

*The Vision of the TC COH is that Tuolumne County has adequate safe, healthy, and affordable shelter and housing options for all of the people that live in Tuolumne County.*



TC CoH Housing Committee Meeting  
Thursday, June 16, 2022  
1:00 p.m. to 3:00 p.m.

***Place: Virtual Attendance Only***

In order to protect public health and the safety of our Tuolumne County citizens, this Tuolumne County Commission on Homelessness' Housing Committee meeting will be physically closed to the public, however the public may participate and comment on any item via teleconference, U.S. Mail, email, phone or video conferencing through the following meeting link:

**Join TCCoH – Standing Housing Committee Zoom Meeting**

In order to protect public health and the safety of our Tuolumne County citizens, this Tuolumne County Commission on Homelessness meeting will be physically closed to the public. However, the public may participate and comment on any item via teleconference, U.S. Mail, email, or video conferencing through the Zoom platform at the following link:

**Zoom (Video and Audio):**

<https://tuolumne-ca-gov.zoom.us/j/83794247281?pwd=a0NjWldUWC9JQWFRMVk1Nm9FcnlpUT09>

Meeting ID: 837-9424-7281 Passcode: 466416

**Zoom (Audio Only):**

*One Tap Mobile:* +17207072699,,83794247281# and Enter Passcode: 466416

*Or Dial:* +1 720 707 2699 and Meeting ID: 837 9424 7281 then Passcode: 466416

**Email:** Email comments to Attn: Public Comment-TCCoH at [jalley@co.tuolumne.ca.us](mailto:jalley@co.tuolumne.ca.us)

**U.S. Mail:** Mail comments to Attn: Public Comment-TCCoH, CAO Office 2 S. Green St., Sonoma CA 95370. Written comments must be received no later than 8:00 a.m. on the morning before the noticed meeting.

**Important Public Notice:** Accessibility Requirements, if you need swift special assistance during the meeting, please call (209) 533-5511.

**AGENDA**

- |                               |        |
|-------------------------------|--------|
| I. CALL TO ORDER - Chair      | 2 min. |
| II. ROLL CALL                 | 2 min. |
| a) Establish a meeting quorum |        |

b)	Adopting Findings of the Commission on Homelessness Standing Housing Committee Meeting Authorizing Remote Meetings Pursuant to AB361 (Modified Brown Act Procedure a Declared Emergency) for the period of June 16, 2022-July 15, 2022.	2 min.
III.	APPROVAL OF PREVIOUS MEETING MINUTES	5 min.
a)	Draft Minutes of May 19, 2022 meeting (attached)	
IV.	PUBLIC COMMENT	10 min. max
V.	REPORTS	
	Officers:	
a)	Chair -	2 min.
b)	Vice-Chair ( <i>position is vacant &amp; replacement will be addressed at this meeting</i> )	2 min.
	AD-HOC Tasks Assignments	
a)	Affordable Housing Opportunities Work Plan Development ( <i>See initial draft workplan attached in agenda packet</i> )	15 min.
b)	Housing Planning and Permitting Policies Review Work Plan Development ( <i>See initial draft workplan attached in agenda packet</i> )	15 min.
c)	Shelter and Housing Organizations Liaison and Coordinating Work Plan Development	15 min.
VI.	SPEAKERS <i>No speakers this meeting</i>	
a)	Brief consideration of future speakers to recommend to the Commission	3 min.
VII.	UNFINISHED BUSINESS	
a)	Continued Discussion and possible action on availability of affordable housing ( <i>Note: it is the Chair's intention to move this topic consideration in future to be included in review of the ad hoc affordable housing opportunities task</i> )	5 min.
b)	Update on engaging additional Commission members to be on the Housing Committee	2 min.
c)	Discussion on the TC CoH standing Housing Committee's Scale of Effort ( <i>see Chair's comments and discussion framing attached in agenda packet</i> )	10 min.
VIII.	NEW BUSINESS	
a)	For Information: A memo on the Governor's recent budget revisions (please see letter attached to the May 19 <sup>th</sup> minutes draft, Re: Governor's 2022-23 May Revision)	2 min.
IX.	Committee Members' input to the next meeting agenda	5 min.
X.	ANNOUNCEMENTS	
		5 min.
XI.	ADJOURNMENT	

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**Tuolumne County Board of Supervisors’  
Commission on Homelessness’  
Standing Housing Committee**

**Committee Chair’s  
Ad Hoc Task Assignment  
For 2022 Focus area of  
Homeless & Near Homeless Affordable Housing Opportunities**

