

## CHAPTER 3: HOUSING ELEMENT

### INTRODUCTION

Section 65302 of the California Government Code requires all localities to include in their General Plans a Housing Element which provides for attainment of the State housing goal of “decent housing in a suitable living environment for every Californian”.

Pursuant to Section 65583, the Housing Element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The Housing Element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters and shall make adequate provision for the existing and projected needs of all economic segments of the community. The Housing Element must include all of the following:

1. A statement of the community’s goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
2. A program which sets forth a five-year year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element. The program must make adequate provision for the housing needs of all economic segments of the community.
3. An assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs. The assessment and inventory shall include all of the following:
  - a. Analysis of population and employment trends and documentation of projections and a quantification of the locality’s existing and projected housing needs for all income levels;
  - b. Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition;
  - c. An inventory of land suitable for residential development, including vacant sites, and sites having potential for redevelopment, an analysis of the relationship of zoning and public facilities and services to these sites;
  - d. Identification of a zone or zones where emergency shelters are allowed as a permitted use;
  - e. Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures;
  - f. Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction;
  - g. Analysis of any special housing needs, such as people with disabilities, seniors, large families, farmworkers, families with female heads of households and persons in need of emergency shelter;
  - h. Analysis of opportunities for energy conservation with respect to residential development; and,

- i. Analysis of existing assisted housing developments which are eligible to change to non-low income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.

## **GOALS, POLICIES AND IMPLEMENTATION PROGRAMS**

### **Adequate Sites**

**GOAL 3.A**     **Maintain a variety of adequate sites to accommodate households of all types, characteristics, and income levels to meet Tuolumne County’s share of the regional housing need.**

### **Policies**

- 3.A.1            Continue to inventory environmentally unconstrained and compatibly zoned lands throughout the County for the provision of suitable housing sites.
- 3.A.2            Continue to review and update the Tuolumne County General Plan, Community Plans, and the Uniform Zoning Ordinance to provide for housing development on land with adequate infrastructure and minimal environmental disturbance.
- 3.A.3            Initiate rezoning of properties suitable for the development of extremely low-, very low-, low-, median- and moderate-income residential development.
- 3.A.4            Encourage residential infill development through flexible development standards in areas of the County where adequate public facilities and services are already in place taking into consideration the visual character of the neighborhood.
- 3.A.5            Consider walkability and distance to transportation nodes and public facilities, such as schools, when determining whether land is suitable for multi-family housing development.

### **Implementation Programs**

- 3.A.a            Review and Update of the Tuolumne County General Plan  
  
Continue to review the Tuolumne County General Plan and Community Plan land use diagrams to determine adequate sites available throughout the County to meet the regional housing need.
- 3.A.b            Extension of Public Utility Services  
  
Encourage the extension of additional public services through the installation of larger utility distribution lines and off-site improvements for new urban developments where such improvements would serve adjacent lands designated for urban residential development.
- 3.A.c            Geographic Information System (GIS) Database  
  
Maintain the County's Geographic Information System (GIS) database in order to provide for an inventory of lands suitable for urban residential development, specifically high density projects. Said inventory will provide the basis for periodic review in meeting Regional Housing Needs, as well as providing prospective developers with information relating to the location of properties designated for higher residential density development within the County.

- 3.A.d           Initiation of Rezoning  
  
Continue to identify properties suitable for extremely low-, very low-, low-, median- and moderate-income residential development, including vacant or under-developed commercial and industrial land. Planning Division staff will discuss the potential development of such parcels with the property owners. Initiate rezoning of properties suitable for these types of uses.
- 3.A.e           General Plan Consistency  
  
Rezone all parcels designated for Medium Density Residential (MDR), High Density Residential (HDR) and Mixed Use (MU) on the General Plan and Community Plan land use diagrams for consistency with their land use designations to increase the inventory of parcels available for development of extremely low-, very low-, low-, median- and moderate-income housing and to eliminate governmental constraints to such development.
- 3.A.f           Parcel Consolidation  
  
Encourage consolidation of infill parcels for provision of multifamily residential development.
- 3.A.g           Analysis of Flood Hazard and Flood Management Information  
  
Annually review the Land Use Element for areas subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) for the State Department of Water Resources to ensure that sites identified as appropriate for residential development continue to be suitable for development as required in State Government Code Section 65302.
- 3.A.h           Property Insurance Costs  
  
Encourage analysis of property insurance costs by the property insurance industry related to fire hazard and fire suppression infrastructure in an effort to lower insurance costs for residential properties.

**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.**

**Policies**

- 3.B.1           Provide incentives and fee waivers for the construction of extremely low-, very low-, low-, median- and moderate-income housing. Encourage new development to provide housing that is affordable to all segments of the community.
- 3.B.2           Utilize the Affordable Housing Trust Fund, described in Section 17.65.140 of the Tuolumne County Ordinance Code, to promote the construction and rehabilitation of affordable housing within the County, as funds become available.
- 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.
- 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 as well as rental assistance.

- 3.B.5 Facilitate expanded housing opportunities that are affordable to the workforce of Tuolumne County to support economic development and help ensure that workers have the ability to afford housing in the community where they work.
- 3.B.6 Preserve homeownership and promote neighborhood stability by encouraging and promoting foreclosure prevention programs.
- 3.B.7 Encourage affordable homeownership opportunities especially for first-time homebuyers.
- 3.B.8 Preserve mobilehome parks and help maintain affordable rents through the County's Mobilehome Rent Control Ordinance.

### **Implementation Programs**

#### **3.B.a Small Lot Subdivisions**

Continue to support the development of small detached or attached single-family housing subdivisions through the use of Planned Unit Development Permits to provide for lots which are less than 7,500 square feet in areas where public water and sewer systems are available and topography is conducive to such development.

#### **3.B.b Application Fees**

Continue to waive application fees and Building Permit fees for discretionary entitlements for housing developments which include an affordable housing component on a percentage basis.

Continue to waive application fees for homeless shelters, transitional housing and safe houses.

#### **3.B.c Mitigation Fees**

Continue to waive the County Services Impact Mitigation Fee for extremely low, very low, low, and median income housing units.

#### **3.B.d Inclusionary Ordinance**

Implement the Inclusionary Housing Ordinance in order to encourage the development of a variety of types of housing for all income levels and assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and median-income households. The Inclusionary Ordinance has been amended to be a voluntary incentive program. County staff will provide an annual report to the Board of Supervisors which lists projects that have utilized the incentives.

#### **3.B.e Education and Outreach Program**

Continue to post on the County website Tenant Landlord information and information on affordable housing projects and programs available in the County and the Housing Element.

Continue to make housing referrals for affordable housing and tenant/landlord issues to local and statewide organizations.

The Board of Supervisors Housing Policy Committee will continue to discuss affordable housing issues and proactively solicit input from the public.

3.B.f Funding Sources

Continue to investigate and apply for funding through State and Federal agencies and private institutions in support of extremely low-, very low-, low-, median- and moderate-income housing, such as funds made available through the State's HOME, CalHome and CDBG Programs, Federal Home Loan Bank Programs, and United States Department of Agriculture Programs, as well as matching funds for water and sewer system improvements and expansion. Said funding could be used for affordable housing projects and programs

Establish and maintain partnerships with affordable housing developers and local nonprofit organizations able to acquire and construct or rehabilitate residential developments for extremely low-, very low-, low-, median- and moderate-income households.

3.B.g Affordable Housing Trust Fund

Utilize the Affordable Housing Trust Fund as funds become available to acquire building sites for affordable housing, provide "gap" financing, leverage funds for acquiring or constructing affordable housing and to support rehabilitation of affordable housing units throughout the County.

3.B.h First Time Homebuyer Programs

Continue to apply for funds and administer the First Time Homebuyer Program. This program currently includes a deferred, low-interest loan program, a homebuyer program for energy efficient homes and a down payment matching grant program.

