <i>Source(s): ACS (2006-2010 and 2017-2021).</i> | | |

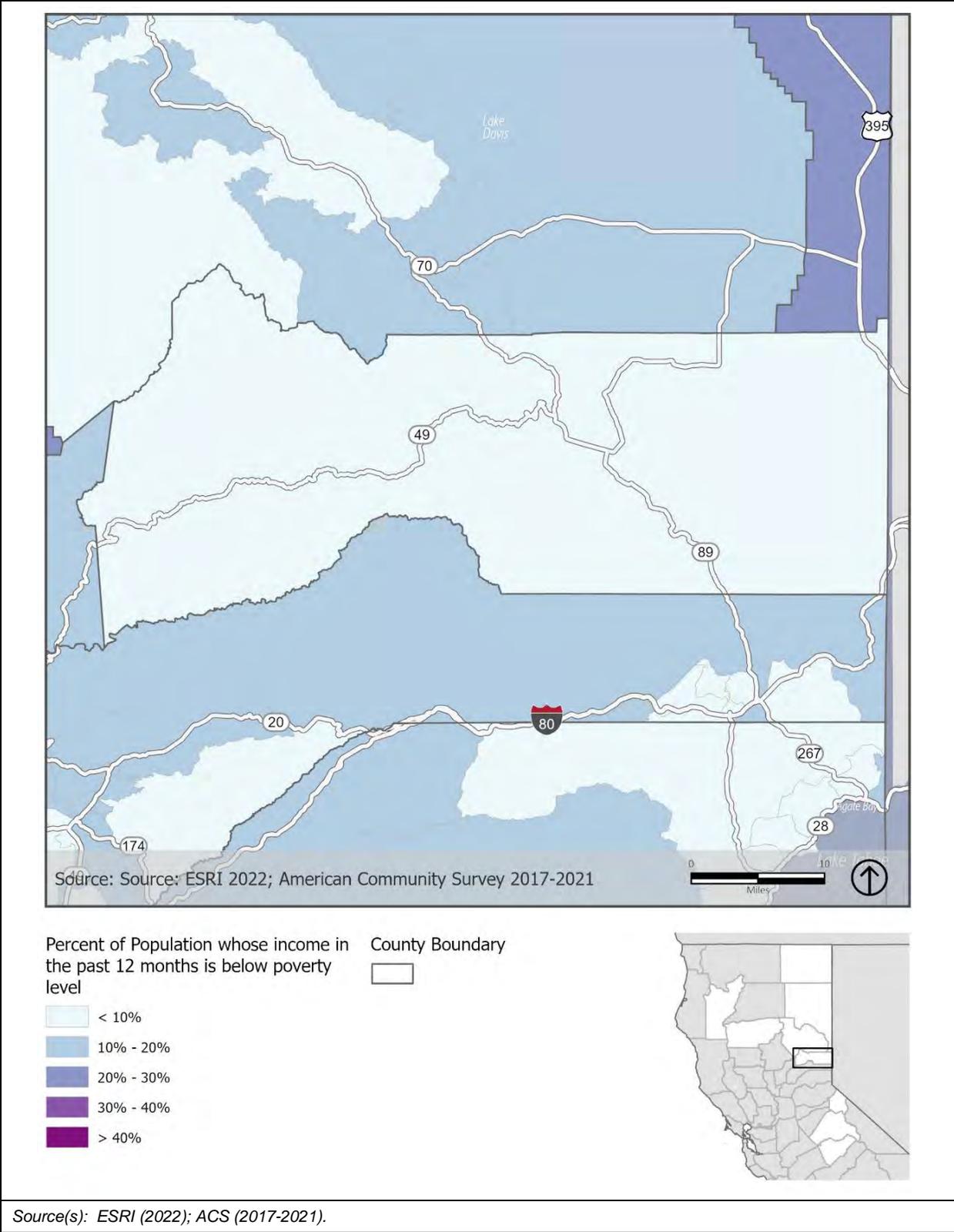


Figure 14. Poverty Status in Sierra County (2017-2021)

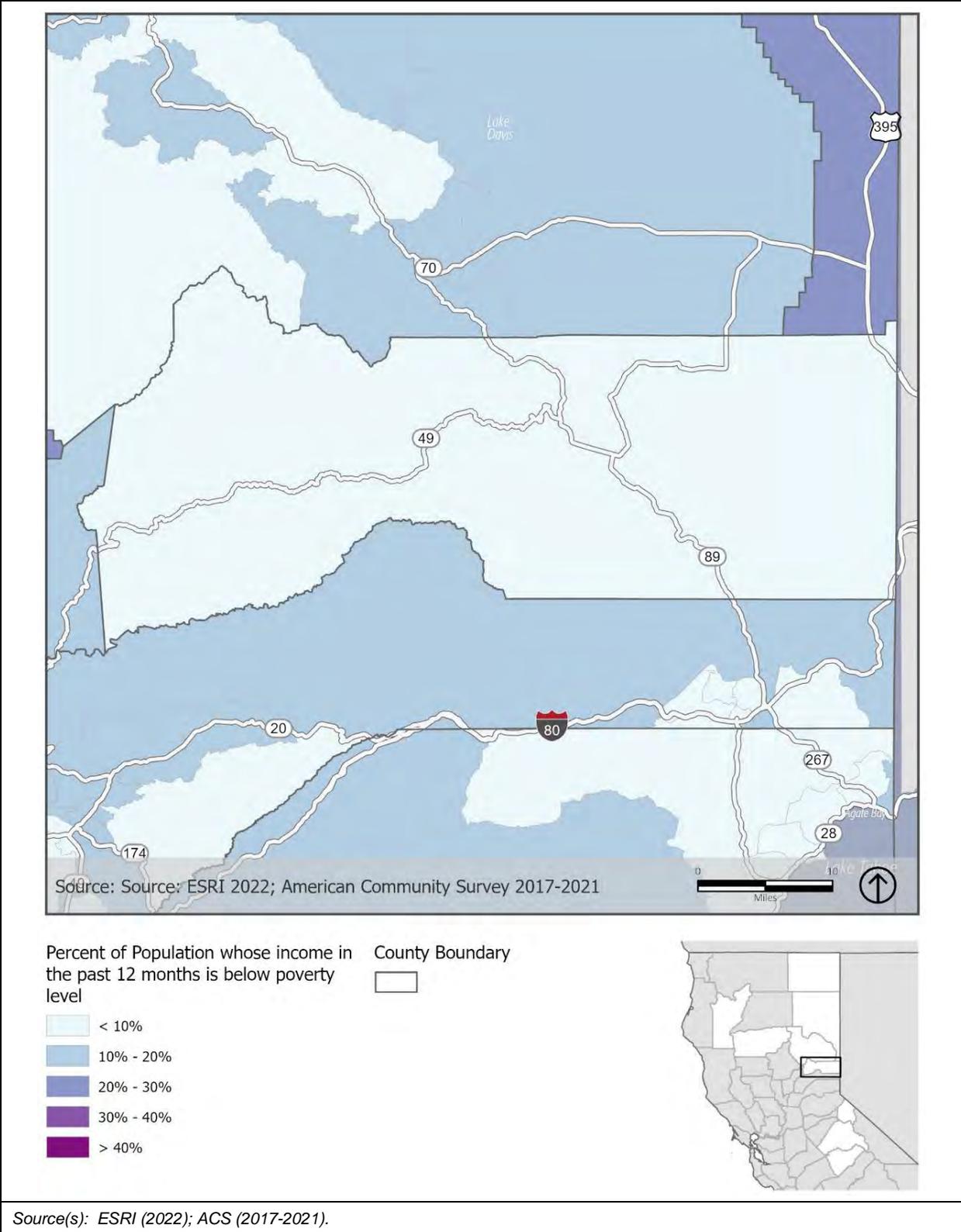


Figure 15. Poverty Status in Sierra County and the Surrounding Region (2017-2021)

Racially and Ethnically Concentrated Areas of Poverty and Affluence

A racially and ethnically concentrated area of poverty (R/ECAP) is characterized by HUD as a region where more than 50.0% of the population self-identifies as non-White, and over 40.0% of households have incomes below the federal poverty line or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. There are no R/ECAPs in Sierra County (Figure 16).

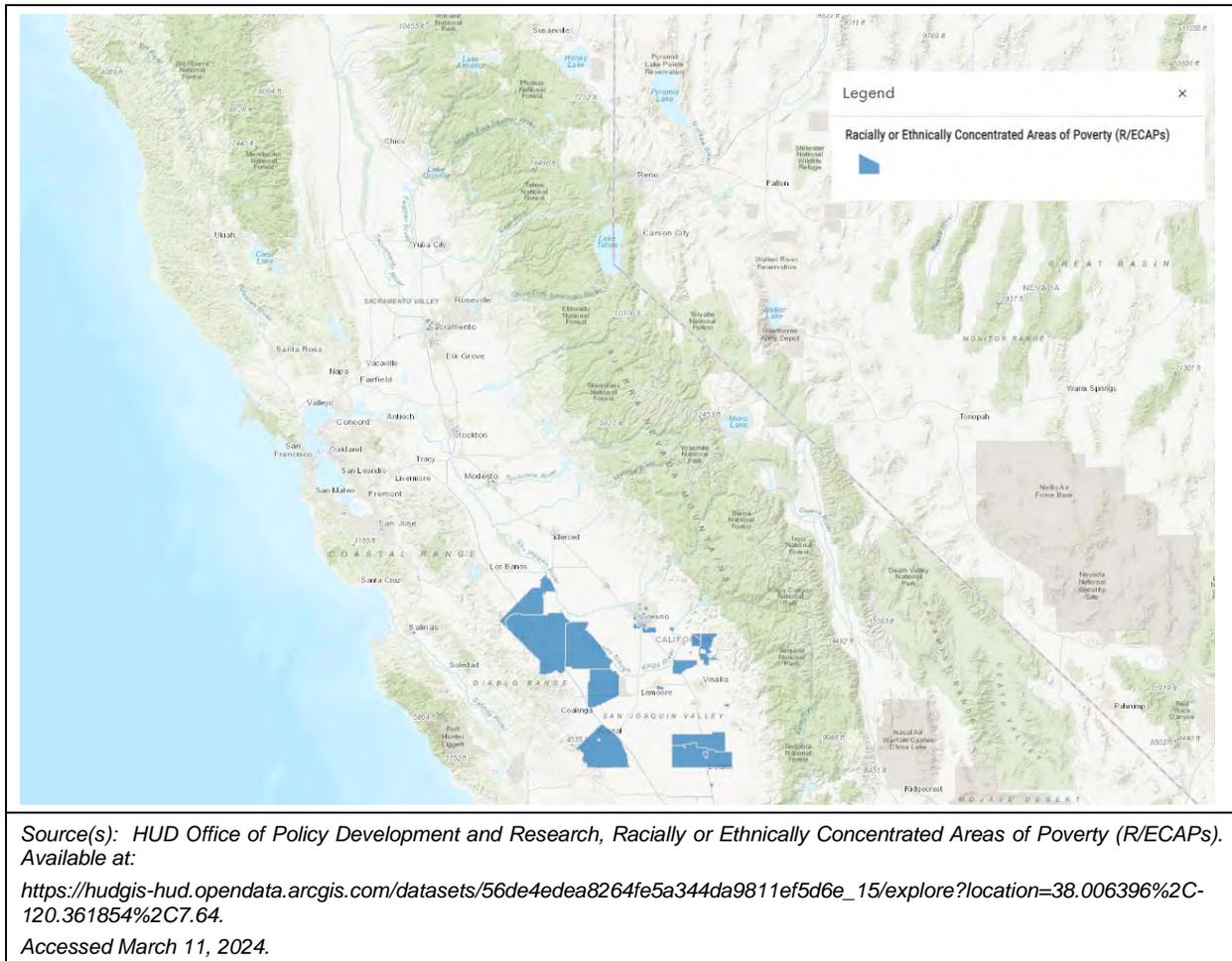


Figure 16. Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

Concentrations of affluence may indicate a fair housing issue. Racially Concentrated Areas of Affluence (RCAs) were introduced as a complement to HUD's R/ECAP metric, aiming to provide a more comprehensive view of segregation in the United States. As shown in Figure 17, HCD has not identified any RCAs in Sierra County or the surrounding area.

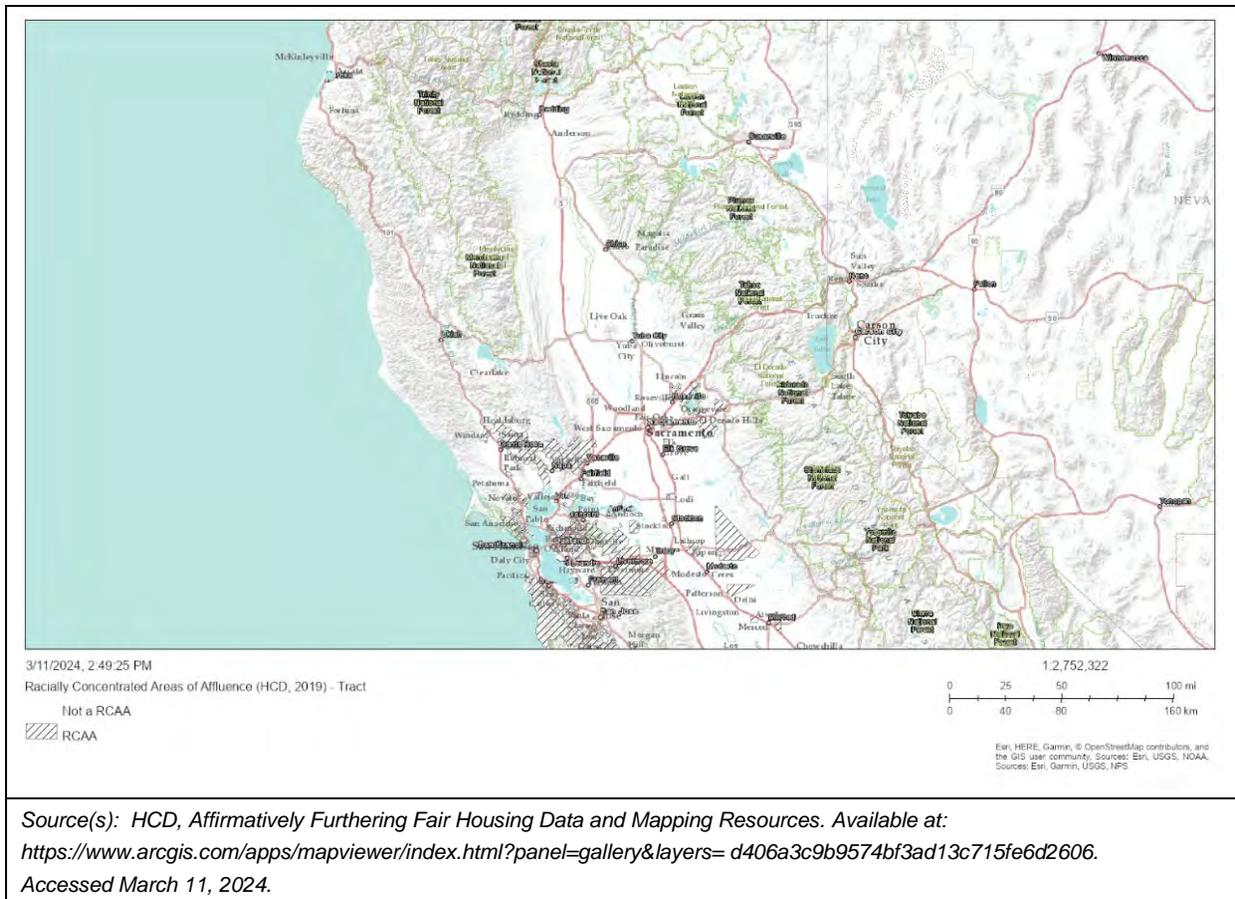


Figure 17. Racially Concentrated Areas of Affluence

Figure 18, the California Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) Opportunity Map, identifies areas with both high poverty and racial segregation. It uses a filter that aligns with HUD’s R/ECAP approach but is adapted to better suit the diverse demographics across California. There are no areas in Sierra County that have been identified as having High Poverty and Segregation. Most of Sierra County is shown as being a low-resource area.

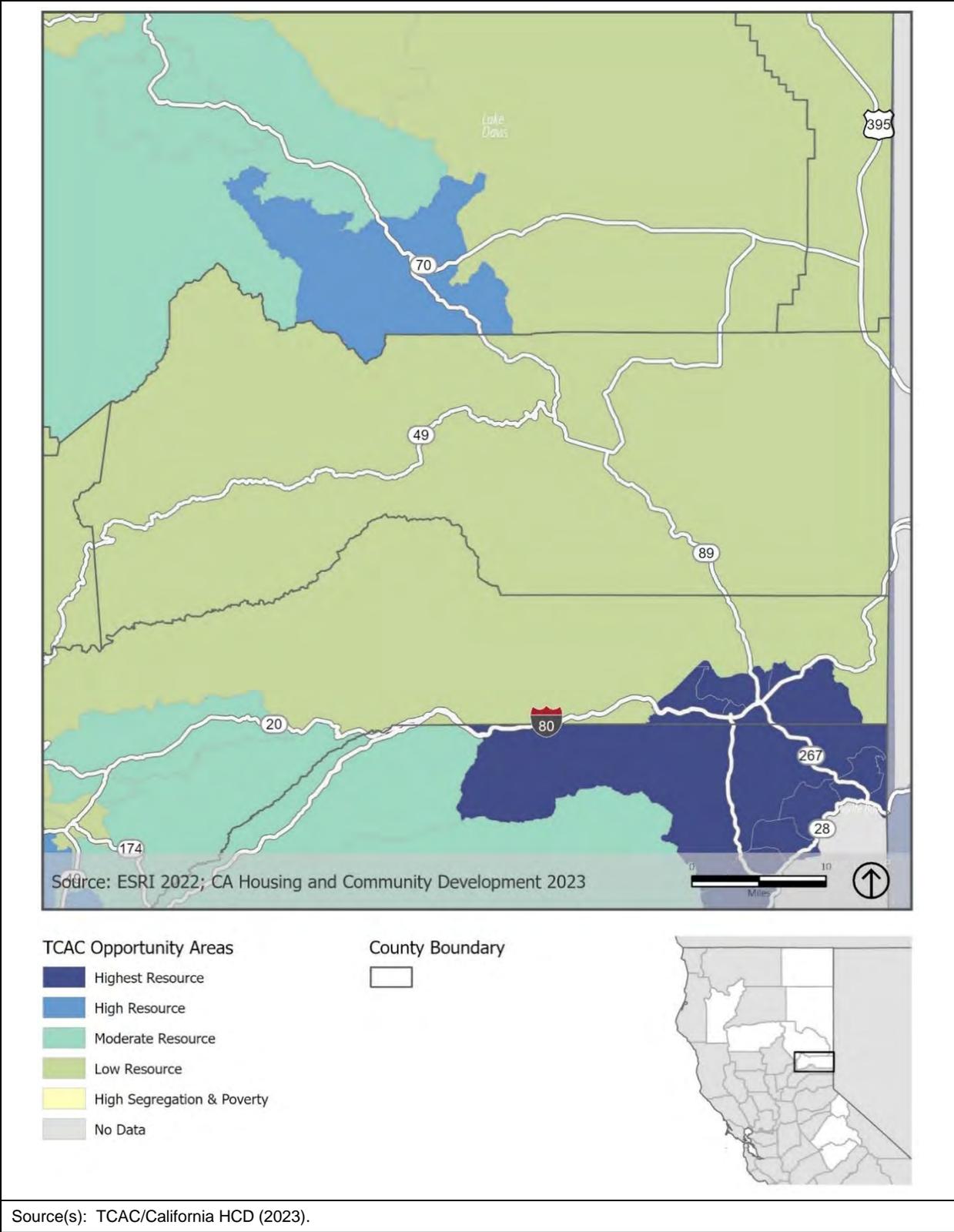


Figure 18. TCAC/HCD Opportunity Map: Sierra County (2023)

Disparities in Access to Opportunity

Resource Areas

The TCAC Opportunity Map serves as a tool for quantifying and illustrating location-specific attributes that significantly influence key life outcomes, such as educational achievement and economic advancement. These maps provide a valuable means of guiding the allocation of resources and policy decisions. The information from the opportunity mapping can help to highlight the need for Housing Element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas. TCAC/HCD categorizes census tracts into high-, moderate- or low-resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. The 2023 TCAC/HCD Opportunity Maps compare each tract to those in the council of governments (COG) region. As of the 2023 TCAC Opportunity Areas analysis, all of Sierra County was identified as a low resource area (Figure 18), which is similar to several census tracts in surrounding counties (Figure 19), but differs from higher-resource counties farther north. Low-resource areas score in the bottom 30.0% of census tracts and indicate a lack of access to positive outcomes and opportunities.