*(Draft)*

**Affordable Housing Opportunities  
Development Work Plan**

**June 2022**

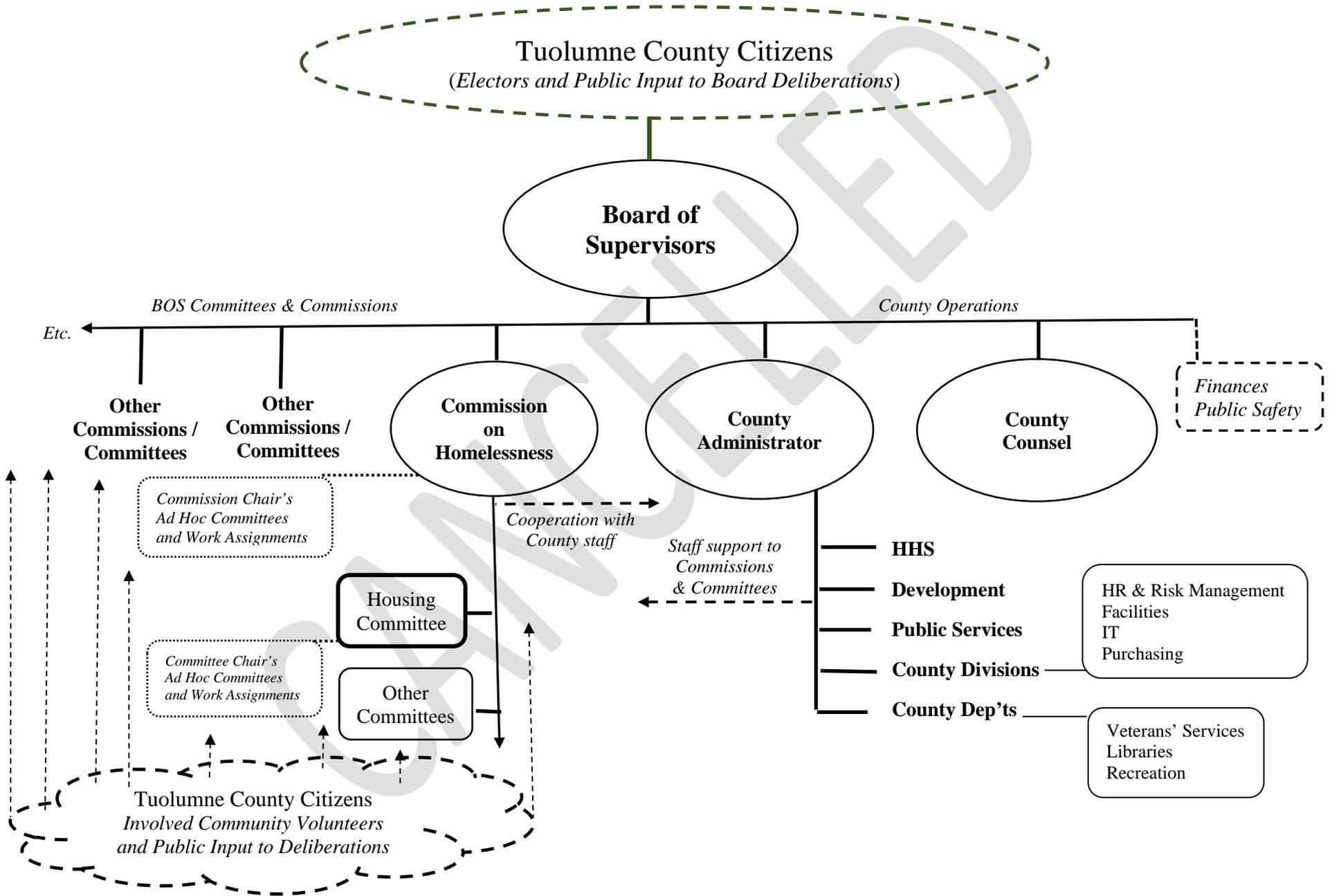
*Ad Hoc Task Work Facilitator*

Rick Breeze-Martin

*Task Community Volunteer*

Deborah Rei

**Tuolumne County Government Organizational Chart**  
*Emphasizing Location of the Commission on Homelessness's Standing Housing Committee*



*Chart Locating the BOS's Commission on Homelessness' Standing Housing Committee in the Tuolumne County Governmental Organization*

# Homeless & Near Homeless Affordable Housing Opportunities Development Work Plan

*The Vision of the TC COH is that Tuolumne County has adequate safe, healthy, and affordable shelter and housing options for all of the people that live in Tuolumne County.*

## Background

The Tuolumne County Commission on Homelessness (CoH) was created by the County Board of Supervisors (BOS) in early 2021. The CoH Bylaws provides its' vision, mission, scope, and responsibilities and functions to frame and guide its' work. The vision statement represents the Commission's highest aspirations for the status of housing options for Tuolumne County citizens (*see vision statement above*). Its' mission to attain this vision "is to serve the County Board of Supervisors by advising it on policy and practice related to all services and programs that affect the County's residents currently or at risk of experiencing homelessness."