3.B.i Efficient Use of Land

Require projects proposed in the R-3 (Multiple-Family Residential), R-2 (Medium Density Residential), R-1 (Single-Family Residential) and RE-1 (Residential Estate, one acre minimum) zoning districts to adhere to the minimum density standards specified in Title 17 of the Ordinance Code.

3.B.j Regional Blueprint Implementation

Initiate amendments to the General Plan Land Use Diagrams to designate the parcels identified in the Regional Blueprint for higher density development as High Density Residential (HDR), Medium Density Residential (MDR) or Mixed Use (MU). Consult with the affected property owners to initiate the General Plan land use designation changes.

3.B.k Affordable Rental and Home Ownership Programs

Work closely with and support collaborative efforts of local agencies and affordable housing developers in developing affordable rental and home ownership programs including self-help housing.

The County Planning and Housing Divisions will work together to provide developers with information on affordable housing development incentives.

The County will discuss affordable housing financing program opportunities annually at the County Development Process Review Team which is attended by representatives of the development community. The Community Resources Agency will also write an article annually on affordable housing finance programs for the division's newsletter which is widely distributed to contractors and members of the development community.

3.B.l Foreclosure Assistance Programs

Work in concert with the Amador-Tuolumne Community Action Agency (ATCAA) and other interested parties to publicize and disseminate information on the County website about existing foreclosure assistance hotlines, foreclosure counseling and prevention programs and other resources available for residents facing possible foreclosure.

3.B.m Workforce Housing

Establish and maintain relationships between economic development entities such as the Tuolumne County Chamber of Commerce and the Economic Development Authority to facilitate the development of workforce housing to support increased economic opportunities within the County. The County of Tuolumne Board of Supervisors Housing Policy Committee will hold a public forum on workforce housing and encourage input from employers, employees, the Chamber of Commerce, the Economic Development Authority, the Association of Realtors and other interested parties. The Board of Supervisors recognizes that as economic conditions such as home prices, interest rates and rental rates shift, there is a need to review these changes to help ensure that there is adequate workforce housing.

3.B.n Second Dwelling Units

Continue to allow secondary dwellings up to 1,200 square feet.

Monitor the construction of attached and detached secondary residences including the number and square footage of the residences constructed

3.B.o Rental Assistance

Continue to interface with the Stanislaus County Housing Authority which administers the Department of Housing and Urban Development Section 8 Rental Assistance Program in Tuolumne County and refer residents to their program.

Continue to offer rental assistance through the County Tenant Based Rental Assistance Program.

Continue to refer clients to the Amador Tuolumne Community Action Agency for rental assistance, security deposit and utility payment assistance.

3.B.p Extremely Low-Income Households

Utilize the County Inclusionary Housing Ordinance and Affordable Housing Fee Waiver Ordinance to encourage developers of each application for affordable housing to make a portion of the units constructed available to extremely low-income families.

The County will encourage and assist developers of affordable housing to apply for development funds and operating subsidies to provide housing units for extremely low-income households as funds are available. The Housing Coordinator will conduct outreach at least twice per year to provide developers with information regarding housing programs available for extremely low-income households. Outreach may include publishing articles in newsletters and on the County website, or providing information at housing forums.

The County Housing Program Coordinator will continue to meet with the Amador-Tuolumne Community Action Agency to facilitate their efforts to develop affordable housing in partnership with an experienced affordable housing developer.

3.B.q Mobilehome Parks

Continue to administer the County Mobilehome Rent Control Program to help ensure that mobilehome residents are not subject to unreasonable rent increases.

Encourage the preservation and maintenance of mobilehome parks which provide a valuable source of affordable housing. County staff will respond to requests for information and complaints from the mobilehome community and refer park maintenance issues to the State Department of Housing and Community Development Division of Codes and Standards.

**Constraints**

**GOAL 3.C Minimize governmental and non-governmental constraints in order to facilitate development of affordable housing in Tuolumne County.**

**Policies**

3.C.1 Minimize and where possible, eliminate governmental constraints that increase the cost of housing.

3.C.2 Continue to review and revise procedures in an effort to streamline the development process.

3.C.3 Encourage developers holding existing planning approvals for as yet undeveloped projects to modify project designs to improve consistency with the Distinctive Communities Growth Scenario. Encourage this type of revision for projects located in High Density or Medium Density zoned areas where allowable densities have been increased as per the Distinctive Communities Growth Scenario. Incentives should be provided, such as a streamlined permitting process or reduced parking requirements, for these revised projects to encourage development.

**Implementation Programs**

3.C.a "Fast Track" Permit Processing

Continue to provide for "Fast Track" processing of discretionary applications proposing extremely low-, very low-, low-, median- or moderate-income housing.

3.C.b Concurrent Review

Continue to allow concurrent review of discretionary entitlement applications and Building Permit applications for land development projects to reduce processing time.

3.C.c Infill Development

Continue to allow flexibility in development standards such as lot sizes, building heights, setbacks, site planning, parking requirements, and road requirements through the County Planned Unit Development process and the Inclusionary Housing Ordinance so that developers can utilize creative mechanisms for developing housing in existing neighborhoods.

3.C.d Board of Supervisors Housing Policy Committee

The Board of Supervisors Housing Policy Committee will continue to evaluate governmental constraints on the development of all forms of housing and to propose methods to alleviate these constraints.

3.C.e Initial Capital Expenses for Residential Development

Consider creating a voluntary program that allows residential developers and property owners to pay mitigation fees such as County Services Impact Mitigation Fees and Traffic Impact Mitigation Fees over a period of time rather than paying these fees up-front. The County will also encourage alternative means for the payment of school fees and utility connection fees so that the fees can be spread out over a period of time to reduce the initial capital expenses for the developer.

**Housing Conservation**

**GOAL 3.D Conserve and improve the existing stock of safe, sanitary and affordable owner occupied and rental housing in Tuolumne County.**

**Policies**

- 3.D.1 Continue to assist the Bureau of Indian Affairs as requested with the rehabilitation of housing units on the Tuolumne and Chicken Ranch Rancherias.
- 3.D.2 Continue to support the conservation and rehabilitation of the older housing stock within the County.
- 3.D.3 Continue to investigate funding sources for affordable housing rehabilitation, construction and rent supplement programs for rental and owner occupied housing.
- 3.D.4 Identify funding sources to maintain at-risk housing units.
- 3.D.5 Strive to preserve State and Federally subsidized housing units for extremely low-, very low-, low-, median- and moderate-income households over the useful life of the project.
- 3.D.6 Investigate funding sources for improving water quality and remedial conservation work in older homes.
- 3.D.7 Investigate and develop programs for addressing remediation of hazard and health issues, such as lead-based paint, in older homes.

**Implementation Programs**

3.D.a Monitoring of Government Subsidized Housing Projects

Monitor State and Federally subsidized housing units in an effort to maintain extremely low-, very low-, low-, median- and moderate-income restrictions. This will be accomplished through regular communications with property owners and tenants of existing units and agencies or organizations with oversight responsibilities. The County shall respond to inquiries from tenants of subsidized housing units in a timely manner. The County shall also respond to any Federal or State notices regarding subsidized housing projects.

3.D.b Monitor and assist affordable housing developments with "At Risk" Units

Regularly monitor the at-risk status of all assisted affordable housing project in the county because all projects are eligible for pre-payment. Work with the project owners, the California Housing Partnership, and the Department of Housing and Urban Development (HUD) to make every effort to preserve these projects. Apply for funds, as available, to help extend project affordability.

Implement and administer the 2013 State Housing and Community Development HOME Project grant awarded to the County of Tuolumne for Tuolumne Apartments to renovate the project and extend affordability for another 55 years.



Identify funding sources to allow preservation and acquisition of at-risk affordable housing projects, and pursue those funding sources at the Federal, State or local levels to preserve at-risk units on a project-by-project basis.

In coordination with other local agencies, provide tenant education including tenants' rights and conversion procedures for at-risk affordable housing projects.

