



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

AGENDA TUOLUMNE COUNTY BOARD OF SUPERVISORS HOUSING POLICY COMMITTEE Thursday, June 9, 2022 1:00 p.m.

48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
(209) 533-5633
(209) 533-5616 (Fax)
(209) 533-5909 (Fax – EHD)
www.tuolumnecounty.ca.gov

IMPORTANT PUBLIC NOTICE: Under the Governor's Executive Order N-25-20, this meeting will allow members of the Housing Policy Committee to participate by teleconference; and under Order N-29-20, Accessibility Requirements, if you need swift special assistance during the Committee meeting, please call 209-770-5423.

PUBLIC PARTICIPATION PROCEDURES

In order to protect public health and the safety of Tuolumne County citizens, this meeting will be physically closed to the public. Public Comment will be opened and closed individually for each agenda item listed below, excluding Reports. To observe or participate in this meeting, please use the following link: <https://us02web.zoom.us/j/85883723254>

For detailed Zoom instructions go to the Agenda Packet
<https://www.tuolumnecounty.ca.gov/638/Board-of-Supervisors-Housing-Policy-Comm>

You also may submit written comments by U.S. mail at 2 South Green Street, Sonora, CA 95370 or email (gyaley@co.tuolumne.ca.us) for retention as part of the administrative record. Comments will not be read during the meeting.

COMMITTEE BUSINESS

1. Adopting Resolution HPC2022-005 authorizing remote teleconference meetings of BOSHPC for the period of June 9, 2022 to July 14, 2022.
2. Consideration of the Minutes of the Meeting of May 12, 2022.
3. Survey/Outreach to Builders, Contractors and Engineers - Ad Hoc Committee for Special Project – (Brad Vondrak and Mike Lemke)
4. Reports

Reports are a brief oral report from a committee or commission member and/or County staff, and no committee or commission action will occur. This item is not intended to include in depth presentations or reports, as those matters should be placed on an agenda for discussion.

PUBLIC FORUM

The public may speak on any item not on the printed agenda. No action may be taken by the Committee. The amount of time allocated for the public forum is limited to 15 minutes.

NEW ITEMS

1. Presentation on the City of Sonora and County of Tuolumne's Draft Permanent Local Housing Allocation Plan.
2. Inclusionary Ordinance - Ad Hoc Committee for Special Project – (Mike Lemke, Trinity Abila, Brad Vondrak)

OLD BUSINESS

1. Consideration of the amended draft 2022 Workplan for the BOS Housing Policy Committee.
2. Title 17 Zoning Code Project – Status Update

ADJOURNMENT

The Board of Supervisors Housing Policy Committee serves as an advisory group to the Board of Supervisors for matters related to housing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Resources Agency at 209-533-5633. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (28CFR Part 35 ADA Title II).



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TO: Tuolumne County Committee and Commission Members

FROM: Quincy Yaley, AICP Community Development Department Director

RE: COVID-19 Meeting Procedures

In response to increasing risks of exposure to the coronavirus (COVID-19), all the Committee and Commission meetings will be conducted and participated via Zoom. Video conferencing via Zoom will allow the Commission/Committees and County to adhere to social distancing requirements of the Brown Act and provide a way for the public to provide public comment live during the meeting.

Due to the modified meeting format and tele-conferencing meeting procedures, the Chair may choose to allow public comment on the project in an alternative fashion, rather than calling for those in favor, those in opposition, those neutral, and then any rebuttals or surrebuttals. The Chair may take public comment on the project in any order in lieu of the calling for those in favor, opposition, neutral, rebuttals, and then surrebuttals.

The Committee and Commission may elect to allow the applicant or applicant representative a specific time to speak on the project prior to taking public comments on the item. This opportunity could have a specific time length allotted, such as five or ten minutes.

As a reminder, those who wish to provide information during the public comment are not required to provide their name. County staff will notify the Chair of any individuals who wish to provide testimony and will limit the testimony to the time limit identified by the Chair.

If an item on the agenda is not identified as a “public hearing”, public comment is still required and can be conducted in a similar format to the modified procedures above.

All votes require a roll call with each Committee and Commission member to be named by County Staff prior to stating their vote. The Chair shall also identify by name the commissioner who initiated the motion and the name of the commissioner who seconds the motion. After a second is named, the Chair must allow County staff to complete a roll call vote.

It is possible that a delay may occur from the time the Chair calls for public comment on a project and when County staff can connect them into the zoom meeting. It is recommended that the Chair pause for 60-90 seconds after calling for public comment to allow for any connections to occur. If there are no individuals in the queue for commenting on a specific item, after 90 seconds has elapsed County staff will notify the Chair that there is no further public comment.

Staff may need to respond to emails or phone calls from members of the public during the meeting to provide assistance to the public if they encounter problems using the Zoom platform. Staff requests that the Chair allow additional time as needed to ensure that members of the public can engage in the meeting.

Zoom Instructions

Zoom links can be found in the agenda for each meeting. The public can view the meeting from their smartphone, on their computer browser, or listen on their telephone. Zoom does not require an account to attend the meeting, but if the public wishes to create one, their basic accounts are free.

It is possible that a delay may occur from the time the Chair calls for public comment on a project and when County staff can connect them into the Zoom meeting. The Chair will pause for 60 seconds after calling for public comment to allow for any connections to occur. If there are no individuals in the queue for commenting on a specific item, after 60 seconds has elapsed county staff will notify the Chair that there is no public comment.

Members of the public can also choose to watch the meeting and do not have to comment during the meeting. If a member of the public does not want to provide public comment live, they can provide public comment prior to the meeting via email to the Community Development Department Director at gyaley@co.tuolumne.ca.us.

You are invited to a Zoom webinar.

When: Jun 9, 2022 01:00 PM

Topic: BOSHPC 6-9-2022

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85883723254>

Or One tap mobile :

US: +16699006833,,85883723254# or +12532158782,,85883723254#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 858 8372 3254

International numbers available: <https://us02web.zoom.us/j/85883723254>

JOINING A WEBINAR BY LINK

- To join the webinar, click the link that we provided in the agenda.
- If you are signed in, change your name if you do not want your default name to appear.
- If you are not signed in, enter a display name.

MANUALLY JOINING A WEBINAR

- Use the 9-digit meeting ID/webinar ID provided in the agenda.
- Sign into the Zoom Desktop or Mobile App
- Click or tap **Join a Meeting**
- Enter the 9-digit webinar ID, and click **Join** or tap **Join Meeting**
- If prompted, enter your name and email, then click **Join Webinar** or tap **Join**.
- You may change your name if you do not want your default name to appear, as you are not required to state your name.

WAITING FOR HOST TO START THE WEBINAR

- If the host has not started broadcasting the webinar, you'll receive a message letting you know to "Please wait for the host to start the meeting".

PUBLIC COMMENT

- During the public comment period you will have the option to “raise your hand” if you would like to comment on a proposed project or during the public comment portion of the meeting.
- Once you have clicked the “raise your hand” option, please wait until a staff unmutes your microphone.
- Once staff has unmuted you will have three minutes to speak.
- A staff member will verbally communicate to you and the Committee Members when you have 30 seconds remaining and then when your time is up.
- Once your allotted time is up, a staff member will mute and “lower your hand”.
- If you are participating from your smartphone, you will also have a “raise their hand” feature.
- When you are unmuted, a prompt will appear to confirm you would like to be unmuted.
- Once you confirm you will be able to provide public comment.
- If you are participating via telephone call, you will need to press *9 (star 9) to “raise their hand”, and when you are unmuted you will hear “you are unmuted” allowing you to provide public comment.

END OF MEETING

- If you would like to leave the meeting before it ends, click **Leave meeting**. If you leave, you can rejoin if the webinar is still in progress, as long as the host has not locked the webinar.

1 **Board of Supervisors Housing Policy Committee**

2 **County of Tuolumne**

3
4 **FINDINGS OF THE BOARD OF SUPERVISORS**
5 **HOUSING POLICY COMMITTEE (BOSHPC)**
6 **AUTHORIZING REMOTE TELECONFERENCE MEETINGS**
7 **OF THE BOARD OF SUPERVISORS**
8 **HOUSING POLICY COMMITTEE (BOSHPC)**
9 **FOR THE PERIOD JUNE 9, 2022 TO JULY 14, 2022**
10 **PURSUANT TO THE RALPH M. BROWN ACT.**
11

12 **WHEREAS**, all meetings of the Board of Supervisors Housing Policy Committee (BOSHPC) and
13 its legislative bodies are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code §§ 54950
14 – 54963), so that any member of the public may attend, participate, and view the legislative bodies conduct
15 their business; and

16 **WHEREAS**, the Brown Act, Government Code section 54953(e), makes provisions for remote
17 teleconferencing participation in meetings by members of a legislative body, without compliance with the
18 requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions and
19 requirements; and

20 **WHEREAS**, a required condition of Government Code section 54953(e) is that a state of emergency
21 is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of
22 conditions of disaster or of extreme peril to the safety of persons and property within the state caused by
23 conditions as described in Government Code section 8558(b); and

24 **WHEREAS**, a further required condition of Government Code section 54953(e) is that state or local
25 officials have imposed or recommended measures to promote social distancing, or, the legislative body
26 holds a meeting to determine or has determined by a majority vote that meeting in person would present
27 imminent risks to the health and safety of attendees; and

28 **WHEREAS**, on March 4, 2020, Governor Newsom issued a Proclamation of a State of Emergency

1 declaring a state of emergency exists in California due to the threat of COVID-19, pursuant to the California
2 Emergency Services Act (Government Code section 8625); and,

3 **WHEREAS**, on June 11, 2021, Governor Newsom issued Executive Order N-07-21, which
4 formally rescinded the Stay-at-Home Order (Executive Order N-33-20), as well as the framework for a
5 gradual, risk-based reopening of the economy (Executive Order N-60-20, issued on May 4, 2020) but did
6 not rescind the proclaimed state of emergency; and,

7 **WHEREAS**, on June 11, 2021, Governor Newsom also issued Executive Order N-08-21, which set
8 expiration dates for certain paragraphs of the State of Emergency Proclamation dated March 4, 2020 and
9 other Executive Orders but did not rescind the proclaimed state of emergency; and,

10 **WHEREAS**, as of the date of this Findings, neither the Governor nor the state Legislature have
11 exercised their respective powers pursuant to Government Code section 8629 to lift the state of emergency
12 either by proclamation or by concurrent Findings the state Legislature; and,

13 **WHEREAS**, the California Department of Industrial Relations has issued regulations related to
14 COVID-19 Prevention for employees and places of employment. Title 8 of the California Code of
15 Regulations, Section 3205(5)(D) specifically recommends physical (social) distancing as one of the
16 measures to decrease the spread of COVID-19 based on the fact that particles containing the virus can travel
17 more than six feet, especially indoors; and,

18 **WHEREAS**, the Board of Supervisors Housing Policy Committee (BOSHPC) finds that state or
19 local officials have imposed or recommended measures to promote social distancing, based on the
20 California Department of Industrial Relations' issuance of regulations related to COVID-19 Prevention
21 through Title 8 of the California Code of Regulations, Section 3205(5)(D); and,

22 **WHEREAS**, as a consequence, the Board of Supervisors Housing Policy Committee (BOSHPC)
23 does hereby find that it shall conduct its meetings by teleconferencing without compliance with Government
24 Code section 54953 (b)(3), pursuant to Section 54953(e), and that such legislative bodies shall comply with
25 the requirements to provide the public with access to the meetings as prescribed by Government Code
26 section 54953(e)(2).

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3 **NOW, THEREFORE, BE IT RESOLVED, FOUND AND ORDERED** by the Board of
4 Supervisors Housing Policy Committee (BOSHPC), County of Tuolumne, State of California, in Regular
5 session assembled on June 9, 2022 does hereby resolve as follows:

6 Section 1. Recitals. All of the above recitals are true and correct and are incorporated into this
7 Findings by this reference.

8 Section 2. State or Local Officials Have Imposed or Recommended Measures to Promote Social
9 Distancing. The Board of Supervisors Housing Policy Committee (BOSHPC) hereby proclaims that state
10 officials have imposed or recommended measures to promote social (physical) distancing based on the
11 California Department of Industrial Relations' issuance of regulations related to COVID-19 Prevention
12 through Title 8 of the California Code of Regulations, Section 3205(5)(D).

13 Section 3. Remote Teleconference Meetings. The Board of Supervisors Housing Policy
14 Committee (BOSHPC) is hereby authorized and directed to take all actions necessary to carry out the intent
15 and purpose of these Findings including, conducting open and public meetings in accordance with
16 Government Code section 54953(e) and other applicable provisions of the Brown Act.

17 Section 4. Effective Date. These Findings shall take effect immediately upon its adoption and
18 shall be effective until the earlier of (i) July 14, 2022, or (ii) such time the Board of Supervisors Housing
19 Policy Committee (BOSHPC) adopts a subsequent Findings in accordance with Government Code section
20 54953(e)(3) to extend the time during which its legislative bodies may continue to teleconference without
21 compliance with Section 54953(b)(3).

22 ADOPTED this 9th day of June, 2022 by Board of Supervisors Housing Policy Committee
23 (BOSHPC), by the following vote:

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25 YES:

26 NO:

27 ABSENT:

28 ABSTAIN:

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PERMANENT LOCAL HOUSING ALLOCATION PLAN

City of Sonora and County of Tuolumne

July 2022

Five year plan 2022-2027

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Acknowledgement

Tackling the Housing issue in the City of Sonora and Tuolumne County is a collaborative effort. The collaboration includes elected officials, city and county staff, joint powers authorities/non-profit groups, faith-based organizations, and service clubs. It will be through these efforts and partnerships, that we will make significant strides forward in the development of emergency, temporary and permanent housing in our community.

We would like to acknowledge the efforts of the following people/organizations for their assistance in committing to the City of Sonora and County of Tuolumne Permanent Local Housing Allocation Plan:

Agency Partners:

Rachel Bell	CDD Business Manager	County of Tuolumne
Wendy Hoffman-Brady	HHSA Assistant Director	County of Tuolumne
Steve Boyack	HHSA Assistant Director	County of Tuolumne
Denise Cloward	Director	ATCAA Housing Programs
Melissa Eads-	Interim City Administrator	City of Sonora
Rebecca Espino	HHSA Director	County of Tuolumne
Maureen Frank	Capital Project Director	County of Tuolumne
Annie Hockett	Assistant Chief Probation Officer	County of Tuolumne
Joelle Kewish	Adult Probation Division Manager	County of Tuolumne
Rachelle Kellogg	Community Development Director	City of Sonora
Tami Mariscal	Behavioral Health Director	County of Tuolumne
Michael Roberson	Homeless Services Coordinator	County of Tuolumne
Quincy Yaley	Director of Community Development Department	County of Tuolumne

Consultant:

Lorie Ann Adams, Adams Ashby Group, Inc.

BACKGROUND

In 2017 the State of California Legislature passed the CA Building Homes and Job Act. This act was a wide-ranging housing bill that, among other things, implemented a \$75 real estate transaction fee to establish a permanent, ongoing source of funding to local jurisdiction across the state to provide financial assistance to local governments for eligible housing-related projects and programs to assist in addressing the unmet housing needs of local communities.

The legislation directed the California Department of Housing and Community Development (HCD) to use 70% of the revenue collected to provide financial assistance to local governments and in 2020 released guidelines for the Permanent Local Housing Allocation (PLHA) grant program establishing the purpose and eligible uses for the funds. Additionally, this subsequent NOFA(s) will provide allocation amounts to each jurisdiction (Cities and Counties) in the state.

