



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 August 11, 2022

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PRESENT: Chair Supervisor Jaron Brandon; Supervisor Anaiah Kirk; Kristin Millhoff, 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; Rachel Bell, CDD Business Manager; Dave Ruby, Planning Manager, Tracie Riggs, Tuolumne County Administrative Officer (CAO)

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 August 11, 2022, to order at 1:01 p.m.

Ms. Yaley indicated there is a quorum.

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

Staff indicated there is a quorum.

COMMITTEE BUSINESS:

Adopting Resolution HPC2022-007 authorizing remote teleconference meetings of BOSHPC for the period of August 11, 2022, to September 8, 2022.

Chair Brandon opened public comment. Seeing none, 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: Aye

Kristin Millhoff: Aye

Joe Bors: Aye

Mike Lemke: Aye

Trinity Abila: Aye

Brad Vondrak: Aye

YES: 7

NO: 0

ABSENT: 0

ABSTAIN: 0

Motion carried 7-0

Consideration of the Minutes of the meeting of July 14, 2022.

Chair Brandon asked if there is a motion for any amendments or a motion to approve the minutes of the meeting of July 14, 2022. Supervisor Kirk asked for clarification regarding items going both to the Housing Policy Committee and the Planning Committee. Mike Lemeke requested four revisions to the minutes.

Chair Brandon opened public comment. Seeing none, he closed public comment.

Moved by Brad Vondrak and seconded by Mike Lemke to approve, with amendments.

Chair Supervisor Jaron Brandon: Aye

Supervisor Anaiah Kirk: Abstain

Kristin Millhoff: Aye

Joe Bors: Aye

Mike Lemke: Aye

Trinity Abila: Aye

Brad Vondrak: Aye

Motion carried 6-0-0-1

Reports

Chair Brandon reported the Board of Supervisors moved forward with adopting the Harvard Mine site as an outdoor shelter. He also reported he had a meeting with the City of Sonora to discuss one of the priorities from the Housing Collaborative regarding the reuse of spaces within the County for more housing.

Ms. Yaley reported on the Housing Specialist position, indicating applications are being accepted and interviews being conducted. She also reported that staff is currently undergoing additional training on how to prepare minutes. She said there was a request for a written report on the status of the Title 17 update. This update will be provided after the Planning Commission considers the Climate Action Plan. She reported that staff is working on getting the requested information on the Affordable Housing Trust Fund.

Trinity Abila reported that the Housing Collaborative which met in the spring, has now formed Action Teams. The top three objectives were conversion/repurposing locations, creating a Housing Development Specialist at the County, and promoting that Tuolumne County is open for housing. These action teams have been meeting and they are a combined group of people from builders, non-profits, the County, the City of Sonora, and more. Their meetings have been positive as they work together collaboratively to work through the challenges before them. The larger Housing Collaborative will be meeting again in November.

Chair Brandon mentioned he will learn more about the upcoming AARP Resolution and Blue Zones to bring back to a future meeting.

Rachel Bell reported that the County HOME program has been temporarily suspended as the U.S. Department of Housing and Urban Development (HUD) is looking at some of the policies and practices of the California Department of Housing and Community Development (HCD). Ms. Bell indicated she will keep the Committee updated.

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 3 minutes.

Chair Brandon, seeing no comment, closed public comment.

OLD BUSINESS

Final Review and Adoption of the Housing Policy Committee 2022 Work Plan

Ms. Yaley indicated this item was requested to be on the agenda this month. The language for "Reestablishing the Position of a Housing Coordinator has been updated". She also updated the status of the workplan regarding the Inclusionary Housing Ordinance and the Barriers to the Construction. She also updated the language on the Title 17 Ordinance Code, specifically regarding the minimum parcel size. Ms. Yaley offered to continue to update the Work Plan and bring it back, as needed.

Chair Brandon agreed this should be kept as a recurring item for the Committee. He also said the Builders Survey item has been on hold while the Title 17 Update is discussed. He wants to make sure that what comes out of the discussion is informative and actionable, something Ms. Yaley can use to address something we don't know yet, and who do we get this out to and have a rough draft to talk about. Chair Brandon asked if there are any comments, discussions, and recommendations from the committee.

Chair Brandon opened public comment. Seeing none, he closed public comment.

NEW ITEMS:

Discussion on potential application for the Regional Action Planning Grant 2.0 and update on tasks identified in existing REAP grant.

Quincy Yaley indicated she brought this item before the Committee to get feed-back, and suggested that members could discuss this grant with their respective groups and contact her with any ideas would be helpful. This is an application for a grant called the Regional Early Action Planning Grant (REAP 2.0). She indicated the information for this grant is included in the agenda packet. She shared that she has attended some webinars on this grant and there will be a special allocation just for rural counties, however it is competitive. There was a 1.0 grant that was a non-competitive grant and the County did

receive a \$200,000. grant for planning studies. This 1.0 grant application was from 2019 and we are spending down these funds according to the BOS approved work plan. The County used a portion of the funds for predevelopment studies for the Hidden Meadows Terrace Affordable Housing project.

There are some additional funds to help us evaluate Regional Housing Needs Allocation (RHNA) sites to make sure those sites that the Housing Element identifies are correct, funds available to education and outreach and included in this grant was a sub-allocation to the City of Sonora. There are still some funds in the predevelopment line that may be available as new affordable housing projects come in. There is a timeline that these funds need to be spent which is within the next 12 months.

Joe Bors asked if this is a planning grant, or an implementation grant or both. He indicated his concern is for affordable housing.

Kristin Millhoff mentioned one of the objectives, reducing vehicle miles traveled by building a walkable community and enhance pedestrian bicycle safety measures, could be associated with Blue Zones because this is the AARP model.