Maintain communication with potential property buyers considered under HUD's "First Right of Refusal" list for at-risk affordable housing projects and other programs, such as those administered by the Amador-Tuolumne Community Action Agency. Provide assistance with possible financing sources.

3.D.c Enforcement of Health and Safety Codes

Continue to enforce building, electrical, mechanical, sanitary, and fire development codes to assure safe rental and owner-occupied housing while not imposing a disproportionate hardship on low income families, the elderly or the disabled.

Explore the possibility of developing an ordinance to permit the repair or improvement of owner-built dwellings in the rural areas of the County that have been constructed utilizing unconventional materials and methods in an effort to improve the quality and safety of the existing housing stock.

3.D.d Native American Rancherías

Assist the Bureau of Indian Affairs and the local Native American tribes, the Chicken Ranch Rancheria of Me-Wuk and the Tuolumne Band of Me-Wuk, in their efforts to rehabilitate existing housing and the provision of new housing opportunities for their members.

3.D.e Water Quality and Conservation

Encourage and support local agencies' individual and collaborative efforts to improve in-home water quality and conservation. Promote the widespread distribution of information on methods and alternatives for improving in-home water quality and conservation.

Coordinate with the County's Environmental Health Division to provide assistance to low-income homeowners who have failing wells and/or septic systems through the County Owner Occupied Rehabilitation Program.

3.D.f Improve Hazard and Health Conditions in Older Homes

Continue to operate the County Owner Occupied Rehabilitation Program to correct serious health and safety-type issues in older homes owned by extremely low-, very low- and low-income households who cannot afford the cost of repairs.

Continue to refer residents to the United States Department of Agriculture Housing Preservation Grant Program which offers loans and grants to low income households to repair their homes.

Encourage and support local agencies' individual and collaborative efforts to improve hazard or health conditions, such as lead abatement, in older homes. Also, promote the widespread distribution of public information on programs, methods and alternatives for individuals to assess and improve the condition of older housing units.

- 3.D.g Mills Act
 

Continue to implement the Mills Act in Tuolumne County to provide reductions in property taxes to property owners for preservation of historic structures.
- 3.D.h Energy Conservation
 

Encourage and support local agencies' individual and collaborative efforts to improve in-home energy conservation and efficiency. Promote the widespread distribution of information on methods and alternatives for improving in-home energy conservation and efficiency.

Continue to refer residents to the Amador Tuolumne Community Action Agency's Weatherization Program.
- 3.D.i Rental Housing Rehabilitation Program
 

Pursue a rental housing rehabilitation program if funds become available through CDBG, HOME, CalHome or other funding programs.

**Fair Housing**

**GOAL 3.E Affirmatively further fair housing and help prevent housing discrimination on the basis of source of income, race, color, national origin, ancestry, religion, age, sex, gender, gender identity, gender expression, sexual orientation, familial status, medical condition, disability characteristics or genetic information of that person.**

**Policies**

- 3.E.1 Encourage the distribution of extremely low-, very low-, low-, median- and moderate-income housing units throughout Tuolumne County rather than concentrating such development within a specific community.
- 3.E.2 Promote fair housing and help prevent housing discrimination.

**Implementation Programs**

- 3.E.a Education
 

The County website has a page devoted to fair housing and tenant/landlord resources which includes links to the California Tenant Landlord Handbook, the Federal Department of Housing and Urban Development (HUD) Fair Housing Handbook, HUD's fair housing webpage, and local resources for fair housing which are the Amador-Tuolumne Community Action Agency (ATCAA) and the Central California Legal Services, The County has posted a HUD fair housing poster in the Community Resources Agency public reception area.

One of the County of Tuolumne Housing Division Hand-Outs, which are available to the public at the public reception counter in the Community Resources Agency, is an *Affordable Housing Resources in Tuolumne County's Unincorporated Areas*. The hand-out provides information on affordable housing developments in the unincorporated County and housing counseling, fair housing and homeless prevention referrals. Free copies of the California Tenant Landlord Handbook are also available at the counter.

ATCAA is the HUD-designated fair housing counseling agency for Tuolumne County and they also provide fair housing educational materials and counseling. County staff work closely with ATCAA and make referrals to their organization when customers have fair housing or tenant/landlord concerns.

3.E.b Housing Complaints

Provide information and referrals concerning fair housing and housing discrimination to help ensure that fair housing practices are followed. Continue to refer complaints regarding discriminatory housing practices to the Amador-Tuolumne Community Action Agency, the Federal Housing and Urban Development Office of Fair Housing and Equal Opportunity, and Central California Legal Services for resolution.

3.E.c Housing Availability

Provide an appropriate range of General Plan and Community Plan land use designations and zoning districts within each of the County's defined communities so persons are not excluded from living in areas of the County based on housing availability. Consider factors of elevation, topography and the availability of public water and public sewer systems when determining an appropriate range of land use designations and zoning districts.

3.E.d Overconcentration

Offer incentives to residential developers through implementation of the County Inclusionary Housing Ordinance and the County Fee Waiver for Affordable Housing to encourage construction of affordable units within new developments so that affordable housing is not concentrated in any particular area of the County.

Evaluate overconcentration of extremely low-, very low-, low-, median- and moderate-income housing units when considering applications proposing affordable housing.

3.E.e Housing Programs

Review active County Housing Programs annually to help ensure that there is no unintended bias towards applicants and that the affordable units are not concentrated in lower-income areas or areas of minority concentration within the unincorporated area of the County.

**Green Design, Energy Conservation and Healthy Communities**

**GOAL 3.F Promote green building design and encourage housing development that is consistent with the County's Healthy Communities Policies.**

**Policies**

3.F.1 Promote land use patterns that encourage energy efficiency. Promote higher density residential development where existing public services are available.

3.F.2 Promote green design in residential construction and rehabilitation.

3.F.3 Investigate programs and funding sources for solar panels, green retrofitting of existing housing, weatherization and energy conservation improvements in apartments and homes and make this information available to the public.

3.F.4 Encourage new multi-family developments to include smoke-free policies to limit residents' exposure to the harmful effects of second-hand smoke.

**Implementation Programs**

3.F.a Energy Efficient Homes

Provide information to the public on the County website regarding the efficient use of energy in the home and ways to improve the energy efficiency of new construction. Topics may

include energy saving techniques, xeriscaping, green retrofitting and the availability of low-interest energy loan programs,

3.F.b Energy Efficient Land Use

Encourage new development that includes energy efficient land use. This may include compact urban form, access to public transit, water efficient landscaping and other energy efficient measures. The County of Tuolumne is considering a Distinctive Communities growth scenario as part of the General Plan update which is intended to allow growth through an increase in density and mix of land uses within existing communities while preserving the rural character of the County.

3.F.c Green Building Design

Encourage safe sustainability practices through the collection of rainwater and the use of grey water systems in order to reduce the impact on the environment, promote water conservation and improve the longevity of septic systems. Post information on the website concerning grey water and rainwater design and permit procedures.

Continue to enforce the most current California Green Building Standards Code and California Energy Code as adopted by the California Building Standards Commission.

3.F.d Weatherization and Energy Conservation

Evaluate the feasibility of offering incentives such as streamlined and expedited processing of development applications to property owners to encourage weatherization upgrades to existing buildings such as window retrofits, the use of solar systems and upgrades to insulation. Weatherizing and retrofitting existing buildings should be done in a manner that is compatible with the character of the building.

3.F.e Green Components - County Housing Programs

Encourage the use of solar energy, green building components and accessibility features in the County's First Time Homebuyer and Owner Occupied Rehabilitation Programs. Look for additional funding sources to cover the cost of green upgrades in rental and owner-occupied housing.

3.F.f Smoke-Free Housing

The County will include a Healthy Communities Element in the General Plan. As part of that element, the County will consider policies, ordinances and programs that will encourage new and existing multi-family developments to include smoke-free policies to limit residents' exposure to the harmful effects of second-hand tobacco smoke in their homes, and in common areas and shared outdoor spaces such as patios and balconies.