CoH's scope of work in which to carry out its mission "**shall be for all programs, decisions, and services which** may be targeted at or particularly **affect homeless** populations in Tuolumne County including but not limited to protecting those at-risk of homelessness, providing services for those currently homeless, or recommending establishing policy to address community issues related to homelessness."

The focus of its responsibilities and functions within the CoH's approved scope of work are to:

1. **Study, review, evaluate, and make recommendations** to the Tuolumne County Board of Supervisors and other relevant community agencies relative to any and all matters affecting or being caused by homeless, those at risk of homelessness, and transient populations in Tuolumne County, including but not limited to matters such as health, **housing**, employment, transportation, compliance, and community maintenance.
2. Identify the various services made available to homeless populations in Tuolumne County both governmental and non-governmental agencies, and to the extent feasible, act as a voluntary coordinating body for such agencies.
3. Study and inform residents of Tuolumne County and the Board of Supervisors of pertinent proposed or enacted legislation and/or regulatory changes related to homelessness, and policies and programs pursued by other areas.
4. Perform other duties relative to issues related to homelessness in Tuolumne County as may be assigned by the Board of Supervisors or taken on by this committee."

(Bold above added for emphasis)

The responsibility assigned to the Commission described by its vision, mission, scope, responsibilities and functions is extensive. It necessitates that the Commission systematically address many interconnected matters affecting those experiencing homelessness or are near homeless in Tuolumne County. To that end the CoH in its first year organized its efforts into several ad hoc committees and its standing Housing Committee. For the year 2022 the Commission approved four focused work areas for the Housing Committee:

- **Opportunities for more affordable housing;**
- Review housing planning, permitting policies, procedures, regulations as relates to homelessness;
- Opportunities to expand emergency and transitional shelter beds;
- Liaison, communications & coordination with shelter and housing resource organizations in County.

The Housing Committee Chair assigned specific ad hoc work tasks that are to develop a work plan for 3 of the 2022 focus areas. This document is for the ad hoc task on opportunities for more affordable housing; its' specific task is to develop an affordable housing opportunities development work plan. A plan to recommend to the Committee for review and recommendation to the Commission. Task progress is to be reported to the Committee monthly for review and comment input. As an ad hoc task it is to be completed and delivered to the Housing Committee by its September 2022 meeting. This document is the results of the ad hoc task assignment.

# Homeless & Near Homeless Affordable Housing Opportunities Development Work Plan

## Work Plan Purpose and Objectives

The homeless and near homeless are often experiencing multiple issues related to health and behavioral health, employment, availability of affordable housing, transportation, child care safety, you name it. A common issue is income, not enough to afford dealing with these many issues let alone adequate, safe and healthy housing. The definitive purpose of this work plan is to help those experiencing homelessness or are near homelessness to have opportunities for accessing safe and healthy housing long-term. It is to do this by acting as a resource framework for the TC CoH Housing Committee to recommend to the CoH for consideration on advising the County Board of Supervisors and other relevant community agencies as to existing resources; by advocating for local partnerships between public and non-profit agencies and private entities to pursue such housing; and to the extent appropriate and feasible, act as a voluntary coordinating body for developing such partnerships.

The County GP Housing Element describes many of the same issues as this work plan as well as other issues related to affordable housing. It is not the intent of this document to duplicate that GP work, but to augment it with a focus on identifying additional funding and program development opportunities available and affordable for low to acutely low incomes. It is also not the purpose of this work plan to address safe camping, emergency or temporary shelter or housing opportunities for those who are above these lower-income levels. Those types of shelter and emergency or temporary housing needs that are for the homeless and near homeless are to be addressed elsewhere. Nor is it the purpose of this document to address the many other needs of the homeless and near homeless such as behavioral health, health, jobs, transportation, you name it.

This work draws upon a variety of sources for data and information, including and not limited to:

- Tuolumne County General Plan (GP) Housing Element
- U.S. Census data
- U.S. Dep't of Housing and Urban Development (HUD)
- U.S. Dep't of Agriculture (USDA)
- CA Housing and Community Development (HCD) data
- CA Housing Finance Agency (CalHFA)
- CA Treasurer / California Tax Credit Allocation Committee (CTCAC)
- Local Utility Providers (e.g. TUD, PG&E, Waste Management)
- *(June draft note: more to be added in future draft iterations as additional sources are included)*

The objectives of this affordable housing opportunities development work plan are to:

- Define affordability consistent with State just and fair rent, 30% of gross income, focused on low, very low, extremely low, acutely low incomes (a proxy for where most of the homeless and near homeless exist).
- Using public information (e.g. census, GP Housing Element, etc.) assess the populations in these lower income levels as a proxy to determine a projected housing need of those homeless or near homelessness.
- Using public information to assess the current housing stock availability at the low, very, extreme and acutely low incomes (availability for rental or mortgage payments).
- Create an index to identify the housing gap between needed housing and available housing at the different income levels; this gap is a measure of housing needed for of homeless and near homeless.
- Develop an inventory of public, non-profit and private funding opportunities that address these lower income levels being addressed.
- Develop 5-year goals and objectives with implementation strategies that align and prioritize identified availability needs with suitable funding opportunities, and conduct a SWOTT analysis.
- Use the results from the objectives above to produce a work plan that includes monitoring performance and addresses the specific ad hoc task purpose and objectives.