Brad Vondrak indicated the minimum award amount is \$100,000 and the maximum is \$5,000,000, found on page 17 of the program guidelines.

Mr. Bors indicated on page 41 of the program guidelines, there is \$5,132,972.02 available for the 5 counties in the Geographic category labeled Motherlode.

Ron Kopf mentioned there is a trail system going from Jamestown to Columbia and is not sure if it has been completely funded yet. He is wondering if any of this grant money would apply to this trail system to reduce some of the VMT and establish walkable communities.

Chair Brandon agrees funding of the trail system would be good. He mentioned he would like to see some type of analysis done on the County that lays out a plan for where we want to see growth happen so we could then plan with infrastructure with TUD and land use acquisitions. He indicated he would like to set some funds aside to support what we have done in our existing processes by incentivizing, advertising, soliciting, and educating the community on what programs already exist and what type of assistance is available.

Chair Brandon opened public comment. Seeing none, he closed public comment.

Presentation by Rachel Bell on the National Housing and Rehabilitation Association Summer Institute, July 18-20, 2022

Rachel Bell reported in July she attended the National Housing and Rehabilitation Association Summer Institute. The NH & R is a professional association of affordable housing and multifamily owners, developers, and professionals. Their primary mission is to help members expand their businesses and create value through business to business exchange, time-sensitive transaction-oriented education, fostering new business relationships and targeted issue advocacy. Ms. Bell said it was a great conference, attended by a lot of developers, people at the State level and Washington D.C., policy makers, and legislation. Ms. Bell reported the economic news at the conference anticipates the recession to hit late 2022 and early 2023. They believe inflation will peak soon, being around 7% now and peaking at 9.1%. Consumer spending is slowing, the job market remains hot, housing is out pacing wages, demand is outpouring supply, headwinds: decreasing population growth, tailwinds: US housing shortage. An interesting thing they talked about was student debt, reporting that most student debt in 2021 was \$25,000 and there is still a lot of young adults living at home even up to the age of 26, 27, 28. Ms. Bell attended the Multifamily Developers Roundtable and reported Jim Silverwood with

Affirmed Housing spoke on supportive housing who mostly builds in San Diego and Los Angeles explaining Affirmed Housing partnered with the Regional Task Force on the Homeless and the San Diego Housing Commission to hold the first lease up housing fair in San Diego, creating a new model that is now utilized throughout the community for supportive housing lease up. Basically, they are taking all the homeless and putting them in a supportive services community with most of these projects being 100% voucher system, either from Section 8 Housing or other types of tenant-based rental assistance programs. The presentation also touched on Tax bonds and Tax Credits which are very competitive, and 3 times oversubscribed, CA Home Key, does not have many developers who are in favor of using that program for lack of a good exit strategy. Ms. Bell attended the Regional Housing Finance Agency Roundtable and reported Tiena Johnson Hall from CAL HFA - CA Housing Finance Agency spoke on some current programs available in California by CAL HFA. Such as, the Mortgage Relief Program, the ADU Unit Program, the Forgivable Equity Program, the CA Dream for All Program, the Recycle Bond Program committed by Apple. During the Tax-Exempt Roundtable the Social and Green Principals: Green Bond and Social Bonds. Ms. Bell reported Bank of America President, Spindy Spivak, spoke on What is Affecting Lending and Developers., which include, just scrambling to keep a deal together, construction costs are up, interest rates are up, an increase in operational costs for a project, and insurance rates are up. There were a few recommendations given as follows; if you have a project, do what you can to get it across the finish line, get your environmental done early to really know the cost, and talk to your lender and investors early. A new term for Affordable Housing was referenced as Service Rich Housing. Ms. Bell shared some of the Key Federal Policy Updates in the September 30, 2022, Budget Resolution was to increase affordable housing production, extend the temp 12.5% housing credit allocation, future increase housing credit allocation, lower the bond financing test, lowering it from a 50% test to a 25% test, the Affordable Housing Build Back Better Community Reinvestment Act which, enables the use of state and local fiscal recovery funds as GAP financing in housing credit properties. Ms. Bell reported HUD did not do their 1 year survey because of COVID and they are talking about using a 5 year survey to come up with their AMI (Area Median Income) instead. There are other trends that may affect the AMI in the future, such as working from home jobs with high wages even though you live in a lower wage area. These affects will be seen in 2024. Ms. Bell reported she was able to connect with Peter Bell, CEO of NH & R. He suggested doing a Housing Needs Assessment for Tuolumne County. Ms. Bell also talked with Lorie Adams, our HOME consultant with Adams Ashby Group and Roy Hastings, indicating they will be reaching out to developers he knows that works in Rural Communities to see if there is an interest in Tuolumne County.

Chair Brandon requested a copy of Ms. Bell's notes for further study. He also indicated to dove tail some of these different grant programs together could be helpful.

Ms. Bell indicated she would prepare a summary and links to this information and have it sent out to the membership.

Ron Kopf asked if the Housing Needs Assessment would only be looking at what would be needed for an Affordable Housing standpoint or across all housing sectors of Tuolumne County.

Ms. Bell responded that it would be across all housing sectors, but she will get more information on that just to clarify.

Ms. Yaley cautioned not to get the Housing Needs Assessment, which Ms. Bell is talking about confused with the RHNA that has a similar acronym. RHNA is a number given to us by the State of California.

Chair Brandon opened public comment. Seeing none, he closed public comment.

ADJOURNMENT:

Chair Brandon adjourned the meeting at 1:58.

Respectfully submitted,

Quincy Yaley, AICP
Community Development Department Director

QY:js

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