Explore the development of incentives for landlords who implement voluntary smoke-free policies in residential properties, such as discounts or waivers on administrative fees (such as certificate of occupancy or inspection fees).

## Special Needs Housing

**Goal 3.G.1 Provide suitable housing for special needs populations such as seniors, veterans, large families, farmworkers, people with physical or mental disabilities, homeless individuals and individuals in danger of becoming homeless.**

## **Policies**

- 3.G.1 Encourage the development of housing for seniors and veterans.
- 3.G.2 Provide for the housing needs of farm workers and seasonal workers.
- 3.G.3 Provide for the needs of the physically and mentally disabled through the support of public and private group home development and supportive housing programs.
- 3.G.4 Provide for the needs of the homeless by supporting the construction of emergency and transitional shelters as well as permanent, supportive housing.
- 3.G.5 Provide assistance to the Amador-Tuolumne Community Action Agency, Center for a Non Violent Community, and similar agencies in their efforts to provide emergency and transitional housing programs.
- 3.G.6 Encourage the incorporation of universal design standards in residential construction.

## **Implementation Programs**

### Senior Housing

#### 3.G.a Senior Housing

Identify funding opportunities and establish collaborative private/public partnerships to encourage the development of senior rental and for-sale housing, congregate care facilities, assisted living facilities and convalescent hospitals to meet the needs of County residents.

#### 3.G.b Veterans Housing

Identify funding opportunities and encourage the creation of housing opportunities for veterans.

#### 3.G.c People with Physical or Mental Disabilities

Support the efforts of the Amador-Tuolumne Community Action Agency, the Central Sierra Continuum of Care and other organizations serving people with disabilities to plan and develop supportive housing facilities for people with physical, mental and developmental disabilities in Tuolumne County.

#### 3.G.d Large Families/Multi-family Units

Identify funding opportunities to supplement Affordable Housing Trust funds collected pursuant to the requirements of the Inclusionary Ordinance and establish collaborative private/public partnerships to encourage the development of multifamily housing projects with three or more bedrooms per unit to provide housing for large families, including extremely low -income households.

#### 3.G.e Farmworker Housing

Continue to facilitate efforts of individuals, private organizations and public agencies to provide safe and adequate housing for farmworkers. The County may assist with site identification and support applications for funding to facilitate the development of housing for farmworkers. The Housing Program Coordinator will post information about funding opportunities for farmworker housing on the County website and include a link to those programs on the Agricultural Commissioner's page on the website.

3.G.f Housing for Seasonal Workers

The County intends to hold a workforce housing seminar and will include employers who hire seasonal workers. The goal is to determine whether or not there is an unmet housing need among seasonal workers and if so, to explore how to meet these needs.

3.G.g Homelessness

Amend the Uniform Zoning Ordinance to remove the 8 person maximum size limitation for transitional and supportive housing which are currently allowed as permitted uses anywhere residential uses are allowed and subject only to those restrictions that apply to residential uses of the same type in the same zoning district.

Amend the General Plan definitions of “Supportive Housing”, “Target Population” and “Transitional Housing” to conform with the new State definitions which will become effective on January 1, 2014.

County staff will continue to attend the Amador, Calaveras and Tuolumne County Continuum of Care meetings and work to end homelessness in Tuolumne County.

3.G.h Universal Design

Consider incentives to encourage the use of universal design features in existing and new residential properties so that these residences are accessible to people with disabilities and facilitate a senior’s ability to age in place. Advise builders of the benefits of incorporating universal design standards, such as wide doors and hallways, grab bar supports, and widened bathroom areas into new residential construction.

<b>HOUSING IMPLEMENTATION PLAN</b>			
<b>PROGRAMS</b>	<b>RESPONSIBILITY</b>	<b>FUNDING</b>	<b>TIME FRAME</b>
3.A.a	Planning Division	General Fund	Ongoing
3.A.b	Planning Division Public Service Providers	General Fund CDBG Technical Assistance	Ongoing
3.A.c	GIS Division	General Fund	Ongoing
3.A.d	Planning Division	General Fund	Ongoing
3.A.e	Planning Division	General Fund	FY’s 14-16
3.A.f	Planning Division	General Fund	Ongoing
3.A.g	Planning Division	General Fund	Annual
3.A.h	Board of Supervisors Housing Policy Committee	General Fund	FY 14-15
3.B.a	Planning Division	General Fund	Ongoing
3.B.b	Board of Supervisors	General Fund	Ongoing
3.B.c	Board of Supervisors	General Fund	Ongoing
3.B.d	Planning Division	General Fund	Ongoing
3.B.e	Planning Division Housing Division Board of Supervisors Housing Policy Committee	General Fund	Ongoing
3.B.f	Housing Division	Housing Program Funds General Fund	Annual
3.B.g	Housing Division	County Affordable Housing	As Funds are

<b>HOUSING IMPLEMENTATION PLAN</b>			
<b>PROGRAMS</b>	<b>RESPONSIBILITY</b>	<b>FUNDING</b>	<b>TIME FRAME</b>
		Trust Fund	Available
3.B.h	Housing Division	Housing Program Funds	Ongoing
3.B.i	Planning Division	General Fund	Ongoing
3.B.j	Planning Division	General Fund	FY 15-16
3.B.k	Planning Division Housing Division	General Fund	Annual
3.B.l	Housing Division	General Fund	Ongoing
3.B.m	Housing Division	General Fund	Ongoing
3.B.n	Planning Division	General Fund	Ongoing
3.B.o	Housing Division	Housing Program Funds	Ongoing
3.B.p	Housing Division	Housing Program Funds General Fund	Ongoing
3.B.q	Housing Division	County Mobilehome Administrative Fee	Ongoing
3.C.a	Planning Division	General Fund	Ongoing
3.C.b	Community Resources Agency	General Fund	Ongoing
3.C.c	Community Resources Agency	General Fund	Ongoing
3.C.d	Board of Supervisors Housing Policy Committee	General Fund	Ongoing
3.C.e	Community Resources Agency	General Fund	FY 15-16
3.D.a	Housing Division	General Fund Housing Program Funds	Ongoing
3.D.b	Housing Division	General Fund HOME Funds	Ongoing
3.D.c	Building & Safety Division	General Fund	Ongoing and FY 15-16 (ordinance)
3.D.d	Housing Division	Housing Program Funds	Ongoing
3.D.e	Planning Division Environmental Health Division Housing Division	General Fund Housing Program Funds	Ongoing
3.D.f	Community Resources Agency	General Fund Housing Program Funds	Ongoing
3.D.g	Planning Division	General Fund	Ongoing
3.D.h	Community Resources Agency	General Fund	Ongoing
3.D.i	Housing Division	Housing Program Funds	Ongoing

<b>HOUSING IMPLEMENTATION PLAN</b>			
<b>PROGRAMS</b>	<b>RESPONSIBILITY</b>	<b>FUNDING</b>	<b>TIME FRAME</b>
3.E.a	Housing Division	Housing Program Funds	Ongoing
3.E.b	Housing Division	General Fund	Ongoing
3.E.c	Planning Division	General Fund	Ongoing
3.E.d	Housing Division Planning Division	Housing Program Funds General Fund	Ongoing
3.E.e	Housing Division	Housing Program Funds	Annual
3.F.a	Community Resources Agency	General Fund	Ongoing
3.F.b	Community Resources Agency	General Fund	Ongoing
3.F.c	Community Resources Agency Department	General Fund	Ongoing
3.F.d	Community Resources Agency	General Fund Housing Program Funds	FY's 15-17
3.F.e	Housing Division	Housing Program Funds	Ongoing
3.F.f	Planning Division Public Health Department	General Fund Community Transformation Grant	FY'S 14-18
3.G.a	Housing Division	General Fund Housing Program Funds	Ongoing
3.G.b	Housing Division	General Fund Housing Program Funds	Ongoing
3.G.c	Housing Division Planning Division	General Fund Housing Program Funds	Ongoing
3.G.d	Housing Division	General Fund Housing Program Funds	Ongoing
3.G.e	Housing Division	General Fund Housing Program Funds	Ongoing
3.G.f	Housing Division Board of Supervisors Housing Policy Committee	General Fund	FY 14-15
3.G.g	Housing Division	General Fund	Ongoing (Continuum of Care) & FY15-16 (Amend Zoning Ordinance & Amend General Plan definitions)
3.G.h	Community Resources Agency	General Fund	Ongoing & FY 15-16

Note: Housing Program Funds may include CDBG, HOME, Federal Home Loan Bank and other funds available through state, federal and non-governmental Programs. This Housing Implementation Plan is provided pursuant to Government Code Section 65583(c) which requires the inclusion of an action program establishing a five year schedule for implementing the policies and programs contained in the Housing Element.