## Homeless & Near Homeless Affordable Housing Opportunities Development Work Plan

### Affordability for Homeless and Near Homeless

#### *Definition of Affordability*

This work plan uses the California Income Limits which apply to designated programs and are used to determine applicant eligibility (based on the level of household income) and may be used to calculate affordable housing costs for applicable housing assistance programs. The 2021 State Income Limits are on the Department of Housing and Community Development (HCD) website at <http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml>. (See the CA Dep't of Housing & Community Development Division of Housing Polich Development memo on Revised State Income Limits for 2021 / Dec. 31, 2021). The fair and just income amount used is 30% of gross income (which includes basic utilities for rentals). The CHDC income limits are linked to federal Housing and Urban Development (HUD) calculations adjusted annually.

The 30% of gross income for rentals includes basic utilities which are estimated for the table below at:

- Water & Sewer: Provided by TUD at a base rate of 65/month for water and \$51/month for sewer (see TUD website for water and sewer rates)
- Electricity is provided by PG&E with an estimated basic amount of \$65/month (*draft note: confirm*)
- Waste & Recycling is provided by Waste Management and estimated at \$52/month.

Basic utilities are estimated to total \$233/month (= \$65+\$51+65+52).

The CA HCD December 2021 income update is used in the work plan table below as example, it is for a family of 4 renting in Tuolumne County. The CA income tables go from a family of 1 to a family of 9, income limits are incrementally less for those from 1 to 3 family members and incrementally more for 5 to 9 members.

<i>Income levels</i>	<i>Gross Annual</i>	<i>30% of Gross</i>	<i>Monthly Avg.</i>	<i>Available for rent</i>
Acutely Low-Income	\$11,350	\$3,405	\$284	<b>\$52</b> (= \$284-\$233)
Extremely Low	\$26,500	\$7,950	\$663	<b>\$431</b> (= \$663-\$233)
Very Low	\$37,200	\$11,160	\$930	<b>\$698</b> (= \$930-\$233)
Low Income	\$59,500	\$17,850	\$1488	<b>\$1,256</b> (= \$1,256-\$233)

*June draft note: More to be added in next iteration of workplan draft*

#### *Need by Income Levels*

The Housing need is the gap between housing available for rent (or mortgage payments) at the different lower levels of income and the County population in need of housing at these levels of income. This section is to describe the need in terms of the homeless near homeless populations using the proxy of pertinent data levels of income for – low, very, extremely and acutely low-incomes.

The following chart is from the County GP Housing Element and shows household size by tenure.

Figure 17

#### HOUSEHOLD SIZE BY TENURE

Owner	Number	%
Householder living alone	3,553	62.2%
Households 2-4 persons	9,662	78.7%
Large households 5+ persons	1,003	68.2%
Rental		
Householder living alone	2162	37.8%
Households 2-4 persons	2610	21.3%

**Homeless & Near Homeless Affordable Housing  
Opportunities Development Work Plan**

Large households 5+ persons	468	31.8%
Total:		
Total Householder living alone	5,715	100.0%
Households 2-4 persons	12,272	100.0%
Large households 5+ persons	1,471	100.0%

Source ACS B25009, 5 year (2012-2016) from HCD Data Set /  
Tuolumne County General Plan Housing Element 3 - 43

The following chart shows the number of households in the entire county, including Sonora, that fall within each of the income categories.

Figure 20  
INCOME DISTRIBUTION AMONG  
HOMEOWNERS & RENTERS IN TUOLUMNE COUNTY

Household Income	Owner	Renter	Total	Percentage
Extremely Low Income <30% AMI*	1,115	1,400	2,515	11%
Very Low Income 30%-50% AMI	1,360	900	2,260	10%
Low Income 50%-80% AMI	2,180	1,820	4,000	18%
Median Income 80%-100% AMI	1,410	820	2,230	10%
Income above 100% AMI	9,060	2,065	11,125	50%
Total	15,130	7,005	22,135	100%

Source:2006-2015 CHAS Data Sets/ www.huduser.gov/portal/datasets:Year Selected: 2011-2015 ACS  
\*AMI=Area Median Income / Tuolumne County General Plan Housing Element 3 - 45