The PLHA seeks to:

- Increase the supply of housing for households at or below 60% of area median income
- Increase assistance to affordable owner-Occupied workforce housing
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly of lower-and moderate-income households
- Ensure geographic equity in the distribution of the funds

HCD has established an allocation methodology for the available funding, and this will be distributed based upon a preestablished allocation by jurisdiction formula. There will also be opportunities to apply for PLHA competitive grants for larger projects or services a jurisdiction would like to develop.

ELIGIBLE ACTIVITIES

(a) Eligible Activities are limited to one or more of the following:

The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is Affordable to Extremely low-, Very low-, Low-, or Moderate-income households, including necessary Operating subsidies.

1. The predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory dwelling units (ADUs), that meets the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.
2. Matching portions of funds placed into Local or Regional Housing Trust Funds.
3. Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.
4. Capitalized Reserves for Services connected to the preservation and creation of new Permanent supportive housing.
5. Assisting persons who are experiencing or at risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.
 - a. This Activity may include subawards to Administrative Entities as defined in HSC Section 50490(a)(1-3) that were awarded CESH program or HEAP funds for rental assistance to continue assistance to these households.
 - b. Applicants must provide rapid rehousing, rental assistance, navigation centers, emergency shelter, and transitional housing activities in a manner consistent with the Housing First practices described in 25 CCR, Section 8409, subdivision (b)(1)-(6) and in compliance with WIC Section 8255(b)(8). An Applicant allocated funds for the new construction, rehabilitation, and preservation of Permanent supportive housing shall incorporate the core components of Housing First, as provided in WIC Section 8255, subdivision (b).
6. Accessibility modifications in Lower-income Owner-occupied housing.
7. Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.
8. Homeownership opportunities, including, but not limited to, down payment assistance.
9. Fiscal incentives made by a county to a city within the county to incentivize approval of one or more Affordable Housing Projects, or matching funds invested by a county in an

Affordable Housing Development Project in a city within the county, provided that the city has made an equal or greater investment in the Project. The county fiscal incentives shall be in the form of a grant or low-interest loan to an Affordable Housing Project. Matching funds investments by both the county and the city also shall be a grant or low-interest deferred loan to the Affordable housing Project.

(b) A Local government that receives an allocation shall use no more than 5 percent of the allocation for costs related to the administration of the Activity(ies) for which the allocation was made. Staff and overhead costs directly related to carrying out the eligible activities described in Section 301 are “activity costs” and not subject to the cap on “administrative costs.” A Local government may share any funds available for administrative costs with entities that are administering its allocation.

(c) Two or more local governments that receive PLHA allocations may expend those moneys on an eligible jointly funded project as provided for in Section 50470 (b)(2)(B)(ii)(IV). An eligible jointly funded project must be an eligible Activity pursuant to Section 301 (a) and be located within the boundaries of one of the Local governments.

(d) Entitlement local governments may use the flow of PLHA funds to incentivize private lender loans and to guarantee payments for some or all public agency bond financings for activities consistent with the uses identified in Section 301 “Eligible Activities”. This loan guarantee Activity must be identified and fully explained in the Applicant’s “Plan”.

HOUSING ELEMENT OBJECTIVES

The PLHA program requires compliance with the Housing Element requirements of the State of California. Each local government must have an adopted Housing Element approved by the governing body and in substantial compliance with the Housing Element Law pursuant to GC Section 65585. Additionally, all reporting must also be in compliance for the prior year by the application deadline. Below we have provided the Goals and Policies included in the Housing Element for each jurisdiction that align with the intent of the PLHA program:

CITY OF SONORA

Housing Production:

Goal 2: Facilitate the provision of a range of housing types to meet the diverse needs of the community.

- Policy 2.1 Provide quality housing opportunities for a current and future residents with a diverse range of income levels
- Policy 2.2 Provide expanded housing opportunities for the community workforce
- Policy 2.4 Encourage the provision of housing affordable to extremely low income households when reviewing proposals for new affordable housing developments.
- Policy 2.5 Facilitate the provision of second units as a means of providing affordable rental housing opportunities in existing neighborhoods.

Goal 5: Coordinate and cooperate with surrounding jurisdictions to address regional housing issues, including the supply of affordable housing and homelessness.

Policy 5.1 Coordinate with surrounding jurisdictions in the provision of housing assistance and related services to lower and moderate income households, homeless persons, and other persons with special needs.

Policy 5.2 In conjunction with surrounding jurisdictions, actively pursue State, federal, and other funding sources for affordable housing activities.

Equal Opportunity Housing

3.D.1 Maintain an Emergency Shelter

Continue to coordinate with the Amador-Tuolumne Community Action Agency ATCAA, the Center for a Non-Violent Community to maintain an emergency shelter within the city

3.D.3 Maintain a Transitional Shelter

Coordinate with ATCAA, the Center for a Non-Violent Community and other suitable agencies to maintain a transitional shelter within the City limits.

3.D.4 Maintain a Homeless Shelter

Continue to coordinate with ATCAA and other suitable agencies to maintain a homeless shelter

3.D.5 Facilitate the Provision of Transitional Shelters or Housing, Supportive Housing, Emergency and Homeless Shelters

3.D.8 Facilitate cooperative City/County efforts to achieve housing goals.

6.3 Promote housing that meets the special needs of the homeless, seniors, large families, and persons with disabilities including persons with developmental disabilities.

COUNTY OF TUOLUMNE

Affordable Housing

GOAL 3.B Encourage and promote the development and rehabilitation of extremely low-, very low-, low-, and moderate-income housing for the residents of Tuolumne County to meet the regional housing need.

3.B.3 Continue to support public, private, and non-profit applications for state and federal affordable housing programs for both new construction and rehabilitation projects. Continue to work with affordable housing developers on new affordable housing rental and for-sale projects.

3.B.4 Encourage and support programs and financing that increase the availability of rental and for-sale housing for extremely low-, very low-, low-, median- and moderate-income households. This includes both new construction and the conversion of market-rate housing to affordable housing through acquisition/rehabilitation.

Special Need Housing/Vulnerable Populations

Goal 3.F Provide suitable housing for special needs/vulnerable populations such as seniors, veterans, large families, farmworkers, people with physical or mental disabilities, homeless individuals, and individuals at risk of becoming homeless.

3.F.3. Encourage the creation of housing opportunities for extremely low-income households and vulnerable populations.

3.F.4. Provide for the needs of people experiencing homelessness by supporting the construction of emergency shelters and permanent, supportive housing.

KEY ACCOMPLISHMENT

Over the past five years, the City of Sonora and Tuolumne County continued to engage regarding the housing problem in our communities and started working toward a more holistic approach. City and County staff have worked on programs and services that provide assistance to persons who are homeless or in jeopardy of being homeless. Together, we have also worked on promoting the development of workforce housing projects in our county. Below are our collective key accomplishments in this arena over the last five years.

City of Sonora

Created the position and employed a Homeless Liaison Police Officer who interacts with the City's homeless population by providing information to them about assistance programs and other resources, meets with social services representatives to provide assistance, monitors homeless encampments, assists with cleanup operations, and provides additional training to Police Officers relating to the homeless

City purchased the existing blighted residential structure located at 290 S. Stewart Street to be renovated and used for an emergency homeless shelter. City approved the Use Permit for the project.

City of Sonora applied for and received a Community Development Block Grant to reconstruct the multi-family structure located at 489 S. Stewart Street that was completely destroyed by a fire. Construction of the 7 unit apartment complex was completed in 2017 and the project is subject to a 30 year Rent Limitation Agreement restricting units to low-income tenants.

City initiated the rezoning of 9 parcels, including two older multi-family structures totaling 13 units, to convert the zoning from a non-residential used to a residential use thus preserving existing housing.

Approval of "The Plaza" project which includes the construction of a two-story multi-use building within an existing shopping center. It will include ground floor commercial and multifamily residential, 5 units, on the second floor.

Assisted the Sonora Garden Apartments, an at-risk low-income housing project, with a Low Income Housing Tax Credit Application through TCAC to provide for a major renovation of the existing apartment complex.

Adoption of Short-Term Rental Ordinance which restricts the number of short-term rentals within the City to preserve the City's existing housing and help address housing affordability.

Adoption of Emergency Shelter Ordinance which expanded the zoning districts in which emergency shelters are considered a use allowed by right.

Prepared the City's draft ADU Ordinance which has submitted to the State Department of Housing and Community for review and approval.

County of Tuolumne

Housing:

- Adoption of Appendices X and O of the General Plan related to Emergency Housing Standards
 - APPENDIX O EMERGENCY HOUSING Scope. This appendix shall be applicable to emergency housing and emergency housing facilities, as defined in Section O102. The provisions and standards set forth in this appendix shall be applicable to emergency housing established pursuant to the declaration of a shelter crisis under Government Code section 8698 et seq. and located in new or existing buildings, structures, or facilities owned, operated, erected, or constructed by, for or on behalf of the County of Tuolumne on land owned or leased by the County of Tuolumne. O101.2
 - Application. Notwithstanding any provisions of this Code to the contrary, the following requirements shall apply to emergency housing operated during a shelter crisis, as provided for in Government Code Section 8698 et seq. Other than the specific requirements set forth in this appendix, the facilities need not comply with the requirements of this Code for Group R occupancies unless otherwise specified in this Code.
 - The 2019 California Residential Code Appendix X
 - SECTION AX101 GENERAL AX101.1 Scope. This appendix shall be applicable to emergency housing and emergency housing facilities, as defined in Section AX102. The provisions and standards set forth in this appendix shall be applicable to emergency housing established pursuant to the declaration of a shelter crisis under Government Code section 8698 et seq. and located in new or existing buildings, structures, or facilities owned, operated, erected, or constructed by, for or on behalf of the County of Tuolumne on land owned or leased by the County of Tuolumne.
 - AX101.2 Application. Notwithstanding any provisions of this Code to the contrary, the following requirements shall apply to emergency housing operated during a shelter crisis, as provided for in Government Code Section 8698 et seq. Other than the specific requirements set forth in this appendix, the facilities need not comply with the requirements of this Code for Group R occupancies unless otherwise specified in this Code.

- Approval of Visionary Homes affordable housing project
- Approval of Accessory Dwelling Unit Ordinance (ADU)

Homelessness:

- Hired Social Worker dedicated to homelessness
- Secured additional Housing Support Program funding due to exceeding set benchmarks for serving CalWORKs families
- Secured Bringing Families Home funding for families in the Child Welfare System\
- Secured Home Safe funding for the older adults and people with disabilities experiencing abuse, neglect, self-neglect, or financial exploitation.
- Secured Housing & Disability Advocacy Program (HDAP) funding for the individuals, including youth and children in families, who are likely eligible for disability benefits programs.
- County created and hired a Homeless Services Coordinator position
- Board of Supervisors created the Tuolumne County Commission on Homelessness Obtain seven FEMA Trailers for Non-Profit Organization to utilize as temporary housing
- Contract with local hotels for emergency shelter
- Contracts with local recovery centers to provide case management and housing Probation contracts with local provider (Refuge Recovery) to provide case management and housing to justice involved individuals particularly the re-entry population (CDCR)
- Collaboration with Central Sierra Continuum of Care and Amador Tuolumne Community Action Agency for project development, support, and funding

PERMANENT LOCAL HOUSING ALLOCATION PLAN

Pursuant to PLHA funding requirements, jurisdictions seeking funds must submit a PLHA plan outlining how the jurisdiction intends to use the funds on eligible activities over the course of five years, how the local government will **prioritize** investments that increase the supply of housing for households with incomes at or below 60 percent of AMI, and how the plan relates to the local jurisdictions Housing Element. This plan is meant to guide us in developing collaborative projects to achieve our housing goals.

APPROACH TO HOUSING

The jurisdictions **and affiliate agencies implement their programs using the Housing First Model**. As a group, we continue to use a holistic approach to address Homelessness, persons in jeopardy of being homeless and identifying and breaking down barriers to obtaining affordable housing. Housing issues do not recognize or respect any jurisdictional boundaries, hence the reason the City of Sonora and Tuolumne County are united to work on housing goals.

City and County staff have developed a PLHA Team. This Team will meet on a periodic bases to review the status of our goals, discuss best practices and identify grant opportunities.

In the review of the PLHA program, the City and County have decided to pool the allocation to address the local needs. When a PLHA Notice of Funding Availability (NOFA) is issued, the PLHA Team will review the NOFA requirements, allocation amounts and assess our goals. From there, the PLHA Team will complete and submit applications.

HOUSING GOALS

The PLHA Team met several times to discuss housing in our County and ways in which to address the identified issues. The overarching goal of the PLHA Team was to take a holistic approach to housing matters. The Team wanted to look at each phase of housing needs (Emergency, Temporary and Permanent) and develop strategies, using Housing First Model as a guide, and goals that would assist in:

- Getting people into safe housing situations
- Identify and assess barriers to housing
- Provide case management services to develop pathways to permanent housing
- Create additional emergency, temporary and permanent housing units

The Housing Team came up with the following projects

- Outdoor Managed Emergency Shelter (301(a) (6))*
- Sonora Shelter (301(a) (6))*
- Homeless Services Case Management/ Supportive Services (301(a) (6))*
- Development of a County Navigation Center (301(a) (6))*

- Operations for a Navigation Center (301(a) (6))*Transitional Housing Development (301(a) (6))*
- Workforce Housing Projects (301 (a) (1))*

*(Eligible Activity Section, defined under Funding Section)

For each one of these projects, we have listed the overall goal; purpose of the project; who does the project support; project partners; and timeline of action items related to the project. All services related to rapid rehousing, rental assistance, navigation centers, emergency shelters, and transitional housing activities will be implemented in a manner consistent to the Housing First practices described in 25 CCR, Section 8409 subdivision (b) (1)-(6) and in compliance with WIC Section 8255 (b) (8).

FUNDING*

Anticipated annual allocations based on 2020 funding:

County of Tuolumne	\$368,367
City of Sonora	\$138,507
Total Allocation:	\$506,874
Five-year funding:	\$2,534,370

Project Funding:

Administration:	\$25,344	5% of allocation
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Anticipated allocation based on project priorities:

301(a) (6): Assisting persons who are experiencing or at risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing

301(a) (1): The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households, including necessary operating subsidies.

*Funding provided has be defined using the 2020 NOFA methodology and will be updated accordingly upon release of each year NOFA allocation.

PROJECT LIST

OUTDOOR MANAGED EMERGENCY SHELTER

Project: Creation of a Managed Outdoor Emergency Shelter in Tuolumne County

Goal: To create a legal, safe, and managed outdoor emergency shelter with support necessary to engage participants in a process that leads to permanent housing. The Managed Outdoor Emergency Shelter is an important step in supporting currently unsheltered individuals in a more stable and safe housing environment.

Purpose: Create a managed outdoor emergency shelter for approximately 40 participants. The shelter would include the following amenities: individual shelters, common area, bathrooms, office space and all necessary infrastructures. County Social Services staff will take lead in providing overall site management of this facility, while operational and case management services will be contracted with an outside agency with shelter experience.

Who the Project Supports: The Tuolumne County Managed Emergency Shelter will serve the homeless and those who are vulnerable to homelessness. We anticipate being able to serve 40 participants at this facility.

Partners: County Health & Humans Services and Homeless Services staff will take lead on this project. Once the managed outdoor emergency shelter is developed, County staff will initiate a contract for the direct operations of this shelter. Long term sustainability of this project will be a collaborative process with non-profit agencies and public philanthropic support.