### APPENDIX 3.A: SUMMARY AND RECOMMENDATIONS

The recession in the United States, which by most accounts began in the fall of 2008, has had a major and lasting impact on Tuolumne County.

- Total population in the unincorporated area of the County only grew by 384 people or 0.8% between 2000 and 2010. In the previous decade, there was an increase of 5,775 people or 13.0% (US Census).
- Unemployment went from 6.3% in 2007 up to a high of 13.8% in 2010 and was at 8.7% as of August, 2013 (State Employment Development Department).
- Median home prices in the County dropped from a high of \$332,000 in 2006 down to a low of \$159,000 in 2011 and are at \$195,000 as of the end of 2013 (County Recorder's Office and Tuolumne County Association of Realtors).
- With a significant decrease in home prices and interest rates, homeownership became more affordable. As of the end of 2013, a home costing \$196,000 is affordable to households earning \$53,100 per year which is 80% of the area median income.
- Foreclosure rates went from 83 homes lost to foreclosure in 2007 to a high of 431 homes in 2010. A total of 138 homes were lost to foreclosure in 2013 (County Recorder's Office).
- Employment by industry shifted between 2007 (pre-recession) and 2011 (most recently available Census data from the 2011 American Community Survey). Construction jobs decreased by 3.4%, retail trade decreased by 2.3%, jobs in the education, health care and social assistance sectors increased by 2.5% and jobs in arts, entertainment, recreation, accommodation and food service increased by 2.4%.
- Building permits for residential construction (single family, multifamily and mobilehomes not in rental parks) were 85 units in 2009, 42 units in 2010, 60 units in 2011, 54 units in 2012, and 53 units in 2013. In comparison, during the previous Housing Element update, residential building permits were as follows: 509 homes in 2003, 458 homes in 2004, 445 homes in 2005, 255 homes in 2006, 183 homes in 2007, and 123 homes in 2008.

Other major findings in the 2014 -2019 Housing Element update include:

- According to the *Out of Reach 2013* study published by the National Low Income Housing Coalition, the Housing Wage for Tuolumne County is \$19.37 (\$40,280 per year). This is the amount the household must earn in order to afford a typical two-bedroom apartment plus utilities: \$1,007 for rent and utilities (Two-Bedroom Fair Market Rent). This is the equivalent of 2.4 minimum wage jobs.
- 74.1% of low-income renters earning 80% of the area median income and below overpay for housing. (Note: A four-person household at 80% of median income earns \$53,100) (2011 American Community Survey published by the US Census).
- 54.3% of low-income homeowners earning 80% of the area median income and below overpay for housing (2011 American Community Survey published by the US Census).
- Seniors age 65 and older make up 21% of the total population based on the 2010 Census. This is up by 2.7% over 2000 levels.
- 15% of people living in the unincorporated area of the County live in poverty (based on 2012 Census data from the American Community Survey, 2012). The 2013 poverty level for a family of four is \$23,550 and \$15,510 for a family of two (US Department of Health and Human Services).

These major finding and trends are addressed in the policies included in the 2014-2019 Housing Element Update and are located in the *GOALS, POLICIES AND IMPLEMENTATION PROGRAMS* section of the Housing Element.

The County has added a number of policies to the 2014 – 2019 Housing Element Update which reflect new needs and priorities in our community. These changes are based on current conditions in the County as well as input from the public. The new policies are as follows:

1. Consider walkability and distance to transportation nodes and public facilities, such as schools, when determining whether land is suitable for multi-family housing development (3.A.5).

2. Encourage affordable homeownership opportunities especially for first-time homebuyers (3.B.7).
3. Preserve mobilehome parks and help maintain affordable rents through the County's Mobilehome Rent Control Ordinance (3.B.8).
4. Encourage developers holding existing planning approvals for as yet undeveloped projects to modify project designs to improve consistency with the Distinctive Communities Growth Scenario. Encourage this type of revision for projects located in High Density or Medium Density zoned areas where allowable densities have been increased as per the Distinctive Communities Growth Scenario. Incentives should be provided, such as a streamlined permitting process or reduced parking requirements, for these revised projects to encourage development (3.C.3).
5. Promote land use patterns that encourage energy efficiency. Promote higher density residential development where existing public services are available (3.F.1).
6. Promote green design in residential construction and rehabilitation (3.F.2).
7. Investigate programs and funding sources for solar panels, green retrofitting of existing housing, weatherization and energy conservation improvements in apartments and homes and make this information available to the public (3.F.3).
8. Encourage new multi-family developments to include smoke-free policies to limit residents' exposure to the harmful effects of second-hand smoke (3.F.4).
9. Provide for the housing needs of seasonal workers (Incorporated into 3.G.2).
10. Encourage the incorporation of universal design standards in residential construction (3.G.6).

## **APPENDIX 3.B: REVIEW OF 2007 – 2014 HOUSING ELEMENT**

The Housing Element planning period for the Fourth Cycle (current) Update was January 1, 2007 to June 30, 2014. It was predicated upon five policy objectives as defined by the State.

1. Maintain a variety of adequate sites to accommodate households of all types, characteristics, and income levels to meet Tuolumne County's share of the regional housing need.
2. Encourage and promote the development of very low, low, median and moderate income housing for the residents of Tuolumne County to meet the regional housing need.
3. Minimize governmental constraints in order to facilitate development of affordable housing in Tuolumne County.
4. Conserve and improve the existing stock of safe, sanitary and affordable owner occupied and rental housing in Tuolumne County.
5. Strive to provide residents of Tuolumne County with decent housing in a suitable environment, so they are not excluded on the basis of economic, ethnic, age, gender or disability characteristics.

In addition to the five State-mandated goals, the County added the non-State mandated goal of Energy Conservation (Increase the efficiency of energy use in new and existing homes) to the last Housing Element Update.

The major accomplishments achieved during the 2007-2014 Housing Element Update include:

### **Residential Building Activity**

The County issued an average of 86 residential building permits for the period of January 1, 2007 – December 31, 2013. In Comparison, from January 1, 2003 – December 31, 2006, the annual average was 417 residential permits.

### **Changes to County Ordinance Code**

The Board of Supervisors Adopted Ordinance 3170 on July 19, 2011 which made changes to the County Ordinance Code related to housing. The purpose of the ordinance was to further the policies and programs contained in the Housing Element of the Tuolumne County General Plan. The Ordinance addressed five Implementation Programs of the Housing Element as follows:

1. Implementation Program 3.B.t was addressed by allowing stored recreational vehicles to be used for shelter for human beings for up to 30 days per calendar year.
2. Implementation Program 3.B.u was addressed by permitting hotels to have one-third of the rooms in hotels and motels in commercial zoning districts to be converted from transient use to single room occupancies provided a Use Permit is first secured from the County.
3. Implementation Program 3.E.a was addressed by including transitional and supportive housing for up to 8 persons as permitted uses anywhere residential uses are allowed and subject only to those restrictions that apply to residential uses of the same type in the same zoning district.
4. Implementation Program 3.E.c was addressed by allowing emergency shelters in zoning districts R-2, R-3, M-U, C-1, C-2, and exempting emergency shelters from the requirement to obtain either a Site Development Permit or a Site Review Permit.
5. Implementation Program 3.E.h was addressed by increasing the by-right occupancy of small residential care homes from not more than six persons to not more than eight persons in all zoning districts subject to the same rules that apply to single family dwellings.