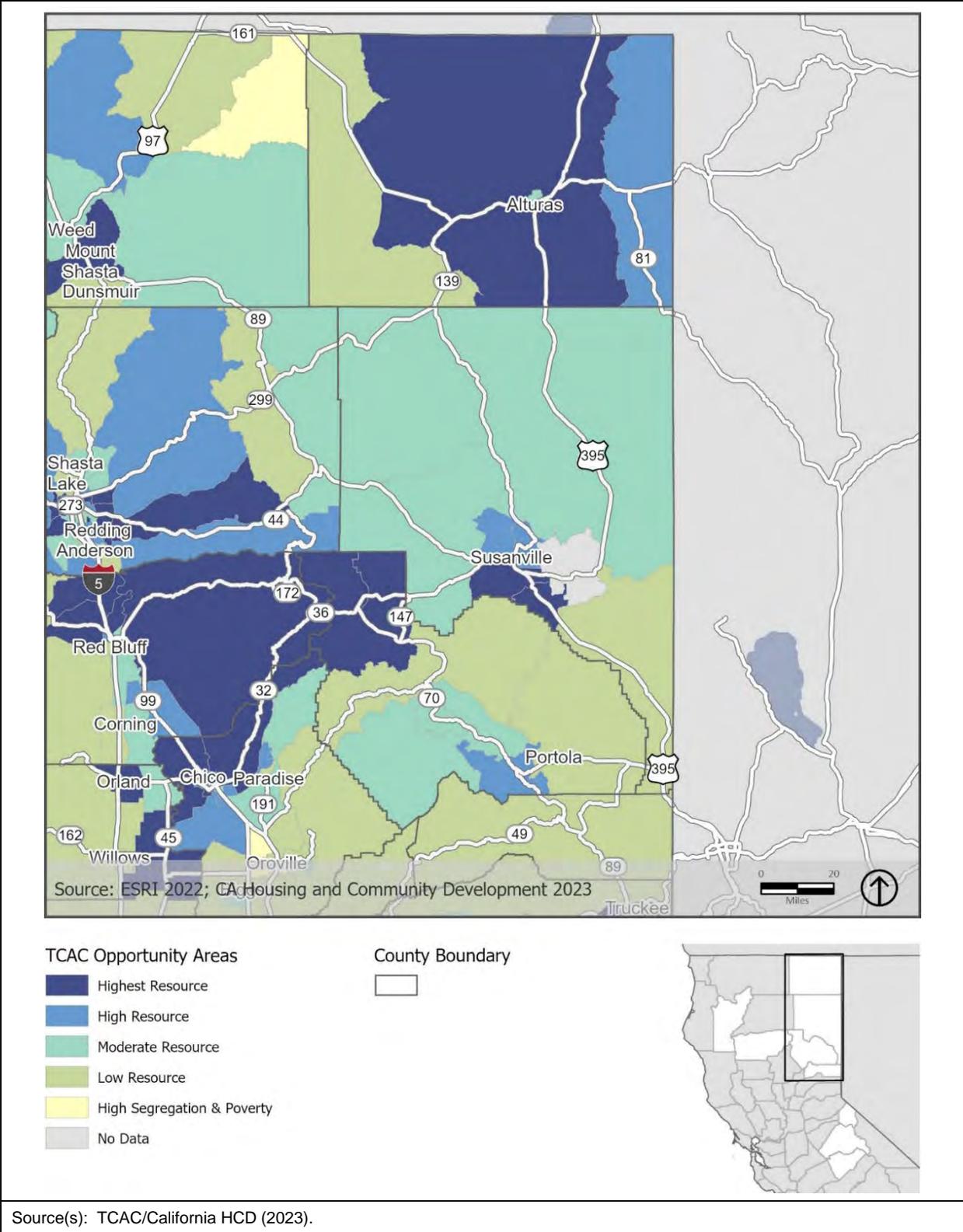


Figure 19. TCAC/HCD Opportunity Map: Sierra County and Surrounding Region (2023)

In addition, all of Sierra County is in a Federal Opportunity Zone, as shown in Figure 20. An Opportunity Zone is an economically distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment.

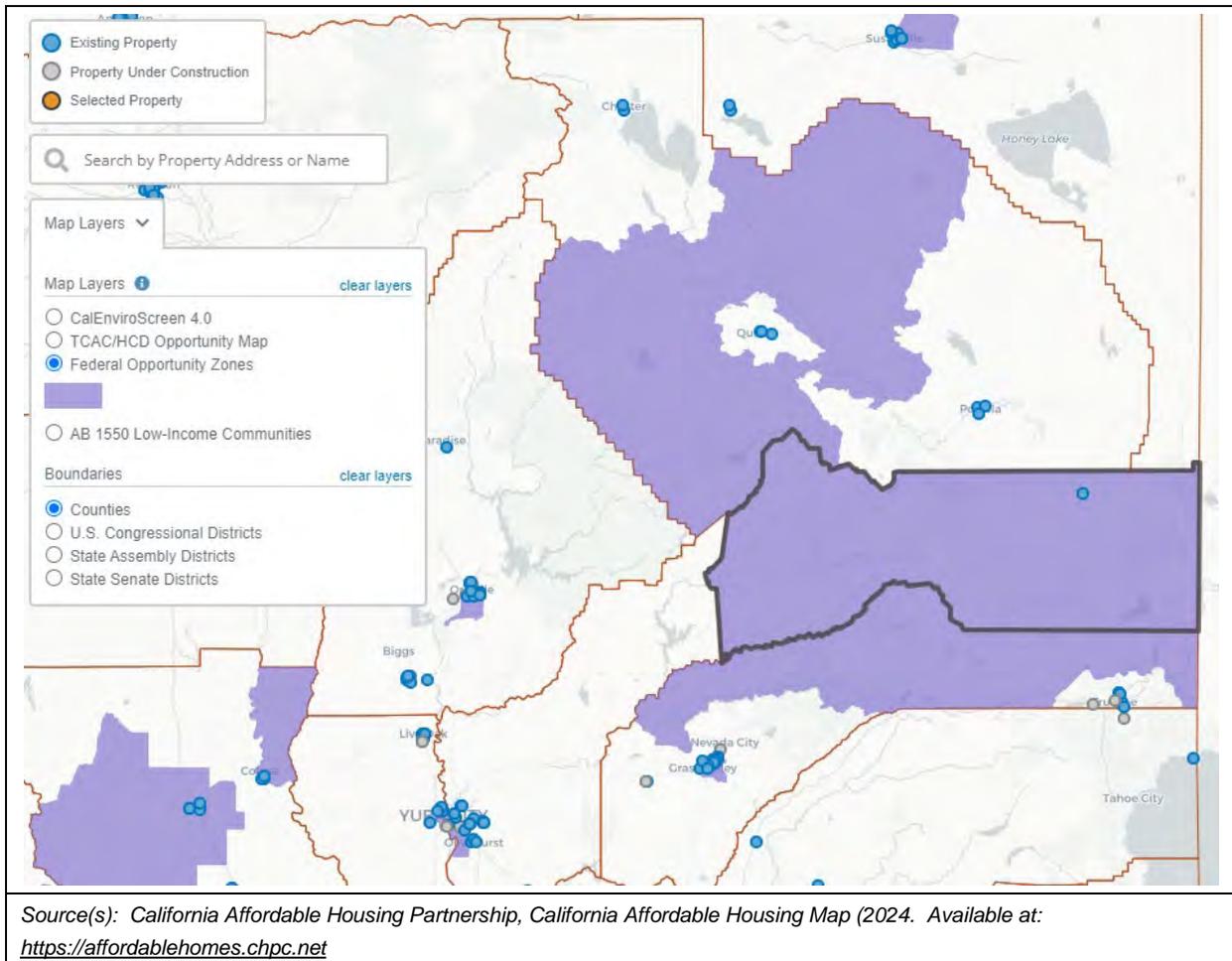


Figure 20. Federal Opportunity Zones in Sierra County and Surrounding Region

Education

The California School Dashboard, created by the California Department of Education (CDE), is an online resource designed to offer a comprehensive report on the performance of schools and districts. It presents a variety of data and insights, empowering parents, educators, and the general public to assess and gain insight into the performance of schools and districts. Sierra County is served by two elementary schools, one junior-senior high school, one high school, and one continuation school, all part of the Sierra-Plumas Unified School District. Table 8 lists school performance metrics by school for each of these schools.

Table 8. School Performance Scores by School (2023)

| School Name | Location | English Language Arts Score (points above or below standard) | Math Score (points above or below standard) | Chronic Absence (percentage of students chronically absent) | Suspension Rate (percentage of students suspended at least one day) | Socio-Economic Disadvantage (percentage of students) | English Learners (percentage of students) | Foster Youth (percentage of students) |
|--------------------------------|-------------|---|--|--|--|---|--|--|
| Loyalton Elementary | Loyalton | 30.3 Below | 27.5 Below | 25.80% | 0.0% | 40.3% | 2.6% | 0.0% |
| Downieville Elementary | Downieville | <i>Fewer than 11 students in standardized test group; data not publicly reported for privacy reasons.</i> | | 0.00% | 0.0% | 63.6% | 13.6% | 0.0% |
| Downieville Junior-Senior High | Loyalton | <i>Fewer than 11 students; data not publicly reported for privacy reasons.</i> | | | | | | |
| Loyalton High | Loyalton | 18.9 Below | 38.0 Below | N/A (reported for K-8 only) | 0.0% | 33.5% | 4.3% | 0.0% |
| Sierra Pass (Continuation) | Loyalton | <i>Fewer than 11 students; data not publicly reported for privacy reasons.</i> | | | | | | |

Source(s): California School Dashboard (2023).

According to the California School Dashboard, most schools in Sierra County have student populations too small to report standardized test scores for privacy reasons. For example, while Downieville Elementary had 22 students in 2023, fewer than 11 were included in the total population of test scores, and so the data was not reported publicly. A majority of students at Downieville Elementary are considered socioeconomically disadvantaged, which can influence school performance. Downieville also has a higher percentage of English Language Learners than other schools in the community, though this may be influenced by the overall small number of students in the school. Over one-third of students at Loyalton Elementary and Loyalton High School are also considered socioeconomically disadvantaged. Standardized test scores at both schools show student achievement is below grade-level standards in both English Language Arts and Math. Student populations at Downieville - Junior-Senior High and Sierra Pass Continuation School were too small to be reported. Notably, suspension rates were 0% of students at all three schools where this data was reported, and Loyalton High School has a graduation rate of 95.5%. At Loyalton Elementary, 25.8% of students were absent for at least 10% of instructional days.

Local Knowledge

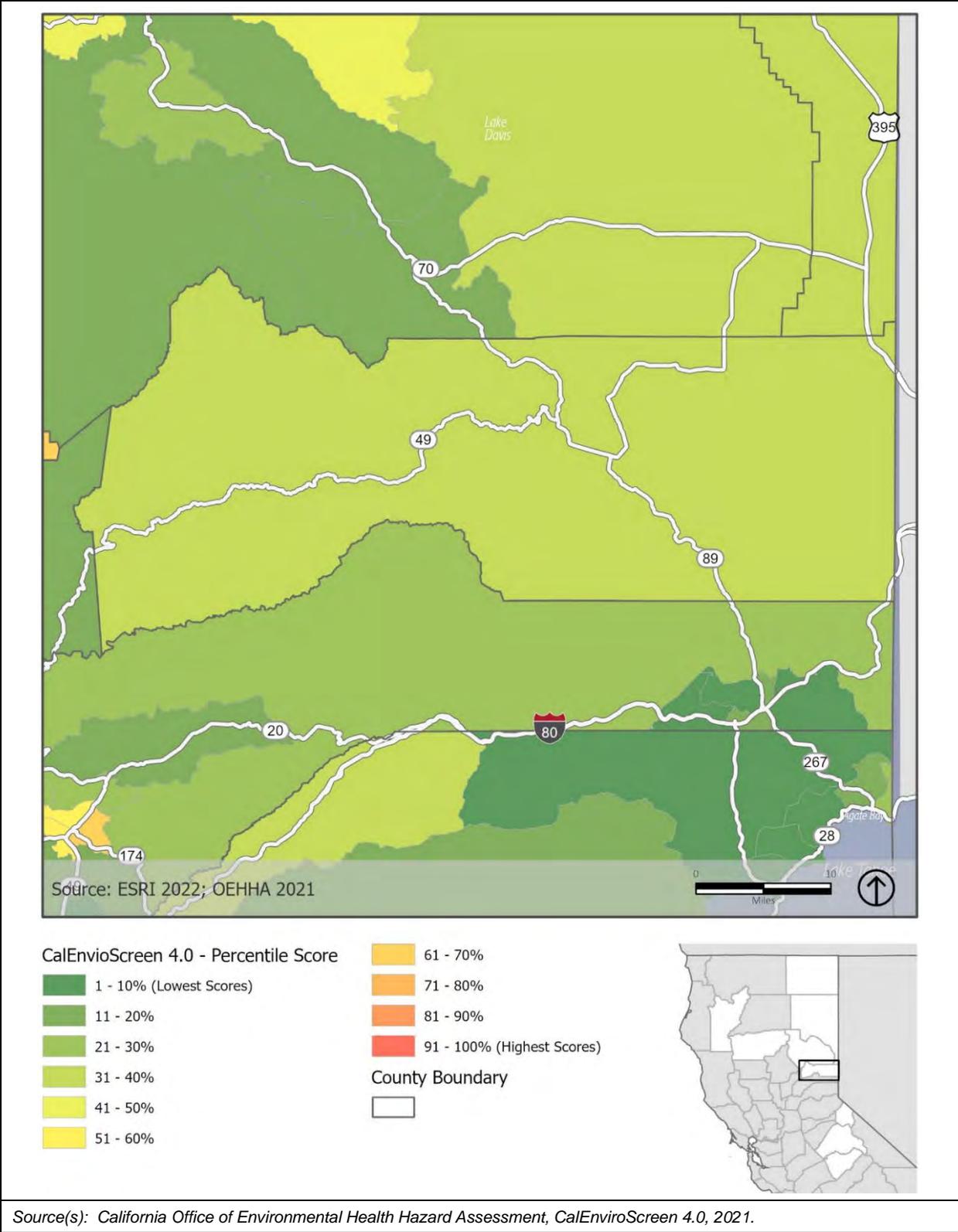
Some training programs are available on the east side of the county, but there are no colleges or community colleges in the county. Before COVID, a post-secondary continuing education program (Firm Foundation Academy) was starting, but it closed due to the pandemic. The Alliance for Workforce Development has training for small-business owners, and program grants for hiring entry-level workers. This program is based in Sierraville and serves both Sierra and Plumas Counties. EMT classes or other programs are sometimes offered locally by community colleges based in other counties. Sierra College has branches in Truckee and Grass Valley, but none in the county. San Francisco State University has a field campus north of the unincorporated community of Sierra City for environmental classes and outdoor art classes in the summer.

The biggest factor influencing rates of high school graduation is families moving away, as there are limited employment opportunities, so seasonal residents are replacing younger families. Schools have a bus service to get children to school, but the distance between houses and schools creates longer commutes that can impact learning experiences.

Access to Healthy Environment

In October 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released a new version of CalEnviroScreen, version 4.0, a tool to identify communities disproportionately affected by pollution sources and environmental hazards. This tool integrates a wide array of environmental, health, and socioeconomic data to help tackle environmental justice issues. Communities ranking at or above the 75th percentile are designated as “disadvantaged” due to their heightened exposure to pollution or other adverse environmental factors. Northern California, including Sierra County, generally does not bear a disproportionate pollution burden (Figure 22). The census tract in Sierra County (6091010000) is at 33% overall (Figure 21). Though the majority of environmental exposure factors were ranked low in the CalEnviroScreen assessment, ozone exposure, drinking water contamination, and toxic releases from facilities each ranked above the

50th percentile, indicating higher levels of concern for these factors. The nearest facilities measured for potential toxic release were the Ready-Mix Plant and Martis Valley Plant, both in the Truckee area and the Schlosser Forge in Nevada. Several facilities in the Reno-Sparks area were also included in the CalEnviroScreen assessment.



Source(s): California Office of Environmental Health Hazard Assessment, CalEnviroScreen 4.0, 2021.

Figure 21. CalEnviroScreen 4.0 by Census Tract, Sierra County (2021)

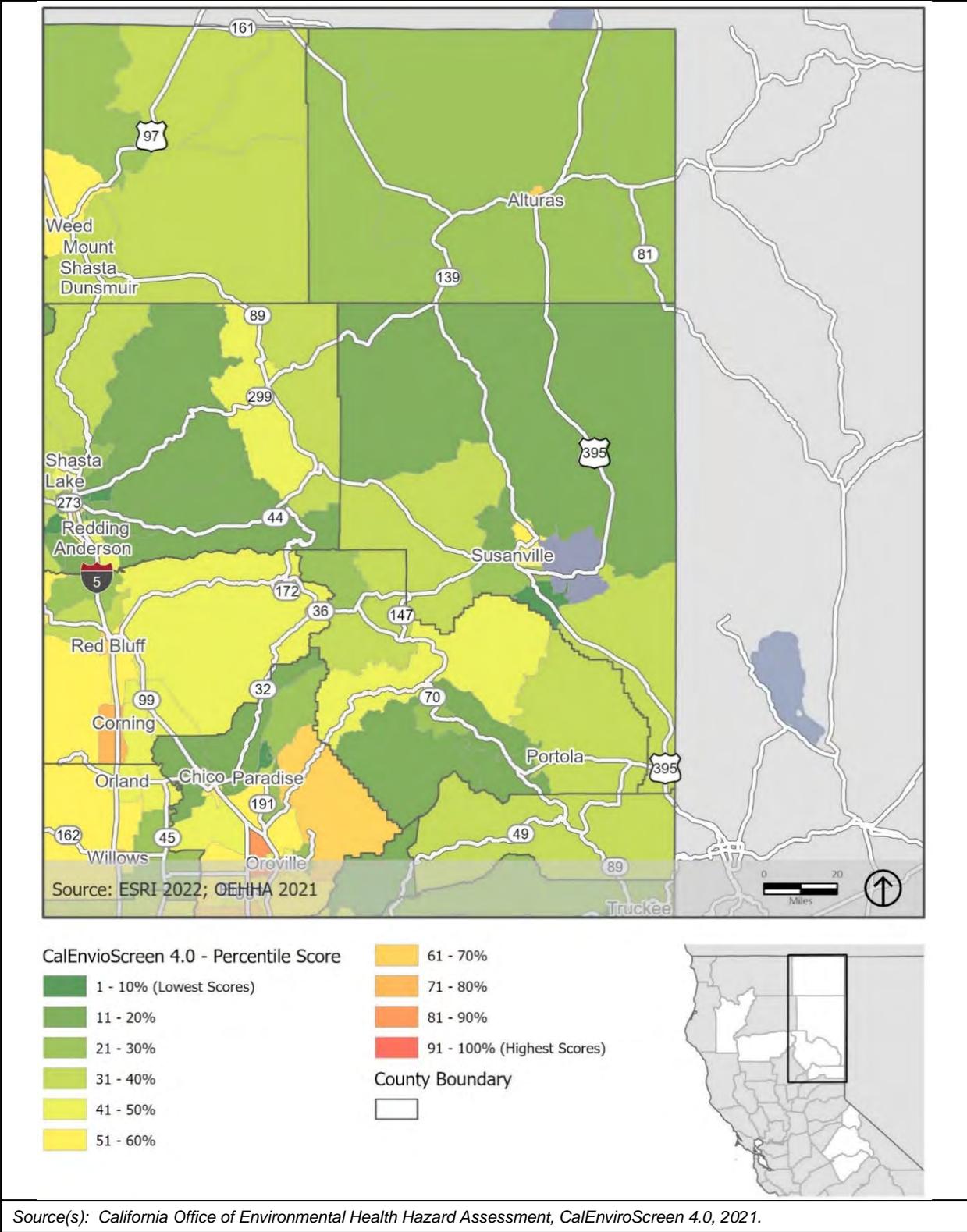
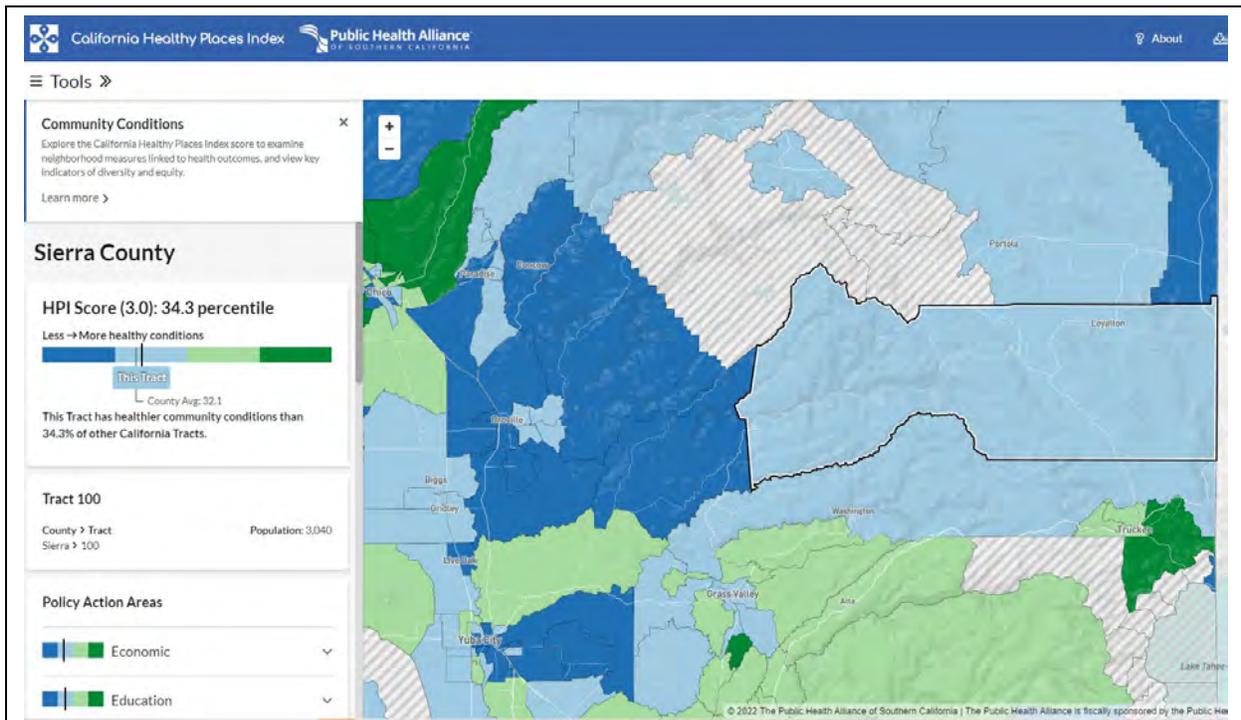


Figure 22. CalEnviroScreen 4.0 by Census Tract, Sierra County and the Greater Region (2021)

The California Healthy Places Index (HPI) measures 25 community characteristics, including healthcare access, housing, education, and more, into a single score that reflects community health. Higher HPI scores indicate healthier communities. This tool is used by over 100 government agencies, healthcare institutions, and community groups to prioritize investments and resources where needed most, impacting areas like transportation planning, climate resilience, and healthcare assessments. In Sierra County, the HPI percentile is 34.3%, similar to neighboring counties to the north and south, and healthier than areas to the west. Some of the factors identified in this analysis as the biggest challenges included limited automobile access and active commuting rates, limited access to retail, severe housing cost burden rates among low-income homeowners, and low levels of health insurance among adults.