...the County has established the following quantified objectives. These represent the County’s goals towards meeting RHNA targets for new housing development and implementing program objectives that do not produce new units but further affordable housing goals. These goals are dependent on the availability of state and other affordable housing financing. It is also dependent upon affordable housing developer activity over the next five years. The County does not directly finance or build affordable housing. *(Excerpt from Tuolumne County General Plan Housing Element 3-52)*

**Figure 103  
QUANTIFIED OBJECTIVES  
August 31, 2019 – August 31,2024**

Income	New Construction	Rehabilitation	Conservation / Preservation
Extremely Low-	15		20
Very Low-	69	2	20
Low-	55	2	
Moderate-	12		
Above Moderate	100		
<i>Total</i>	<i>251</i>	<i>4</i>	<i>40</i>

/ Tuolumne County General Plan Housing Element 3 - 112

*June draft note: More to be added in next iteration of workplan draft*

## Homeless & Near Homeless Affordable Housing Opportunities Development Work Plan

### Availability

This section provides background and description of the housing stock available and the housing needed.

California’s Housing Element law requires that each county and city develop local housing programs to meet their “fair share” of future housing growth needs for all income groups, as determined by the State Department of Housing and Community Development. This fair share allocation is referred to as the RHNA process. The RHNA represents the minimum number of housing units each community is required to plan for through a combination of: 1) zoning “adequate sites” at suitable densities to provide affordability; and 2) housing programs to support production of below-market rate units. *(Excerpt from Tuolumne County General Plan Update EIR Section 4.12 Population and Housing 4.12-2)*

Income Group	RHNA Allocation (units)	% of Total
Extremely Low	45	10%
Very Low	57	13%
Low	74	16%
Moderate	81	18%
Above Moderate	193	43%
<b>Total</b>	<b>450</b>	<b>100%</b>
<i>Source: 2014 Tuolumne County General Plan Housing Element Update</i>		

Overcrowding is defined as a housing unit which is occupied by 1.01 or more persons per habitable room (excluding kitchens and bathrooms), and severe overcrowding is defined as units with more than 1.5 persons per room. ... Overcrowding also suggests that households need to double up in order to afford housing. More affordable housing can help alleviate overcrowding situations. *(Excerpt from Tuolumne County General Plan Housing Element 3-52)*

Category	Units	% of Total
Total Occupied Units	19,900	100%
Total Owner Occupied Units	14,218	71%
<i>Total Rental Units</i>	5,682	29%
Overcrowded Owner Occupied	393	2.8%*
Overcrowded Rental Occupied	235	1.4%#
<i>Total Overcrowded</i>	628	3.2%
Severely Overcrowded Owner Occupied	35*	0.3%
Severely Overcrowded Renter Occupied	43#	0.8%
<i>Total Severely Overcrowded</i>	78	0.4%
<i>Source: ACS 2012-2016 from State HCD *percent of owner occupied units #percent of rental units / Tuolumne County General Plan Housing Element 3 - 53</i>		

*June draft note: More to be added in next iteration of workplan draft*

**Homeless & Near Homeless Affordable Housing  
Opportunities Development Work Plan**

<b>Available Affordable Housing Gap</b>				
Income Level	Available Income for Rent	Population by Income	Affordable Housing for Available Rent	Gap in Available Affordable Rent
Acutely Low-Income				
Extremely Low-Income				
Very Low-Income				
Low-Income				
<i>Total</i>				
<i>June draft note: Table to completed in next iteration of draft workplan</i>				

*June draft note: More descriptive narrative explanation and data to be added in next iteration of workplan draft*

**Assessing Opportunities Available**

*June draft note: More descriptive narrative and data to be added in next iteration of workplan draft for each of the following federal, state, local and other bulleted opportunities inventoried below.*

*Public Funding Program Opportunities*

*Federal*

Housing & Urban Development (HUD)

- Section 4 Capacity Building for Community Development and Affordable Housing
- Section 202 Supportive Housing for the Elderly Program
- Section 811 Supportive Housing for Persons with Disabilities Program

Dep't of Agriculture (USDA)

- Rural Housing Preservation Grant - CFDA: 10.433
- Single Family Housing Direct Home Loans: Section 502 Direct Loan Program
- Mutual Self-Help Housing Technical Assistance Grants

*State*

Department of Housing & Community Development (HCD)

- Multifamily Housing Program (MHP)
- Affordable Housing and Sustainable Communities Program (AHSC)
- Local Housing Trust Fund (LHTF) Program
- CalHome Program
- Emergency Solutions Grants (ESG) Program
- Infill Infrastructure Grant Program (IIG)
- SB2 Accelerated Housing Production
- Veterans Housing and Homelessness Prevention Program (VHHP)
- Joe Serna, Jr. Farmworker Housing Grant Program (FWHG) (e.g.
- Permanent Local Housing Allocation (PLHA)

## Homeless & Near Homeless Affordable Housing Opportunities Development Work Plan

California Housing Finance Agency (CalHFA)