## **Inclusionary Housing**

On November 6, 2013 the Tuolumne County Board of Supervisors voted to convert the existing mandatory Inclusionary Housing Ordinance to a voluntary system through the adoption of Ordinance 3212 amending Chapter 17.65 of the Tuolumne County Ordinance Code. This new system was adopted after consulting with State HCD to determine whether or not the new system would affect the compliance status of the County's existing Housing Element. On September 18, 2012, the County received a letter from HCD, informing the County that the proposed amendment to the Inclusionary Housing Ordinance to convert it to a voluntary, incentive-based system would not affect the current compliance status of Tuolumne County's Housing Element. Developers that create housing projects without requesting exceptions from the County's development regulations or without requesting the standard incentives need not construct affordable units. If exceptions to the County's development regulations are requested, the project would have to comply with the Inclusionary Ordinance. A project that complies with the Inclusionary Ordinance could utilize any or all of the incentives. The new ordinance expands the incentives available to developers participating in the program.

## **Housing Programs**

The County received HOME funds through State HCD to extend the affordability of Tuolumne Apartments, an at-risk, affordable housing project, for another 55 years and renovate the project. The 2013 HOME grant was funded and execution of the grant will occur in 2014.

The County successfully competed for HOME Program funds and was awarded a grant in 2007 through 2013. These seven grants combined total \$5,300,000 and have been utilized to operate the County's First Time Homebuyer, Owner Occupied Rehabilitation and Tenant Based Rental Assistance Programs.

The County applied for three CalHome Grants and was successful on two of these applications. Combined funds for both grants total \$1,275,000 and are utilized for the County's Green First Time Homebuyer Program.

The County partnered with Mother Lode Bank in 2011 and Oak Valley Bank in 2012 and 2013 to secure Federal Home Loan Bank WISH Down payment Matching Grant funds which are used for the County First Time Homebuyer Program.

From January 1, 2007 through December 31, 2013, the County assisted 62 first-time homebuyers with silent second financing, which created 62 additional units in the County that are affordable to households earning 80% of the median income and below. The County also assisted three low-income homeowners to make repairs to their homes to correct serious health and safety issues. As part of the County First Time Homebuyer Program, the County assisted eight homebuyers at the Tuolumne County Habitat for Humanity's Parrotts Ferry Village subdivision. Total assistance to the Habitat homebuyers was \$534,000.

The County applied twice for HOME Project funding to renovate Tuolumne Apartments and extend project affordability. The 2013 application, in the amount of \$3,334,629, was successful. Tuolumne Apartments is an affordable housing project at risk of conversion to market-rate housing and will now remain affordable for another 55 years.

## **Consistency with Other Plans**

In 2009, the County amended the Safety Element of the County General Plan to comply with California Government Code Section 65302.

The following discussion details Tuolumne County's progress in complying with the implementation programs contained in the 2007-2014 Housing Element from January 1, 2007 to the present (December 31, 2013). The implementation programs carry out all of the goals and policies listed in the Housing Element. Please note that the Housing Element planning period ends June 30, 2014.

## GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

### Adequate Sites

**GOAL 3.A**      **Maintain a variety of adequate sites to accommodate households of all types, characteristics, and income levels to meet Tuolumne County's share of the regional housing need.**

### Implementation Programs

3.A.a              Review and Update of the Tuolumne County General Plan

Continue to review the Tuolumne County General Plan and Community Plan land use diagrams to determine adequate sites available throughout the County to meet the regional housing need.

Status: The County hired Rincon Consultants to assist the County to identify additional acreage that can be zoned High Density & Mixed Use in an effort to increase land available for high density residential development. The County is utilizing this data in its General Plan update which is underway and expected to be completed in 2015. The proposed additional acreage is as follows: HDR, 227 acres, MDR, 115 acres, and MU, 75 acres. These figures are subject to change by the Board of Supervisors during the General Plan update process.

Over last five years, the County rezoned parcels in the Columbia Area to be consistent with their General Plan Land Use Designations.

3.A.b              Extension of Public Utility Services

Encourage the extension of additional public services through the installation of larger utility distribution lines and off-site improvements for new urban developments where such improvements would serve adjacent lands designated for urban residential development.

Status: Due to the recession, development has been slow and thus there has been little opportunity to discuss the extension of public services with developers.

3.A.c              Geographic Information System (GIS) Database

Maintain the County's Geographic Information System (GIS) database in order to provide for an inventory of lands suitable for urban residential development, specifically high density projects. Said inventory will provide the basis for periodic review in meeting Regional Housing Needs, as well as providing prospective developers with information relating to the location of properties designated for higher residential density development within the County.

Status: GIS Division routinely updates our data base for land use, public utilities, and other services so that staff can effectively assist property owners and others who are interested in development.

3.A.d              Initiation of Rezoning

Continue to identify properties suitable for extremely low, very low, low, median and moderate income residential development, including vacant or under-developed commercial and industrial land. Planning Division staff will discuss the potential development of such parcels with the property owners. Initiate rezoning of properties suitable for these types of uses.

Status: The County hired Rincon Consultants to assist the County to identify additional acreage that can be zoned High Density & Mixed Use in an effort to increase land available for high density residential development. These types of properties are ideal for affordable housing development. The County is utilizing this data in its General Plan update which is underway and expected to be completed by 2015.

3.A.e General Plan Consistency

Rezone all parcels designated for Medium Density Residential (MDR), High Density Residential (HDR) and Mixed Use (MU) on the General Plan and Community Plan land use diagrams for consistency with their land use designations to increase the inventory of parcels available for development of extremely low, very low, low, median and moderate income housing and to eliminate governmental constraints to such development.

Status: As staff time allowed, the Planning Division continued to rezone parcels designated HDR, MDR and MU to be consistent with their land use designations in an effort to reduce constraints to development of these parcels. During the previous planning period, such parcels in the Columbia area were rezoned.

3.A.f Infill Development

Create infill development standards and design guidelines that allow flexibility in development standards such as lot sizes, building heights, setbacks, site planning, parking requirements, road requirements and establish design guidelines to encourage high density and affordable housing infill projects taking into consideration the visual character of the neighborhood and expedite processing.

Status: The County has used the Planned Unit Development Permit Process to allow exceptions to the normal application of the County's development standards when such exceptions would provide a public benefit such as affordable housing.

**Affordable Housing**

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

**Implementation Programs**

3.B.a Small Lot Subdivisions

Continue to support the development of small detached or attached single family housing subdivisions through the use of Planned Unit Development Permits to provide for lots which are less than 7,500 square feet in areas where public water and sewer systems are available and topography is conducive to such development.

Status: The County continues to work with developers to create small lot subdivisions in areas where such projects will not create a negative environmental impact. On May 26, 2009, the County approved the Wilcox Park Tentative Subdivision Map (T08-003) to create 19 lots, less than 7,500 square feet. Due to the economic climate, the property owner has not yet built the development.

3.B.b Application Fees

Continue to waive application fees and Building Permit fees for discretionary entitlements for housing developments which include a very low or low income housing component on a percentage basis. Also continue to waive application fees for homeless shelters and crisis centers.

Status: The County continues to waive application and Building Permit fees for affordable housing, homeless shelters and safe houses. During this Housing Element update period, the County waived fees for the Amador-Tuolumne Community Action Agency when they built a transitional housing shelter in the Columbia area and for the Tuolumne County Habitat for Humanity for their Parrotts Ferry Village, 36 unit affordable housing development.

3.B.c Mitigation Fees

Continue to waive the County Services Impact Mitigation Fee for very low, low, median and moderate income housing units and other developments which provide a public benefit, and consider reducing the Traffic Impact Mitigation Fee (TIMF) for affordable housing.