Source(s): Public Health Alliance of Southern California. California Healthy Places Index. 2022. Available at: <https://map.healthyplacesindex.org/?redirect=false>
 Accessed March 11, 2024.

Figure 23. Healthy Places Index (2024)

Local Knowledge

The main sources of ozone are vehicles such as cars, trucks, and planes, but ozone can also be generated by industrial and agricultural sources, such as factories and farms. Drinking water contamination may be influenced by nitrate from fertilizer or animal manure, but contaminants such as arsenic can also occur naturally in rocks and soil. There are no known areas of the county that are considered to have disproportionately negative environmental conditions.

Transportation and Other Infrastructure

Local Knowledge

Sierra County has no fixed-route public transit service. Sierra County contracts with two nonprofits to offer demand response and scheduled transit service to older adults and persons with disabilities, while also providing service to the general public if space is available. These two organizations are Incorporated Seniors Citizens of Sierra County, offering service in Eastern Sierra County; and Golden Rays Seniors Citizens, offering service in Western Sierra County.

In some communities, like Downieville, there are limited streetlights on some blocks, but there are none in the unincorporated communities of Sierraville or Sierra City.

The County always has ongoing projects to replace bridges, roads, and other transportation infrastructure. They currently have a rehabilitation project for Smithneck Road that will hopefully be constructed in the next two years. There is a new bridge replacement project starting in the Alleghany area. The County is finishing a bridge project at Gold Lake/Packer Lake Road and is starting a project at the Nevada Street Bridge. Salmon Lake Road bridge over Church Creek just concluded. There's also a project to put a bike lane on Smithneck Road, as an amenity to the Sierra Brooks community. The United States Forest Service (USFS) has a "Connected Communities" project working with private organizations. This project has been going on for years and there is a 77-mile route from Nevada City to Truckee just announced. Single-track trails are popular, maintaining them is a big, ongoing project. Also, the Pacific Crest Trail (PCT), which was just realigned, cuts through Sierra County and is part of an over 2,600 mile hiking, biking, and equestrian trail set on a north-south axis through the state. There has been a mapping effort to show what is hiking-only and what is mixed use. Besides hiking, there are snow grooming programs, both volunteer and contract, on Little Truckee Summit and Bassets through the Jackson Meadows and Webber Lake areas funded through the California State Parks' Off-Highway Vehicle (OHV) registration fees. All these extracurricular activities lead to economic development as popular recreation areas expand.

There are currently no County-led utility or water infrastructure improvement plans in process currently. The public utility districts (PUDs) have well and tank projects in process. Sierraville PUD has received a multi-million dollar grant to update their local water systems that serves their community. There is a big need in Loyalton to replace the water system, but significant additional funding is required. In Downieville, there has been

a sewer engineering project getting off the ground, but local interest is limited. The County is currently looking to hire another engineer to work on that project and obtain additional funding. As part of **Implementation Measure 1.2**, the County will provide assistance and encouragement in the effort to develop new water and sewer infrastructure countywide in the form of supporting resolutions and providing assistance in obtaining grants.

Economic Development and Job Access

The TCAC Opportunity Maps illustrate geographic disparities in access to opportunities based on Economic Domain scores, which incorporate various indicators like poverty, adult education, employment, job proximity, and median home value. Scores below 0.2 signify less favorable economic conditions, while scores exceeding 0.8 indicate more favorable economic conditions. Sierra County has an economic domain score of 0.1, which is similar to that of the adjacent census tract in Nevada County just to the south of Sierra County, which has a score of 0.15. The factors incorporated into the economic domain score are median home values, poverty levels, employment levels, and the proximity of residents to job opportunities. The rural nature of this region, low median household incomes, and distance from many employment centers are likely major factors in the low score that the county received in this analysis.

Figure 24, Inflow and Outflow of Workers in Sierra County, provides an overview of the commuting behaviors of employed individuals in Sierra County. As illustrated in Figure 17, as of 2021, 582 residents work outside of the county, while 97 live and work in the county. An estimated 76 workers travel into Sierra County for work. More than half of residents (51.8%) travel more than 50 miles to reach their place of work. The greatest share of locations where working residents are employed is Truckee (10.8% of workers), Reno (6.9% of workers), and Loyaltton (6.5% of workers). A smaller percentage work in Portola (2.5%), Downieville (2.2%), or cities in the Sacramento or San Francisco areas.

Local Knowledge

Major employers in Sierra County include the school district and the USFS. However, most employers are small. High-speed internet access is not yet readily available throughout the county, which can make access to remote work or education opportunities a challenge. However, there are big gaps in infrastructure and access. There has been an effort increase broadband access. The County received three grants to plan for development of broadband infrastructure improvements. A regional broadband plan has been completed. The next steps are to expand and improve broadband infrastructure/availability. The study is intended to provide a better sense of the gaps in service. Middle-mile broadband and last-mile broadband grants are also in process. However, there are limitations to available funding. For example, federal grants require hard-wired rather than wireless internet. Providing hard-wired systems can be infeasible given lower density and topographic characteristics in the County. State programs have been focused on four-person families but many households in the county are of retirement age and therefore consist of smaller households. Additionally, some residents have limited computer literacy, and don't necessarily have the expertise to apply for funding, so there are barriers to applying. In some cases, residents have qualified for individual grants, but StarLink, which provides more extensive coverage to the County than other

providers, do not accept grant vouchers. None of the providers worked in some areas of the county, so people who wanted to apply couldn't get providers to serve the area. Starlink, which requires an initial hardware investment, providing service at approximately \$120/month, is expensive for many households.

Cell phone service is almost nonexistent on the west side of the county. Downieville will soon have an AT&T cell tower, but most people in the county have Verizon because coverage is better. Many residents are operating on a limited basis with internet-based phone service. The Verizon tower in Sierraville has decent coverage, another one in Loyalton is in the process of being constructed, and there's another one in process on the south side of Loyalton. In addition to providing cell coverage, these facilities can also provide internet access. In addition, these wireless facilities can provide improved coverage for emergency response communication systems.

Grocery store access is an issue throughout the county. Downieville has a convenience store, but most people go to Truckee, or Nevada City for shopping. Gas access is also an issue, as the only gas station in Downieville recently closed. The next closest gas stations are The Lost Nugget (Camptonville in Yuba County) or Bassett Station in Sierra City. Because of the lack of transit service in the area and far distances to reach resources, this is an essential resource.

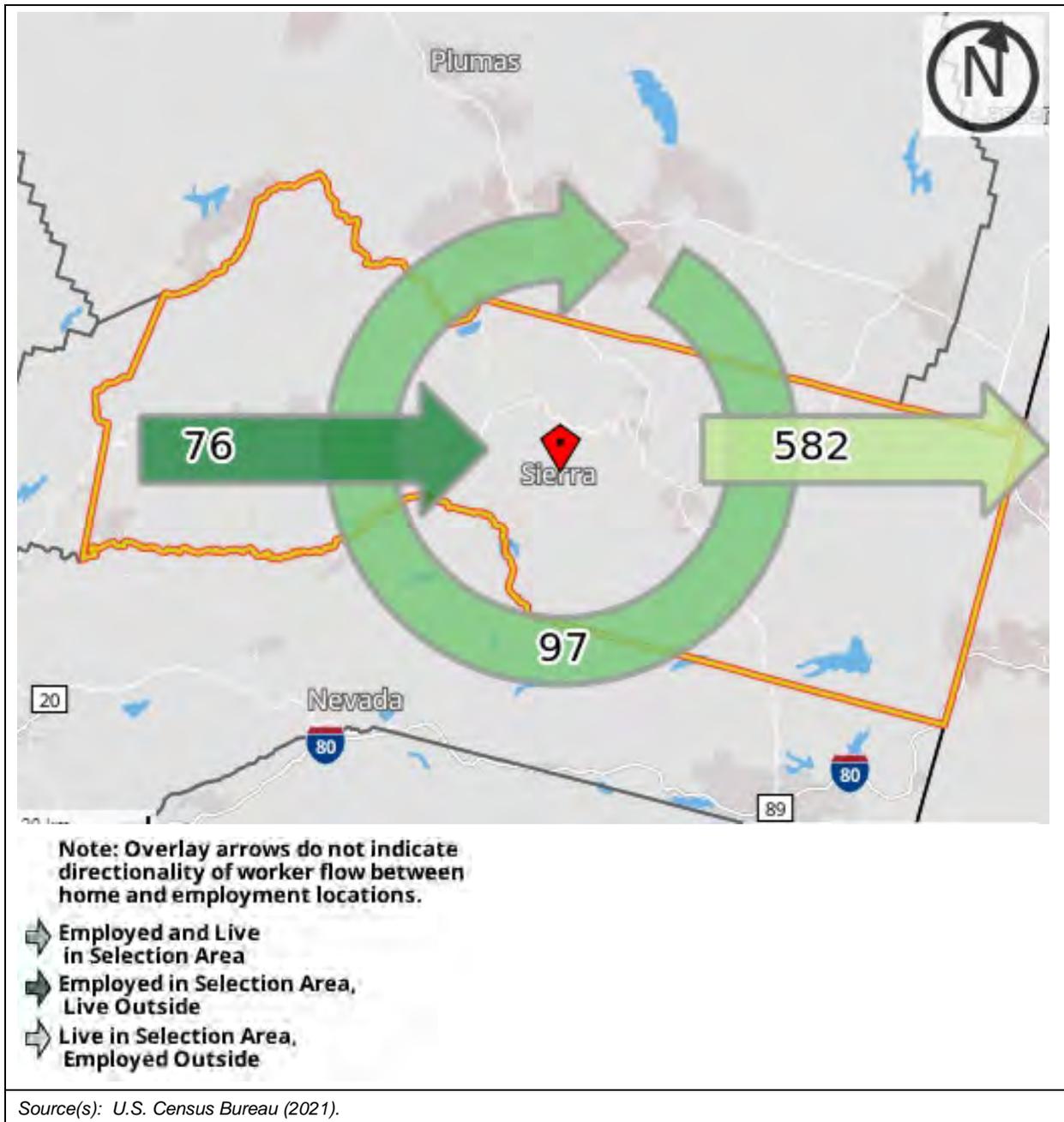


Figure 24. Inflow and Outflow of Workers in Sierra County

Disproportionate Housing Needs and Displacement

Cost Burden and Severe Cost Burden

Housing cost burden is determined by the proportion of a household's gross income allocated to housing expenses. Households spending over 30% of their gross income on housing are considered cost-burdened and households spending over 50% are considered "severely cost-burdened." One of the implications of housing cost burden

includes housing-induced poverty, where excessive spending on rent or a mortgage leaves households with limited financial resources for other essential needs. The median gross rent in Sierra County is \$978. Comparatively, the median gross rents in neighboring counties are \$1,031 in Plumas County, \$1,380 in Nevada County, \$1,172 in Butte County and \$1,060 in Yuba County (see Table 9). Although the median rent in Sierra County is shown to be relatively low by comparison, this rent is not reflective of the challenges for finding rentals. As referenced in the residential market analysis (Appendix C), the County’s vacancy rate of 0.41 is low, pointing to the need for more long-term rental housing in Sierra County.

| Table 9. Median Gross Rent (2021) | | | | | | | |
|---|----------------------|----------------------|--------------------|---------------------|----------------------|---------------------|----------------------|
| | Sierra County | Nevada County | Yuba County | Butte County | Plumas County | Modoc County | Lassen County |
| Median Gross Rent | \$978 | \$1,380 | \$1,060 | \$1,172 | \$1,031 | \$748 | \$969 |
| <i>Source(s): ACS (2021) Survey 5-Year Estimates.</i> | | | | | | | |

As illustrated in Figure 18 and Figure 19, the percentage of renter and homeowner households experiencing cost burden is between 20% and 40%. Within Sierra County, 29.2% of renter households pay 30% or more of household income toward rent, and 28.4% of owner households pay 30% or more of household income on their mortgage. The overall percentage is approximately the same as surrounding areas.

The County has included several programs to address housing affordability for low-income households and potentially relieve cost burden, particularly among renters. As part of **Implementation Measure 2.1**, the County will encourage, support, and, to the extent resources are available, assist agencies and developers seeking financial assistance to apply for funds to provide housing for low- and moderate-income households. As part of **Implementation Measure 2.3**, the County will continue to coordinate with the Plumas County Community Development Commission and Housing Authority to provide HCV allocations for Sierra County, which can provide housing mobility opportunities for low-income households. Through **Implementation Measure 2.4**, the County will work with property owners and other public agencies to encourage the development of affordable housing, particularly permanent rental housing units. The County will adopt an ADU ordinance that is in compliance with State law as part of **Implementation Measure 2.5** and will encourage the affordability of these units by waiving development and building fees if the owner applies a deed restriction on the property to restrict rents to lower-income households.

Local Knowledge

There are no known areas of concentration of renters or homeowners overpaying for housing within the County.

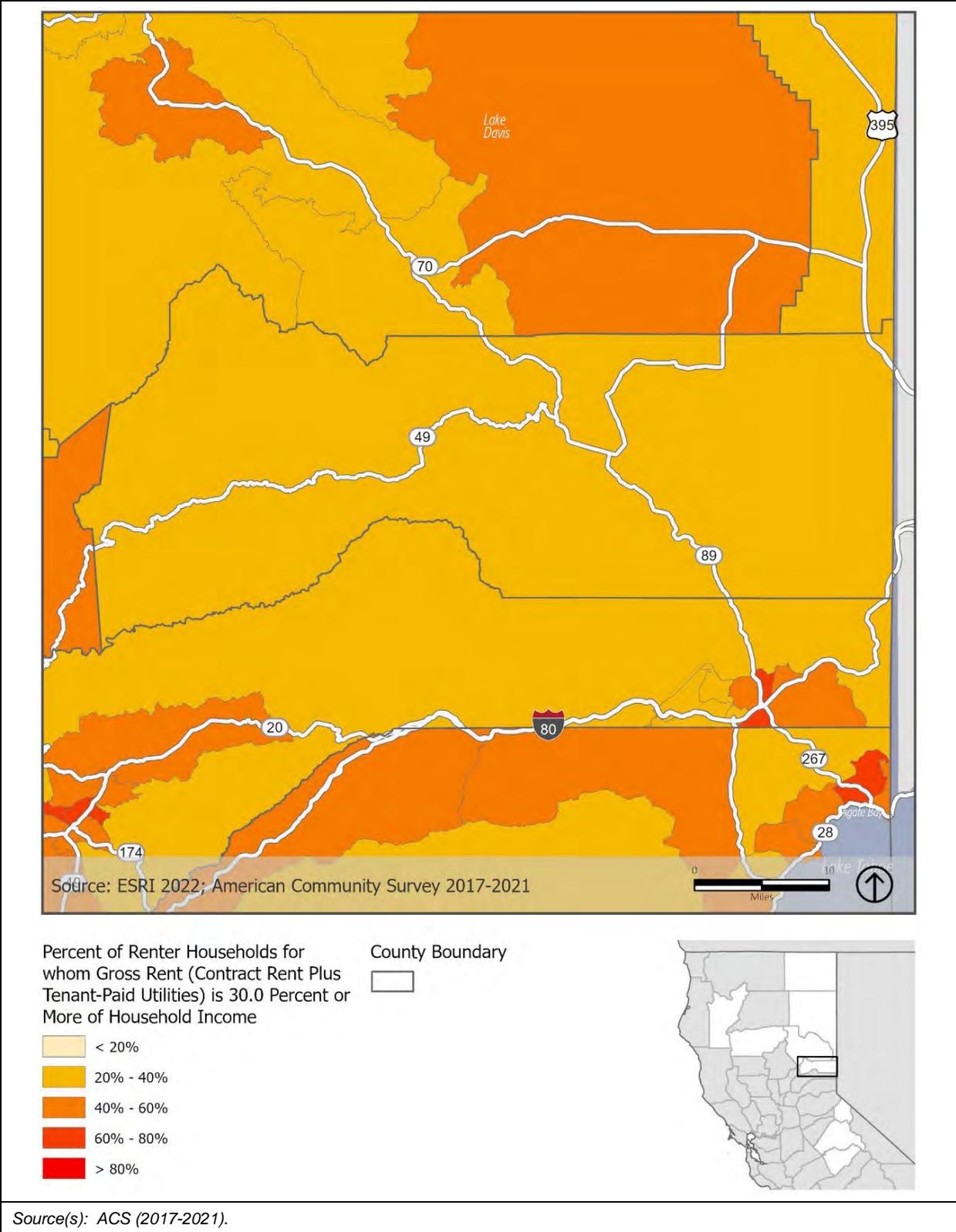


Figure 25. Overpayment by Renters, Sierra County (2017-2021)

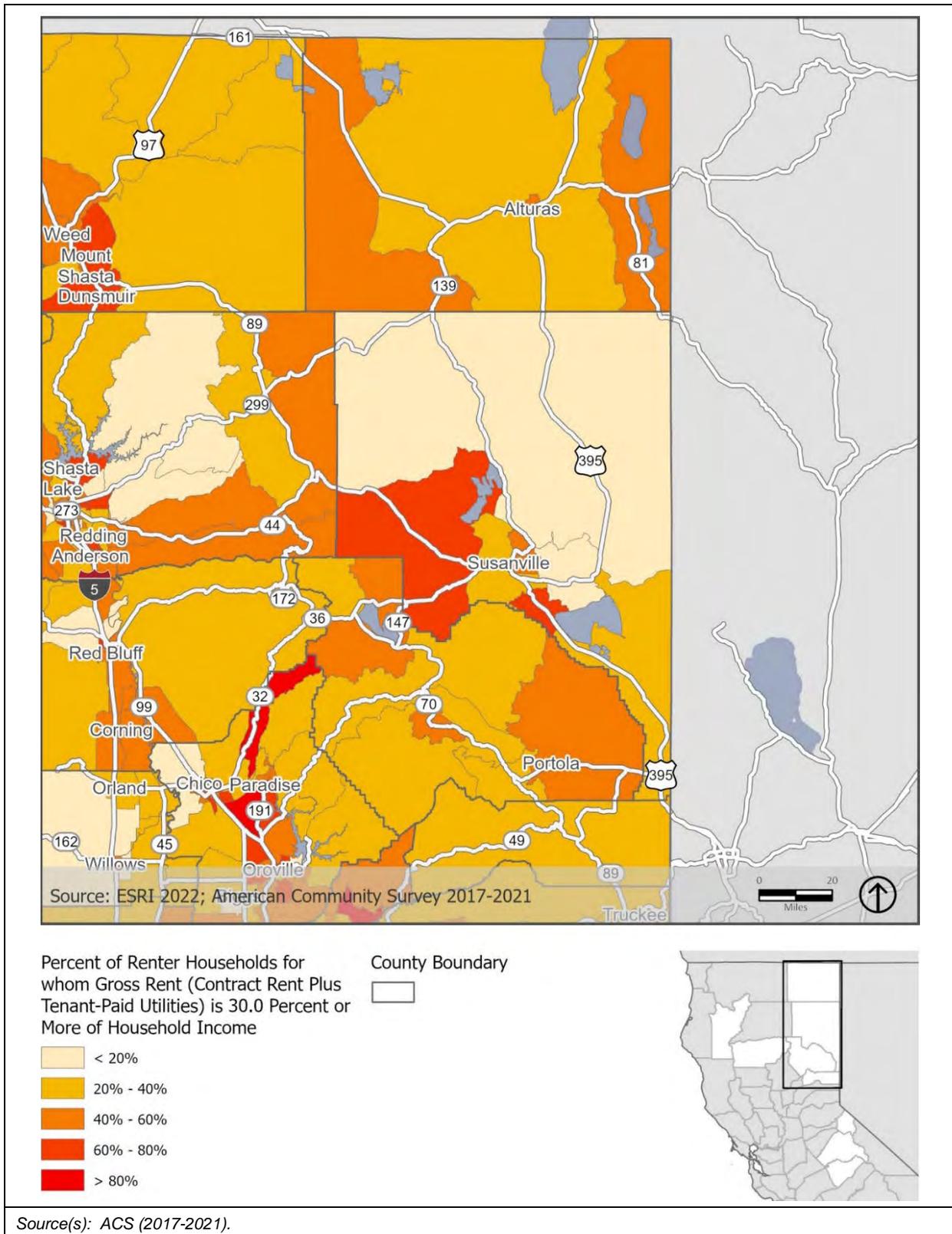


Figure 26. Overpayment by Renters, Regional (2017-2021)