- Homebuyers Finance Program
- Multifamily Finance Program
- Mixed Income Finance Program
- CalPLUS Conventional Program

CA Treasurer / California Tax Credit Allocation Committee (CTCAC)

- Low-Income Housing Tax Credit Programs

### *Local*

Tuolumne County Housing Division – First Time Buyer Program

*Private – Public Partnership Opportunities*

*Private Sector Opportunities*

### Aligning and Prioritizing Needs with Opportunities

*Initial Draft Note: This section is dependent upon completing sections above and is to be completed in a later iteration of this draft document.*

*Goals & Objectives*

*Implementation Strategies*

*SWOTT Analysis*

*Performance Monitoring & Measuring*

### Recommended Homeless & Near Homeless Affordable Housing Work Plan

*Initial Draft Note: This section is dependent upon completing sections above and is to be completed in a later iteration of this draft document.*

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**Tuolumne County Board of Supervisors'  
Commission on Homelessness  
Standing Housing Committee**

**Committee Chair's  
Ad Hoc Task Assignment**

**Housing Planning & Permitting Policies, Procedures and Regulations  
Work Plan for Reviews for Effects on Homelessness and Near Homelessness**

*(Draft)*

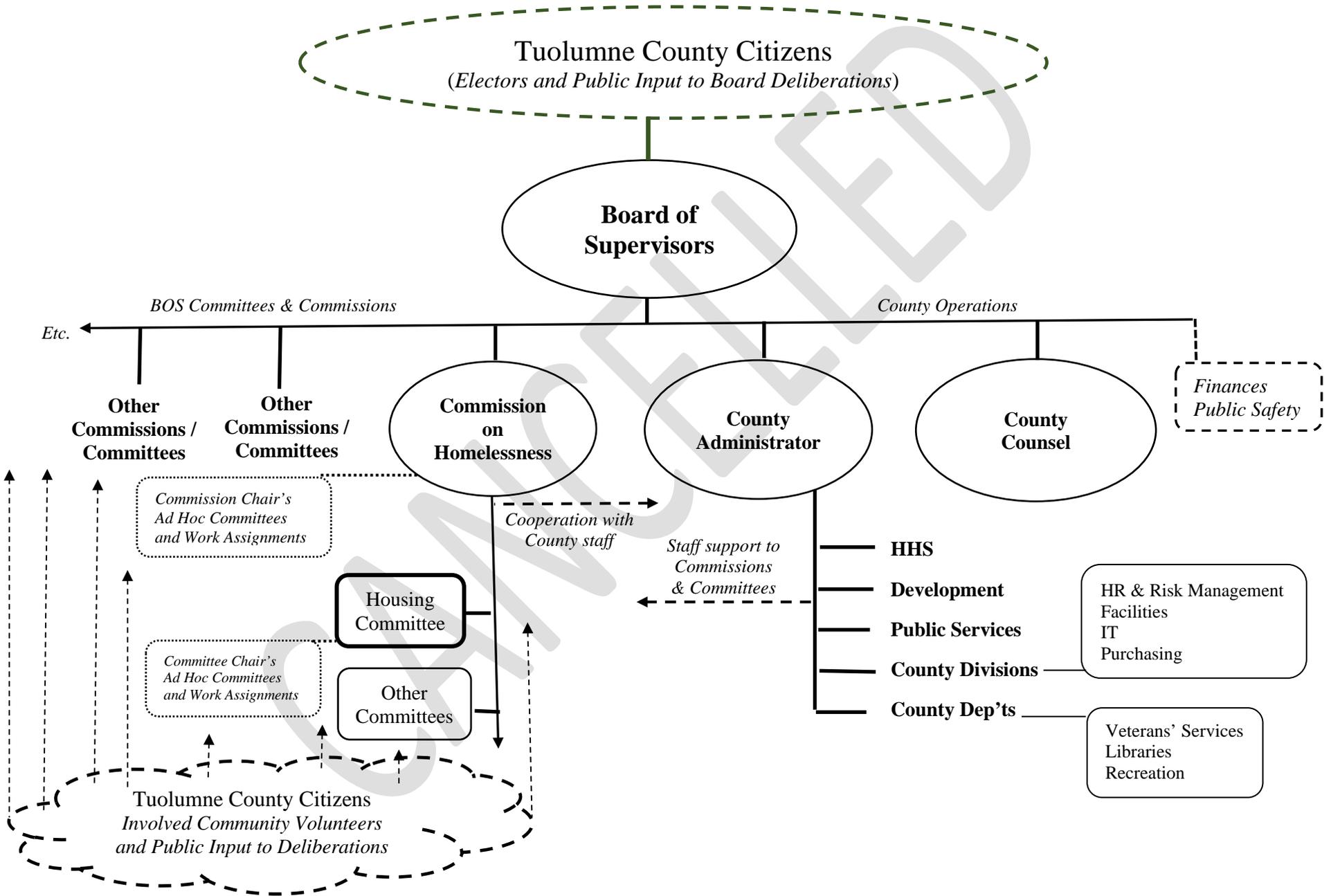
**Planning, Policies and Procedures Review  
Work Plan**