Status: The County continues to waive the County Services Impact Mitigation Fee for affordable housing developments such as Parrotts Ferry Village, which is being developed by the Tuolumne County Habitat for Humanity and is under construction. The County has not reduced Traffic Impact Mitigation Fees due to the high need for improved road infrastructure.

3.B.d Inclusionary Ordinance

Implement the Inclusionary Housing Ordinance in order to encourage the development of a variety of types of housing for all income levels and assist in the development of adequate housing to meet the needs of very low, low, and median income households. The Inclusionary Ordinance shall be reviewed on an annual basis to ascertain its success or lack thereof in meeting the purpose of the Ordinance. The annual review shall evaluate impacts on development cost and the effectiveness of options to the on-site provision of affordable housing toward meeting the purpose of the Ordinance. Subject to availability of funding, the County will conduct an analysis regarding the efficacy of implementing mandatory inclusionary housing requirements as part of the annual review. Specifically, the County will seek to determine whether the financial burden of shifting mandatory inclusionary housing costs to market rate housing is a constraint upon market rate housing. Housing Division staff will coordinate with community organizations and housing stakeholders to solicit their input into the analysis of mandatory inclusionary housing policies. Following the annual review, the Board of Supervisors shall direct County staff to make appropriate revisions to the Inclusionary Housing Ordinance to address any identified issues.

Status: The County has approved eight subdivisions which will result in 157 affordable units. Six of these subdivisions were approved prior to adoption of the Inclusionary Housing Ordinance in 2008 but contain requirements for affordable units. Five units were created and sold at Sierra Meadows Subdivision and are affordable to moderate-income households through pre-inclusionary housing affordability requirements. Eight of the 36 affordable units proposed by Habitat for Humanity at their Parrotts Ferry Village Project have been built and sold. Peaceful Oak Estates was approved in 2010 and has a requirement for 40 affordable units. Mountain Springs Subdivision was approved in 2008 and has a requirement for 54 affordable units.

3.B.e Five Year Strategic Plan

Develop a five year strategic plan to address affordable housing issues and to encourage the development of additional housing opportunities within the County. The plan shall include strategies to attempt to prevent homelessness through a variety of means including the analysis of pertinent data that reflects trends in the marketplace, the provision of affordable housing and support services, strategies to facilitate access to housing and supportive services by removing barriers to those services and facilitate ongoing communication and coordination between community partners to identify opportunities to provide affordable housing through public/private partnerships.

Status: Due to reduced staffing and budget constraints, the County did not move forward with a five-year strategic plan. The Housing Element is the County's strategic plan for housing.

3.B.f Education and Outreach Program

Develop an education and outreach program to illustrate the benefits and need for all types of affordable housing in the County with the goal of the program being a broader acceptance of affordable housing options which include the rehabilitation and reuse of existing buildings, use of manufactured homes, the construction of supportive living facilities and the housing needs of the homeless, among others.

Status: The County Board of Supervisors created a Housing Policy Committee in 2010. The Committee held two educational housing forums; one on workforce rental housing and one on senior housing.

The County Housing Program Coordinator, each year, made a presentation to the Tuolumne County Association of Realtors about the County's housing programs. She also made presentations to staff at two local realty companies.

### 3.B.g Funding Sources

Continue to investigate funding through State and Federal agencies in support of very low, low, median and moderate income housing, such as funds made available through Proposition 46, as well as matching funds for water and sewer system improvements and expansion. Said funding could be used for rehabilitation projects, land acquisition, infrastructure studies, and/or construction costs. Apply for or participate in applications for such funds on an annual basis. Establish and maintain partnerships with entities able to acquire and construct residential development for very low, low, median and moderate income households.

Status: The County successfully competed for HOME Program funds during each of the years covered by the existing Housing Element, 20077 – 2014, and utilized these funds to operate the County's First Time Homebuyer, Owner Occupied Rehabilitation and Tenant Based Rental Assistance Programs. The County applied for three CalHome Grants and was successful on two of these applications. Funds are utilized for the County's Green First Time Homebuyer Programs. The County partnered with Mother Lode Bank in 2011 and Oak Valley Bank in 2012 and 2013 to secure Federal Home Loan Bank WISH Down payment Matching Grant funds which are used for the County First Time Homebuyer Program. The County applied twice for HOME Project funding to renovate Tuolumne Apartments and extend project affordability. The 2013 application was successful. Tuolumne Apartments is an affordable housing project at risk of conversion to market-rate housing and will now remain affordable for another 55 years.

From January 1, 2007 through December 31, 2013, the County assisted 62 first-time homebuyers with silent second financing, which created 62 additional units in the County that are affordable to households earning 80% of the median income and below. The County also assisted three low-income homeowners to make repairs to their homes to correct serious health and safety issues. As part of the County First Time Homebuyer Program, the County assisted eight homebuyers at the Tuolumne County Habitat for Humanity's Parrotts Ferry Village subdivision. Total assistance to the Habitat homebuyers was \$534,000.

### 3.B.h Affordable Housing Trust Fund

Utilize the Affordable Housing Trust Fund to acquire building sites for affordable housing, provide "gap" financing, leverage funds for acquiring or constructing affordable housing and to support rehabilitation of affordable housing units throughout the County.

Status: The County has approved eight subdivisions that will produce in-lieu and other specified fees which will be placed in the County Affordable Housing Trust Fund. The funds are not due until the developer pulls a building permit. Due to the economy, these projects have not yet been built.

### 3.B.i Housing Programs

Continue to apply for funds and administer, either in-house or through contract servicing, the County's Community Development Block Grant (CDBG) housing rehabilitation program and the HOME Program housing rehabilitation, first time homebuyer and tenant based rental assistance programs and actively pursue funding for other housing programs for which the County is eligible.

Status: See status report under Implementation Program 3.B.g.



3.B.j Efficient Use of Land

Require projects proposed in the R-3 (Multiple-Family Residential), R-2 (Medium Density Residential), R-1 (Single-Family Residential) and RE-1 (Residential Estate, one acre minimum) zoning districts to adhere to the minimum density standards specified in Title 17 of the Ordinance Code.

Status: The County continues to make sure that developers comply with these provisions of the Zoning Ordinance through review of land development applications.

3.B.k Regional Blueprint Planning Program

Utilize the Regional Blueprint Planning Program to identify additional parcels to designate for higher density development with special emphasis on the High Density Residential (HDR), Medium Density Residential (MDR) and Mixed Use (M-U) land use designations. Contact property owners to gauge interest in and determine the willingness of the property owner to initiate a General Plan land use designation change to identified parcels.

Status: The Blueprint is complete and data is being utilized in the General Plan update that is underway and expected to be completed in 2015. The County hired Rincon Consultants to assist the County to identify additional acreage as part of the Blueprint process. They identified parcels that can be zoned High Density and Mixed Use in an effort to increase land available for high density residential development. These types of properties are ideal for affordable housing development. As part of the update, additional acres are proposed to be designated for HDR, MDR, and MU. The proposed additional acreage is as follows: HDR, 227 acres, MDR, 115 acres, and MU, 75 acres. These figures are subject to change by the Board of Supervisors during the General Plan update process.

3.B.l Incentive Program

Implement the incentives for the provision of inclusionary units that are referenced in Section 17.65.070 of the Ordinance Code, review the effectiveness of the incentives and offer additional incentives where feasible. The annual review of the Inclusionary Housing Ordinance, referenced in Implementation Program 3.B.d, shall include a review of the effectiveness of the incentives and recommend additional incentives.

Status: The County has reviewed the Inclusionary Housing Ordinance on an annual basis and has amended it twice. The Ordinance is now a voluntary system and the number of incentives available to developers was increased when the voluntary system was adopted. Inclusionary units have not been built. Due to the economy, little development is occurring in the County.

3.B.m Encourage Financing Programs

Encourage and support the efforts of local lending institutions to provide opportunities and programs for financing housing for very low, low, median and moderate income households.