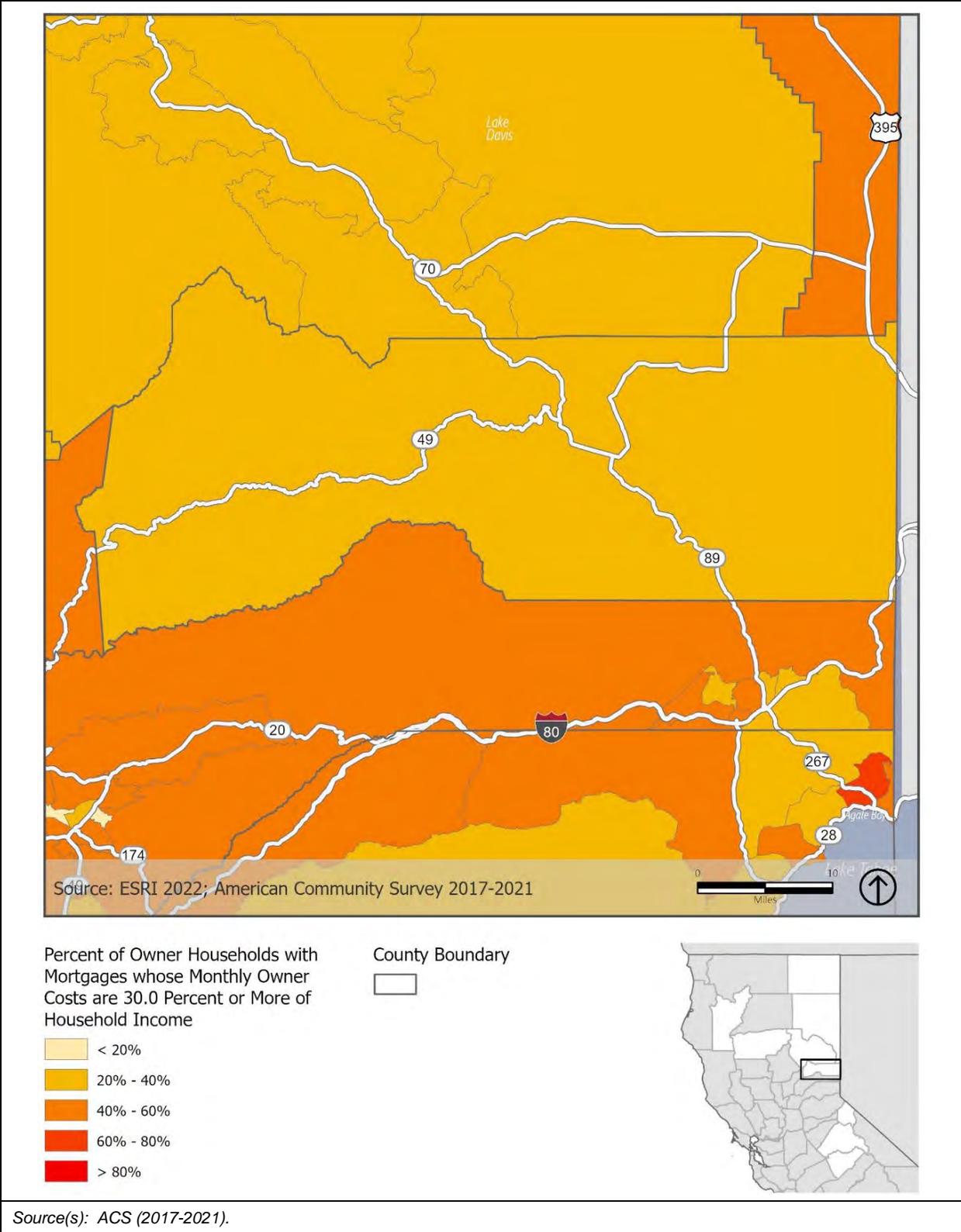


Figure 27. Overpayment by Homeowners, Sierra County (2017-2021)

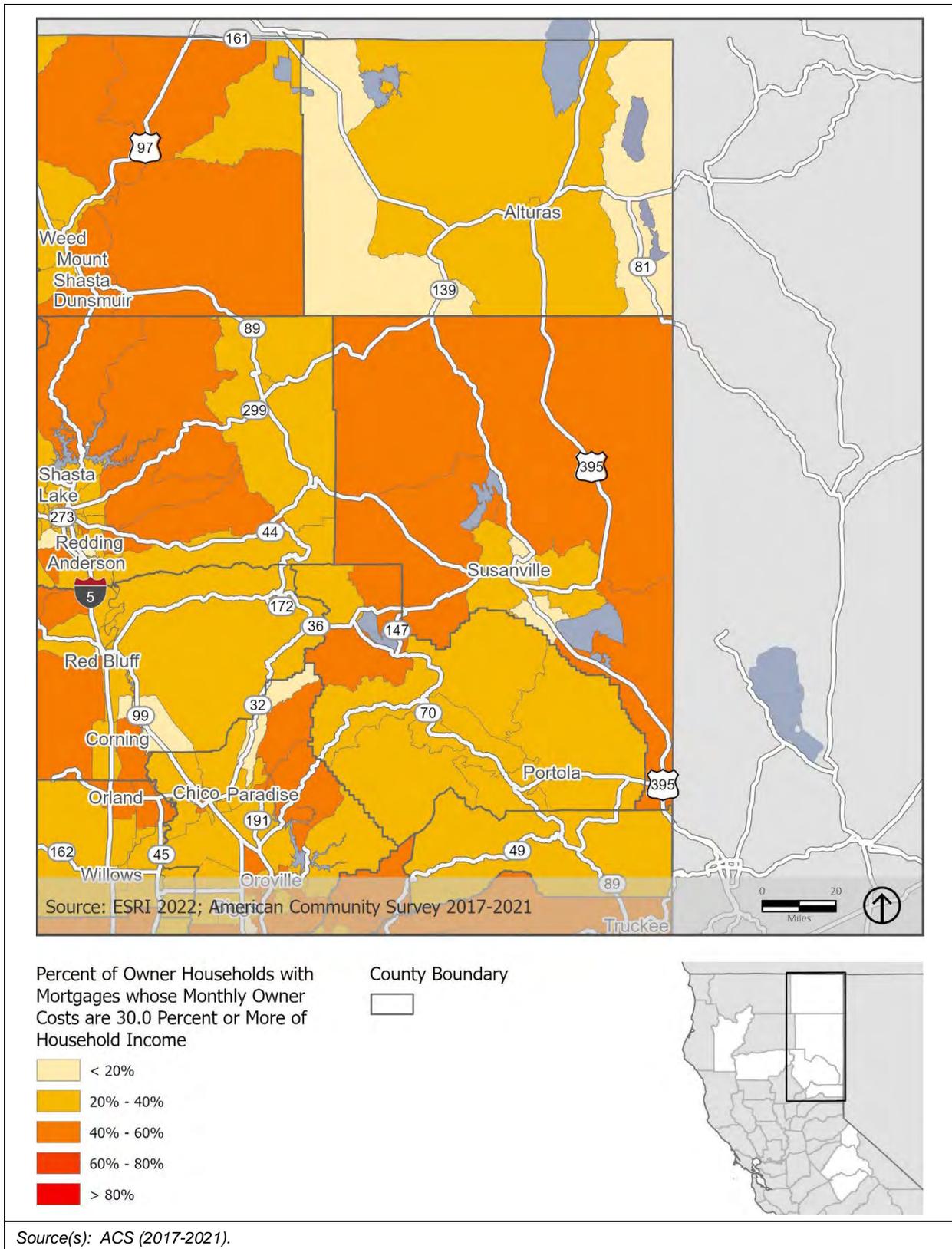


Figure 28. Overpayment by Homeowners, Regional (2017-2021)

Housing Choice Vouchers

There are two HCV users in Loyalton and six in the rest of the county, which accounts for less than 2% of the total issued in the region.

Local Knowledge

There are few housing units that would accommodate a voucher due to the severe lack of rental housing, so it would be hard to have a higher rate of HCV usage. There is no known concentration of HCV users within the unincorporated county. A lot of houses have been converted to short-term rentals or seasonal housing, as the number of units goes up and the population declines. To address the prevalence of short-term rentals in the county, in 2022 the Sierra County Board of Supervisors adopted a new zoning ordinance to regulate short-term rentals. Short-term rentals now require a permit to operate, and are only permitted in the Residential One Family Districts (R1), Commercial Residential (CR), Community Commercial (CC), Neighborhood Commercial (CN), Agricultural District (A-1), and General Forest (GF) zoning districts. Typically, only one long-term rental listing becomes available every one to two months.

Overcrowding

Overcrowding is measured by the number of occupants per room, with a higher number indicating greater overcrowding. Households with a measurement of occupants per room ranging from 1.01 to 1.5 are categorized as overcrowded, while those exceeding 1.51 persons per room are classified as severely overcrowded. Of the 1,151 total occupied housing units in Sierra County, only 22 are overcrowded (1.9%) and none are severely overcrowded. As is shown in Table 10, other counties in the region do experience severe overcrowding, and the number of owner households experiencing severe overcrowding have increased in Lassen County, although overall, the total number of households experiencing overcrowding in the region is trending downward.

| Households with > 1.5 Occupants per Room | Sierra County (Unincorporated) | | Sierra County | | City of Loyalton | | Lassen County | | Modoc County | |
|--|--------------------------------|----------|---------------|----------|------------------|----------|---------------|-----------|--------------|----------|
| | 2010 | 2021 | 2010 | 2021 | 2010 | 2021 | 2010 | 2021 | 2010 | 2021 |
| Owner Households | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 12 | 11 | 8 |
| Renter Households | 0 | 0 | 0 | 0 | 0 | 0 | 64 | 16 | 18 | 0 |
| Total Households | 0 | 0 | 0 | 0 | 0 | 0 | 65 | 28 | 29 | 8 |

Source(s): ACS (2006-2010 and 2017-2021).

As depicted in Figure 29, there is not a concentration of overcrowded households in Sierra County above 5%, which is typical for the region (Figure 30).

Local Knowledge

There are no known areas of concentration of households experiencing overcrowding within the County.

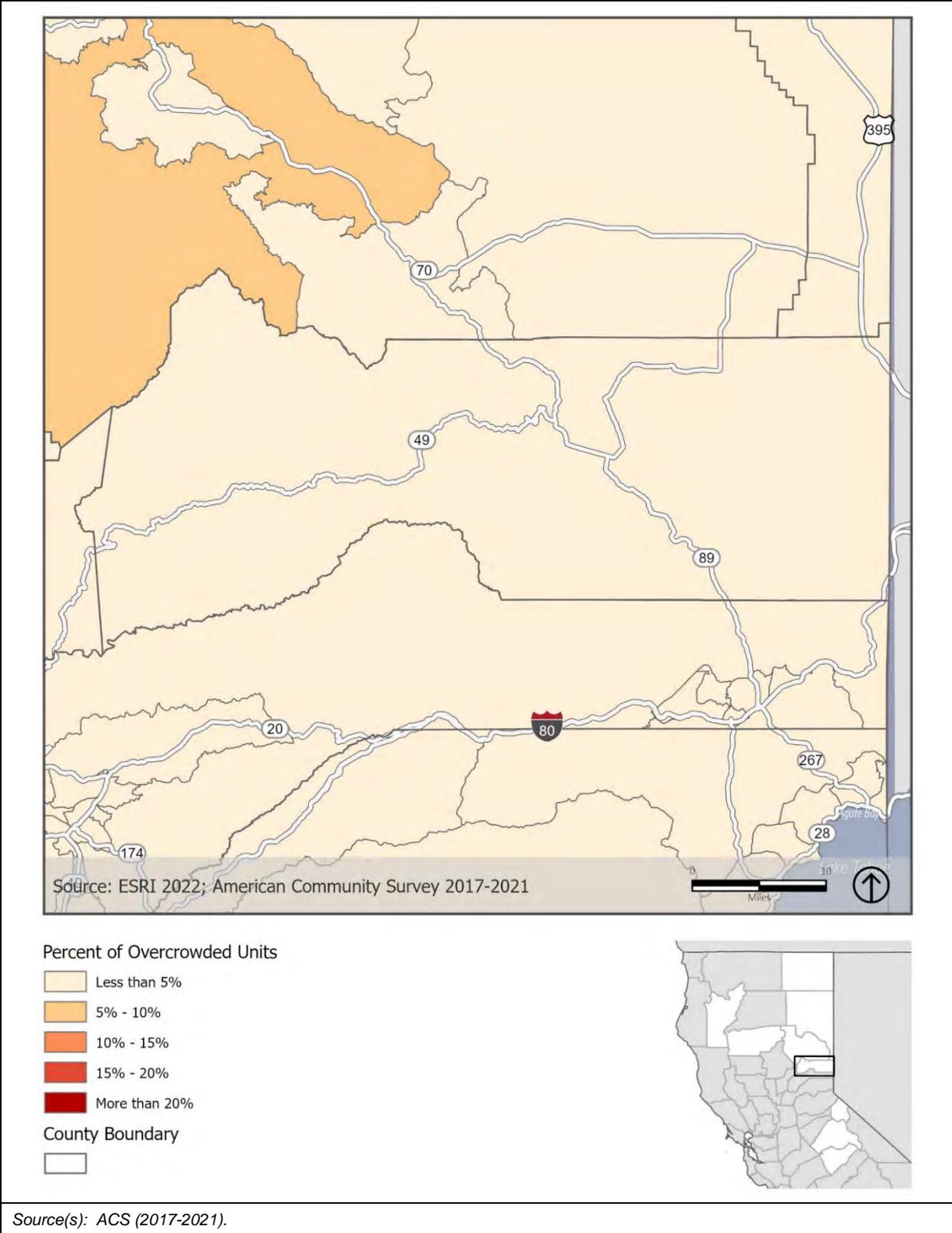
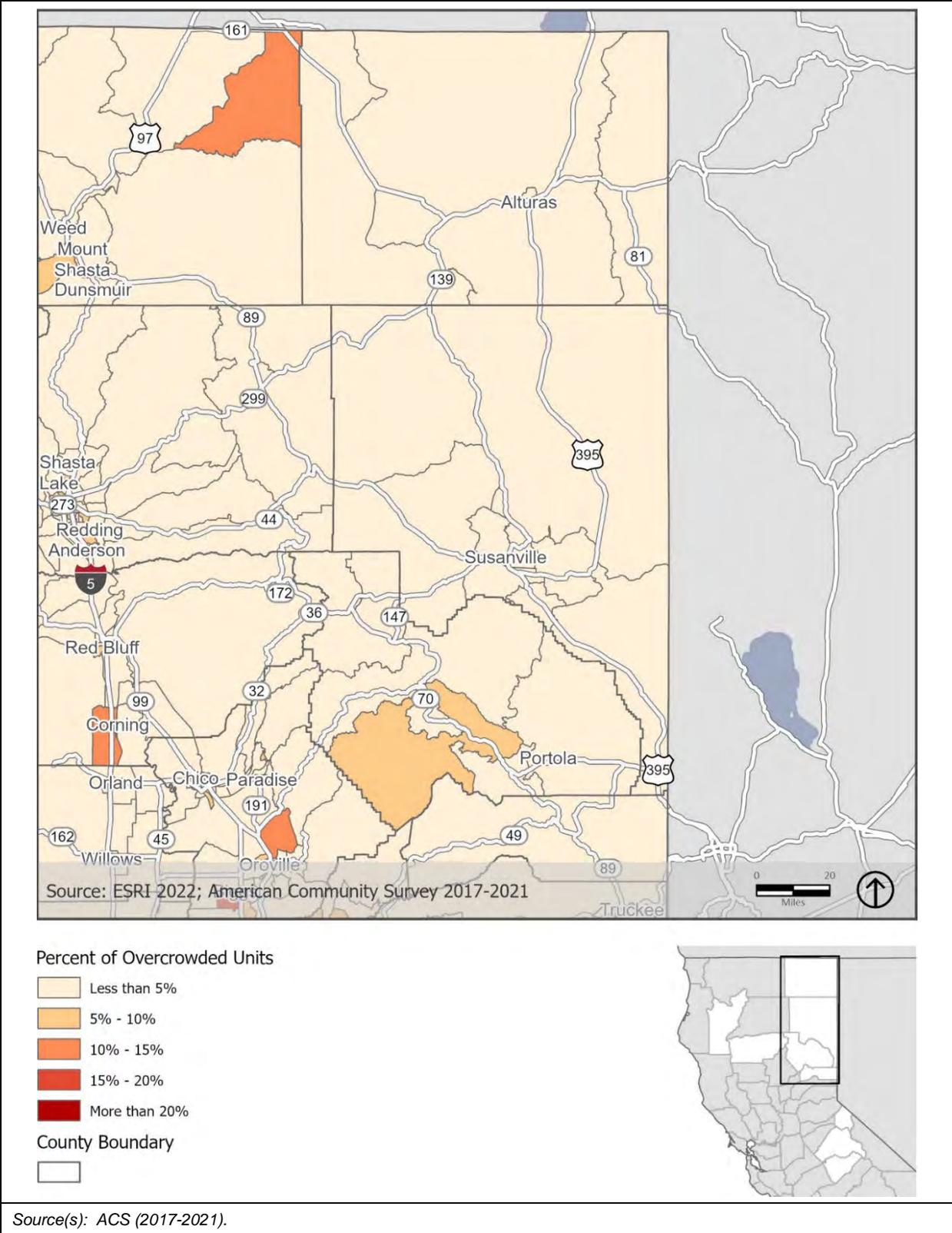


Figure 29. Overcrowded Households in Sierra County (2017-2021)



Source(s): ACS (2017-2021).

Figure 30. Overcrowded Households in Sierra County and Surrounding Region (2017-2021)

Much like the percentage of households facing overcrowding in each census tract shown in Figure 29, the percentage of households experiencing severe overcrowding remains below the 5% threshold in the census tracts in Sierra County.

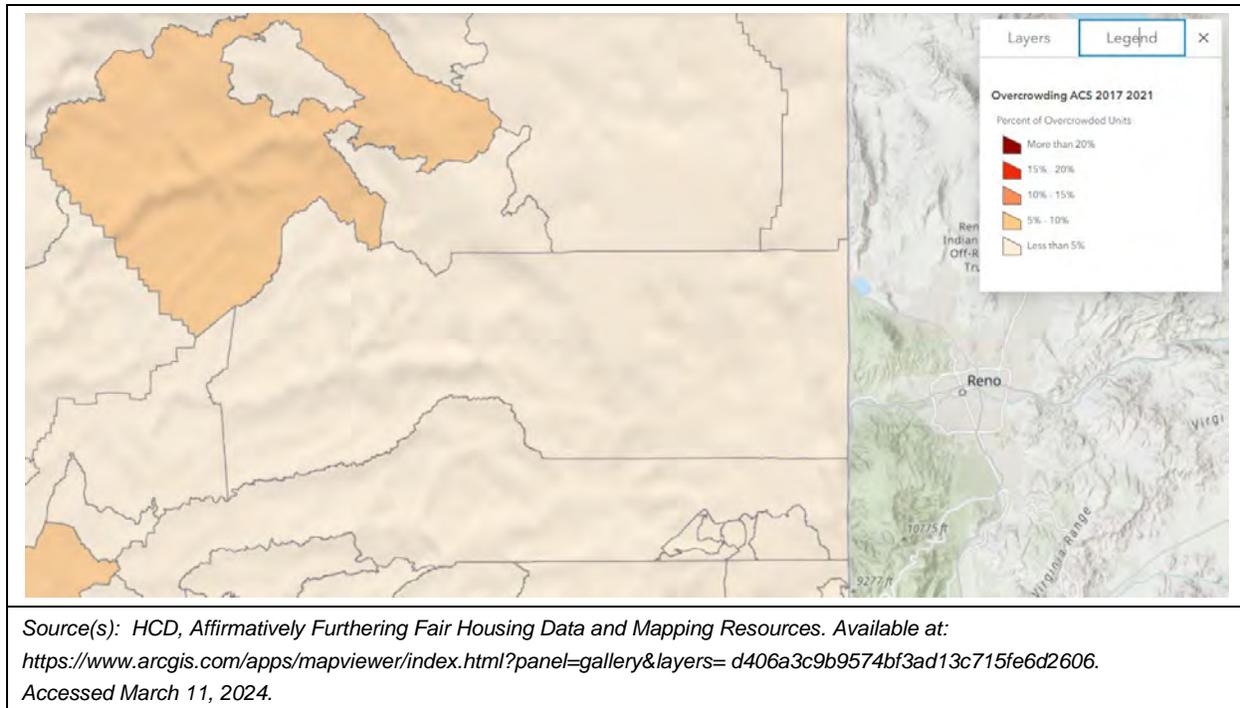


Figure 31. Severely Overcrowded Households in Sierra County

Substandard Housing

Substandard housing is broken into two categories by the U.S. Census Bureau: those that lack plumbing amenities like hot and cold piped water, a flush toilet, and/or a bathtub or shower, and those characterized by deficient kitchen facilities, such as the absence of a sink with piped water, a stove or range, or a refrigerator. As shown in Figure 32, fewer than 1% of units in Sierra County lack complete plumbing (0.35%), which is similar to the majority of surrounding counties and census tracts. One census tract in the Truckee area and another to the north of the Sierra County border (including the Doyle and Milford unincorporated communities of Lassen County) each have levels of housing with incomplete plumbing between 2% and 5%. A similar percentage of housing units in Sierra County have incomplete kitchens, which is also typical of the region. Only one nearby census tract has a rate of incomplete kitchens between 2% and 5% of housing units, located in the Challenge-Brownsville area of Yuba County.

