



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 July 14, 2022

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PRESENT: Chair Supervisor Jaron Brandon; Doreen Schmidt, 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: Supervisor Anaiah Kirk

STAFF: Tracie Riggs, County Administrative Officer; Natalie Rizzi, Community Development Department Senior Planner; Cheydi Gonzales, Community Development Department Land Use Coordinator; Dave Ruby, Community Development Department Planning Manager; Rachel Bell, Community Development Department Business 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 July 14, 2022, to order at 1:03 p.m.

Staff rolled called the committee.

Chair Supervisor Jaron Brandon: Present
Supervisor Anaiah Kirk: Absent
Doreen Schmidt: Present
Joe Bors: Present
Mike Lemke: Present
Trinity Abila: Present
Brad Vondrak: Present

Vice Chair Brandon indicated there is a quorum.

COMMITTEE BUSINESS:

Adopting Resolution HPC2022-006 authorizing remote teleconference meetings of BOSHPC for the period of July 14, 2022 to August 11, 2022.

Chari Brandon asked if there was any discussion. There was none.

Chair Brandon opened the public comment. Seeing no comments, he closed public comment.

Chair Brandon called for a motion to approve the Resolution.

Moved by Joe Bors, seconded by Brad Vondrak to approve.

Chair Supervisor Jaron Brandon: Aye

Supervisor Anaiah Kirk: Absent

Doreen Schmidt: Aye

Joe Bors: Aye

Mike Lemke: Aye

Trinity Abila: Aye

Brad Vondrak: Aye

YES: 6

NO: 0

ABSENT: 1

ABSTAIN: 0

Motion carried 6-0 with Committee Member Supervisor Kirk being absent.

Consideration of the Minutes of the meeting of June 9, 2022

Chair Brandon asked if there was any discussion. There was none.

Chair Brandon opened the public comment. Seeing no comments, he closed public comment.

Chair Brandon asked if there is a motion for any amendments or a motion to approve the minutes of the meeting of June 9, 2022.

Moved by Doreen Schmidt and seconded by Joe Bors to approve.

Chair Supervisor Jaron Brandon: Aye

Supervisor Anaiah Kirk: Absent

Doreen Schmidt: Aye

Joe Bors: Aye

Mike Lemke: Aye

Trinity Abila: Aye

Brad Vondrak: Aye

Motion carried 6-0 with Committee Member Supervisor Kirk being absent.

Reports

Supervisor Brandon reported there has been a proposal for a one cent Sales Tax increase at the County level, for critical fire, sheriff, and road services, which have an obvious impact on housing and being able to provide services for new development projects. He said the County has a vegetation management ordinance which the Board of Supervisors (BOS) that was reviewed and direction was provided back to OES and Fire staff. The new ordinance would apply to half acre parcels and smaller and that are unimproved. This ordinance may bring some of these parcels available for potential development projects. He reported the BOS discussed the Housing Specialist position. The BOS also discussed the Community Economic Resilience Fund (CERF) funding, which is an economic

development fund for a seven County region with a \$5 million planning grant, which will likely be used through the Sierra Business Council. He mentioned the state has an additional \$500 million competitive grant to fund projects. The BOS also discussed economic development in the county and how to approach it collaboratively.

Brad Vondrak mentioned Tuolumne County Association of Realtors (TCAR) still has their Fire Survey being advertised on Facebook and the radio. He said they just released their second quarter 2022 statistics, showing a 20% increase in median sales price from second quarter 2021. Also, sales prices under \$500K, down 27%, sales prices under \$300K, down 61% and sales prices under \$200K, down 76%. He concluded there are higher price homes year over year.

Joe Bors reported he attended the Tuolumne County Commission on Homelessness meeting earlier today and there was some news about moving forward with the Navigation Center for Tuolumne County. He indicated their committee will send a recommendation to the BOS in August to continue pursuing a location for a sanctioned pallet shelter.

Supervisor Brandon added there was a visit from the Stanislaus Regional Housing Authority doing site visits that were identified by Supervisor Haff and himself for potential work force housing and transitional housing developments.

Trinity Abila highlighted the Housing Collaborative's Action Teams will be meeting soon and those members should be receiving some information from their action team's team leader.

Mike Lemke reported on behalf of the Tuolumne Community Collaborative, indicating their next apprenticeship training program starts up again in August. He pointed out the deadline for the application is July 20, 2022.

Doreen Schmidt reiterated what Kristin Millhoff reported last meeting that the Senior Center in Tuolumne County may receive grant funding to purchase delivery vehicles and new kitchen equipment. Also, they will be getting some more funding for shelf stable meals and other projects, such as an intergenerational nutrition program. They also sent out an RFP for legal services and currently have 4 bidders which need to be reviewed in the next couple of weeks. Ms. Schmidt also mentioned Interfaith Legal Services, which has four lawyers and one paralegal who volunteer their time, along with other volunteers, are getting quite a few eviction cases.

Joe Bors reported Amador Tuolumne Community Action Agency (ATCAA) have reclassified five of their six properties in Tuolumne County to Section 8 Housing.

Public Forum

Vice Chair Brandon opened the public comment. 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 3 minutes.

Chair Brandon, seeing no comment, closed public forum.