Housing Element:

City of Sonora: 3.D.4 Maintain a Homeless Shelter Continue to coordinate with ATCAA and other suitable agencies to maintain a homeless shelter. 3.D.5 Facilitate the Provision of Transitional Shelters or Housing, Supportive Housing, Emergency and Homeless Shelters

County of Tuolumne: Goal 3.F Provide suitable housing for special needs/vulnerable populations such as seniors, veterans, large families, farmworkers, people with physical or mental disabilities, homeless individuals, and individuals at risk of becoming homeless; 3.F.4. Provide for the needs of people experiencing homelessness by supporting the construction of emergency shelters and permanent, supportive housing.

Action Item Timeline:

Year 1

- County staff will partner with the Tuolumne County Commission on Homeless to work on a managed outdoor Emergency site feasibility study and then the site selection process.
- County staff will work with the Community Development Department on zoning and site development requirements.
- County staff will work towards acquiring necessary funding for property acquisition and initial operations.
- County staff will develop and award a management contract for the direct oversight of the Tuolumne County Managed Emergency Shelter.
- Contracted Management staff will open a portion of the shelter and initiate operation plans.

Year 2

- County staff along with Contracted Management staff will assess the first year of shelter operations and make necessary modifications.
The second half of the shelter would then be opened accommodating an additional 20 tenants.
- Continue to secure funding for the Managed Outdoor Emergency Shelter.

Year 3/4/5

- Continue to evaluate Managed Outdoor Emergency Shelter operations and make modifications to program if needed.
- Continue to secure funding for Managed Outdoor Emergency Shelter and work towards program sustainability.

Total projected number of households to be served below 60 percent of AMI: 40

Total percentage of funding to be allocated: 6.91%

Total percentage of funder to be allocated to AOWH*: 0

*AOWH – Affordable Owner-Occupied Workforce Housing: owner occupied housing per HSC Section 50092.1 that is affordable to person and families of low or moderate income, as that term is defined by HSC Section 50093, except in high cost areas where Moderate income shall include households earning up to 150 percent of AMI.

HOMELESS SERVICES CASE MANAGEMENT/SUPPORTIVE SERVICES

Project: Homeless Services Case Management and Supportive Services

Goal: To provide homeless people and people in jeopardy of being homeless case management and supportive services. These services will be provided at the HHSA Social Services Office or through the Navigation Center once it is up and running. With these services we hope to reduce the number of unsheltered individuals experiencing homelessness by providing case management services and support that removes barriers to permanent housing. Services and support include connections to safety-net public assistance programs, mental health services, substance use services, employment or disability-based income.

Purpose: Homelessness is a pervasive issue throughout California, including Tuolumne County. The 2019 *Tuolumne County Plan to Combat Homelessness* identified the lack of agencies and services dedicated to people experiencing homelessness as a significant challenge in our community. It is our plan to engage people that are homeless or at risk of homelessness to identify individuals and families and connect them to services and stabilize housing security.,

Who the Project Supports: All homeless individuals

Partners: The partners in this project include the following: Social Services, Behavioral Health, Public Health, Amador Tuolumne Community Action Agency (ATCAA), Refuge Recovery, Resiliency Village, Probation Department and other entities who serve the homeless population.

Housing Element:

City of Sonora: 3.D.4 Maintain a Homeless Shelter Continue to coordinate with ATCAA and other suitable agencies to maintain a homeless shelter. 3.D.5 Facilitate the Provision of Transitional Shelters or Housing, Supportive Housing, Emergency and Homeless Shelters

County of Tuolumne: Goal 3.F Provide suitable housing for special needs/vulnerable populations such as seniors, veterans, large families, farmworkers, people with physical or mental disabilities, homeless individuals and individuals at risk of becoming homeless; 3.F.4. Provide for the needs of people experiencing homelessness by supporting the construction of emergency shelters and permanent, supportive housing.

Action Item Timeline:

Year 1

- Application for funding to complete a feasibility study for services

Year 2

- Identify funding, services, performance matrix for accountability and secure service providers
- Deliver services in a variety of settings and analyze performance matrices.

Year 3

- Identify funding sources to create a high-fidelity sustainable case management program and if applicable adjust case management services based on performance matrices.

Year 4/5

- Maintain a high-fidelity case management/services program.

Total projected number of households to be served below 60 percent of AMI: 200

Total percentage of funding to be allocated: 35.51%

Total percentage of funder to be allocated to AOWH: 0

DEVELOPMENT OF A COUNTY NAVIGATION CENTER

Project: Development of the Tuolumne County Navigation Center

Goal: Based on the Department of Housing & Urban Development definition of homeless the 2019 Point in Time count estimated the number of sheltered and unsheltered homeless people in Tuolumne County to be 385. Given the difficulty of counting homeless individuals in rural areas, the actual number is likely much higher. To better serve this population, it is critical for us to develop a centralized facility in which staff can work with the homeless population and assess their needs and identify barriers to housing. The next step Navigation Center staff would then start working on action plan with the person. The development of a Navigation Center gives us the opportunity to be proactive in placing people on a path to permanent housing.

Purpose: Creation of a Navigation Center that provides direct & referral services for the homeless or those vulnerable to homelessness. Collaboration between community and county agencies will provide necessary person-centered support for emergency, transitional and permanent housing as well as all other social services. The desired location of the Navigation Center would be that it is centrally located near public transportation and other associated services.

Who the Project Supports: The Navigation Center will serve the homeless and those vulnerable to homelessness. Navigation Center participants will receive case management services and personalized care plans that moves an individual toward permanent housing.

Partners: Various Tuolumne County departments and community-based agencies will be involved in the development and operations of the Tuolumne County Navigation Center. The Tuolumne County lead agency for the Navigation Center will be Health and Human Service Agency (HHSA) to include: Behavioral Health, Public Health and Social Services. The County Administration Office's Homeless Services Division will also be working in collaboration with the HHSA staff on the operations of the Tuolumne County Navigation Center. Additional participation in the Navigation Center will come from non-profit agencies in the County and could include Give Someone a Chance, Refuge Recovery, Resiliency Village, ATCAA, Center for Non-Violent Community, Nancy's Hope and others.

Housing Element:

City of Sonoma: 3.D.4 Maintain a Homeless Shelter Continue to coordinate with ATCAA and other suitable agencies to maintain a homeless shelter. 3.D.5 Facilitate the Provision of Transitional Shelters or Housing, Supportive Housing, Emergency and Homeless Shelters

County of Tuolumne: Goal 3.F Provide suitable housing for special needs/vulnerable populations such as seniors, veterans, large families, farmworkers, people with physical or mental disabilities, homeless individuals, and individuals at risk of becoming homeless; 3.F.4. Provide for the needs of people experiencing homelessness by supporting the construction of emergency shelters and permanent, supportive housing.

Action Item Timeline:

Year 1

- Convene County staff to work on the development of a comprehensive housing initiatives document and the development of the Tuolumne County Navigation Center Operational Plans.
- Initiate and complete feasibility study regarding the development of the Tuolumne County Navigation Center

Year 2

- Secure property or building to house the Navigation Center
- Develop plans to remodel or construct the Navigation Center
- Explore grant funding opportunities for the development and operations of the Navigation Center

Year 3

- Remodel or construct Navigation Center
- Acquire and train necessary staff on the facility operations plan
- Open Navigation Center (Capacity-TBD)

Year 4/5

- Evaluate Navigation Center operations and make modifications to program if needed
- Continue to secure funding for Navigation Center and work towards program sustainability

Total projected number of households to be served below 60 percent of AMI: 250

Total percentage of funding to be allocated: 43.31%

Total percentage of funder to be allocated to AOWH: 0

TRANSITIONAL HOUSING DEVELOPMENT & MANAGEMENT

Project: Development and management of units using new construction or rehabilitation to preserve and create transitional housing.

Goal: PLHA funds in this category will be allocated to assisting persons who are experiencing or at risk of homelessness, for the new construction, rehabilitation, and preservation of permanent and transitional housing.

Purpose: Identify possible locations, creation and management of units for transitional housing. It must be noted that all homeless funded housing programs must incorporate the housing first model low barrier standards. Potential applicants must come through the Coordinated Entry System and all programs must have an exit or move on strategy to permanent housing placement. These changes to Transitional models have created challenges for nonprofits and agencies to operate Transitional Housing with no ongoing operational costs. This project will focus on the identification of possible locations, creation of units as well as the management/operations of programs to support the needs of transitional units and occupants.

Who the Project Supports: The housing created and management of these units will serve the homeless and those vulnerable to homelessness, and reentry individuals.

Partners: Various Tuolumne County departments and community-based agencies will be involved in the development and operations of the temporary units. ATCAA will be the lead agency for the management and referrals will be received from Health and Human Service Agency (HHSA) to include: Behavioral Health, Public Health, Social Services and Probation. The County Administration Office's Homeless Services Division will also be working in collaboration with the HHSA staff and ATCAA.

Housing Element:

City of Sonora: 3.D.5 Facilitate the Provision of Transitional Shelters or Housing, Supportive Housing, Emergency and Homeless Shelters

County of Tuolumne: Goal 3.F Provide suitable housing for special needs/vulnerable populations such as seniors, veterans, large families, farmworkers, people with physical or mental disabilities, homeless individuals, and individuals at risk of becoming homeless; 3.F.4. Provide for the needs of people experiencing homelessness by supporting the construction of emergency shelters and permanent, supportive housing.

Action Item Timeline:**Year 1**

- Identify opportunities
- Identify potential unit development locations
- Review development impacts and identify barriers

Year 2

- Develop partnership and resources for implementation
- Issue RFP or other development proposal processes

Year 3

- Land/building acquisition for unit development

Year 4/5

- Project construction/remodel
- Implementation

Total projected number of households to be served below 60 percent of AMI: 385

Total percentage of funding to be allocated: 3.95%

Total percentage of funder to be allocated to AOWH: 0

WORKFORCE HOUSING PROJECTS

Project: Work with Developers in the Creation of Workforce Housing

Goal: Direct staff to prioritize tasks that encourage the development of workforce housing in Tuolumne County. According to Housing and Community Development's Housing Needs Determination, Tuolumne County has an overall need of 805 additional housing units. Of these housing units over half (465), are categorized as moderate to very-low income level. Our goal is to have construct 300 units of workforce housing over the span of this planning horizon. This includes building out previously approved housing projects with units targeted for moderate and lower income levels (60 percent to 120 percent of the County of Tuolumne AMI), as well as entitling additional units over the horizon that would be constructed at or beyond the five year benchmark.

Purpose: Workforce housing is needed to create housing opportunities that are lacking in our community. Without local housing options, individuals who work in Tuolumne County will be forced into commuting from out of the area, or out of necessity will be co-habiting with other individuals and families and exceeding the capacity of a living unit-resulting in overcrowding. Affordable and conveniently located housing near employment centers will have a positive impact on the health, safety and welfare of both employees and their families. Workforce housing is essential to target the needs of residents in the moderate to very- low-income level.

Who does this Project Support: The creation of additional workforce housing will assist very-low to moderate income people to obtain permanent housing.

Partners: The Community Development Department will take lead on this project along with assistance from the County Administrator's Office and our Community Development Block Grant/HOME Consultant. Other County staff will be utilized as needed. County staff will work with potential developers to assess possible housing sites; work through the barriers in development of those sites; and assist in helping them find funding or partners for their projects.

Housing Element:

City of Sonora: Housing Production: Goal 2: Facilitate the provision of a range of housing types to meet the diverse needs of the community; Policy 2.1, Policy 2.2, Policy 2.4, and Policy 2.5

County of Tuolumne: GOAL 3.B Encourage and promote the development and rehabilitation of extremely low-, very low-, low-, and moderate-income housing for the residents of Tuolumne County to meet the regional housing need; 3.B.3 Continue to support public, private, and non-profit applications for state and federal affordable housing programs for both new construction and rehabilitation projects. Continue to work with affordable housing developers on new affordable housing rental and for-sale projects.; 3.B.4 Encourage and support programs and financing that increase the availability of rental and for-sale housing for extremely low-, very low-

, low-, median- and moderate-income households. This includes both new construction and the conversion of market-rate housing to affordable housing through acquisition/rehabilitation.

Action Item Timeline:

Year 1

- Further evaluate Regional Housing Needs Allocations vacant sites for low- and moderate-income household and create searchable database.
- Complete pre-development tasks such as environmental review, rezoning, parcel splits, estimating infrastructure cost, and other pre-development activities for sites suitable for affordable multifamily development.
- Continue to reach out to potential developers and assist developers in: identifying sites for residential development and assist in answering their questions regarding site development feasibility.
- Contact owners of existing entitled housing projects to determine barriers to construction.

Year 2/3

- Work on Rezone and General Plan Amendment, if needed, for identified sites to allow by-right development, lot line adjustments, lot splits and other actions to create parcels in high amenity areas that are appropriately sized for affordable rental projects.
- Complete environmental review; estimate infrastructure costs; and perform other predevelopment activities for parcels where an affordable housing developer intends to build an affordable rental project or has entered into a Memorandum of Understanding with the County to ensure that they provide rental housing affordable to 60% AMI and below.
- Examine funding options to assist with off-site infrastructure cost; rental assistance; or first-time buyers program.
- Work with already entitled projects to assist in completing any Conditions of Approval and assist with funding opportunities.

Year 4/5

- Continue to work with potential developers and assist them in: getting through the planning process; securing funding; and proceeding with County pre-construction activities.
- Process building permits for housing projects in an expedited manner.

Total projected number of households to be served below 60 percent of AMI: 100

Total percentage of funding to be allocated: 3.35%

Total percentage of funder to be allocated to AOWH: 3.35%

STANISLAUS HOUSING AUTHORITY

Project: Affordable Housing and Supportive Services

Goal: Partner with housing entities to support the construction of affordable housing for the residents of Tuolumne County to meet the County's Regional Housing Need Allocation (RHNA). This will be accomplished by working with the Stanislaus Housing Authority, who has purchased a 3.3-acre site on Peaceful Valley Road with the intention to build a 60+ unit multi-family housing project. Of these units, five (5) will be dedicated as permanent supportive housing for qualifying individuals.

The Community Development Department will continue to work with the Board of Supervisors in coordination with the Housing element to waive application fees for discretionary entitlements for housing developments, including an affordable housing component, on a percentage basis. The Community Development Department and County Administrator's Office will work with potential developers to work through barriers in the development of the site and assist in helping Stanislaus Housing Authority find funding.

Purpose: Utilize strategic partnerships with the local housing authority, the Stanislaus Housing Authority, to develop affordable housing units needed for moderate to very low-income levels. The creation of additional affordable housing will assist very low to moderate-income people in obtaining permanent housing.

Who does this Project Support: The creation of additional affordable housing will assist very-low to moderate income people to obtain permanent housing.

Partners: The Stanislaus Housing Authority will take the lead on this project and assistance from Better Opportunities Builder, Inc (a 501 c3 nonprofit), the Community Development Department, and the Community Development Block Grant/HOME Consultant. Other County staff will be utilized as needed.

Housing Element:

City of Sonora: Housing Production: Goal 2: Facilitate the provision of a range of housing types to meet the diverse needs of the community; Policy 2.1, Policy 2.2, Policy 2.4, and Policy 2.5

County of Tuolumne: Goal 3.B Encourage and promote the development and rehabilitation of extremely low-, very low-, low-, and moderate-income housing for the residents of Tuolumne County to meet the regional housing need; 3.B.3 Continue to support public, private, and non-

profit applications for state and federal affordable housing programs for both new construction and rehabilitation projects. Continue to work with affordable housing developers on new affordable housing rental and for-sale projects; 3.B.4 Encourage and support programs and financing that increase the availability of rental and for-sale housing for extremely low-, very low, median- and moderate-income households. This includes both new construction and the conversion of market-rate housing to affordable housing through acquisition/rehabilitation.