As shown in Figure 33, 30.3% of housing units in the county were built before 1960, which may indicate a need for housing rehabilitation. This is typical for this area. Only the census tract in Lassen County, including Milford and Doyle, has a higher rate of houses built before 1960. Many census tracts in the surrounding area have rates of older homes

between 20% and 40%, with tracts to the west of Sierra County tending to have rates of homes in this range between 0% and 20%.

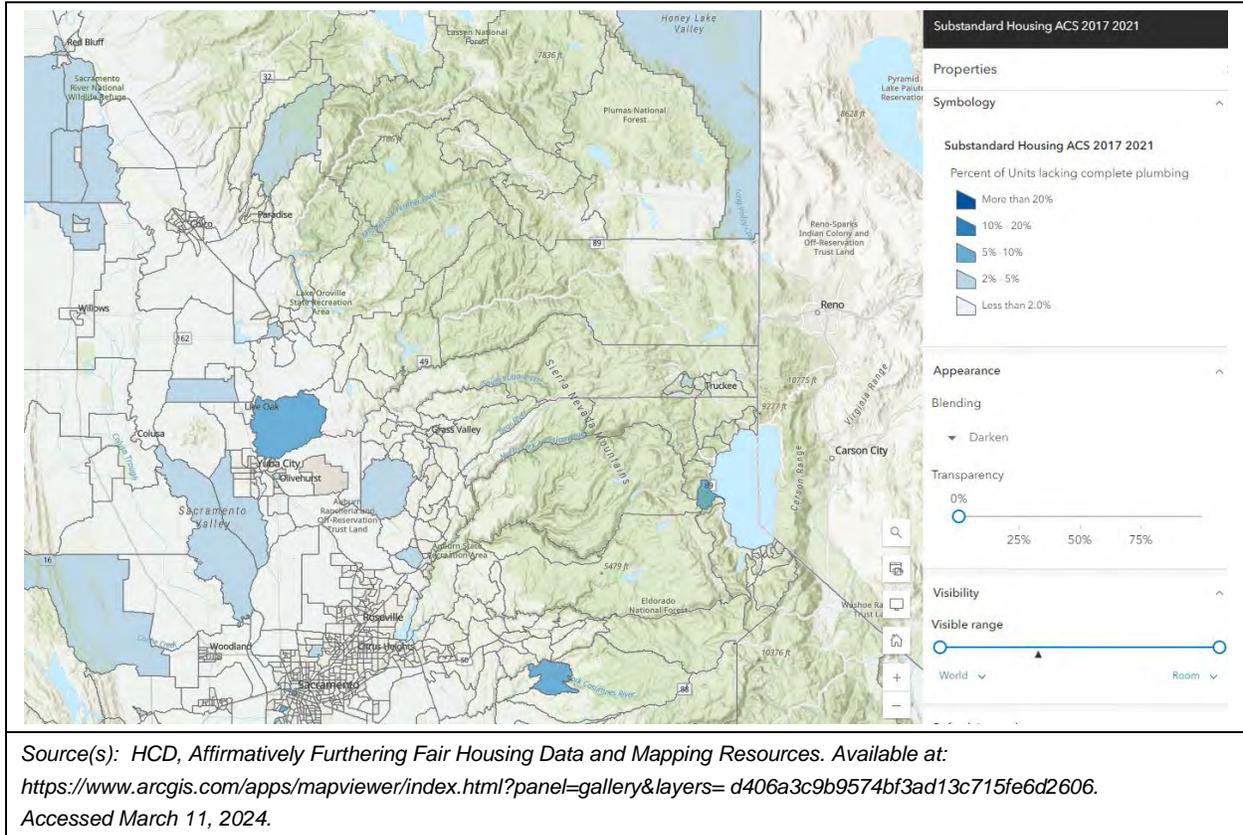


Figure 32. Housing Units Lacking Complete Plumbing or Kitchen in Sierra County and the Greater Region

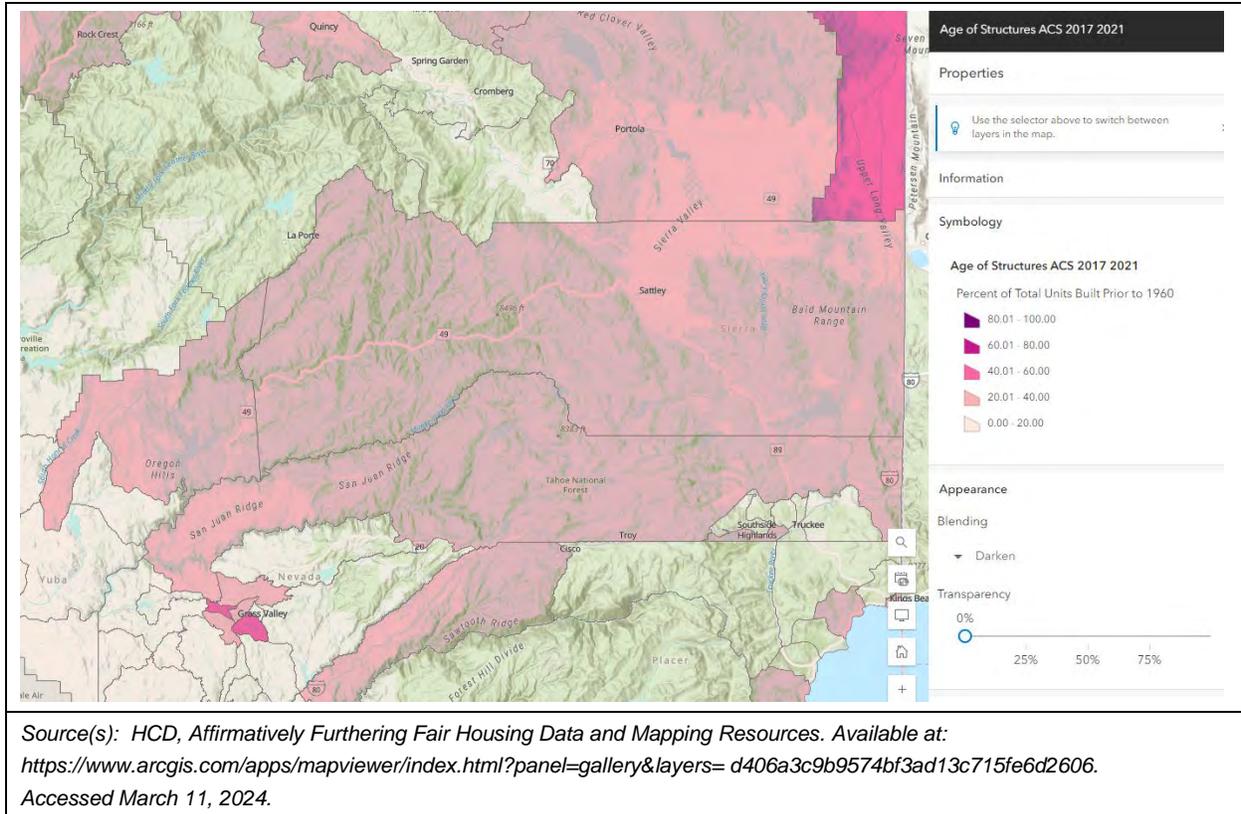


Figure 33. Age of Structures

To assist residents who may need to rehabilitate their homes but lack resources to do so, the County has included **Program 3.1**, through which the County will promote rehabilitation of existing substandard housing by distributing information on the USDA’s Rural Development Single-Family Housing Rehabilitation Program.

There are no public sewer systems available in the County, except for within the City of Loyalton. Loyalton’s sewer system is also made available to areas just outside the City in some limited cases. Septic systems continue to fail in many areas of the County particularly in areas where there is a high-water table, such as within the communities of Sierraville and Downieville. As part of **Implementation Measure 1.2**, the County will provide assistance and encouragement in the effort to develop new water and sewer infrastructure countywide in the form of supporting resolutions and providing assistance in obtaining grants. Additionally, as part of **Implementation Measure 1.3**, the County will provide a copy of the Housing Element to water service providers upon adoption and will provide it to wastewater service providers should any be established during the planning period. **Implementation Measure 2.4** also evaluates the feasibility of developing a public sewer system in Downieville which should help address failing septic systems.

Local Knowledge

Many of the more historic homes in the county were built before there was a concern about accessibility, which could be a constraint for residents with disabilities. The majority of housing in the county was built prior to 1978, so lead paint is likely an issue in these older homes. Some older houses also have issues with no longer being plumb (i.e. being no longer vertically straight). Previously, the County had grants available for rehabilitation that were targeted in the Alleghany/Pliocene Ridge area but few applied. The Pliocene Ridge area has more housing from the 1960s through 1980s, while in Alleghany, the housing is a bit older. Due to the County's limited resources the County is unable to administer a housing rehabilitation program

There are no areas where there has been a high rate of code enforcement complaints related to housing conditions. A special use permit is required to live in a travel trailer, unless it is within a State-licensed trailer park. Both Calpine and Sierraville have a number of people living in trailers illegally but there hasn't been a housing alternative for a lot of these people.

Displacement

Displacement is a critical issue in the context of fair housing, representing a complex challenge that intersects with social, economic, and racial disparities. Fair housing principles aim to ensure equal access to housing opportunities for all individuals, regardless of their race, ethnicity, religion, disability, or other protected characteristics. However, displacement disrupts these principles by often pushing marginalized communities out of their neighborhoods due to gentrification, rising rents, or inadequate housing policies. This phenomenon can lead to the further segregation and disenfranchisement of vulnerable populations, perpetuating historical injustices.

Figures 34 through 37 display data from the Urban Displacement Project's (UDP's) Estimated Displacement Risk (EDR) model. This model assesses differing degrees of displacement risk for households at the census-tract level. As depicted, the UDP EDR model designates Sierra County as exhibiting a lower displacement risk overall and for low-income and very low-income households.

Local Knowledge

There are no known areas of increased displacement risk within the unincorporated County area.

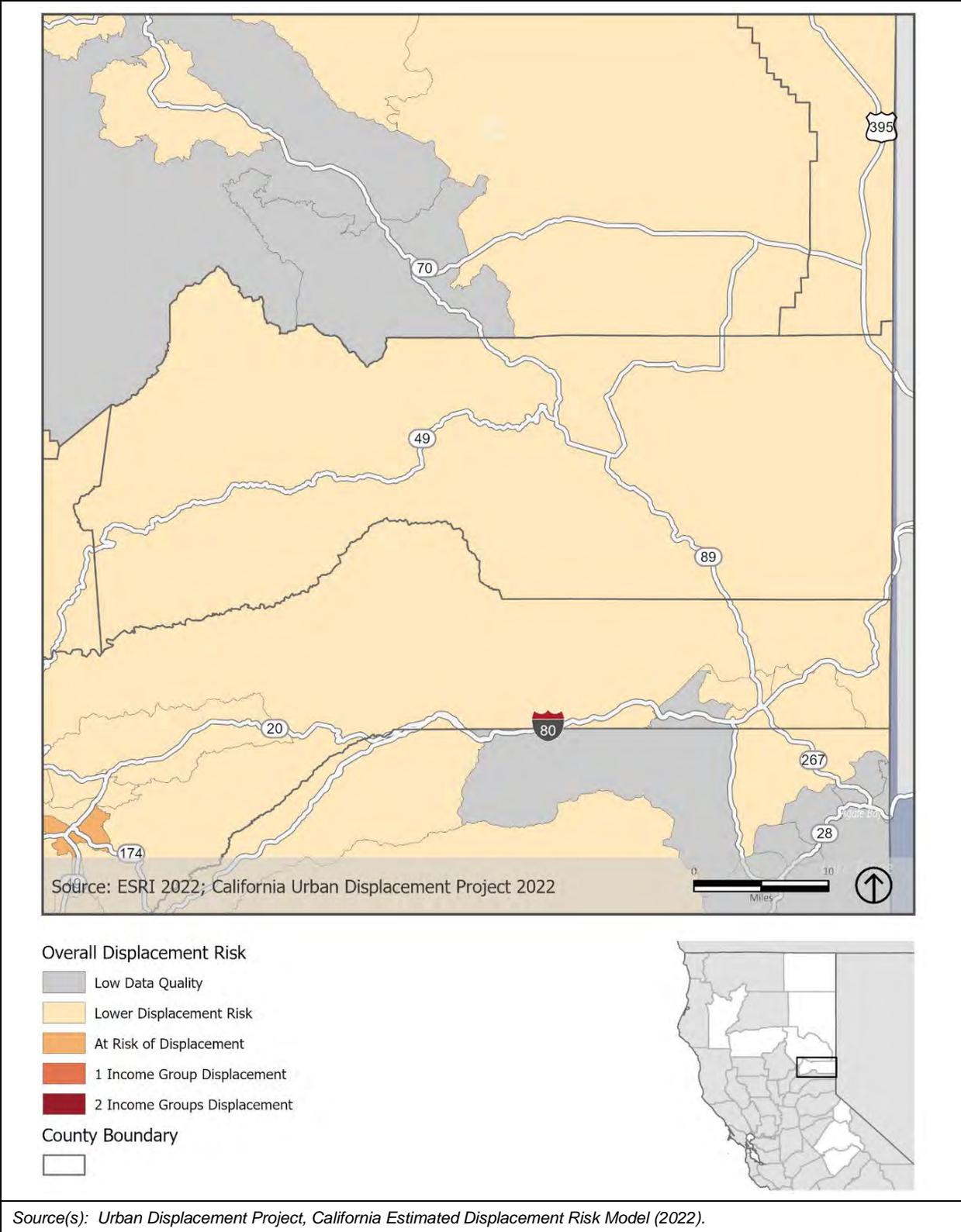


Figure 34. Estimated Displacement Risk for All Households, Sierra County

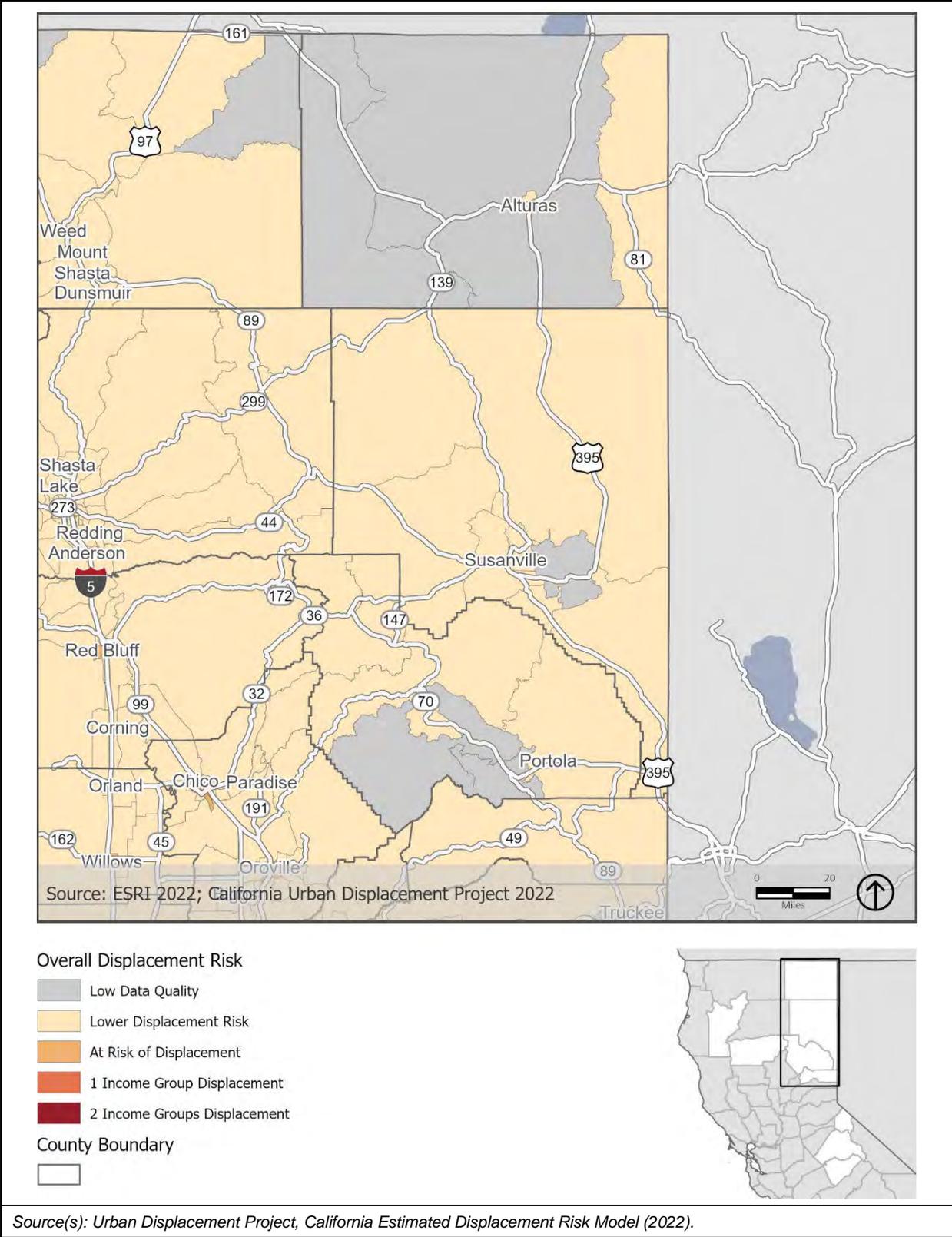
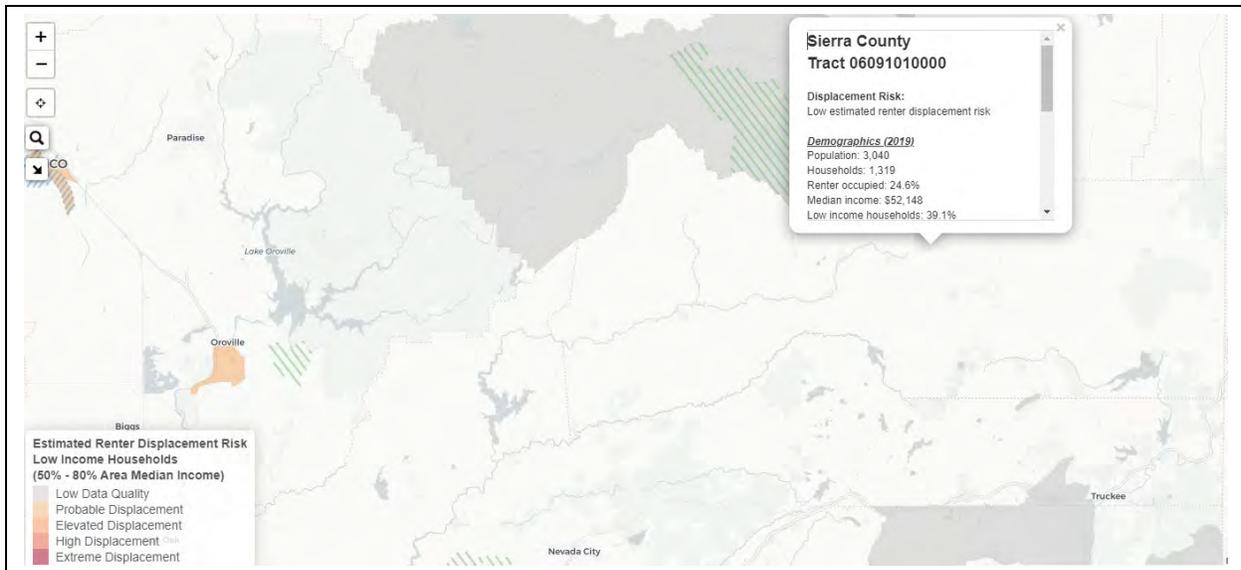
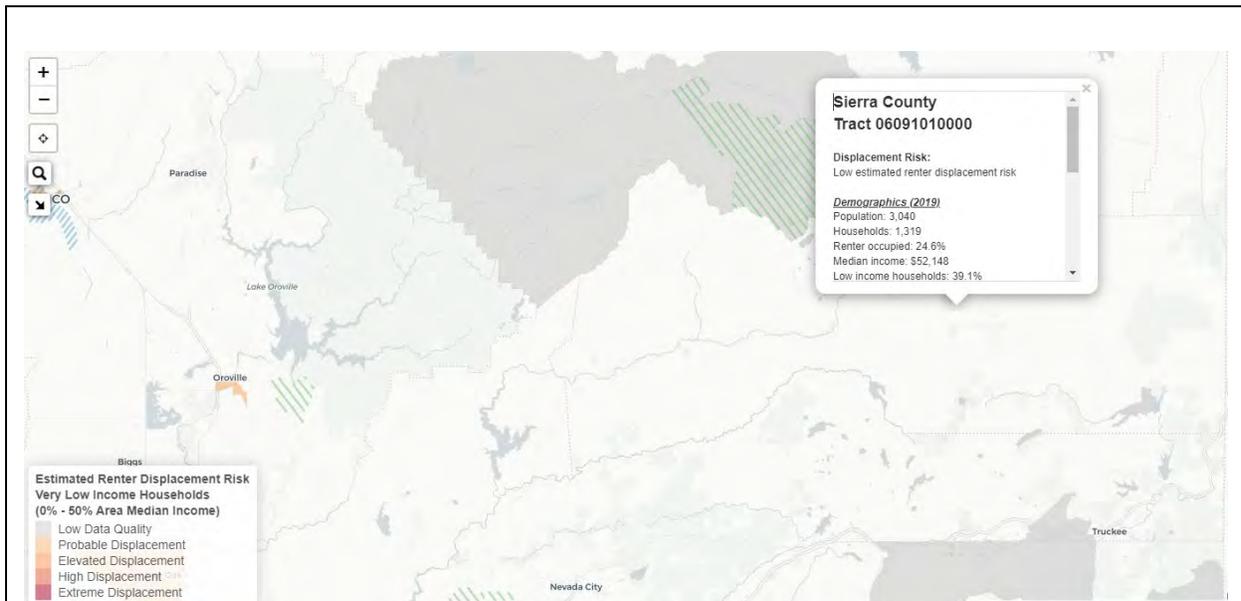


Figure 35. Estimated Displacement Risk for All Households, Regional



Source(s): Urban Displacement Project, California Estimated Displacement Risk Model. Available at: <https://www.urbandisplacement.org/maps/california-estimated-displacement-risk-model>
 Accessed March 11, 2024.