OLD BUSINESS:

Inclusionary Ordinance - Ad Hoc Committee for Special Project – (Mike Lemke, Trinity Abila, Brad Vondrak)

Mike Lemke briefly covered information he presented from the last meeting, origin of Inclusionary Zoning, baseline intent, adoption of inclusionary zoning in California, and that Tuolumne County is the last rural county in California working with this program. He went on to explain how this original structure does not transfer well to our rural area.

Some of the issues for rural areas are price of land, environmental restrictions, cost of materials, sales price after construction, current zoning density, and the inclusionary zone density bonus fee. He showed that changing the minimum lot size to 5,000 sq ft instead of the current 7,500 sq. ft., possibly even consider sub 5,000 sq. ft., could have an immediate impact.

He went through some of the changes needed to the Inclusionary Housing ordinance to make it viable, such as modifying the percentages and the timing of implementation, which are critical components to make a successful program in our county. He then went through their recommendations which included extending the expired fee reduction for three years while the Inclusionary Ordinance is revised and submitted to the BOS with the BOSHPC recommendation of revision or termination; determine if an Inclusionary Ordinance is needed with the updated density bonus provisions of the County Title 17, at a 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 it viable; 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 the Mixed Use (MU) and Planned Unit Developments (PUD) do not automatically trigger Inclusionary Ordinance constraints; and, with California regulations, site development costs, and the current spike in building materials, can affordable housing in rural areas be reasonable developed by local no profit developers without some form of public assistance in the form of grants and low interest loans? It is the current Inclusionary Ordinance approach that forces the affordable home development, regardless of the cost, the correct ordinance in our rural area? He said most rural areas in California voted this program out because they could not make it work. He encouraged everyone to read the Narrative Summary, included in the agenda packet.

A discussion ensued concerning putting a hold on this program until it could be further explored for viability, even putting an end to the Inclusionary Ordinance in Tuolumne County. There was agreement that this ordinance does not work for non-profit builders as well as for profit builders. Trinity Abila left the meeting.

Chair Brandon would like this committee to make a formal recommendation to the BOS to have a review and reduce the residential minimum lot size and a review of the Inclusionary Ordinance to either pause it, eliminate it or rewrite it with a suspension of the fees until it is resolved.

It was moved by Chair Brandon and seconded by Mike Lemke to make a formal recommendation to the BOS to review and reduce the residential minimum lot size to 5000 sq. ft. per lot.

Chair Supervisor Jaron Brandon: Aye
Supervisor Anaiah Kirk: Absent
Doreen Schmidt: Aye
Joe Bors: Aye
Mike Lemke: Aye
Trinity Abila: Absent
Brad Vondrak: Aye

Motion carried 5-0 with Committee Members Supervisor Kirk and Trinity Abila being absent.

It was moved by Chair Brandon and seconded by Brad Vondrak to provided direction to the BOS to eliminate the Inclusionary Ordinance or pause and rework the Inclusionary Ordinance.

Chair Supervisor Jaron Brandon: Aye
Supervisor Anaiah Kirk: Absent
Doreen Schmidt: Aye
Joe Bors: Aye
Mike Lemke: Aye
Trinity Abila: Absent
Brad Vondrak: Aye

Motion carried 5-0 with Committee Members Supervisor Kirk and Trinity Abila being absent.

Chair Brandon opened the public comment. Seeing no comments, he closed public comment.

**Final Review and Adoption of the Housing Policy Committee 2022 Work Plan
Consideration of the amended draft 2022 Workplan for the BOS Housing Policy Committee.**

Natalie Rizzi indicated this Work Plan has already been reviewed by the committee and has been brought back to review the new position of the Housing Development Specialist (HDS) and align their duties with the 2022 HPC Work Plan and BOS objectives.

Chair Brandon recommended we combine these next two items together.

Ms. Rizzi said the job description has been created and approved. This position will be in the Community Development Department (CDD) and will report to the Director. The county is currently seeking potential candidates. This item was brought to the committee today to discuss and prioritize the duties for this new position.

Chair Brandon recommended we bring back the HPC Work Plan to the next meeting, as adapted. He suggests this new position of the HDS will handle projects, policies, or procedural things. Additional considerations would be if this person would provide assistance to help start and support these projects through the pipeline and would the position address policies to make it easier for someone to build. Also discussed was if the position would help streamline projects.

A discussion ensued concerning needed qualifications to determine priorities. It was suggested that some of the local industry builders could be a part of the interview process. This position should also play a role in economic development, have experience with new legislation coming out of Sacramento, and be familiar with the Department of Housing and Community Development (HCD) grants and programs.

Chair Brandon concluded the committee is looking for someone who is proactive in finding problems or projects to address, someone who is flexible and cross functional.

Chair Brandon moved and Doreen Schmidt seconded to adjourn the meeting and table the last item, Title 17 Zoning Code Project – Status Update, instead send out a written status report.

Chair Supervisor Jaron Brandon: Aye
Supervisor Anaiah Kirk: Absent
Doreen Schmidt: Aye

Joe Bors: Absent
Mike Lemke: Aye
Trinity Abila: Absent
Brad Vondrak: Aye

Motion carried 4-0 with Committee Members Supervisor Kirk, Trinity Abila and Joe Bors being absent.

ADJOURNMENT:

Chair Brandon adjourned the meeting at 2:44 p.m.

Respectfully submitted,

Quincy Yaley, AICP
Community Development Department Director

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