Action Item Timeline:

Year 1

- Complete predevelopment tasks such as environmental review to support the processing of local entitlement applications including a general plan amendment and rezone, estimation of infrastructure costs, and other predevelopment activities.
- Examine funding options to assist with the cost of predevelopment tasks, off-site infrastructure improvements, rental assistance, and other project needs.

Year 2

- Complete project entitlement approvals finalize construction and infrastructure costs, and perform other predevelopment activities for affordable housing development.
- Create bid packets for the project and obtain contractors
- Apply for Tax Credits

Year 3

- Construct Affordable Housing Project

Year 4/5

- Finalize construction, receive Certificate of Occupancy
- Start leasing units, project operational

Total projected number of households to be served below 60 percent of AMI: 60

Total percentage of funding to be allocated: 1.97%

Total percentage of funder to be allocated to AOWH: 0

SONORA EMERGENCY HOMELESS SHELTER

Project:

Goal: To create a legal, safe, and managed emergency shelter with supportive services to engage participants in a process that leads to permanent housing. It will provide a critical resource to the City's unsheltered individuals by providing a safe housing environment as they receive needed services

Purpose: Create a managed emergency homeless shelter that can house up to 15 individuals nightly. The shelter will include shared bedrooms, bathrooms, kitchen facilities, laundry facilities, and common areas. It will also include an office area for project manager.

Who does this Project Support: The emergency shelter will serve the homeless and those that are vulnerable to homelessness. We anticipate serving 15 participants nightly at this facility

Partners: The City of Sonora will take the lead on the rehabilitation of the shelter and will partner with the ATCAA who will take the lead in providing overall site management of the facility including operational and case management services. Additional services will be provided to participants by behavioral and social service agencies. Long term sustainability of this project will be a collaborative process with ongoing grant funding for maintaining the shelter.

Housing Element:

City of Sonora: 3.D.4 Maintain a Homeless Shelter Continue to coordinate with ATCAA and other suitable agencies to maintain a homeless shelter. 3.D.5 Facilitate the Provision of Transitional Shelters or Housing, Supportive Housing, Emergency and Homeless Shelters

Action Item Timeline:

Year 1:

- Issue the Request for Proposal for Architect/Engineering Services to prepare construction plans for the building.
- Complete the construction plans and environmental review for the project.
- Secure management and operations plan/agreement between project partners.

Year 2:

- Secure construction funding and begin renovation.

Year 3

- Complete the building renovation.
- Secure additional funding for operations.

- Furnish and equip the building for occupancy.

Year 4 & 5:

- Emergency homeless shelter will be in operation.
- Continue to secure additional funding for ongoing operations.
- Continue to evaluate shelter operations and make modifications to program if needed.

Total projected number of households to be served below 60 percent of AMI: 60

Total percentage of funding to be allocated: 0

Total percentage of funder to be allocated to AOWH: 0

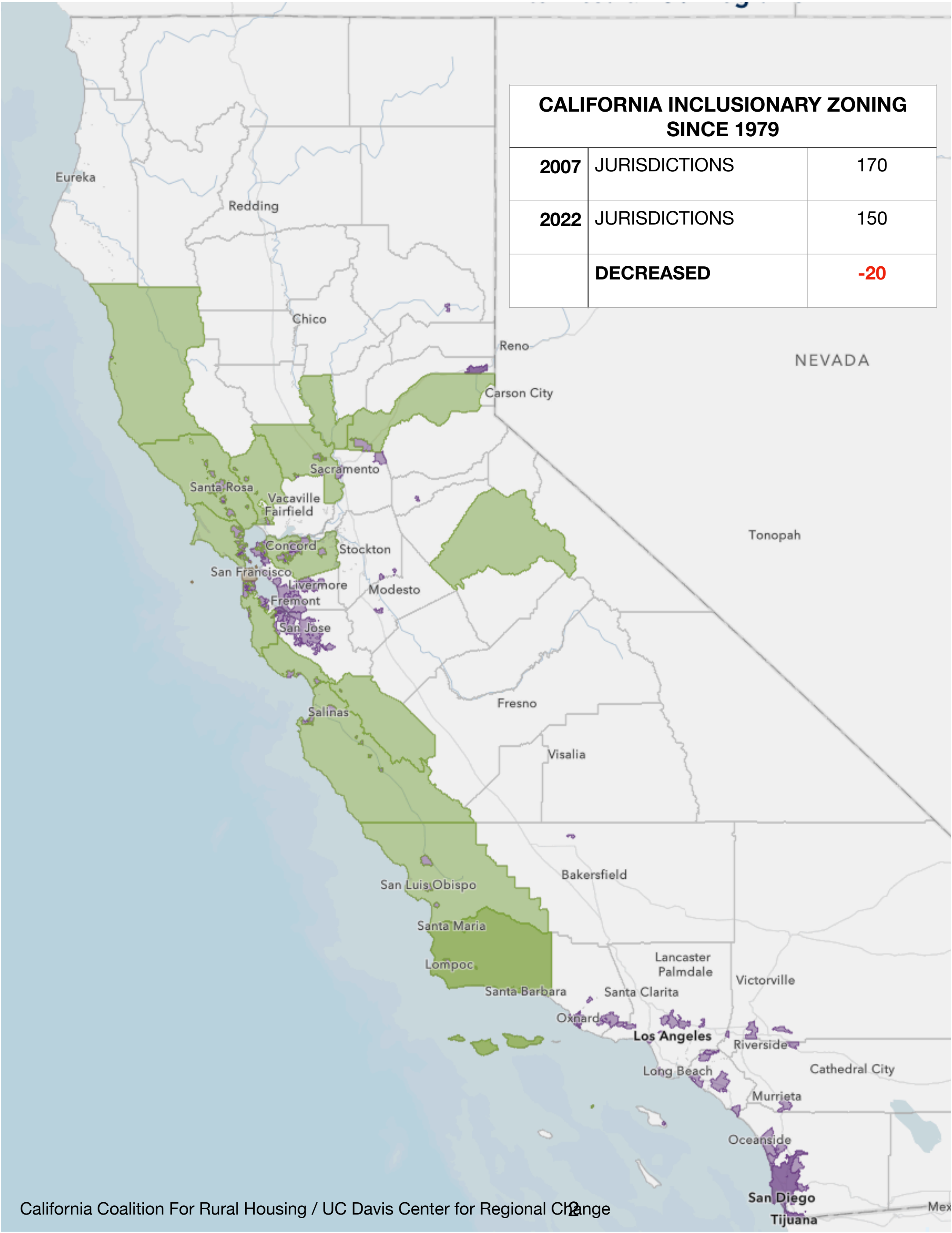
FUNDING ALLOCATION EXHIBIT

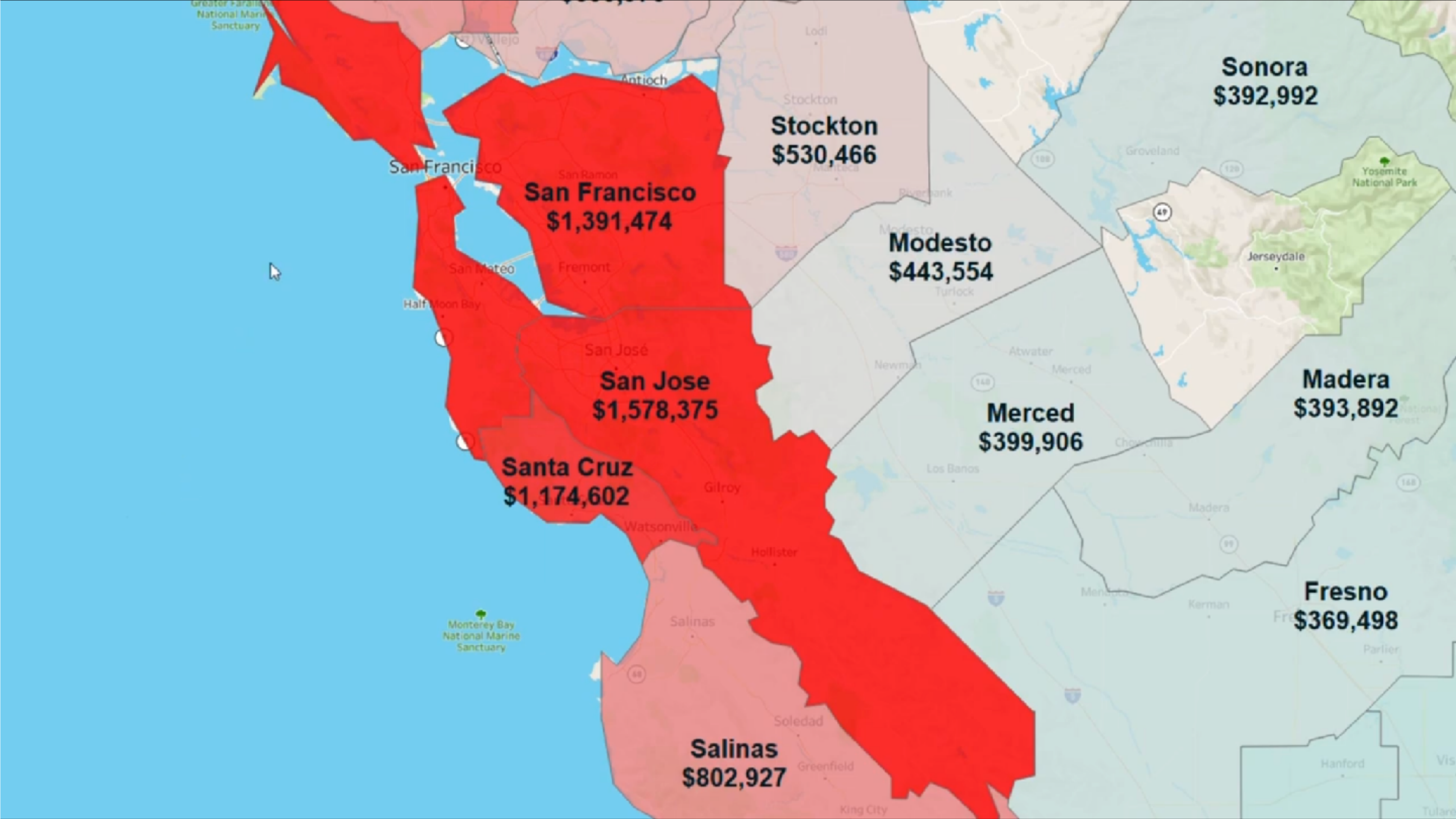
Funding	Year 1	Year 2	Year 3	Year 4	Year 5		
County	368,367.00	368,367.00	368,367.00	368,367.00	368,367.00	1,841,835.00	
City	138,507.00	138,507.00	138,507.00	138,507.00	138,507.00	692,535.00	
	506,874.00	506,874.00	506,874.00	506,874.00	506,874.00	2,534,370.00	
Projects	Year 1	Year 2	Year 3	Year 4	Year 5	Total	
General Administration	25,343.70	25,343.70	25,343.70	25,343.70	25,343.70	126,718.50	5.00%
Outdoor Managed Emergency Shelter	50,000.00	50,000.00	25,000.00	25,000.00	25,000.00	175,000.00	6.91%
Homeless Services Case Management / Supportive Services	180,000.00	180,000.00	180,000.00	180,000.00	180,000.00	900,000.00	35.51%
Development of a County Navigation Center	226,530.30	186,530.30	231,530.30	226,530.30	226,530.30	1,097,651.50	43.31%
Transitional Housing Development	0.00	40,000.00	20,000.00	20,000.00	20,000.00	100,000.00	3.95%
Workforce Housing Project(s)	15,000.00	15,000.00	15,000.00	20,000.00	20,000.00	85,000.00	3.35%
Stanislaus Housing Authority	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	50,000.00	1.97%
Sonora Shelter	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
	506,874.00	506,874.00	506,874.00	506,874.00	506,874.00	2,534,370.00	100.00%
Draft budget plan and will be modified based on allocations is provided by PLHA.							
Plan will be assessed annually as allocations are provided and will be updated based on current needs.							

Inclusionary Zoning

Tuolumne County Rural Application

TCBOSHPC Ad Hoc Committee Report June 9, 2022





E. San Jose

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Building Supplies / Lumber & Composites / Framing Lumber / Studs

2-in x 4-in x 96-in Douglas Fir S4S Kiln-dried Stud

Item #330568 Model #495641

★★★★☆

151

\$6^{.28}



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★★★★☆

151

\$6^{.28}



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2-in x 4-in x 96-in Douglas Fir S4S Kiln-dried Stud

Item #330568 Model #495641

★★★★☆ 151

\$6^{.28}

Plumbing / Pipe & Fittings / ABS DWV Pipe & Fittings

Charlotte Pipe 4-in dia x 10-ft L Schedule 40 Pipe

Item #23954 Model #APA 17400 0600

Shop Charlotte Pipe ★★★★★ 4

BESTSELLER

\$52^{.96}

Electrical / Electrical Wire & Cable / Non-Metallic Wire

Southwire Romex SIMpull 100-ft 14/2 Solid Non-Metallic Wire (By-the-Roll)

Item #70008 Model #28827428

Shop Southwire ★★★★★ 1097

\$84^{.58}

Sonora

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2-in x 4-in x 96-in Douglas Fir S4S Kiln-dried Stud

Item #330568 Model #495641

★★★★☆ 151

\$6^{.28}

Plumbing / Pipe & Fittings / ABS DWV Pipe & Fittings

Charlotte Pipe 4-in dia x 10-ft L Schedule 40 Pipe

Item #23954 Model #APA 17400 0600

Shop Charlotte Pipe ★★★★★ 4

BESTSELLER

\$52^{.96}

Electrical / Electrical Wire & Cable / Non-Metallic Wire

Southwire Romex SIMpull 100-ft 14/2 Solid Non-Metallic Wire (By-the-Roll)