**May 2022**

*Ad Hoc Task Work Facilitator*

Rick Breeze-Martin

**Tuolumne County Government Organizational Chart**  
*Emphasizing Location of the Commission on Homelessness's Standing Housing Committee*



*Chart Locating the BOS's Commission on Homelessness' Standing Housing Committee in the Tuolumne County Governmental Organization*

## Housing Planning, Policies and Procedures Review Work Plan

*The Vision of the TC COH is that Tuolumne County has adequate safe, healthy, and affordable shelter and housing options for all of the people that live in Tuolumne County.*

# Housing Planning, Policies and Procedures Review Work Plan

## Background

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1. **Study, review, evaluate, and make recommendations** to the Tuolumne County Board of Supervisors and other relevant community agencies **relative to any and all matters affecting** or being caused by **homeless, those at risk of homelessness**, and transient populations in Tuolumne County, including but not limited to matters such as health, **housing**, employment, transportation, compliance, and community maintenance.
2. Identify the various services made available to homeless populations in Tuolumne County both governmental and non-governmental agencies, and to the extent feasible, act as a voluntary coordinating body for such agencies.
3. Study and inform residents of Tuolumne County and the Board of Supervisors of pertinent proposed or enacted legislation and/or regulatory changes related to homelessness, and policies and programs pursued by other areas.
4. Perform other duties relative to issues related to homelessness in Tuolumne County as may be assigned by the Board of Supervisors or taken on by this committee."

(Bold above added for emphasis)

The responsibility assigned to the Commission described by its vision, mission, scope, responsibilities and functions is extensive. It necessitates that the Commission systematically address many interconnected matters affecting those experiencing homelessness or are near homeless in Tuolumne County. To that end the CoH in its first year organized its efforts into several ad hoc committees and its standing Housing Committee. For the year 2022 the Commission approved four focused work areas for the Housing Committee:

- Opportunities for more affordable housing;
- **Review housing planning, permitting policies, procedures, regulations as relates to homelessness;**
- Opportunities to expand emergency and transitional shelter beds;
- Liaison, communications & coordination with shelter and housing resource organizations in County.

The Housing Committee Chair assigned specific ad hoc work tasks that are to develop a work plan for each 2022 focus area. This document is for the ad hoc task is on review housing planning, permitting policies, procedures, regulations; its' specific task is to develop a (draft) review work plan. A plan to recommend to the Committee for review and recommendation to the Commission. Task progress is to be reported to the Committee monthly for review and comment input. As an ad hoc task it is to be completed and delivered to the Housing Committee by its September 2022 meeting. This document is the results of the ad hoc task assignment.

## **Housing Planning, Policies and Procedures Review Work Plan**

### **Work Plan Purpose and Objective**

The homeless and near homeless are often experiencing multiple issues related to health, behavioral health, employment, access to affordable housing, transportation, child care safety, and other issues. The purpose of this work plan is to help those experiencing homelessness or near homelessness to have opportunities for accessing safe and healthy housing. It is to do this by establishing a framework for the CoH Housing Committee to study, review and evaluate housing planning policies, procedures and, regulations as they relate to homelessness and near homelessness. Reviews and evaluations are to be focused on related public policy of Tuolumne County and the City of Sonora, the local governmental entities charged with regulating adequate, safe and healthy housing. The intent is to answer the questions of: How do these policies and regulations affect homelessness (positively or negatively)? What, if anything, do review recommendations offer that maintain public health and safety while improving the lot of those experiencing homelessness and near homelessness.

Review in this context is similar to the concept of an inhouse financial or performance audit. It is to serve as a tool for the Board of Supervisors and City Council to consider the effects of their housing policies and regulations on homelessness. It is considered a quality improvement method to be used as input to the governing bodies and relevant agencies. CoH Housing Committee reviews and evaluations are to be provided the Commission for its discussion and decision as to further recommendations to the Board of Supervisors and relevant agencies. It is not the purpose of this work plan to address safe camping, emergency or temporary shelter or housing opportunities for those who are above these lower-income levels. Those types of shelter and emergency or temporary housing needs that are for the homeless and near homeless are to be addressed elsewhere. Nor is it the purpose of this document to address the many other needs of the homeless and near homeless such as behavioral health, health, jobs, transportation and more.