Figure 36. Estimated Renter Displacement Risk, Low-Income Households



Source(s): Urban Displacement Project, California Estimated Displacement Risk Model. Available at: <https://www.urbandisplacement.org/maps/california-estimated-displacement-risk-model>
 Accessed March 11, 2024.

Figure 37. Estimated Renter Displacement Risk, Very Low-Income Households

Disaster-Driven Displacement

Displacement can also be disaster-driven, resulting from natural disasters such as floods and wildfires. When a region is struck by a devastating flood, families may be forced to flee their homes, leading to temporary or even permanent displacement. Similarly, wildfires can rapidly decimate entire communities. Sierra County contains FEMA-mapped 1%-annual-chance (100-year) Special Flood Hazard Areas, which affect a number of small communities historically built alongside rivers and streams (Figure 38).

In addition to flood hazards, wildfires are one of the primary displacement hazards in the county. High wildfire risk is not unusual for this region of the state. Fire Hazard Severity Zones (FHSZs) are designated areas used to assess and classify the level of wildfire risk and potential danger in a particular region. Portions of Sierra County are classified as within the Moderate, High, and Very High FHSZs, particularly within the southwest, south, and northeast areas of the county (Figure 39). The area near the Sierra Brooks community outside of Loyalton was recently affected by the Bear Fire, which burned more than 3,000 acres as of September 2024.

While additional housing development costs to address potential hazards may increase home construction costs, there is very limited information available to assess disproportionate impact of natural hazards on lower-income or special needs households in the County. As part of Implementation Measure 5.4, the County will review and apply for funding opportunities to provide hazard mitigation home rehabilitation grants and incentive funding for affordable housing to address increased costs due to hazard mitigation design and engineering requirements. In order to encourage utilization of funds, as hazard mitigation program funds become available the County will conduct countywide outreach and will partner with social services organizations to ensure lower-income households are made aware of funding opportunities.

There is a risk of housing displacement that may be disproportionate on lower income and special needs populations during a disaster, such as a flood or wildfire. For example, a flood or wildfire on vulnerable households, such as seniors and/or persons with disabilities relative to geography and evacuation should be analyzed to determine the level of support/resources that may be needed within targeted locations within the County. Unfortunately, there is very limited information available at a geographic level to analyze this. The highest level of information found for this is the 2020 Census that divides the county into two Census County Divisions (CCDs), one covering the east side of the county and one covering the west. As of the 2018-2022 ACS, the East Sierra CCD includes 71 percent of the county's population, including the City of Loyalton and the unincorporated communities of Sierra Brooks, Calpine, and Sierraville. The CCD area has a slightly lower percentage of senior residents than the county as a whole (28.3 percent compared to 31.2 percent of residents in the county), but a higher rate of poverty (15.8 percent in the CCD compared to 12.6 percent in the county). In this area, 24.7 percent of residents aged 65 years and over have incomes below the poverty level. This side of the county has a slightly higher median income than the county as a whole (\$62,075 compared to \$61,108 countywide). Rates of disability in this area of the county are similar to those of the county as a whole (14.6 percent in the eastern county compared to 14.8 percent in the county as a whole).

Only 29 percent of Sierra County residents live in the West Sierra CCD. The two population centers in the area are Downieville and Sierra City, which represent around half of the population of the CCD. The area has a higher percentage of senior residents than the county (41.1 percent of residents, compared to 31.2 percent countywide). The median income is lower in the West Sierra CCD than in the county as a whole (\$55,703 compared to \$61,108 countywide), but only 1.4 percent of residents in the CCD have incomes below the poverty level. No residents over age 65 report having incomes below the poverty level. A slightly higher percentage of residents in this area report having disabilities (15.6 percent compared to 14.8 percent countywide), which may be related to the higher percentage of senior residents. However, this is not considered a high concentration of residents of disabilities.

Based on the available census information, senior residents living on the east side of the county may be at higher risk of displacement due to natural disasters, as more seniors on this side of the county have incomes below the poverty level. Additionally, there are more residents with incomes below the poverty level in this area of the county, and they may have more difficulty securing new housing or rebuilding housing in the event of a natural disaster. Senior and lower-income residents on the south side of Sierraville, on the south side of State Route 49, and in the Calpine and Sattley communities may experience more displacement risk due to fire risks. Senior and lower-income residents in central Sierraville may experience higher displacement risk due to flood risk.

The County has included several measures in the Housing Element that will work to increase the overall availability of affordable housing in the county to create opportunities for senior and lower-income residents. This includes Measure 2.1, through which the County will facilitate the development of affordable housing through actions such as proactive outreach and applying for funding, as well a Measure 4.1, though which the County will identify and implement incentives to facilitate the development of housing that serves populations with special housing needs, including extremely low-income households and seniors. Additionally, the County has included Measure 2.5, through which it will encourage the development of accessory dwelling units, which can be a naturally occurring form of affordable housing.

General Plan: To address vulnerable communities/residents the General Plan Safety Element includes a number of goals, policies, and measures, several cited below:

Overarching Safety Element Goal:

It is the County's goal to maintain a high level of safety for people and property by limiting the exposure of its residents to safety hazards, including seismic and geologic hazards, flooding, and fire.

Flooding:

Policy 1. Support the efforts of OES and local Floodplain Managerownieville Flood Control District and the Smithneck Creek Coordinated Resources Management Plan Group; cooperate with the City of loyalton in its efforts to reduce the effects of flood flows

Measure: 1.a. Provide technical assistance and other support to local flood control organizations as feasible.

Measure: 1b. Work toward stormwater detention for Sierra Brooks and the new industrial land surrounding the Loyalton mill site to avoid future increases in peak stormflow, or participate with the City of Loyalton in minimizing the effects of future stormflow increase.

Policy 2. Encourage open space uses and restrict dwelling in floodplains outside of Community areas.

Measure 2.a. Open Space designation zoning along streams and rivers which are identified flood plains.

Measure 2.b. Continue to require special flood design for new structures built within the floodplain of Community areas.

Policy 3. Maintain accurate and current floodplain information. Avoid downstream flooding potential by protecting natural drainage and vegetative patterns through project site plan review.

Measure 3.a. County OES shall prepare for emergency responses to dam failure in compliance with State law. The 1974 Emergency Services Act requires the owner of a dam to submit an inundation map.

Evacuation:

Policy 12. Identify evacuation routes within the Emergency Services Plan (ESP).

Policy 13. Utilize CDF road design standards.

Policy 14. Recognize that COF road design standards for fire safety will result in unwanted environmental! impacts in many instances and restrict land uses to areas where road development to those standards will result in least impact.

Local Hazard Mitigation Plan: The 2022 Sierra County Local Hazard Mitigation Plan also has a list of programs that address flood and wildfire mitigation that can apply to vulnerable populations. To name a few, County Storm Watch Program, Small Stream Warning System, Storm early warning enhancements, Community education flood fighting techniques, mobile home tie down program, and Public Road Clearance and Improvement Program. This plan is undergoing an update to further address vulnerable population needs.

Sierra Nevada Climate Vulnerability Assessment: The 2022 Sierra Nevada Climate Vulnerability Assessment addresses populations with the highest risk to climate hazards are senior citizens, children, outdoor workers, and single-access road residents on a regional basis and begins the discussion of how climate change can impact vulnerable populations. Unfortunately, this evaluation does not address specific Sierra County level issues.

Measure 5.4 includes action to update the Safety Element to address vulnerable communities to reduce hazards, particularly from flooding, wildfire, and evacuation, on vulnerable populations, such as senior citizens, children, outdoor workers, and single-access road residents. Measure 5.5 includes action to update the Local Hazard Mitigation Plan to include programs to also reduce hazards to these vulnerable communities.

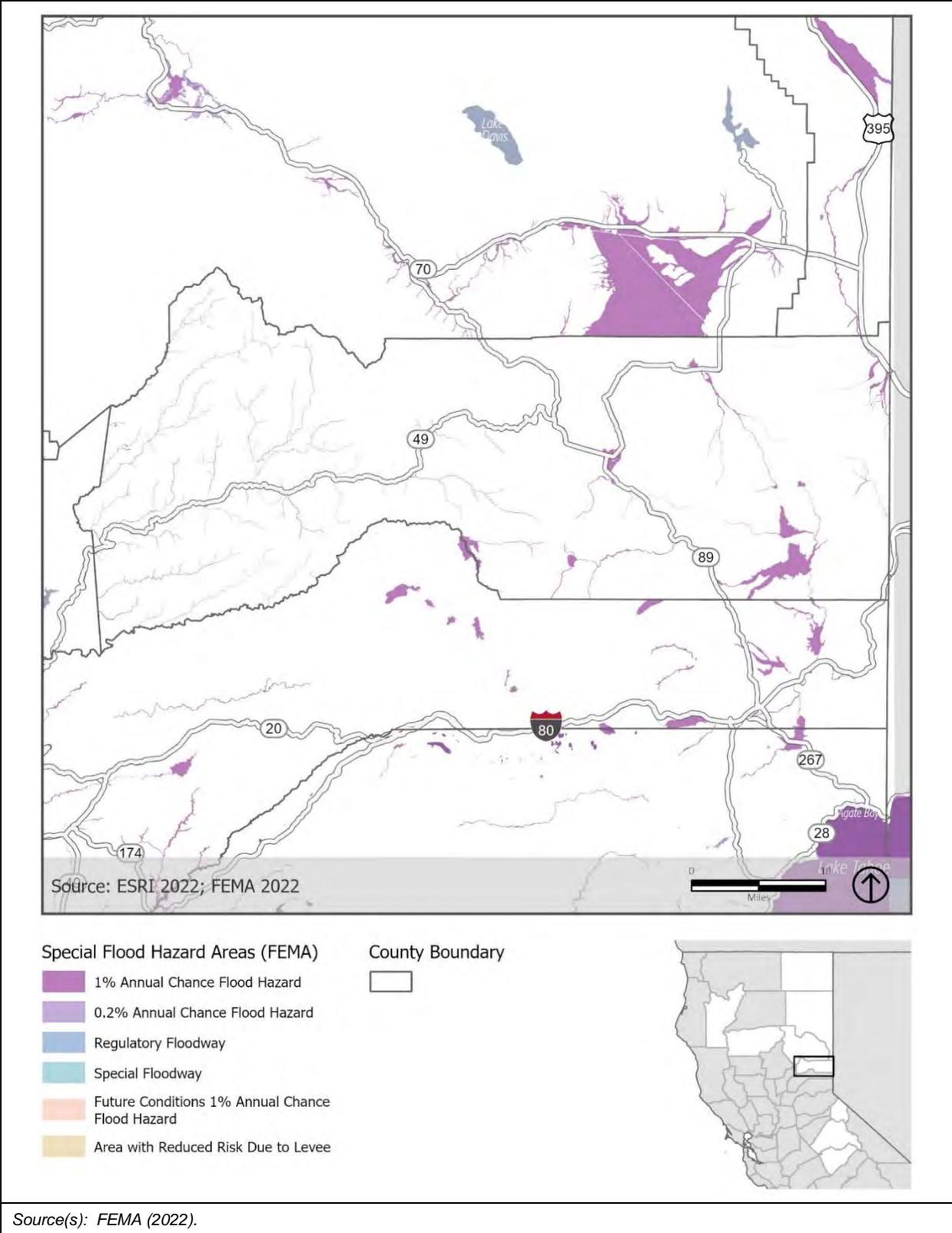


Figure 38. Special Flood Hazard Areas

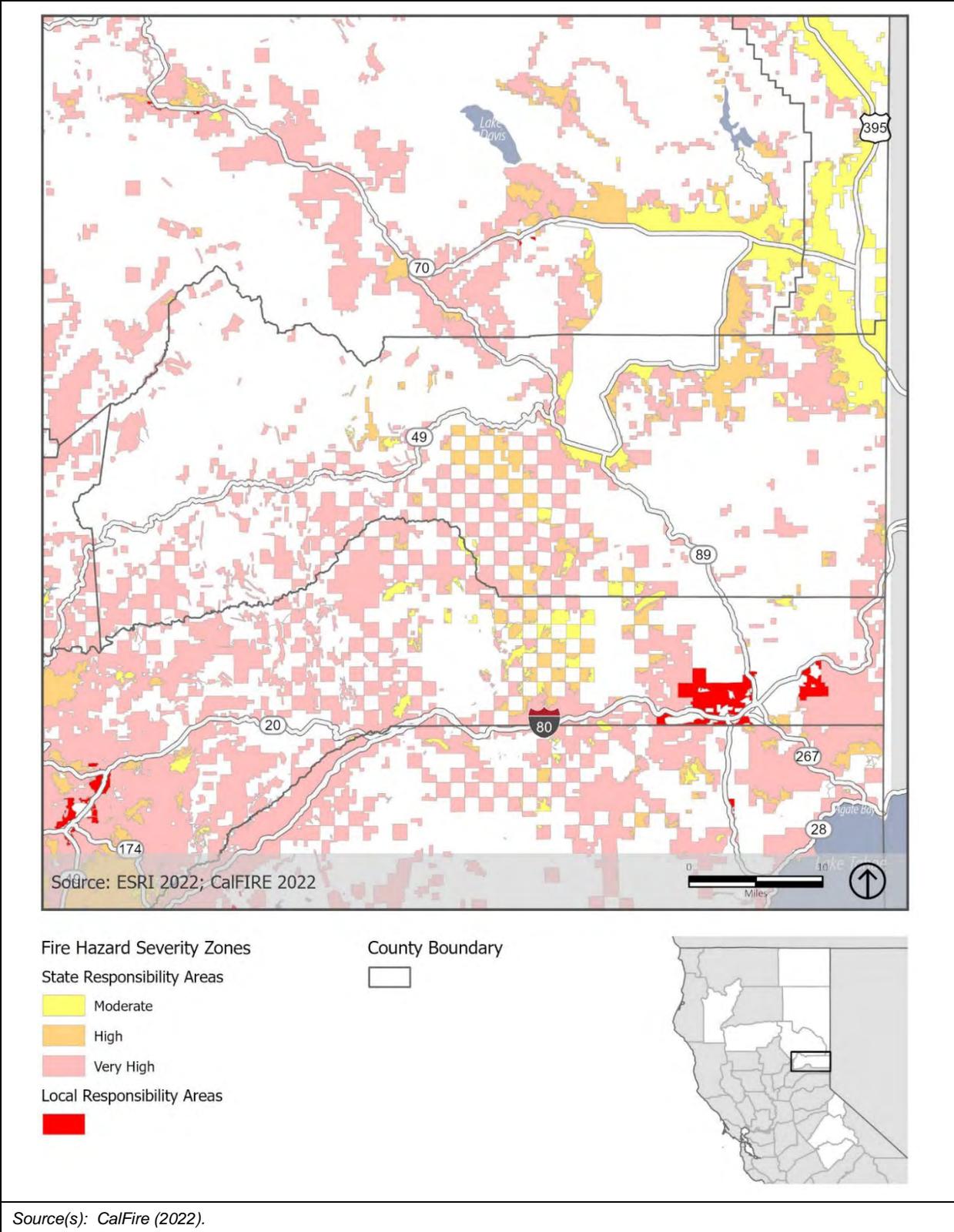


Figure 39. Fire Hazard Severity Zones (CalFIRE)

Local Knowledge: Historically, floods are very short-lived, though they can be devastating. Significant events happen every 10 to 20 years. Due to drainage characteristics of the County, it is rare for a flood event to last more than 48 hours, though it can be destructive at that time. The flood is usually a rain-on-snow event, and often presents a major influx of water level that drops just as quickly. Many of the structures in the county today are those that have survived 150 years of periodic flooding. While there was a 100-year flood event in 1997, others since then have not been as significant, and don't tend to damage houses as much. An estimated 10% is added to project costs by elevation certificates, surveying work, and additional design work to accommodate the additional small amount of height needed to avoid flood damage. This can be a constraint for property owners but is in response to the conditions in the area. Propane tanks also need to be anchored, and septic systems need to be engineered, which also adds cost. Many of these factors are considered in Chapter 3 of this Housing Element, concerning constraints and housing capacity.

The Fire Safe Council is becoming more active in the area and has been conducting projects and outreach around fire risk areas. For example, the unincorporated community of Sierra City has a Fire Watch program that outreaches to residents and business to collaborate to reduce fire risks. There are more than 40 grants in progress across agencies in the area to deal with fire safety. A landscape-scale project to conduct mitigation across large areas of the county is in process, in partnership with the United States Forest Service. Smaller-scale initiatives for things like reflective house signs are sometimes provided by the Sierra County Fire District.

There is one senior housing complex in the county, located just outside Loyalton city limits. The building is not in a high flood hazard area and is at the edge of a very high hazard severity zone. However, it is not believed that senior residents in this area would have a disproportionately challenging time accessing housing in the event of a wildfire compared to other residents of the area.

Because additional information related to areas of concentration of special populations is not available, it is not possible to evaluate whether any concentrations of special populations would be disproportionately affected by natural hazard-related displacement risks. This includes residents with disabilities, seniors, and extremely low-income households.

Homelessness

Sierra County is an active participant in the NorCal Continuum of Care (NorCal CoC), a collaborative effort encompassing seven rural northern California counties: Shasta, Lassen, Plumas, Sierra, Siskiyou, Del Norte, and Modoc. Based on the 2023 Point-in-Time (PIT) survey, the number of sheltered homeless individuals in Sierra County accounts for 0.48% of the overall sheltered homeless population in the NorCal CoC Region. Specifically, Sierra County has 12 individuals experiencing homelessness, with none of them currently residing in shelters and 12 living without shelter. There are

currently no emergency shelters in Sierra County that provide support to individuals experiencing homelessness, as shown in Figure 40.