Item #70008 Model #28827428

Shop Southwire ★★★★★ 1097

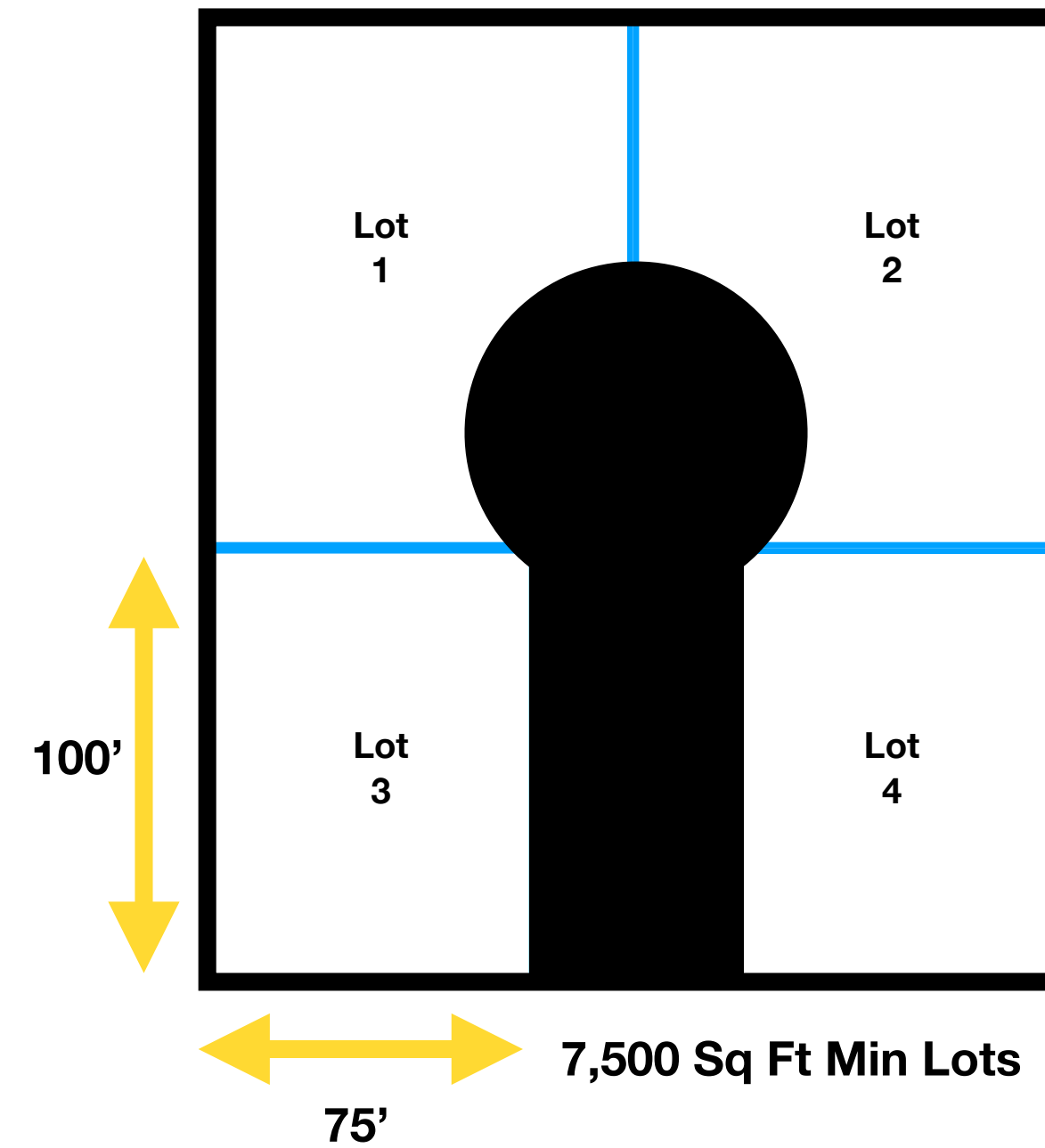
\$84^{.58}

APPENDIX B

ZONING CATEGORIES

TYPE OF USE	DESIGNATION	DENSITY RANGE (du/ac)
Exclusive Agricultural district, thirty-seven acre minimum	AE-37	2 du/37 acres
General Agricultural district, twenty acre minimum	A-20	1 du/10 acres
General Agricultural District, ten acre minimum	A-10	1 du/10 acres
Open Space	O	N/A
Open Space-1	O-1	N/A
General Recreational	K	1 du/5,000 sf
Single-family Residential	R-1	6 du/1 acre
Medium density Residential	R-2	12 du/1 acre
Multiple-family Residential	R-3	15 du/1 acre
Residential Estate, one acre minimum	RE-1	1 du/2 acre
Residential Estate, two acre minimum	RE-2	1 du/2 acre
Residential Estate, three acre minimum	RE-3	1 du/3 acre
Residential Estate, five acre minimum	RE-5	1 du/5 acre
Residential Estate, ten acre minimum	RE-10	1 du/10 acre
Mixed Use	MU	15 du/1 acre
Commercial Recreation	C-K	1 du/2 acre
Neighborhood Commercial	C-O	1 du/2,500 sf
General Commercial	C-1	1 du/2,500 sf
Heavy Commercial	C-2	1 du/2,500 sf
Special Commercial	C-S	1 du/2 acre
Business Park	BP	1 du/2,500 sf
Light Industrial	M-1	1 du/7,500 sf
Heavy Industrial	M-2	1 du/7,500 sf
Public	P	No Limit
Timberland Production Zone	TPZ	1 du/37 acres
Mineral Preserve Zone	MPZ	1 du/20 acres
Historic Combining	H	N/A because it is an overlay zone
Historic Design Preservation Combining	HDP	N/A because it is an overlay zone
Design Review Combining	:D	N/A because it is an overlay zone
Mobilehome exclusion Combining	:MX	N/A because it is an overlay zone
Planned Unit Development Combining.	:PD	N/A because it is an overlay zone
Agricultural Preserve Combining	:AP	N/A because it is an overlay zone
Airport Overlay	:AIR	N/A because it is an overlay zone

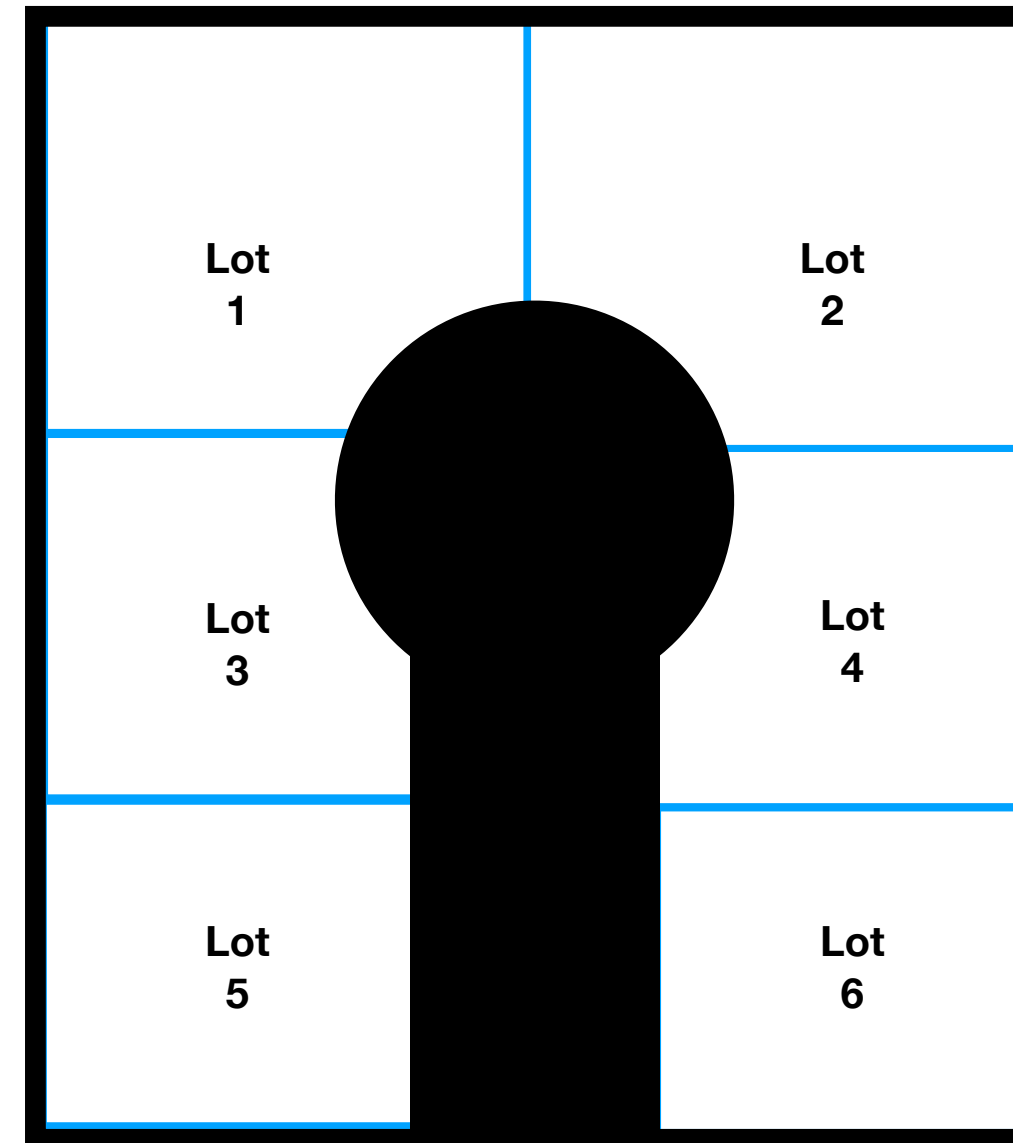
R1
6 Units Per Acre
Minimum 7,500 Sq Ft Lots



A perfect world 1 Acre parcel has a maximum yield of 4 lots due to the county 7,500 Sq Ft minimum. We start at a negative yield and get worse with rural site conflicts and development requirements.

6 Units per Acre should be 5,000 Sq Ft Minimum

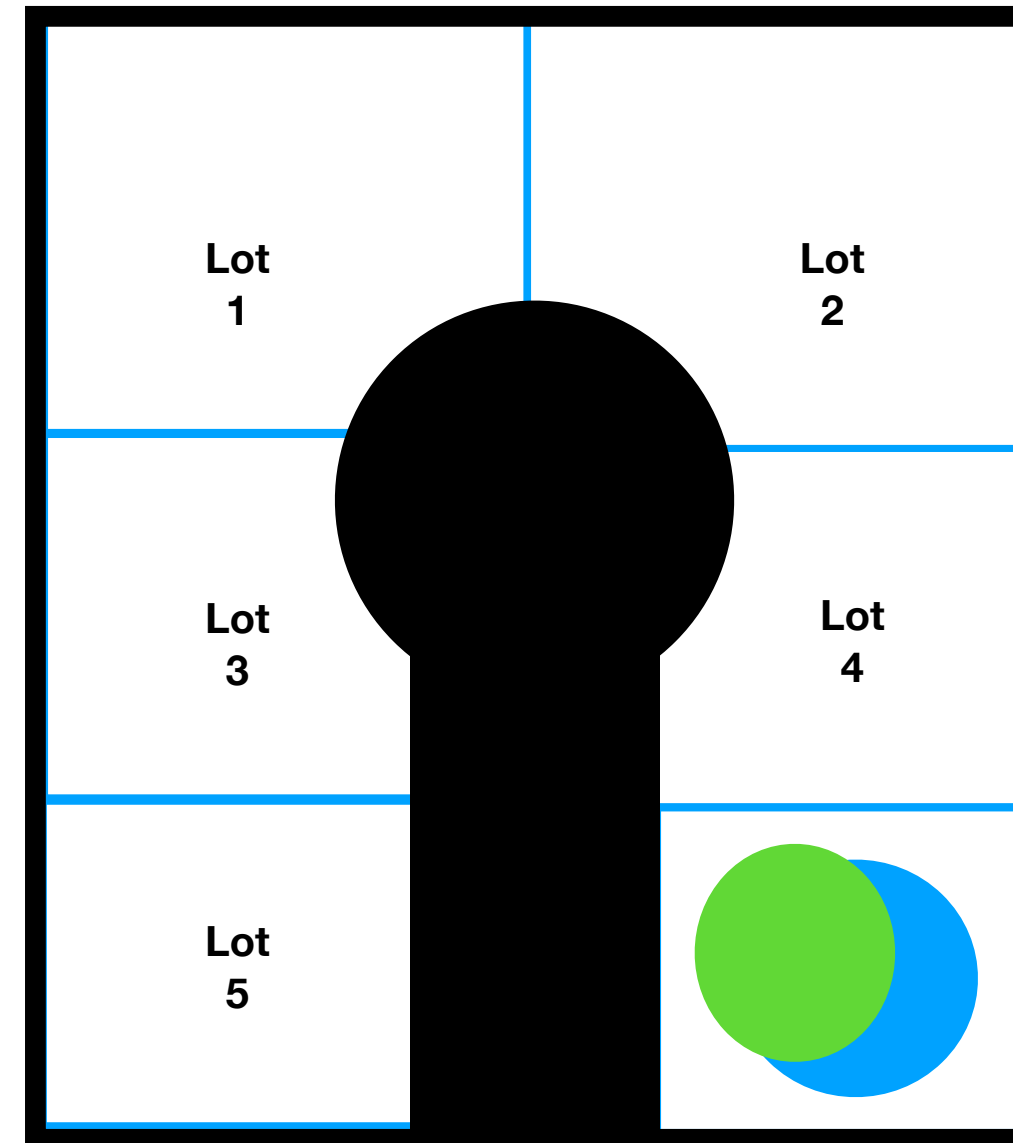
R1
6 Units Per Acre
Minimum 5,000 Sq Ft Lots



5,000 Sq Ft Min Lots

**Development costs are now split between 6 lots
and minimum lot size is in conformance with
zoning.**

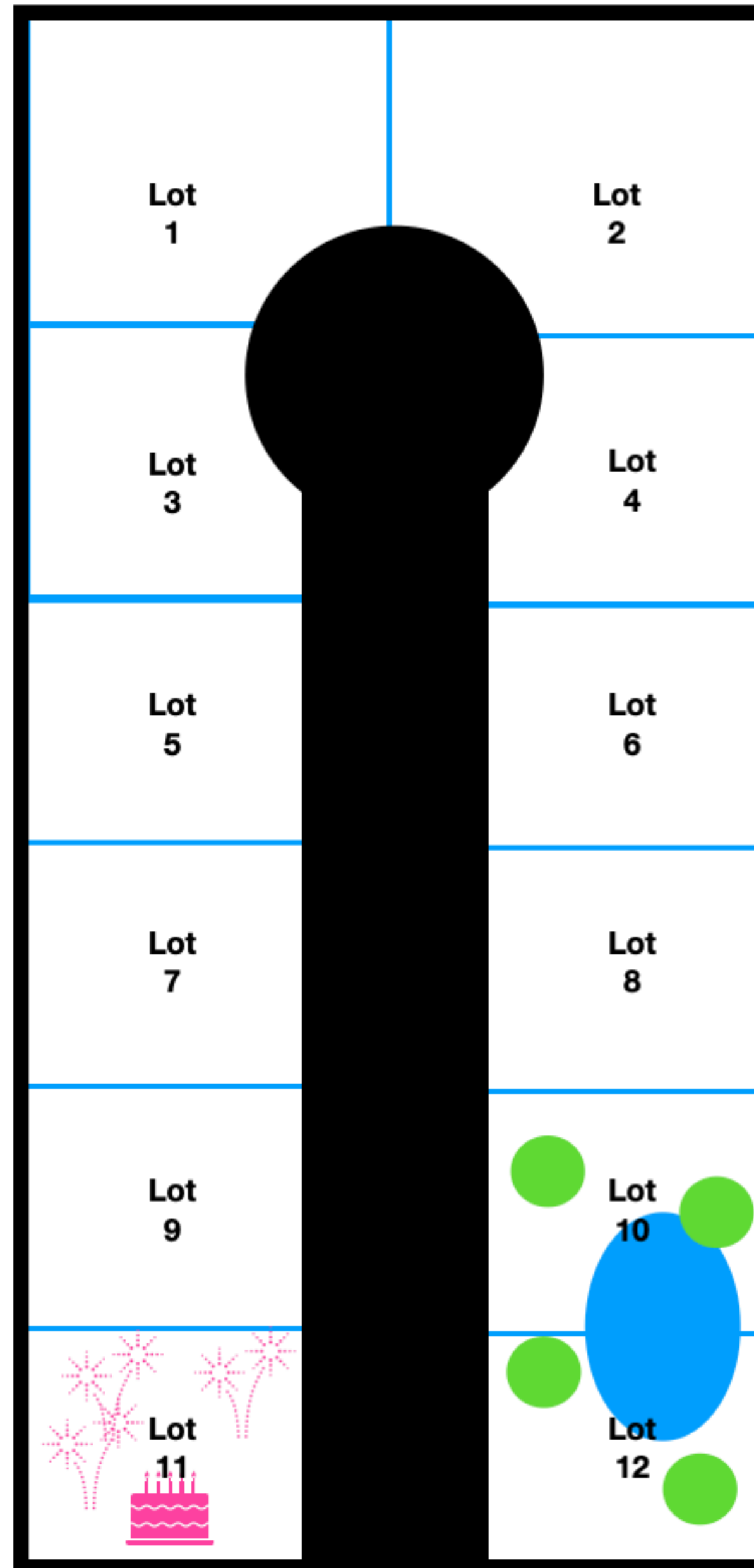
R1
6 Units Per Acre
Minimum 5,000 Sq Ft Lots