This work draws upon a variety of sources for data and information, including and not limited to:

- Tuolumne County General Plan (GP) and housing related ordinances
- City of Sonora General Plan (GP) and housing related ordinances
- Relevant and common In-house audit concepts
- Relevant and common continuous quality improvement concepts
- Common sense

The objectives of this review housing planning, permitting policies, procedures, regulations as relates to homelessness are to:

- Inventory County land City housing permitting requirements
- Provide mapping of the permitting process
- Create a housing permitting review procedure
- Recommend prioritizing and schedule for reviews
- Housing Permitting Process Review Work Plan
- Develop the Housing Permitting Process Review Work Plan

### **Inventory of County and City of Sonora Housing Permitting Requirements**

#### *County*

Below is an inventory of County and city of Sonora General Plan elements and related County ordinance codes for potential review to assess the affect (positive and negative) on the homeless and near homeless population.

Government Code Section 65300 requires every city and county to formulate and adopt "a comprehensive, long-term general plan for the physical development" of the community.

## Housing Planning, Policies and Procedures Review Work Plan

- General Plan
  - Community Development and Design Element
  - Transportation Element
  - Housing Element
  - Natural Resources Element
  - Noise Element
  - Natural Hazards Element
  - Optional Elements
    - Cultural Resources Element
    - Economic Development Element
    - Agriculture Element
    - Parks and Recreation Element
    - Air Quality Element
    - Utilities Element
    - Water Supply Element
    - Healthy Communities Element
    - Education and Libraries Element
    - Climate Change
    - Public Safety
  - Community Identity Element

*Above excerpted from 2018 Tuolumne County General Plan Volume I: General Plan Policy Document - Introduction*

- Related County Ordinance Codes
  - Title 15 - Buildings & Construction
  - Title 16 - Subdivisions
  - Title 17 of Tuolumne County Ordinance Code

*June draft note: More descriptive narrative and data to be added in next iteration of workplan draft to each of the bulleted GP Elements and Sub-Elements listed above and the Related ordinances.*

### *Sonora*

- General Plan
  - Housing Element
  - City of Sonora Land Use Designations
- Municipal Code
  - Title 15 Buildings and Construction
  - Title 16 Subdivisions
  - Title 17 Zoning

*June draft note: More descriptive narrative and data to be added in next iteration of workplan draft to each of the bulleted GP Elements and Sub-Elements listed above and the Related ordinances.*

**Housing Planning, Policies and Procedures  
Review Work Plan**

**Mapping Housing Permitting Processes**

*June draft note: this section to be done in next iteration of the draft work plan*

*County*

*Sonora*

**Recommended Housing Permitting Review Process Review**

*June draft note: this section to be done in next iteration of the draft work plan*

*County*

*Sonora*

**Prioritizing & Scheduling Reviews**

*June Draft Note: This section is dependent upon completing sections above and is to be completed in a later iteration of this draft document.*

*Goals & Objectives*

*Implementation Strategies*

*SWOTT Analysis*

*Performance Monitoring & Measuring*

**Recommended Housing Permitting Process Review Work Plan**

*June Draft Note: This section is dependent upon completing sections above and is to be completed in a later iteration of this draft document*

## TC CoH Housing Committee June 16, 2022 Agenda Item VII.c – Committee Scale of Effort

It is the intention of the Committee Chair to complete discussion and consideration of this topic at this June 16, 2022 meeting. The Chair will facilitate committee discussion to hear the opinions and suggestions of member Commissioners on this topic. The Chair will then entertain comments from Staff and any public that may attend and want to comment.

Below is the Commission approved formation language for its standing Housing Committee to help frame the discussion for this agenda item regarding the Committee's scale of effort.

### **Housing Committee**

*Description:* The Housing Committee is formed by the TC COH to address how to best support, coordinate and expand availability of affordable healthy and safe housing for the short, medium and long term needs of all of our communities' homeless or near homeless. Types of housing opportunities for the Committee to address include, as appropriate and not limited to, safe, healthy and affordable shelter choices: in campsites, transitional housing, rental housing (e.g., campsites, rooms, apts., houses, etc.) and home ownership. Homeless populations come with many unique and diverse needs for housing and a variety of resources to help themselves; Housing Committee solutions will seek to develop housing opportunities that recognize and build on resources and capacity of the individual participating homeless.

The Housing Committee will establish and sustain a working relationship of support and coordination with the many different housing providers in Tuolumne County. Local housing providers include, but is not limited, to organizations that are: non-profit, government, private business, faith based, or informal community organizations.

The Housing Committee will analyze and assess the County's homeless population's range of housing needs, housing availability and affordability, gaps in healthy, safe, affordable, and available housing needing to be filled – either in additions or expansions. The Committee will, as is reasonable and feasible, help local housing providers improve the effectiveness of homeless access to housing, help providers improve capacity and develop new and innovative housing projects, identify and help providers acquire project funding for housing and/or housing assistance support. And, to help develop continuous quality improvement as a characteristic of Tuolumne County in providing safe, healthy, affordable, available and appropriate housing.