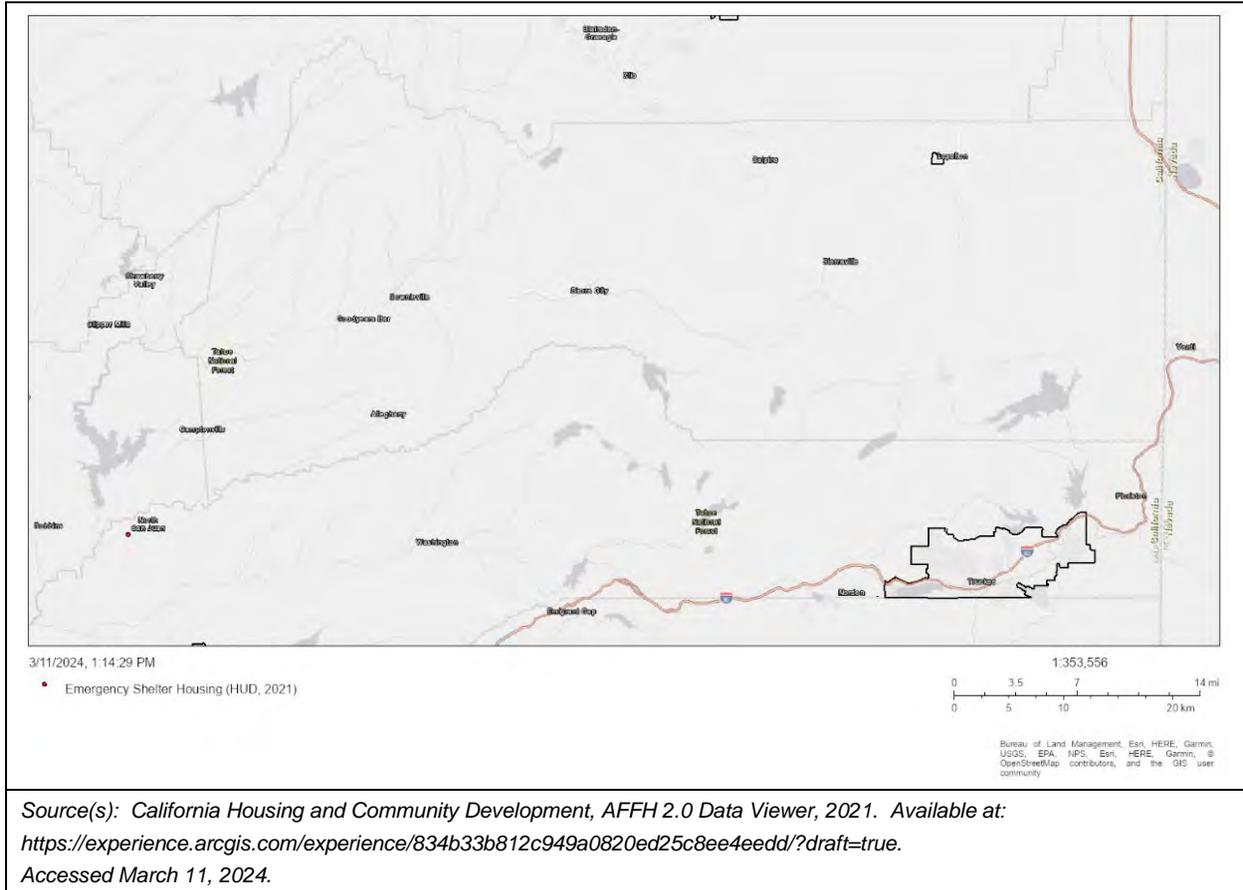


Figure 40. Point-In-Time Count – Emergency Shelter Housing

As part of **Implementation Measure 4.2**, the County will continue to support nonprofit and other social service organizations and encourage the maintenance and development of emergency and transitional housing for the citizens of the county, by providing incentives, such as fee reductions and modifications to development standards, annual outreach to developers and providers, ongoing referrals to existing providers, and by providing assistance in obtaining grants.

Local Knowledge

There are no specific areas where homeless community members tend to congregate. Sometimes, homeless people double up in existing housing, but there isn't a specific location where this is concentrated. Due to the nature of winter conditions in the area, homelessness tends to be seasonal. Homeless people often live off the grid in the woods but cannot do this in the winter. When grant opportunities come about, the County does outreach to underhoused people. Typically in this outreach, no one asks for housing, because they do not want to be locked into housing in the community anywhere, they're just looking for services instead while they're down on their luck or in transition between housing. Sometimes people suggest providing mobile showers or mobile laundry, but there has not been a significant demand to build these facilities or permanent supportive housing in the County. The County's Social Services Department often connects homeless residents with transportation resources. The Salvation Army and church communities also provide resources like sleeping bags and other essential items. Because of the lack of facilities in the county, local service providers have found it more useful to combine resources regionally and send community members to programs in Quincy or other areas.

Fair Housing Goals and Priorities Based on Identified Contributing Factors

Ranking of Contributing Factors

Contributing factors are the factors that create, contribute to, perpetuate, or increase the severity of fair housing issues, including the following factors identified. The first contributing factor is the limited availability of rental housing. The County has a variety of programs to come into compliance with State law and support the development of a variety of housing types in Sierra County to reduce disparities in access to opportunities.

The second contributing factor relates to lack of accessible forums for public participation (e.g., webcast, effective communication, reasonable accommodation procedures). Most Sierra County boards and commissions have publicly accessible meetings with remote and in-person options, including for the Board of Supervisors, Behavioral Health, Justice System, Local Agency Formation Commission, Planning Commission, and Transportation Commission.

Several contributing factors are related to the limited infrastructure currently available to support new housing. The County has identified programs related to facilitating infrastructure projects and identifying partnership opportunities to address these issues.

Lack of community revitalization strategies for aging housing stock was also indicated as a contributing factor. Programs are focused on achieving greater energy efficiency, as homes are in ongoing need of repair to reach modern efficiency standards and reduce cost burden on households.

The final contributing factor pertains to lack of resources for fair-housing agencies and organizations. As a community relatively distanced from population centers with the highest access to fair housing resources, Sierra County can actively pursue connection

with regional partners and fulfill fair housing actions as an independent resource. Program actions contained in the Housing Strategy include a range of regional and local solutions.

Contributing Factors and Housing Program Actions

The program actions in Table 11 will be implemented to address these prioritized fair-housing issues and contributing factors (ranked by high and moderate priority).

| Table 11. Fair Housing Issues, Contributing Factors and Program Actions | |
|--|---|
| Contributing Factor | Program Actions |
| Limited availability of rental housing <i>(High Priority)</i> | <p>2.1 County Support of Low and Moderate Income and Special-Needs Housing Development</p> <p>2.3 Expansion of Housing Choice Vouchers (Section 8)</p> <p>2.4 Increase the Supply Replacement of Workforce and Affordable High-Density Housing (especially permanent rental housing units)</p> <p>2.5 Accessory Dwelling Unit Ordinance</p> <p>4.1 Incentives for Special-Needs Housing</p> <p>4.2 Emergency Shelters and Transitional Housing</p> <p>4.3 Monitor Affordable Housing</p> <p>5.2 Furthering Fair Housing</p> |
| Limited sewer infrastructure <i>(High Priority)</i> | <p>1.2 Improvement of Community Water and Sewage Facilities</p> <p>1.3 Water and Sewer Priority</p> |
| Lack of community revitalization strategies for housing rehabilitation <i>(Moderate Priority)</i> | <p>3.1 Housing Rehabilitation</p> <p>3.2 Energy Conservation</p> <p>3.3 Code Compliance</p> <p>5.4 Hazard Mitigation to Vulnerable Communities</p> |
| Limited communications infrastructure <i>(Moderate Priority)</i> | 5.3 Reduce Barriers to Fair Housing |
| Lack of resources for fair housing agencies and organizations <i>(Moderate Priority)</i> | <p>5.1 Housing Discrimination</p> <p>5.2 Further Fair Housing</p> |

Housing Programs and AFFH Considerations

The housing programs outlined in Chapter 2 of this Element address a variety of fair-housing issues and opportunities, including housing mobility, the provision of new housing opportunities in areas of higher opportunity, place-based strategies for community revitalization, anti-displacement measures, and outreach and enforcement mechanisms to ensure that the County is proactively engaging the community to access these

programs. Each program includes metrics that the County will use throughout the planning period to measure its success in AFFH (Table 12).

Table 12. Housing Program Metrics to Affirmatively Further Fair Housing

| Action Area | Key Program | Specific Commitments | Timeline | Geography | 2024-29 Metrics |
|-------------------------|---|---|---|--|---|
| Housing Mobility | 2.1: County Support of Low and Moderate Income and Special Needs Housing Development. | <p>The County will provide support services such as:</p> <ul style="list-style-type: none"> • Helping identify sites where housing will be compatible with existing zoning regulations and general plan policies/programs; • To the extent the County has financial resources, applying for state and federal funds on behalf of housing providers when funding sources require public agency involvement. Funds should include costs for building permit fees and inspections; • To the extent the County has resources, supporting funding applications by housing providers; and • Offering regulatory incentives, such as density bonuses, for projects that include housing units affordable to very low- and/or low-income households, provided that enforceable commitments are secured to ensure that units continue as affordable housing for target groups. | At least twice in the planning period and ongoing as needed. | Countywide | Four units of affordable housing, including at least 1 low- and 1 very low-income housing unit. |
| | | The County shall provide information to developers of the funds available from state and federal programs to provide housing for extremely low-, very low-, low- and moderate-income households. | | | |
| | 2.3: Expansion of Housing Choice Vouchers (Section 8) | In partnership with the CDC, the County will implement a Housing Choice Voucher (Section 8) education program to share information about the program with rental property owners and managers and hold | Assist the Plumas CDC with publicizing the Section 8 program at least biannually on the | These efforts will be prioritized in areas that are in close | Assist at least 5 households with accessing the HCV program. Encourage at least 5 new |

Table 12. Housing Program Metrics to Affirmatively Further Fair Housing

| Action Area | Key Program | Specific Commitments | Timeline | Geography | 2024-29 Metrics |
|---|---|--|---|--|--|
| | | <p>trainings on avoiding discriminatory practices based on income or other protected classes. The County will also review available funding opportunities on an annual basis and create incentives for participating property owners as funds become available.</p> | <p>County’s website and social media pages to facilitate access to housing mobility opportunities. The County will also seek funding annually to provide incentives for property owners to rent to Section 8 households, including households that apply to build ADUs.</p> | <p>proximity to existing services.</p> | <p>property owners to participate in the program.</p> |
| <p>Place-Based Strategies for Community Revitalization</p> | <p>1.2 Improvement of Community Water and Sewage Facilities</p> | <p>Provide assistance and encouragement in the form of supporting resolutions and providing assistance in obtaining grants to create and maintain joint or shared sewage disposal systems for new subdivisions.</p> | <p>Review infrastructure grant funding opportunities on a bi-annual basis.</p> | <p>Countywide</p> | <p>N/A</p> |
| | <p>5.3: Reduce Barriers to Fair Housing.</p> | <ul style="list-style-type: none"> a. Review funding opportunities annually and pursue funding as available to invest in sewer, stormwater, active transportation, and park infrastructure, such as sidewalks and/or accessible playground equipment. b. Facilitate a meeting or other coordination between the County, demand response transit service non-profits, community service providers, and local school leadership to assess the need for improved transit options, including access for students. c. Review funding opportunities and apply as opportunities are available in order to provide subsidies for telecommunications access or install infrastructure to | <p>Annual; see specific metrics.</p> | <p>Countywide</p> | <ul style="list-style-type: none"> a. To the extent funding is available, fund one project annually. b. Improve active transportation to residents. c. Increase telecommunication access to at least 300 residents every year. d. Connect with at least 20 residents during the planning period. |

Table 12. Housing Program Metrics to Affirmatively Further Fair Housing

| Action Area | Key Program | Specific Commitments | Timeline | Geography | 2024-29 Metrics |
|---------------------------------|---|--|------------------------------------|---|--|
| | | <p>increase availability and reliability of telecommunications infrastructure across the county.</p> <p>d. Coordinate with the Northern Sierra Air Quality Management District to conduct outreach about available grant and incentive programs.</p> | | | |
| Déplacement | 5.5: Reduce Hazards to Vulnerable Communities | Review funding opportunities on an annual basis and apply as funds become available in order to provide hazard mitigation home rehabilitation grants and incentive funding for affordable housing. Additionally, the County will identify and implement opportunities for offering infrastructure phasing, flexible building standards, or other incentives for residents rebuilding their homes after fires or floods. | Apply for funds on an annual basis | Countywide | Obtain funding for one community during planning period. |
| Outreach and Enforcement | 3.3: Code Compliance | Continue to encourage voluntary code compliance by providing guidance and technical assistance to residents who wish to make their own repairs. The County will focus code enforcement efforts in the Sierraville/Alleghany/ Pliocene Ridge area where there is a greater need for housing improvement to help residents make critical repairs to deteriorated housing stock. The County will support local educational and home repair clinics by supplying fliers and announcements of the clinic on the County website. | Ongoing | Countywide, but with targeted efforts in the Sierraville and Alleghany/ Pliocene Ridge areas. | Preserving the County’s housing stock, including at least 5 lower-income residents in the Sierraville and Alleghany/ Pliocene Ridge areas. |



County of Sierra
Housing Element 2024-29

APPENDIX H

**Transitional, Supportive and Employee Housing and
Capacity Analysis for Emergency Shelters, and Low
Barrier Navigation Centers**

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Effective in 2008, Senate Bill 2, which was codified in Government Code Section 65583, Requires the County to provide at least one zoning category in which emergency shelters can be located without discretionary approval from the local government. The zoning category must be identified in the locality's housing element and include sites with sufficient capacity to meet the local need for emergency shelter. It also requires the County to identify at least one such site. The County amended the Zoning Code in April 2016 to ensure requirements for emergency services, transitional housing, and supportive housing are the same as for any residential use; that these forms of housing will be allowed without discretionary review in any zone allowing residential uses, subject only to those requirements and restrictions that apply to other residential uses of the same time in the same zone. The Zoning Code now defines an emergency shelter, supportive housing, and transitional housing as follows:

- **“Emergency Shelter”** shall mean housing with minimal support services for homeless persons that is limited to occupancy of six months or less by a homeless person, where no individual or household may be denied emergency shelter because of an inability to pay.
- **“Supportive Housing”** shall mean housing with no limit on length of stay, that is occupied by the target population and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.
- **“Target Population”** shall mean persons with low incomes who have one or more disabilities, including mental illness, HIV, or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with § 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans and homeless people.
- **“Transitional Housing”** shall mean rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months from the beginning of the assistance.

Properties that allow for emergency shelters include developed and undeveloped properties including:

1. All Residentially Zoned properties, including those zoned R-1 (Residential One-Family), R-2 (Residential, One- and Two-Family), R-3 (Residential Multiple Family), RR (all Rural Residential) zones.
2. Agricultural Zoned properties, including A1 (Agriculture).

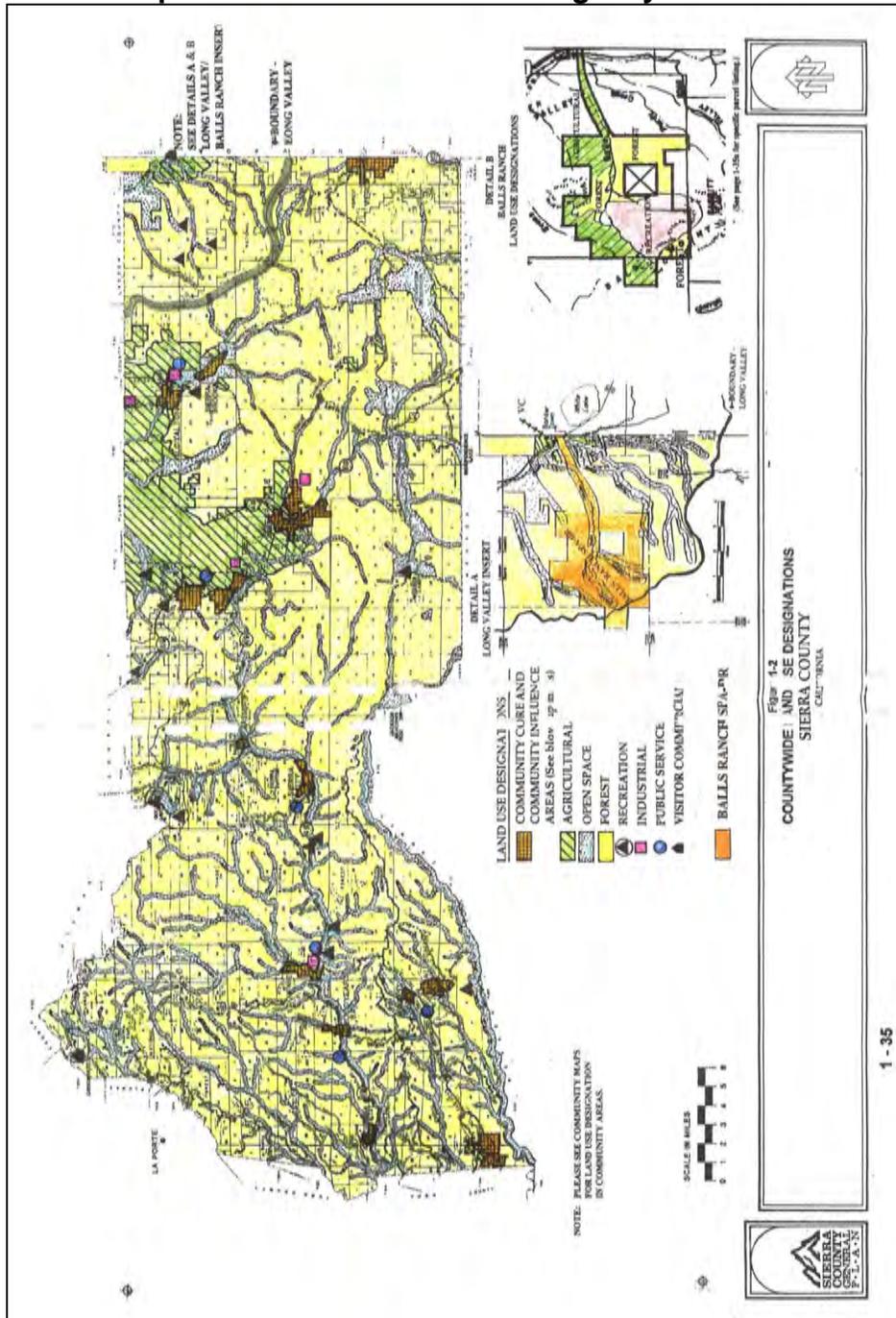
3. Capacity for Emergency Shelters: Based on an assessment by the Project GIS Coordinator, the Community core areas have over 8,417.59 acres (see Table H-1 below) with parcels ranging in size from 0.5 acres to 20 acres with the majority being 1-4 acres in size. Parcels located within community boundaries have services including grocery stores, post office, and employment centers. Loyaton and Downieville also have medical offices and commercial buildings.

Table H-1: Sierra County Acreage by Community & Vacant Residential Acreages by Zone

| Id | Community Boundaries | Acres | Total Vacant Residential Acres by Community | | | | |
|---------------|----------------------|-----------------|---|-----|--------------|---------------|----------|
| | | | R-1 | R-2 | R-3 | RR | A-1 |
| 1 | Alleghany | 106.15 | 2.02 | | | | |
| 2 | Calpine | 455.96 | 3.75 | | | | |
| 3 | Downieville | 297.96 | 10.1 | | | | |
| 4 | Forest City | 89.59 | 0 | | | | |
| 5 | Goodyears Bar | 226.68 | 2.89 | | | | |
| 6 | Indian Valley | 300.19 | 0 | | | | |
| 7 | Adjacent to Loyaltan | 66.20 | 41.69 | | 24.51 | | |
| 8 | Pike | 1,256.46 | 0 | | | | |
| 9 | Sattley | 549.49 | 0 | | | | |
| 10 | Sierra Brooks | 780.48 | 108.64 | | | | |
| 11 | Sierra City | 390.45 | 37.02 | | 1.74 | | |
| 12 | Sierraville | 1,677.10 | 172.39 | | 5 | | |
| 13 | Verdi | 2,220.88 | 0 | | | 817.83 | |
| Totals | | 8,417.59 | 378.50 | | 31.25 | 817.83 | 0 |

4. All residential and agriculturally zoned properties are referenced by the General Plan Land Use Map. As shown in the overall map, the areas shown in brown are the Community Core areas where emergency shelters would most likely locate to (see Map H-1 below):

Map H-1: Areas Zoned for Emergency Shelters:



- There are several Community Core sections of the County that show where these properties residential designated areas where emergency shelters could be located. This community mapping is broken down into several community core areas where emergency shelters could be developed and/or established.

Capacity for Low Barrier Navigation Centers: In addition, the State law established Low Barrier Navigation Centers (LBNC), per California Government Code 65662 as a

housing shelter focused on “Housing First, low-barrier, service-enrichment for the purpose of moving people into permanent housing. In accordance with California Government Code Sections 65660 through 65668, this housing shelter use provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelters and housing. In accordance with Implementation Measure 2.2, LBNCs has been included to comply with State law.



**County of Sierra
Housing Element 2024-29**

**APPENDIX I
Zoning Code Update Recommendations**

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Background

The following state laws pertain to updating the Zoning Code for Sierra County. The Zoning Code will require amendments to bring the Code into compliance with State housing law. The following are recommended changes to the Code Update that is currently being prepared scheduled for completion by the end of 2024. These recommended changes are shown in “track change.”

Recommended Changes

Changes are divided into two sections: (1) New Laws for 2024; and (2) Previous Laws prior to 2024.