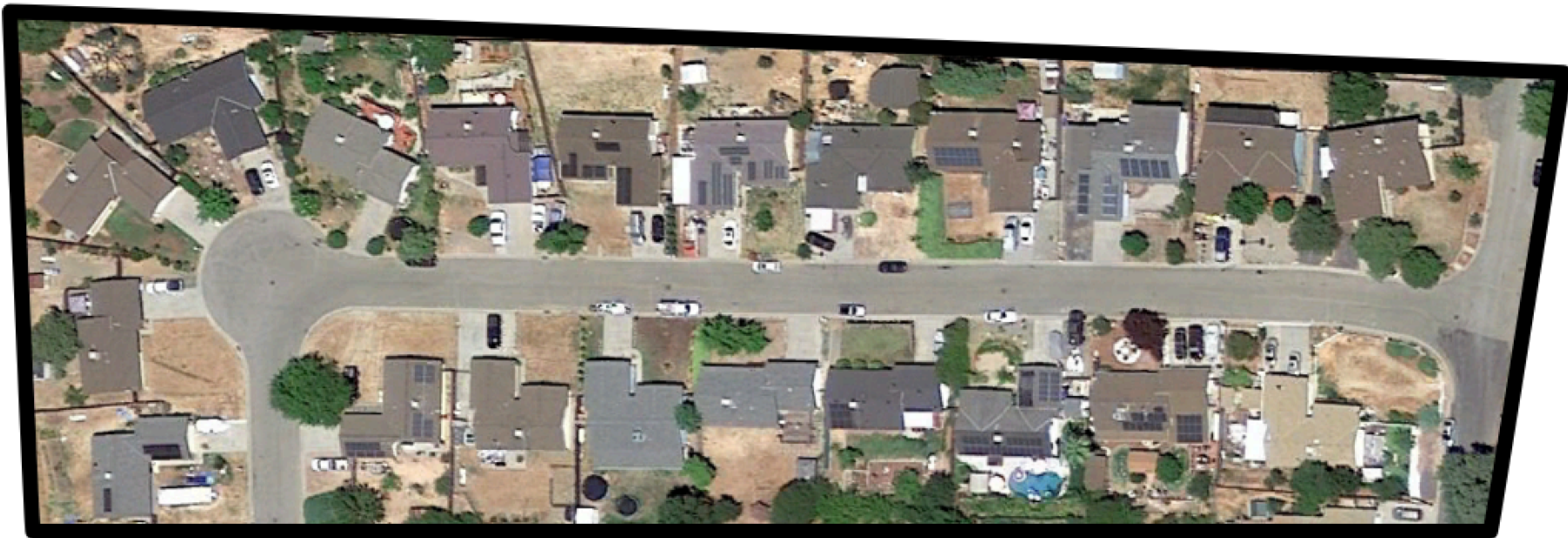
5,000 Sq Ft Min Lots

Development costs are now split between **5 lots**
and minimum lot size is in conformance with
zoning.

R1 - 2 Acre Example
5,000 Sq Ft Min Lots











NO INCLUSIONARY FEE

21 Homes

8,000 Sq Ft Lots - 1,300 Sq Ft Homes



NO INCLUSIONARY FEE

2 Homes

2.5 Acre Lots - 1,800 Sq Ft Homes

5 ACRE PARCELS

R1 = 6/ACRE

Min 7,500 Sq Ft

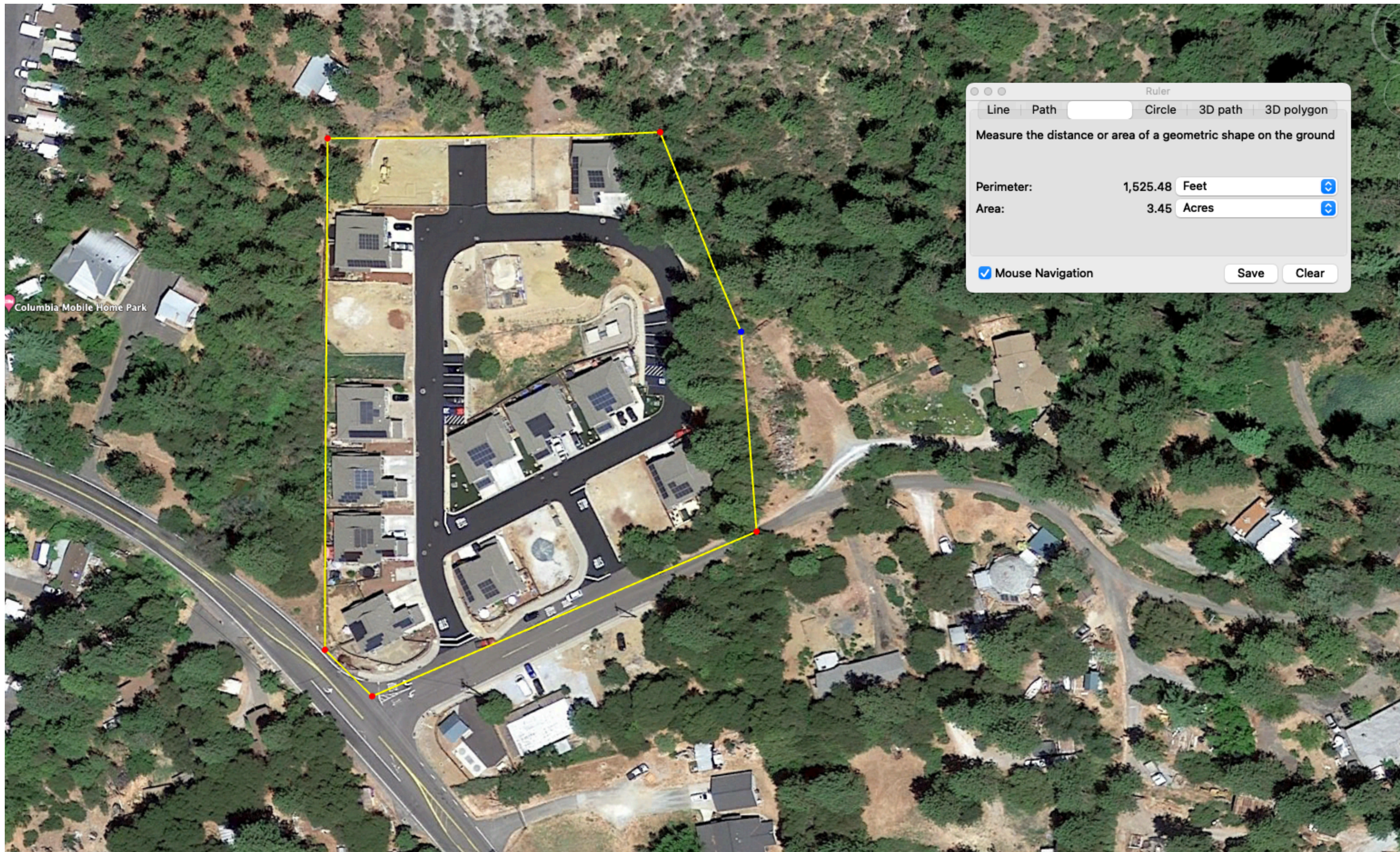
ZONED 30 LOTS



INCLUSIONARY ZONE DENSITY BONUS FEE

24 Homes

4,600 Sq Ft Lots - 1,800 Sq Ft Homes





Performance Timeline

Time is money. Unsold units are a significant financial drain on a neighborhood development. Traditionally homes are sold then built. Lenders will finance based on contracts signed by buyers. Unsold units will put a detrimental hold on subdivision financing. Sales Release occurs before start of construction to secure financing and provide for customer accommodations prior to construction cut off deadlines. The current ordinance is written with a complete disregard to achieving affordable housing construction. The ordinance puts a home 330 DOM days on market versus the current average of 14 DOM. 90 days is the maximum amount of time allowable before financial damage occurs to the development and cost impacts are absorbed by neighboring home buyers.

17.65.110 Eligibility

D. If the developer is unable to obtain a signed sales contract from an eligible purchaser for the initial sale of an inclusionary unit that is intended for owner occupancy within **90** ~~180~~ days following **the published sales release final building inspection of the inclusionary unit by the division of building and safety**, the developer may sell the unit at the market price and pay the in- lieu fee described in Section 17.65.040 to the Affordable Housing Trust Fund. (Ord. 3212 § 5 (part), 2012).

Performance Timeline

DAYS	Existing	Revised
For Sale	0	0
Build C of O	150	0
Signed Sales	180	90
TOTAL DAYS	330	90

IZ Fee Detail 10 Lot Subdivision

	\$ 400,000	County-wide median sales price of a single-family residence		
	10%	Fee Multiplier		
	\$ 40,000	In Lieu Fee Per Required Inclusionary Unit		
	\$ 40,000	In Lieu Fee Per Required Inclusionary Unit		
	10	Divided proportionately across max 10 homes		
	\$ 4,000	In Lieu Fee per market rate home		

Income Limits 2021

Number of Persons in Household:		1	2	3	4	5	6	7	8
Tuolumne County Area Median Income: \$75,600	Acutely Low	\$7,950	\$9,100	\$10,200	\$11,350	\$12,250	\$13,150	\$14,050	\$15,000
	Extremely Low	\$15,650	\$17,850	\$21,960	\$26,500	\$31,040	\$35,580	\$40,120	\$44,660
	Very Low Income	\$26,050	\$29,800	\$33,500	\$37,200	\$40,200	\$43,200	\$46,150	\$49,150
	Low Income	\$41,650	\$47,600	\$53,550	\$59,500	\$64,300	\$69,050	\$73,800	\$78,550
	Median Income	\$52,900	\$60,500	\$68,050	\$75,600	\$81,650	\$87,700	\$93,750	\$99,800
	Moderate Income	\$63,500	\$72,550	\$81,650	\$90,700	\$97,950	\$105,200	\$112,450	\$119,700

December 31, 2021 Division of Housing Policy Development California

Chapter 17.65

INCLUSIONARY HOUSING

Sections:

- 17.65.010 Purpose.
- 17.65.020 Applicability.
- 17.65.030 Inclusionary unit incentives
- 17.65.040 Affordable housing fees.
- 17.65.050 Affordable housing standards.
- 17.65.060 Alternatives.
- 17.65.070 Incentives.
- 17.65.080 Inclusionary housing incentives.
- 17.65.090 Compliance with State density bonus law.
- 17.65.100 Compliance procedures.
- 17.65.110 Eligibility.
- 17.65.120 Owner-occupied units.
- 17.65.130 Renter-occupied units.
- 17.65.140 Affordable housing trust fund.
- 17.65.150 Adjustments, modifications or waivers.

IN EXCESS OF ALLOWABLE ZONING

17.65.010 Purpose. The purpose of this Chapter is to:

- A. Provide one component of a countywide effort to encourage the permitting, development and availability of housing affordable to a broad range of households having varying income levels within Tuolumne County.
- B. Assist the county in complying with state law which requires each local jurisdiction to develop a comprehensive, long-term general plan establishing policies for future development, including housing. As specified in the government code, the plan must "encourage the development of a variety of types of housing for all income levels, including multifamily rental housing" and "assist in the development of adequate housing to meet the needs of low- and moderate-income households."
- C. Implement Program 3.B.d of the housing element of the general plan which directs the county to adopt an inclusionary zoning ordinance to contribute to the provision of housing units available to very low, low or moderate-income households.
- D. Promote the planning, permitting and dispersal of affordable units throughout the County and each community. (Ord. 3212 § 1 (part), 2012).

- 17.65.020 Applicability.** This Chapter shall apply to discretionary land use entitlements proposing residential development of five or more units, including tentative maps, conditional use permits, site development permits, site review permits and planned unit development permits for which the property owner has requested incentives as provided in this chapter except the following are exempt from the provisions contained herein:
- A. Reconstruction of any structure that has been destroyed by fire, flood, earthquake or other act of nature provided that the reconstruction does not increase the number of residential units within the structure.
 - B. Changes to existing housing developments that do not result in additional residential units.
 - C. Construction of a secondary single-family dwelling on a parcel zoned for that use.
 - D. Housing constructed by government agencies.
 - E. Housing constructed by schools of an academic nature for use by employees of the school who meet the criteria for affordable housing as provided in this Chapter and/or students of the school.
 - F. Housing constructed by places of worship to house persons in need and not for sale.
 - G. Housing constructed by employers for use by their employees who meet the criteria for

affordable housing as provided in this Chapter.

- H. Discretionary entitlements referenced in Chapter 14.08, Section 12.20.075, Section 13.08.053, Section 13.16.065 and Section 15.04.013 of this Code.
- I. Renter-occupied development when the owner has not otherwise agreed by contract with the County to build affordable housing in consideration for a direct financial contribution or any other forms of assistance specified in Chapter 4.3 (commencing with Section 65915) of Division 1 of Title 7 of the Government Code. (Ord. 3212 § 1 (part), 2012; Ord. 3135 § 1, 2010).

OR MODERATE

17.65.030 Inclusionary unit incentives. Property owners proposing residential development may request incentives as specified in Sections 17.65.070 and 17.65.080. In exchange, a percentage of newly constructed dwelling units in a residential development shall be constructed, offered to, and sold or rented to extremely low, very low, low, or median income households as affordable housing or an in-lieu fee may be paid as provided in this Section and in Section 17.65.040.

- A. For each owner-occupied development consisting of ten units or more, 10 percent of the total units shall be sold at a price affordable to a ~~median-income~~ or below household. MODERATE
- B. For each renter-occupied development consisting of ten units or more, 10 percent of the total units shall be rented at a price affordable to a low income or below household earning at or below ~~80%~~ of the Area Median Income.
- C. If the percentage calculation provided in this Section results in fractional dwelling units, a proportional share of an in-lieu fee referenced in Section 17.65.040 shall be paid for any fractional dwelling unit. The proportional share of the in-lieu fee to be paid shall be calculated by multiplying the in-lieu fee by the fraction of a dwelling unit. Each market rate unit in the development shall pay a proportional share of the in-lieu fee for the fractional unit into the affordable housing trust fund prior to issuance of a Building Permit.

- D. Secondary single-family dwellings, either attached to the primary single-family dwelling or on the same parcel as the primary single-family dwelling, are allowed consistent with this title and would not count toward the total density of the development.

- E. ~~Because of interest rates, construction costs, economic conditions, or other factors that are outside the control of the developer, the developer may pay an in-lieu fee to the affordable housing trust fund as an alternative to constructing an inclusionary unit if approved by the Board of Supervisors prior to issuance of any Building Permits for primary residences in the development. In order to approve payment of the in-lieu fee, the Board shall find that constructing the inclusionary units would create a hardship. The in-lieu fee shall be calculated pursuant to Section 17.65.040. Each market rate unit in the development shall pay a proportional share of the in-lieu fee prior to issuance of a Building Permit.~~ BUT WILL COUNT AS AN AFFORDABLE UNIT C OF O
- F. Residential developments that result in five to nine primary single-family dwellings may pay a proportional share of the in-lieu fee referenced in Section 17.65.040 to the affordable housing trust fund. Each primary single-family dwelling in the development shall pay 10% of the in-lieu fee prior to issuance of a Building Permit.
- G. A developer may satisfy the inclusionary housing requirements in this Chapter through a combination of providing affordable units and paying In-Lieu Fees as ~~may be approved by the Board of Supervisors.~~ (Ord. 3212 § 5 (part), 2012; Ord. 3135 § 2, 2010).

17.65.040 Affordable housing fees. Except as otherwise provided herein, the in-lieu fee shall be 10% of the County-wide median sales price of a single-family residence in Tuolumne County. The median sales price shall be determined annually by the County Assessor on March 1 for use during the following year. Notwithstanding any other calculations provided in this Chapter, beginning January 1, 2012 through December 31, 2021, the in-lieu fee for each unit subject to either Section 17.65.030(E) or Section 17.65.030(F) shall be

0.25% of the County-wide median sales price of a single-family residence in Tuolumne County. (Ord. 3303 § 3, 2016; Ord. 3212 § 5 (part), 2012; Ord. 3186 § 3, 2012).

17.65.050 Affordable housing standards. Inclusionary units constructed pursuant to this Chapter shall adhere to the following standards:

OR OFFSITE

- A. Inclusionary units shall be dispersed throughout appropriate areas of a residential development. Notwithstanding this requirement, inclusionary units may be clustered within the development when this furthers affordable housing opportunities as determined by the decision-making body.
- B. Inclusionary units shall be comparable to market rate units in quality of construction and exterior appearance. Inclusionary units may be smaller and have different interior and exterior amenities, such as one-car garages, carports or open parking, than market rate units. The minimum size of the living area of an inclusionary unit shall be as follows:

Type of Unit	Size (square feet)
Owner-occupied detached dwelling	4-person or larger household.....1,000
	2- or 3-person household.....800
	1-person household.....600
Owner-occupied attached dwelling	800
Renter-occupied dwelling	600

- C. Inclusionary units shall be constructed concurrently with market rate units in the development consistent with the inclusionary housing plan as provided in Section 17.65.100. Inclusionary units shall not be required to be constructed until ~~30%~~ 75% of the market rate units in the development have been constructed and a final building inspection has been conducted. All inclusionary units shall be ~~completed and offered for sale or rent by the time 80%~~ of the market rate units have been constructed

and a final building inspection has been conducted. For phased developments, the inclusionary units provided by this Chapter shall be proportionately provided within each phase of the residential development after the ~~30%~~ 75% threshold is met. (Ord. 3212 § 5 (part), 2012).

17.65.060 Alternatives. In lieu of providing the inclusionary units on-site, a developer may propose an alternative means of providing inclusionary units. The decision-making body may approve, conditionally approve, or reject any alternative proposed by a developer as part of an inclusionary housing plan. Any approval or conditional approval must be based on a finding that the proposed alternative meets the purpose of this Chapter. (Ord. 3212 § 5 (part), 2012). **INCLUDES FUNDING OR CONTRIBUTION TO ALTERNATIVE PROVIDER UNIT COUNTS**

17.65.070 Incentives. The County shall provide incentives for the provision of inclusionary units as set forth in Section 17.65.080. The incentives shall be established by resolution of the Board of Supervisors. (Ord. 3212 § 5 (part) 2012).

17.65.080 Inclusionary housing incentives. Inclusionary housing incentives shall be adopted and modified by the Board of Supervisors by Resolution. Said resolution shall contain three categories of incentives, Category A - Standard Incentives, Category B, Additional Incentives, and Category C – Financial Incentives. The County shall provide standard incentives as specified in Category A - Standard Incentives, for any inclusionary unit built. Additional incentives, as specified in Category B - Additional Incentives, shall be granted to developers who provide inclusionary units or pay the in-lieu fee as specified in Sections 17.65.030 and 17.65.040. The additional incentives shall be granted through a Planned Unit Development Permit approved by the Board of Supervisors in accordance with Chapter 17.66 of this code. Financial Incentives in Category C may be made available through County programs or programs made available to the County. (Ord. 3212 § 5 (part), 2012).

17.65.090 Compliance with State density bonus law.

- A. If a developer invokes the density bonus entitlements of Section 65915 of the Government Code, such entitlements and the units resulting from those entitlements shall not be subject to the inclusionary provisions of this Chapter.
- B. The county shall grant a density bonus and other incentives to developers who agree to construct a housing project in accordance with Section 65915 of the Government Code. The county shall grant incentives required by Section 65915 of the Government Code which may include those referenced in Section 17.65.070. (Ord. 3212 § 5 (part), 2012).

17.65.100 Compliance procedures. An inclusionary housing plan must be approved for every residential development project for which a developer plans to provide inclusionary units pursuant to this Chapter, subject to the following:

- A. A land development application shall be accompanied by an inclusionary housing plan which includes the following information:
 - 1. The number of inclusionary units proposed;
 - 2. A description of how the project will comply with the requirements of this Chapter;
 - 3. A site plan or floor plan depicting the location, type (detached, attached), occupation type (owner-occupied, renter-occupied) and size of the proposed market rate and inclusionary units;
 - 4. The household income levels to which each inclusionary unit will be made affordable: extremely-low, very-low, low, ~~or~~ median and the household size for which each inclusionary unit would be constructed;
 - 5. The mechanisms that will be used to assure that the inclusionary units remain affordable for the term required by this Chapter, such as deed

notices, resale or rental restrictions, or other documents;

- 6. A plan that demonstrates the timely provision of inclusionary units consistent with Section 17.65.050(C);
 - 7. A description of incentives referenced in Section 17.65.070 that are requested from the County; and
 - 8. Any additional information requested by the Director necessary to assist with evaluation of the inclusionary housing plan under the terms of this Chapter.
- B. If the inclusionary housing plan is determined to be incomplete by the Director, the inclusionary housing plan shall be returned to the developer within 30 days along with a list of deficiencies and required information. No application to which this Chapter applies, including tentative maps, conditional use permits, site development permits, site review permits or planned unit development permits, shall be deemed complete until an inclusionary housing plan meeting the requirements of this Section has been submitted to the Director.
 - C. Implementation of the inclusionary housing plan shall be made a condition of the entitlement issued for the land development project and shall be approved by the decision making body in conjunction with the project. Development and operation of the project shall comply at all times with the approved inclusionary housing plan.
 - D. A notice of action (NOA) shall be recorded by the County for all property included within an approved inclusionary housing plan. Property included within an inclusionary housing plan consists of the entire project site including market-rate and inclusionary units.
 - E. Each affordable housing unit constructed under a government subsidized program shall adhere to the term of affordability requirements of that program. (Ord. 3212 § 5 (part), 2012).

17.65.110 Eligibility.

- A. No person in a household may occupy an inclusionary unit unless the county or its designee has approved the household's eligibility for the income limits specified in the approved inclusionary housing plan.
- B. If the county or its designee fails to approve a household as an eligible buyer for the initial sale of an inclusionary unit that is intended for owner occupancy within 30 days following the date a request for household approval is submitted, the owner may sell the unit at a market price, pay the in-lieu fee described in Section 17.65.040 to the Affordable Housing Trust Fund, and the unit will not be subject to any requirement of this Chapter thereafter. Approval of a household by the county shall consist of verifying the number of persons in the household, the household income and that the household qualifies for the income level of the inclusionary unit specified in the approved inclusionary housing plan. The fee shall be paid to the Community Resources Agency at the time of closing and deposited into the affordable housing trust fund.
- C. Notwithstanding Sections 17.65.120 and 17.65.130, if affordable housing units are constructed under a State or Federal housing program requiring longer time frames for income restrictions than specified in this Chapter, the income restrictions for the affordable housing units shall comply with that program. If affordable housing units are constructed under a State or Federal housing program, that project shall be subject to the benefits and restrictions of that program and shall not be subject to this Chapter.
- D. If the developer is unable to obtain a signed sales contract from an eligible purchaser for the initial sale of an inclusionary unit that is intended for owner occupancy within ~~100~~ 30 days following final building inspection of the inclusionary unit by the division of building and safety, the developer may sell the unit at the market price and pay the in-lieu fee described in Section 17.65.040 to the Affordable Housing Trust Fund. (Ord. 3212 § 5 (part), 2012).

17.65.120 Owner-occupied units. The following provisions apply to the sale, use and resale of each owner-occupied inclusionary unit.

- A. The sales price of each inclusionary unit during the 15 year affordability period shall be set so that an eligible household of the target income group will pay an affordable housing cost as specified in the approved inclusionary housing plan unless the initial owner elects the equity sharing provision contained in an equity sharing agreement. An equity sharing agreement shall be executed by the initial and each subsequent owner during the 15 year affordability period unless the unit has been sold at other than an affordable price and equity sharing has been executed as specified in Section 17.65.120 (C).
- B. Selection of purchasers of inclusionary units shall be the responsibility of the developer. Selection of purchasers shall preferably be from a list of eligible households maintained by the county or its designee. The county or its designee shall verify that the purchase price being charged for each inclusionary unit is consistent with the approved inclusionary housing plan and that the purchaser meets the income qualifications for the unit as specified in the approved inclusionary housing plan at the time of sale and shall verify that the purchaser is a county resident or employed by a business located within the county wherever possible.
- C. The initial or subsequent owner may sell the unit without restriction at an affordable price as determined and verified pursuant to subdivision B and retain any equity. The initial or subsequent owner may sell the unit at a market price, subject to the equity sharing provisions of Sections 17.65.120(A) and 17.65.120(F).
- D. After sale at other than an affordable price, or at the end of 15 years after the date of the first transfer of title at an affordable price determined pursuant to Section 17.65.120 (F), whichever is earlier, the unit will no longer be subject to this Chapter or any agreement referred to in Section 17.65.120(F).
- E. If an inclusionary unit is offered for rent by the initial owner during the first 15 years following the date of first transfer of title at

an affordable price determined pursuant to Subdivision B, the inclusionary unit shall be rented only to income eligible households at an affordable rent based upon the income limit to which the inclusionary unit was made affordable pursuant to the approved inclusionary housing plan.

- F. If the initial owner elects the equity sharing provision referenced in Section 17.65.120(A), equity sharing, as described in this subdivision, shall be applied to each owner-occupied inclusionary unit during the 15 year affordability period. The equity share shall be calculated using the date of first transfer of title at an affordable price determined pursuant to this section. At the date of transfer of ownership to a subsequent owner, the seller's equity share of the unit's increase in value shall be calculated by adding the number of months the unit has remained affordable since the date of first transfer of title at an affordable price, dividing by 180 months and multiplying by the increase in value. Partial months shall be calculated proportionately. Increase in value shall mean a positive number resulting from subtracting the initial owner's purchase price from the sale price, less the book value of any capital improvements made by the initial owner. In addition to the equity share, the initial owner shall be entitled to recover the book value of any capital improvements. The owner shall not be entitled to recover any maintenance costs. If there is no increase in value, the County is not responsible for any portion of any loss. If the unit is sold before the 15 year period expires, the difference between the owner's equity share and the increase in value shall be paid to the County and deposited into the Affordable Housing Trust Fund established by this Chapter. At least 20 days prior to transfer of title to a subsequent owner, the initial owner shall provide to the County or a designated County agency an equity sharing report. The report shall disclose the original sale price, the purchase price, the proposed date of transfer of title, the company name and number of any escrow, a description of and book value of any capital improvements

made to the unit during the owner's ownership.

- G. The equity sharing provisions of subdivision F shall also apply to a transfer of an inclusionary unit by gift, unless the person receiving the gift is income-qualified as determined by the County or its designee to own the inclusionary unit as established by the approved inclusionary housing plan.
- H. The equity sharing provisions of subdivision F shall also apply to the transfer of an inclusionary unit if the owner defaults on any loan secured by the inclusionary unit and a foreclosure transfer, or conveyance in lieu of foreclosure, occurs and the new owner does not meet the criteria for household income established by the approved inclusionary housing plan. The market value of the inclusionary unit at the time of transfer, shall be determined using an appraisal performed by a licensed appraiser. If the owner of an inclusionary unit defaults on any loan secured by the inclusionary unit and the equity sharing provisions of subdivision F do not survive the foreclosure, the unit may be sold by the mortgage holder at the market rate and the provisions of this Chapter will no longer apply to that unit.
- I. If the inclusionary unit is offered for sale at other than an affordable price as determined pursuant to Section 17.65.120(B), during the 15 years from the date of first transfer of title at an affordable price, the County or its designee shall have the right to acquire the unit at the appraised value as determined by a licensed appraiser. This right of first refusal shall be exercised by the County or its designee by written notice to the seller within 15 days of written notice from the seller that they intend to sell their property. The County or designee may apply its share of the equity to the purchase of the unit notwithstanding the trust fund deposit requirements of Subdivision D. (Ord. 3212 § 5 (part), 2012).

17.65.130 Renter-occupied units. The following provisions apply to the rental of each inclusionary unit.

- A. Every unit shall be rented to an income eligible household at an affordable rent

determined pursuant to Subdivision B for a period of 15 years commencing with the date the unit is first occupied.

- B. Selection of a renter or renters of each inclusionary rental unit shall be the responsibility of the property owner. Selection of a renter shall preferably be from a list of eligible households maintained by the county or its designee. The county or its designee shall verify that the rent being charged for each inclusionary rental unit is consistent with the approved inclusionary housing plan and that the renter meets the income qualifications for the unit as specified in the approved inclusionary housing plan at the time the rental agreement is signed and shall verify that the renter is a county resident or employed by a business located within the county wherever possible.
- C. When an inclusionary rental unit has been occupied for a period of 15 years following the date first occupied, such unit is no longer subject to this Chapter.
- D. If, after moving into an inclusionary rental unit, a renter's household income exceeds the limit for that unit, the renter shall be provided one year's notice to vacate the unit. If, within that year, a market rate unit in the residential development is vacated, the owner may, at the owner's option, allow the renter to remain in the original unit, raise the renter's rent to market rate, and designate the newly vacated unit as an inclusionary unit at the income level previously applicable to the unit converted to market rate, provided this is consistent with the inclusionary housing plan approved for the development. With respect to the period of affordability required by Subdivision A, any period of occupation of the original unit before the household income exceeded the limit for that unit shall be transferred to the newly vacated unit.
- E. An inclusionary housing agreement shall be executed by an owner of residential developments containing renter-occupied inclusionary units, prior to transfer of title. The agreement shall contain deeds of trust, terms of affordability, applicable resale restrictions, equity sharing conditions, rights of first refusal, and other provisions required

by the County or designee. The agreement shall be in a form acceptable to, and executed by, the County or a designee, and recorded against the property. (Ord. 3212 § 5, 2012).

17.65.140 Affordable housing trust fund.

- A. There is hereby established an affordable housing trust fund. The affordable housing trust fund shall receive all funds collected pursuant to this Chapter. The fund may also receive monies from other sources.
- B. The affordable housing trust fund shall be administered by the entity designated by the board of supervisors, which may develop procedures to implement the purpose of the fund consistent with the provisions of this Section.
- C. Monies deposited in the affordable housing trust fund shall be expended in accordance with the Housing Element of the County General Plan to construct, rehabilitate or subsidize affordable housing or assist other government entities, private organizations or individuals to do so. Monies shall be used to increase and improve the supply of housing affordable to median-, low, very low- or extremely-low income households within the county. The fund may be used for the benefit of both owner-occupied and renter-occupied housing.
- D. This chapter is intended to be one tool in an effort to increase and improve affordable housing in Tuolumne County. The board of supervisors will annually conduct a review of the progress of this chapter to increase and improve affordable housing in the County. The review by the board of supervisors shall include an accounting of the use of funds deposited into the affordable housing trust fund and a discussion of other programs implemented by the County to increase and improve affordable housing in the County. (Ord. 3212 § 5 (part), 2012).