1. Regulatory Amendments for 2024

Programs will be developed to have the Zoning Code updated to include these newer laws:

- SB 423 (extension and expansion of streamlined ministerial approval law for affordable projects consistent with objective zoning rules).
- SB 423 (extension and expansion of streamlined ministerial approval law for affordable projects consistent with objective zoning rules).
- SB 423 (extension and expansion of streamlined ministerial approval law for affordable projects consistent with objective zoning rules).
- SB 423 (extension and expansion of streamlined ministerial approval law for affordable projects consistent with objective zoning rules).
- AB 1287 (additional density bonuses for very low- or moderate-income units)
- AB 821 (local agency obligation to resolve general plan and zoning conflicts).
- AB 976 (owner-occupancy of ADU requirements prohibited beyond 2025)
- AB 1332 (streamlined 30-day approval for preapproved ADU plans)
- AB 1308 (no increased minimum parking requirements on single-family home renovations)
- Government Code Section 65583 (a)(4) (Amend parking standards for emergency shelters that do not require more parking for emergency shelters than for other residential or commercial uses in the same zone)
- Government Code Section 65583(c)(3) (Allow supportive housing as a permitted use without discretionary review in zones where multifamily and mixed-use

developments are permitted, including nonresidential zones permitting multifamily uses

- Health and Safety Code Section 17021.5 Allow employee housing for six or fewer individuals by right in all zones that allow residential subject only to those requirements applicable to residential

California Government Code Section 65583 – Include parking requirements for emergency shelters based on parking needs for all employees and volunteers on duty when the shelter is open to clients; not more parking than other commercial or residential uses in the same zone.

Current Laws prior to 2024-Examination of what needs to be Amended in the Sierra County Zoning Code:

- Include a statement in the purpose of the Zoning Code (§ 102) that discusses furthering fair housing and California fair housing law.
- Add section to allow development by right, pursuant to California Government Code § 65583.2(c), when 20% or more of the units are affordable to lower income housing on sites identified in the vacant land inventory for MUR.
- Develop a ministerial review option or permitted use for proposed developments where at least 50% of the units are affordable to households making below 80% of the area median income, in compliance requirements in California Government Code § 65913.4(e)(1).
- Allow farmworker housing consistent with California Health & Safety Code § 17021.6 which states that 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 and 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 (see recommended changes to definitions section below).
- Modify the definition of “family” consistent with state law to remove the limit of five unrelated persons living together in a dwelling unit (see recommended changes to definitions section below).
- Modify the definition of “dwelling, one-family” to include employee housing for six or fewer persons, in accordance with California Health & Safety Code § 17021.5 (see recommended changes to definition section below).
- Add definition of “group home” consistent with state law (see recommended changes to definitions section below).

- Allow group homes for six or fewer persons (regardless of licensing) similar to a single-family use in all zones allowing single family uses and permit (not subject to a Conditional Use Permit) group homes for seven or more persons (regardless of licensing) in all zones allowing residential uses similar to other residential uses of the same type in the same zone, subject only to clear, transparent, and objective standards.
- Adopt a formal procedure for reasonable accommodation for housing for persons with disabilities in accordance with fair housing and disability laws.
- Allow for Low Barrier Navigation Centers to be a use by right in areas zoned for mixed use and nonresidential zones permitting multi-family uses if they meet requirements in California Government Code § 65662(a-d).
- Establish regulations for density bonuses per California Government Code § 69515.
- Adopt an accessory dwelling unit ordinance in compliance with the California ADU statute and ensure ongoing compliance with California Government Code § 65852.5.

2. Specific Land Use Requirements and Standards

Omit § 15.10.030, Secondary dwelling units and guest houses. The definitions section of the recommended changes indicate that secondary dwelling units established prior to adoption of this ordinance may be considered legal. Secondary units established after adoption of this ordinance shall be considered accessory dwelling units that shall comply with applicable standards of this ordinance.

Add some additional language referencing statute and adding low barrier navigation centers to § 15.10.050 regarding emergency shelters, transitional housing, and supportive housing.

Clarify Ministerial Review/Action by the Planning Director

- Site Plan Review
- References by zoning district that all uses allowed by right, such as multiple-family in MUR Districts, assessor dwelling units, low barrier navigation centers, and emergency shelters.

Recommended Amendments to Definitions

“Affordable housing development“ shall mean any development project that results in adding residential dwellings or mixed-use projects consisting of at least 2/3rds of the square footage of the buildings devoted to residential uses which are restricted to lower income families as defined in California Health and Safety Codes § 50106. Affordable

housing development may also include supportive and transitional housing (also see “Housing development”).

“Child care, in-home, small” shall mean a private residence where a total of 8 or fewer persons under the age of 18 attend for the purposes of custody, care or instruction and which persons are not a part of the resident family.

“Child care, in-home, large” shall mean a private residence where a total of between nine and fourteen persons under the age of 18 attend for the purposes of custody, care or instruction and which persons are not a part of the resident family.

“Community care facility” shall mean any facility, place or building which is maintained and operated to provide non-medical residential care, emergency shelters, adult day care or home finding agency services for children, adults or children and adults, including, but not limited to, the physically handicapped, mentally impaired or incompetent persons. “Community care facility” shall include residential facility, residential care facility for the elderly, adult day care facility, home finding agency and social rehabilitation facility, as defined in California Health and Safety Code § 1502.

“Condominium” shall mean the joint ownership of certain common property along with private, separate ownership of living space, including stock cooperatives and timeshare developments.

“Density” shall mean the total number of dwelling units permitted per acre of land. Accessory dwelling units are not counted in the total number of dwelling units when calculating density.

“Density bonus” shall mean a density increase over the otherwise maximum permitted density for residential dwelling units as specified by the zoning district or general plan land use designation.

“Disabled person” shall mean a person who has a medical, physical or mental condition that limits a major life activity, as those terms are defined in California Government Code § 12926, anyone who is regarded as having such a condition or anyone who has a record of having such a condition. It includes a person or persons or an authorized representative of a disabled person. The term “disabled person” does not include a person who is currently using illegal substances, unless he or she has a separate disability.

“Dwelling unit” shall mean a habitable room or group of internally connected or more habitable rooms, designed to be occupied by one family, with facilities for living, sleeping, cooking, eating and sanitation. that have permanent sleeping, cooking, eating and sanitation facilities which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

“Dwelling unit, accessory dwelling unit” means an attached or a detached residential dwelling unit that provides completely independent living facilities for one or more persons and is located on the same lot as the proposed or existing primary residence. It shall

include permanent provisions for living, sleeping, eating, cooking, and sanitation. An accessory dwelling unit also includes an efficiency unit, as defined in California Health and Safety Code § 17958.1, and a manufactured home, as defined in California Health and Safety Code § 18007.

“Dwelling unit, junior accessory dwelling” means a dwelling unit that complies with the requirements of California Government Code § 65852.22, as amended from time to time.

“Dwelling, multiple family” shall mean a single detached building designed for and occupied exclusively by two or more families living independently of each other as separate units, including apartment houses, condominiums, duplexes, triplexes and fourplexes.

“Dwelling, single-family” shall mean a single detached dwelling designed for and occupied exclusively by one family alone. Single-family dwelling includes “factory-built housing” as defined in Health and Safety Code § 19971.

“Dwelling, two-family” shall mean a single detached building designed for and occupied by two families alone, living independently of each other as separate units and having but two kitchens. “Two-family dwelling” includes duplex. A two-family or duplex is considered a multiple family dwelling use.

“Emergency shelter” shall mean housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person, where no individual or household may be denied emergency shelter because of an inability to pay consistent with California Health and Safety Code Section 50801(e). Emergency shelters or other interim interventions including but not limited to, navigation centers, bridge housing, and respite or recuperative care, pursuant to Government Code section 65583, subdivision (a)(4).

“Employee housing (employee quarters)” shall mean housing as described in California Health and Safety Code § 17008 and shall be subject to the provision of California Health and Safety Code §§ 17021.5 and 17021.6. “Employee quarters” means a accessory residential structures that house people employed by the residents of the principal building or owners of the property and that is not used for rental purposes. “Fair housing laws” shall mean: (1) the Federal Fair Housing Act (42 U.S.C. § 3601 and following); and (2) the California Fair Employment and Housing Act (California Government Code § 12955 and following), including amendments to them.

“Factory-built housing” means a residential building, dwelling unit or an individual dwelling room or combination of rooms thereof or building component, assembly or system manufactured in such a manner that all concealed parts or processes of manufacture cannot be inspected before installation at the building site without disassembly, damage or destruction of the part, including units designed for use as part of an institution for resident or patient care, that is either wholly manufactured or is in substantial part manufactured at an offsite location to be wholly or partially assembled onsite in accordance with building standards published in the California Building Standards Code and other regulations adopted pursuant to California Health and Safety Code § 19990.

Factory-built housing does not include a mobile home, a recreational vehicle or a commercial modular.

“Family” means one person or more occupying a premise and living as a single housekeeping unit as distinguished from a group occupying a hotel, club, fraternity or sorority house. The family shall be deemed to include necessary servants.

“Farmworker housing” means housing up to 36 beds in group quarters or up to 12 individual units designed for use by a single household that complies with the State of California program standards for farmworker housing. The term also includes employee housing.

“Family day care home, large” means a residential facility providing care for 7 to 14 children consistent with California Health and Safety Code § 1596.78.

“Family day care home, small” means a residential facility providing care for 8 or fewer children consistent with California Health and Safety Code § 1596.78.

“Farm labor camp” means living accommodations, including structures, tents, trailers and mobile homes, manufactured homes, mess halls, garages and accessory buildings and uses, for any number of persons, maintained in connection with any work or place where work is being performed and including the premises on which said buildings and uses are situated or the area set aside for them. Labor camp and labor quarters shall also include any such living accommodation and the premises which they occupy, which are owned, operated or maintained by any person engaged in the business of supplying lodging or meals for five (5) or more persons who are or may be employed by him or by others.

“Farm labor quarters” means rooming and boarding houses, mobile homes, manufactured homes, single-family dwellings and dining halls for any number of farm help customarily employed principally on land owned by the owner of the building site occupied by said structures.

“Foster family home” means any residential facility providing 24-hour care for 6 or fewer children which is owned, leased or rented, and is the residence of the foster parent or parents, including their family, in whose care the foster children have been placed.

“Group home” means a shared living residence that provides support for people with disabilities. In a group home, unrelated people share living areas, such as cooking, dining, and other living areas.

“Health care facility” means any facility, place or building which is organized, maintained and operated for the diagnosis, care, prevention and treatment of human illness, physical or mental, including after convalescence and rehabilitation and including care during and after pregnancy or for any one (1) or more of these purposes, for one (1) or more person, to which the persons are admitted for a 24-hour stay or longer. “Health care facility” shall include general acute care hospital, acute psychiatric hospital, skilled nursing facility, intermediate care facility, intermediate care facility/developmentally disabled habilitative, special hospital or intermediate care facility/developmentally disabled.

“Housing development” means any development project that results in adding residential dwellings or mixed-use projects consisting of at least 2/3rds of the square footage of the buildings devoted to residential uses. Housing development shall also include supportive and transitional housing (also see “Affordable housing development”).

“In-home childcare” means a State licensed family day care home serving children where care, protection and supervision are regularly provided in the caregiver’s own home for periods of less than 24 hours per day, while the parents or guardians are away. The permitted number of children shall include children under the age of 10 years who reside at home.

“Kitchen” means any area within any structure including one or more of the following facilities that are capable of being used for the preparation or cooking of food: oven/microwave oven, stove, hotplate, refrigerator exceeding 6 cubic feet, dishwasher, garbage disposal, sink having a drain outlet larger than 1.05 inches in diameter and cabinets, counter space or other areas for storing food.

“Living area” means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

“Living space” means the improved interior ‘habitable’ area within a dwelling unit utilized for living, sleeping, eating, cooking, bathing, washing and sanitation purposes.

“Low Barrier Navigation Center” means a housing shelter focused on “Housing First, low-barrier, service-enrichment for the purpose of moving people into permanent housing. In accordance with California Government Code Sections 65660 through 65668, this housing shelter use provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelters and housing.

“Manufactured housing” means a structure constructed on or after June 15, 1976, is transportable in one or more sections, is eight body feet or more in width or 40 body feet or more in length, in the traveling mode or when erected on site, is 320 s.f. or more, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities and includes the plumbing, heating, air conditioning and electrical systems contained therein and which is placed on a permanent perimeter foundation. “Manufactured home” also includes any structure that meets all the requirements of this paragraph for which the manufacturer voluntarily files a certification and complies with the standards established under the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C. § 5401 and following). If not placed on a permanent foundation the manufactured home is defined as a mobile home as set forth in § 17.02.365.

“Ministerial” means a governmental decision involving little or no personal judgment by the public official as to the wisdom or manner of carrying out the project.

“Mobile home” means a structure that was constructed prior to June 15, 1976, is transportable in one or more sections, is eight body feet or more in width or 40 body feet or more in length, in the traveling mode or when erected on site, is 320 s.f. or more, is

built on a permanent chassis and designed to be used as a dwelling with or without a foundation when connected to required utilities and includes plumbing, heating, air conditioning and electrical systems contained therein as set forth in California Health and Safety Code § 18008. Mobile home includes any structure that meets all the requirements of this paragraph and is either certified under the National Mobile Home Construction and Safety Act of 1974 (42 U.S.C. § 85401 and following) or complies with state standards for mobile homes in effect at the time of construction. Mobile homes do not include any automobile, trailer, camp trailer, camper, house car, motor vehicle, recreational vehicle or other vehicle defined in the California Vehicle Code, a commercial coach or a manufactured home as defined by state law.

“Mobile home park” means an area of land where two or more mobile home spaces are used, rented, leased or held out for use, rent or lease, to accommodate mobile homes for human habitation. For purposes of this Chapter, “mobile home park” shall not include a mobile home subdivision, stock cooperative or any park where there is any combination of common ownership of the entire park or individual mobile home spaces. This shall not include recreational vehicle parks or portions of parks that include recreational vehicle spaces.

“Nursing home” means a residential facility that is maintained primarily for the care and treatment of inpatients under the direction of a physician. The patients in such a facility require supportive, therapeutic or compensating services and the availability of a licensed nurse for observation or treatment on a 24-hour basis. Nursing care may include but is not limited to terminal care; extensive assistance or therapy in the activities of daily living; continual direction, supervision or therapy; extensive assistance or therapy for loss of mobility; nursing assessment and services which involve assessment of the total needs of the patient, planning of patient care and observing, monitoring and recording the patient’s response to treatment; and monitoring, observing and evaluating the drug regimen. “Nursing home” includes intermediate nursing facilities for the mentally retarded or developmentally disabled.

“Reasonable accommodation” means the allowance of disabled persons flexibility in the application of land use and zoning regulations and procedures or even waiving certain requirements, when necessary to eliminate barriers to housing opportunities. It may include adjustments to standards such as yard area modifications for ramps, handrails or other such accessibility improvements; hardscape additions, such as widened driveways, parking area or walkways; building additions for accessibility; tree removal; or reduced off-street parking where the disability clearly limits the number of people operating vehicles. Reasonable accommodation does not include an accommodation, which would (1) impose an undue financial or administrative burden on the County, or (2) require a fundamental alteration in the nature of the County’s land use and zoning program.

“Recreational vehicle” means a motorhome, travel trailer, park trailer, truck camper or camping trailer, with or without motor power, designed for human habitation for recreational or emergency occupancy, with an area of less than 480 s.f. and consistent with California Health and Safety Code § 1810. Recreational vehicles shall also include trailered boats.

“Recreational vehicle park” means any area or tract of land, where one or more spaces are rented or leased or offered for rent or lease or held out for use to owners or users of recreational vehicles or tents and which is utilized for transient occupancy.

“Residential care facility, large” means any state licensed family home, group care facility or similar facility family home, group care facility or similar facility providing 24-hour non-medical care for more than six persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. The term includes, but is not limited to, foster care homes.

“Residential care facility, small” means any state licensed family home, group care facility or similar facility family home, group care facility or similar facility providing 24-hour non-medical care for up to six persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. The term includes, but is not limited to, foster care homes.

“Second dwelling unit” is either a detached or attached dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel or parcels as the primary unit is situated. Secondary dwelling units established prior to adoption of this ordinance may be considered legal. Secondary units established after adoption of this ordinance shall be considered accessory dwelling units that shall comply with applicable standards of this ordinance.

“Senior independent living center (SILC)” shall mean a multiple residential structure(s) that provide housing for occupants who are 55 years or older. In the case of double occupancy of a unit, only one resident is required to be at least 55 years of age. Such a center shall consist of, but not be limited to, individual units, community dining centers and common recreation areas. The facilities are physically accessible to elderly citizens. The individual units may be in the form of multiplexes, cottages, townhouses, patio homes or single-family homes. Generally, senior independent living centers will provide two meals per day, provide transportation for residents and offer indoor and outdoor recreational areas.

“Social Service Provider” shall mean an agency or organization licensed or supervised by any federal, state or local health/welfare agency that participates in the federal Homeless Management Information System (HMIS) and has demonstrated experience with the homeless population by assisting individuals and families achieve economic self-sufficiency and self-determination through a comprehensive array of programs and actions.

“Streamlined housing” shall mean a housing development project that meets the qualifications of California Government Code § 65913.4 and, therefore, is eligible for a ministerial and streamlined approval process.



County of Sierra
Housing Element 2024-29

APPENDIX J
Board of Supervisors Resolution

**BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA**

RESOLUTION NO. 2025- 013

**A RESOLUTION AMENDING THE SIERRA COUNTY GENERAL PLAN
BY ADOPTING THE
2024-2029 HOUSING ELEMENT UPDATE**

WHEREAS, the State of California requires counties to periodically update the Housing Element of their General Plan as provided in state law (Cal. Government Code Sections 65580 – 65589.8); and,

WHEREAS, the Sierra County Planning Department has prepared an update to the Housing Element consistent with state law for the five-year planning period of 2024-2029; and,

WHEREAS, the 2024-2029 Housing Element has been prepared, consisting of an amendment to the General Plan that contains goals, policies, programs, and quantified objectives to meet projected housing needs to comply with the California Government Code, substantially in the form as presented by Planning Department and staff and attached to Planning Commission Resolution 2025-01 as Exhibit A, incorporated herein by reference; and

WHEREAS, the 2024-2029 Housing Element is internally consistent with other elements of the Sierra County General Plan; and

WHEREAS, a Preliminary Draft of the 2024-2029 Housing Element was submitted for review by the California Department of Housing and Community Development (HCD) on July 5, 2024, and HCD issued a letter to the County on November 20, 2024, indicating that the draft complies with State housing element law (Article 10.6 of the Government Code) when adopted and submitted to HCD pursuant to Government Code Section 65585 (g); and

WHEREAS, the County did properly conduct outreach to a variety of agencies, interested parties, public utilities, and community water system purveyors; as well as requested comments and consultation with all Native American tribes listed by the Native American Heritage Commission under SB-18, pursuant to Government Code Section 65352.3, for a minimum of 90 days, but received no comment; and,

WHEREAS, both the Planning Commission and Board of Supervisors find that since the proposed Housing Element update is minor in nature and does not include any changes to land use designations, zoning, building heights and intensities, infrastructure, or residential densities in order to accommodate the projected RHNA and implement the various proposed policies, the project is therefore exempt under the California Environmental Quality Act (CEQA) Guidelines, Cal. Code of Regulations, Title 14, Section 15061(b)(3); and

WHEREAS, on January 16, 2025, the Sierra County Planning Commission held a duly noticed public hearing as required by law to accept testimony and public comments; and hearing none, adopted a Resolution making a recommendation to the Board of Supervisors that they approve and adopt the proposed Housing Element Update as presented by the Planning Department staff, without modifications; and

WHEREAS, on March 4, 2025, the Sierra County Board of Supervisors conducted a duly noticed public hearing to receive comments and hear testimony on the proposed Housing Element update and General Plan Amendment.

NOW THEREFORE BE IT RESOLVED that the Sierra County Board of Supervisors hereby finds on the basis of the whole record before it, including Staff Recommendation no. 1265, the Planning Commission recommendation and Resolution 2025-01, and comments received, that there is no substantial evidence that the project will have a significant effect on the environment; and that the proposed Housing Element Update 2024-2029 is eligible for a "common sense" exemption under CEQA Guidelines, Cal. Code of Regulations, Title 14, Section 15061(b)(3); and hereby directs staff to file a Notice of Exemption with the Sierra County Clerk-Recorder and State Office of Planning & Research; and.

BE IT FURTHER RESOLVED that the Sierra County Board of Supervisors hereby approves the proposed General Plan Amendment and adopts the 2024-2029 Housing Element Update, attached to Planning Commission Resolution 2025-01 as Exhibit A, incorporated herein, and as recommended for approval by the Sierra County Planning Commission; and that changes or modifications directed by the Board of Supervisors during the public hearing process, if any, are hereby found to be of a minor, technical and/or insubstantial nature and do not require remanding back to the Planning Commission or recirculation of the final document; and.

BE IT FURTHER RESOLVED that the Board of Supervisors directs the Planning Department to transmit the adopted Housing Element Update to the State Department of Housing and Community Development (HCD) for final certification and filing, in accordance with the provisions of state law subject to any minor, conforming and technical or clarifying changes approved by the Planning Director.

ADOPTED by the Board of Supervisors of the County of Sierra, State of California on the 4th day of March 2025 by the following vote:

AYES: Supervisors Heuer, Roen, LeBlanc, Dryden and Adams
NOES: None
ABSENT: None
ABSTAIN: None

COUNTY OF SIERRA



LEE ADAMS, CHAIR
BOARD OF SUPERVISORS

ATTEST:



HEATHER FOSTER
CLERK OF THE BOARD

APPROVED AS TO FORM:



RHETTA VANDER PLOEG
COUNTY COUNSEL