17.65.150 Adjustments, modifications or waivers. If the Board of Supervisors so determines, the inclusionary housing plan shall be modified, adjusted or waived to the extent necessary to avoid an unconstitutional result.

(Ord. 3212 § 5 (part), 2012; Ord. 2896 § 10 (part), 2008).

NEXT STEPS

- **Extend the expired fee reduction for three years while the Inclusionary Ordinance is revised and submitted to BOS with HPC recommendation of revision or termination.**
- **Determine if an Inclusionary Ordinance is needed with the updated Density Bonus provisions of the County Title 17. At minimum affordable housing percentage should only be applied to housing that is achieved over and above the allowed County density on a land parcel.**
- **If the Inclusionary Ordinance is determined to be needed then what incentives are needed to make viable (have not found any good examples in other Inclusionary Ordinances other than a density bonus)**
- **Consider adopting existing incentives of the Inclusionary Ordinance as standards without other requirements to enable development to achieve an overall density closer to the already allowed density**
- **Modify Title 17 so that Mixed Use (MU), Planned Unit Developments (PUD) do not automatically trigger Inclusionary Ordinance constraints.**
- **With California regulations, site development costs and the current spike in building materials, can affordable housing, in rural areas, be reasonably developed by local nonprofit developers, without some form of public assistance in the form of grants and low interest loans? Is the current Inclusionary Ordinance approach that forces the affordable home development regardless of the cost the correct ordinance in our rural area?**

NARRATIVE SUMMARY

Tuolumne County updated their General Plan at the end of 2019 and are now updating Title 17 to “conform”. The General Plan references an Inclusionary Ordinance to de facto require private sector development help provide for affordable housing. The Inclusionary Ordinance references “Voluntary Incentives” that if used then require the project to develop 10% of the homes as affordable housing with related restrictions (see below). Research shows that the main “incentive” of all Inclusionary Ordinances in the State (approximately 25% of Counties have in place – less than 3 in rural counties) is a density bonus that allows increased housing density in a development to help offset the cost of providing the affordable homes. In that a density bonus is very hard to achieve in our rural Tuolumne County with hilly topography, environmental constraints, oak mitigation, availability of adequate infrastructure (water, sewer, roads, etc) and arbitrary open space requirements is a density bonus a meaningless incentive? There are not any projects in Tuolumne County that have been able to achieve a density bonus over and above the allowed density for the various land uses. Many of the so-called Tuolumne County voluntary incentives are needed just to achieve some percentage of the County allowed density which is often only at 50% or lower.

Current drafts of Title 17 also reference a “Density Bonus” and related affordable housing requirements which begs the question, do we now even need an inclusionary Ordinance? The amended Title 17 is also proposing to add that if a project has a Mixed Use (MU) or Planned Unit Development (PUD) designation (regardless of the overall density achieved) it also has to include affordable housing or pay a large fee per unit (thousands of dollars). Infill development often requires a MU or PUD designation and is already much more expensive than simple lot splits because of required studies and approvals along with a lot more mitigation and approval time. The In Lieu Inclusionary Ordinance fee was reduced for several years to \$600.00 however, the reduction has now expired on Jan 1, 2022. Adding more cost on infill housing projects greatly impacts the viability to develop and if new housing is reduced then this impact the move up housing ladder which then impacts all housing availability (including affordable housing).

BOARD OF SUPERVISORS HOUSING POLICY COMMITTEE (BOSHPC) DRAFT 2022 WORK PROGRAM

Adopted by the Board of Supervisors on: _____

The following is a list of issues proposed to be addressed by the Tuolumne County Board of Supervisors Housing Policy Committee in 2021. The issues addressed by the Committee are directed by the Board of Supervisors, requested by County staff, the Housing Policy Committee, the Housing Loan Review Committee, or are part of the normal operation of the County's affordable housing programs. Other items will be submitted to the Board for approval to be added to the list as issues arise requiring the Committee's consideration.

Title 17 Ordinance Code – The County is undergoing an update to Title 17-Zoning Ordinance. The BOSHPC has received several presentations on the project from CDD staff and has had the opportunity to comment on the draft document in 2021.

Status: CDD staff is continuing to review the comments from the public and is working on an internal legal review with County Counsel.

Board of Supervisors Strategic Plan Connection:

OBJECTIVE: Develop policies and projects to increase the supply of workforce housing

OBJECTIVE: Support business attraction for county strength areas and invest in small business to build a more resilient and prosperous economy

ACTION ITEM: Update Title 17 to complete the scope of work assigned to consultant

Reestablishing the Position of a Housing Coordinator – With the retirement of the previous Housing Coordinator, the Community Development Department hired a Business Manager who in addition to supporting the fiscal needs of the department, also manages the HOME program. It has been identified that an additional individual to support the development of housing policy and programs in the County is desirable.

Status: Board of Supervisors would need to recommend the addition of a FTE employee in the Fiscal Year 2022-23 Budget to allow CDD to hire an individual to perform these duties.

Board of Supervisors Strategic Plan Connection:

OBJECTIVE: Develop policies and projects to increase the supply of workforce housing

ACTION ITEM: Add Housing Specialist position in order to maintain code and policies in response to state mandates, including by-right affordable housing projects as well as recommendations from Housing Policy Committee, increase housing review efficiencies, identify regulatory barriers, coordinate with Regional Housing Authority

Inclusionary Housing Ordinance – On November 6, 2013, the Tuolumne County Board of Supervisors voted to amend the County's Inclusionary Housing Ordinance by converting it from a mandatory to a voluntary, incentive-based system. The Ordinance was originally enacted by the Board of Supervisors on March 11, 2008. The Inclusionary Ordinance is codified as Chapter 17.65 of the Tuolumne County Ordinance Code. On November 1, 2016, the Board of Supervisors extended the Inclusionary Ordinance to December 21, 2021. Therefore, the voluntary Inclusionary Ordinance has expired. The Board of Supervisors Housing Policy Committee is recommending exploring a new

inclusionary ordinance and has created an Ad-Hoc committee to the Housing Policy Committee to explore new policies.

Status: The BOSHPC Ad Hoc Committee is meeting to work on potential drafts of an inclusionary ordinance.

Board of Supervisors Strategic Plan Connection:

OBJECTIVE: Increase the supply of transitional housing for those experiencing homelessness and behavioral health clients

ACTION ITEM: Audit existing development process and develop recommendations for improvement and streamlining

Barriers to the Construction of Affordable Housing in Tuolumne County – The BOSHPC is interested in creating a survey to be sent to stakeholders to help identify barriers to the construction of affordable housing in the County. The Board of Supervisors Housing Policy Committee has created an Ad-Hoc committee to the Housing Policy Committee to create the survey.

Status: The BOSHPC Ad Hoc Committee is meeting to work on potential drafts of a survey.

Board of Supervisors Strategic Plan Connection:

OBJECTIVE: Develop policies and projects to increase the supply of workforce housing

OBJECTIVE: Increase the supply of transitional housing for those experiencing homelessness and behavioral health clients

ACTION ITEM: Audit existing development process and develop recommendations for improvement and streamlining



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

BOARD OF SUPERVISORS HOUSING POLICY COMMITTEE MEETING *Unapproved* MINUTES MEETING of May 12, 2022

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PRESENT: Chair Supervisor Jaron Brandon; Supervisor Anaiah Kirk; Chris McCoy, Area 12 Agency on Aging; Joe Bors, Amador Tuolumne Community Action Agency (ATCAA); Mike Lemke, Tuolumne County Building Industry (TCBI); Trinity Abila, Habitat for Humanity; Brad Vondrak, Tuolumne County Association of Realtors (TCAR)

ABSENT: None

STAFF: Quincy Yaley, Community Development Department Director; Dave Ruby, Community Development Department Planning Manager

The Committee may have rearranged its agenda during the meeting; however, the minutes have been prepared to follow the printed agenda, for the purpose of consistency.

CALL TO ORDER/WELCOME:

Chair Supervisor Jaron Brandon called the meeting of May 12, 2022, to order at 1:03 p.m.

Staff rolled called the committee.

Chair Supervisor Jaron Brandon: Present
Supervisor Anaiah Kirk: Present
Chris McCoy: Present
Joe Bors: Present
Mike Lemke: Present
Trinity Abila: Present
Brad Vondrak: Present

Staff indicated there is a quorum.

COMMITTEE BUSINESS:

Discussion on returning to in person meetings.

Adopting Resolution HPC2022-002 authorizing remote teleconference meetings of BOSHPC for the period of February 3, 2022 to March 10, 2022.

Chair Brandon combined Items 1 & 2 for a discussion and vote. Discussion ensued regarding preferences for returning to in person meetings versus staying remote using the zoom platform.

Chair Brandon called for a motion to continue remote meetings.

Moved by Supervisor Kirk, seconded by Brad Vondrak to approve.

Chair Supervisor Jaron Brandon: Aye

Supervisor Anaiah Kirk: Aye

Chris McCoy: Aye

Joe Bors: Aye

Mike Lemke: Aye

Trinity Abila: Aye

Brad Vondrak: Aye

Motion carried 7-0

Consideration of the Minutes of the Meeting of March 10, 2022

Chair Brandon asked if there is any discussion or a motion to approve the minutes of the Meeting of March 10, 2022.

Moved by Mike Lemke and seconded by Joe Bors to approve.

Vice Chair Brandon opened public comment, indicating any member of the public who wishes to speak may raise their hand and will have 3 minutes to speak. Chair Brandon, seeing no comment, closed public comment. Staff called a roll call vote.

Chair Supervisor Jaron Brandon: Aye

Supervisor Anaiah Kirk: Aye

Chris McCoy: Aye

Joe Bors: Aye

Mike Lemke: Aye

Trinity Abila: Aye

Brad Vondrak: Aye

Motion carried 7-0

REPORTS:

Chair Brandon updated the Committee on various housing items the County is currently working on. He indicated the Yonder Yosemite project was approved by the Board of Supervisors and will include about onsite employee housing. Chair Brandon said he participated in a phone call with HCD (California Department of Housing and Community Development) concerning the HOMEKEY Project and HOME funds, discussing the limitations on these programs for rural areas. Chair Brandon also indicated the Board of Supervisors adopted their 2022 to 2024 priorities and discussed the goals related to housing. He also stated the Supervisors voted to utilize ARP Funds to authorize pre-funding for the approved Housing Specialist position.

Joe Bors mentioned the Tuolumne County Commission on Homelessness formed an ad hoc committee to identify potential locations for a sanctioned outdoor shelter, and a report was completed and recommendations were made for three different sites. The recommendations are now with County staff to consider and develop the next steps.

Chris McCoy reported that Area 12 Agency on Aging is now fully open to the public.

PUBLIC COMMENT:

Vice Chair Brandon opened the public forum. He said if any member of the public wants to speak on any item that is not on the agenda, they may raise their hand and will have 1 minute. Chair Brandon, seeing no comment, closed public comment.

NEW ITEMS:

Discussion of potential Short-Term Rental impacts on local housing supply.

Chair Brandon gave a brief explanation of this action item “Conduct research on the impacts of short-term rentals on local housing market. Provide options to the Board” and proposed a process to work through this issue. He went on to give a presentation starting with some background information, moving on to some recommended questions to consider. He indicated this item will be coming back to the BOS (Board of Supervisors). In conclusion, he said there is a lot of un-knowns about Short Term Rentals (STR). Specifically, the questions are asking if there is a problem, what the problem is, and are there potential solutions. What’s not being discussed now is doing what the City of Sonora did by putting some hard cap on STR. We will not be having that full discussion until that information is brought back to the BOS in 2023.

Ron Kopf agreed this is an issue that should be explored.

Chair Brandon answered some questions asked in the Zoom platform.

Vice Chair Brandon opened the public forum. He said if any member of the public wants to speak, they may raise their hand and will have 2 minutes.

A member of the public commented she own a vacation rental which is also used as a vacation home, and that the home would never be a long term rental. She believes there is a good financial return to the community because of the level of upkeep needed to keep it is good condition, and they employ people in the community to support the rental.

A member of the public, a property manager who manages 100 long term rentals and 30 vacation rentals, clarified that of her 30 vacation rentals, 98 percent of them are used by the owners as their vacation homes and they would never be on the market for long term rentals. These vacation rentals employ people in the community to keep them well maintained.

Sam Segerstrom, president of TCAR, indicated it’s important for the health of our community to have STR options for visitors to our community. He is not in favor of the county limiting these options. He indicated it is good for the local economy, he believes in protecting property owner property rights, and limiting use on these homes does not fix our housing supply problem.

A member of the public thinks the County should study the benefits of STR vs approaching it as just the impacts of STR and stated the benefit of STR is a healthier economy.

A member of the public agreed there should be no restrictions on STR.

A member of the public believes STR create a housing shortage which then impacts businesses’ ability to keep employees.

A member of the public is in favor of no restrictions on STR.

A member of the public is in favor of STR but, has some concerns about fire safety.

A member of the public is concerned about lack of enforcement against STR party houses and a big trash problem.

A member of the public is in favor of STR and believes there are solutions to some of the problems mentioned, possible constructing accessory dwelling units.

A member of the public said the revenue that the taxes bring in for STR will help offset the amount of people who can no longer afford to make day trips. They own a secondary home and use it as a STR to help offset the cost. They would never use it for a long term rental situation.

Chair Brandon, seeing no other comment, closed public comment.

OLD BUSINESS:

Consideration of revising the draft 2022 Workplan for the BOS Housing Policy Committee.

Chair Brandon requested Ms. Yaley bring back a draft 2022 Workplan which is aligned with the priority, objectives and action items approved by the BOS to the next meeting.

Vice Chair Brandon opened the public forum. He said if any member of the public wants to speak may raise their hand and will have 2 minutes.

Chair Brandon, seeing no comments, closed public comment.

Ad Hoc Committee Reports for Special Projects

- Inclusionary Ordinance (Mike Lemke, Trinity Abila, Brad Vondrak)
- Survey/Outreach to Builders, Contractors and Engineers (Brad Vondrak and Mike Lemke)

Chair Brandon would like to bring the first item back to the committee next month as its own agenda item. (Inclusionary Ordinance)

Chair Brandon asked Mr. Vondrak and Mr. Lemke to present on the second item. (Survey/Outreach to Builders, Contractors and Engineers)

Mr. Lemke shared a brief presentation on some background information on affordable housing and affordable housing studies. He indicated 4 or 5 years ago he and other people from the building industry came together and made a presentation to the BOS on how the County of Tuolumne could develop housing with an established dollar amount at \$250,000 per home. As expected, this was a difficult dollar amount to achieve in this area. They eventually did show it was possible to accomplish this in the County of Tuolumne as in other areas. Even though this was a few years ago, the goal of accomplishing a reasonable cost of housing is still possible. He went on to highlight a couple of different reports done by National Association of Home Builders (NAHB) and National Association of Realtors (NAR). He recommended the committee review this information. He wrapped up his presentation by highlighting a few needed components to accomplish affordable housing, including accessible water, sewer capacity, inclusionary ordinance updates, local job growth development, the question of fee increases, ongoing state requirements that don't fit our county, and county staff and development.

Chair Brandon opened the public forum. He said if any member of the public wants to speak, they may raise their hand and will have 2 minutes.

Chair Brandon, seeing no comment, closed public comment.

Title 17 Zoning Code Project

Chair Brandon asked Ms. Yaley if there is an ETA on project completion.

Ms. Yaley commented that there is still a lot of work to be done and it will roll into next year. Currently, no ETA.

ADJOURNMENT:

Chair Brandon adjourned the meeting at 2:10 p.m.

Respectfully submitted,

Quincy Yaley, AICP
Community Development Department Director

QY:js

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