Status: The County participates in a seminar hosted by the Tuolumne County Association of Realtors on first time homebuyer programs. The County invites local lenders to participate.

The County participates in the Regional Council of Rural Counties California Homebuyers Fund (CHF) programs which provides financial resources to homebuyers and homeowners. CHF offers two down payment assistance programs which provide up to 3% of the cost of the home. The also offer Mortgage Credit Certificates (MCCs) which provide a Federal Income Tax Credit to homebuyers which can allow them to qualify for a larger home loan because the extra income from the tax credit can be factored into the income of the household for loan qualification purposes. CHF also offers an energy retrofit loan to homeowners to assess the current energy consumption of the home and pay for energy efficiency upgrades. They provide loans up to \$50,000 at 6.5% interest. The monthly loan payment to CHF is generally offset by the savings in energy costs.

3.B.n Affordable Home Ownership Programs

Work closely with and support collaborative efforts of local agencies in developing affordable home ownership programs such as self-help housing.

Status: The County assisted the Tuolumne County Habitat for Humanity at their Parrotts Ferry Village, 36 unit, affordable housing development. Habitat is utilizing the sweat-equity model. The County has assisted all eight of Habitat's homebuyers to date for a total assistance amount of \$534,000. The County intends to continue assisting Habitat's homebuyers through the County Green First Time Homebuyer Program which is funded with 2008 and 2012 CalHome Funds.

3.B.o First Time Home-Buyer Information

Encourage the public and private sectors to provide first time home-buyer seminars on an annual basis with the aide of realtors, lenders, title company personnel, accountants, and attorneys to explain the processes involved in purchasing, owning, and maintaining a home.

Status: The County's First Time Homebuyer Program requires participants to take homebuyer education classes. Most participants take a homebuyer education class from the Amador Tuolumne Community Action Agency (ATCAA) and an online class offered at no cost through homebuyerfunds.com.

3.B.p Foreclosure Assistance Programs

Work in concert with the Amador-Tuolumne Community Action Agency (ATCAA) and other interested parties to publicize and disseminate information on the County website and through the Community Development Department's Public Information Center about existing foreclosure assistance hotlines, foreclosure counseling and prevention programs and other resources available for residents facing possible foreclosure.

Status: County staff refers clients to ATCAA for foreclosure counseling. The County posted foreclosure resources on its website.

3.B.q Surplus County Land

Evaluate all County-owned surplus land to determine its suitability for workforce and affordable housing. This evaluation shall include the identification of appropriate entities to hold or acquire such land. The County shall also identify a process for transferring the properties to these entities, including land exchanges if sites more suitable for affordable and workforce housing are identified and establish affordability covenants to prevent premature conversion to market based units.

Status: Due to the economy, the County's priority for surplus land is to sell it at market-rate to receive revenue needed to maintain County services.

3.B.r Land Banking

Investigate land banking as a method to provide sites for affordable housing by exploring options such as including land donations as an option to developers in meeting inclusionary housing requirements, conducting a land inventory of publicly owned land to examine the feasibility of the land for housing development, evaluating the use of Affordable Housing Trust Funds and grant funds for securing sites and evaluating how appropriate sites could be made available to developers at a reduced cost in exchange for the provision of affordable housing units.

Status: The County's Inclusionary Housing Ordinance offers developers the option to either provide affordable units or pay an in-lieu fee. These alternatives can include donating land for affordable housing.

3.B.s Workforce Housing

Establish and maintain relationships between economic development entities such as the Tuolumne County Chamber of Commerce and the Economic Development Authority to facilitate the development of workforce housing to support increased economic opportunities within the County.

Status: The County Board of Supervisors Housing Policy Committee held a forum on workforce rental housing in 2012.

The County's First Time Homebuyer Program provides workforce housing.

3.B.t Temporary Housing

Consider amending the Uniform Zoning Ordinance to expand provisions for temporary housing, such as recreational vehicles or other temporary housing units, subject to specific adopted guidelines.

Status: The County amended the Zoning Ordinance in 2011 to extend the time that recreational vehicles are allowed to be used as temporary residences from 14 to 30 days.

3.B.u Resident Hotels and Single Room Occupancies

Consider amending the Uniform Zoning Ordinance to allow resident hotels and to allow a maximum of one-third of the rooms in existing and proposed hotels and motels to be used as single room occupancies (SROs) subject to obtaining a Conditional Use Permit in the C-K (Commercial Recreation), C-O (Neighborhood Commercial), C-1 (General Commercial) and C-2 (Heavy Commercial) zoning districts in order to address the needs of lower income individuals, including extremely low income individuals, for adequate affordable housing. The application fee for such a Use Permit will be reduced based upon the percentage of the units that will be rented at prices affordable to median-income or lower households. Similarly, no County Services Impact Mitigation Fee will be required for units that will be rented at prices affordable to median-income or lower households.

Status: The County completed this task in 2011 through the adoption of County Ordinance 3170.

3.B.v Farmworker Housing

Continue to facilitate efforts of individuals, private organizations and public agencies to provide safe and adequate housing for farmworkers. The County shall assist with site identification and support applications for funding to facilitate the development of housing for farmworkers. The Housing Coordinator will conduct outreach at least twice per year to provide developers with information regarding programs available for farmworker housing. Outreach may include placing flyers and brochures at County offices, publishing articles in newsletters or providing information at housing forums. Maintain information on the County website regarding affordable housing programs offered by the County. Include a link to those programs on the Agricultural Commissioner's page on the website.

Status: No applications were received for farmworker housing. In Tuolumne County farmworkers generally utilize rental housing located throughout the community, The Building and Safety Division routinely responds to code compliance complaints concerning dilapidated or unsafe housing. The County has also published articles in the Community Resources Agency bulletin each year which provide developers with information on state and federal funding sources for farmworker housing.

3.B.w Second Dwelling Units

Monitor the construction of attached and detached secondary residences including the number and square footage of the residences constructed. Consider amending the

Ordinance Code to increase the allowable square footage of secondary dwellings from 850 square feet to 1,200 square feet and reducing the off-street parking requirement for such units.

Status: The County began monitoring construction of secondary dwellings on January 1, 2014.

The County amended the Zoning Ordinance to allow secondary dwellings of up to 1,200 square feet (up from 850 square feet). Parking requirements were not reduced. Parcels in the County are generally larger in size and parking regulations are not a constraint to development. Parking for secondary units is necessary to ensure that streets are not blocked by vehicles; thus impacting traffic safety and preventing fire and emergency vehicles from responding to emergencies.

3.B.x Housing Authority

Consider the establishment of a housing authority or other entity to administer housing funds and provide future planning for affordable housing in Tuolumne County. Investigate the feasibility of establishing such an entity to serve both the County and the City of Sonora. A cooperative arrangement should be pursued if both jurisdictions could retain complete discretion over their own funds, while pooling resources to increase leverage in grant applications and other affordable housing opportunities.

Status: The County approached the Federal Department of Housing and Urban Development about the possibility of creating a local Housing Authority. The Section 8 Voucher Program was administered by the State Department of Housing and Community Development. They decided to end their administration of the program and turned the vouchers over to the Stanislaus County Housing Authority to administer.

3.B.y Extremely Low-Income Households

Encourage developers of each application for affordable housing to make a portion of the units constructed available to extremely low-income families, especially those families requiring two-bedroom or larger units. Incentives offered by the County can include fee reductions and reductions in development standards, such as building setbacks, off-street parking and the amount of landscaping required. These incentives will be offered in addition to incentives required by the State density bonus law (Government Code, Section 65915). The County will encourage and assist developers of affordable housing to apply for development funds and operating subsidies to provide housing units for extremely low-income households as funds are available. The County will display incentives for the provision of housing for extremely low-income households on the County website. The Housing Coordinator will conduct outreach at least twice per year to provide developers with information regarding housing programs available for extremely low-income households. Outreach may include placing flyers and brochures at County offices, publishing articles in newsletters or providing information at housing forums.

Status: The County offers fee waivers and development incentives through the Inclusionary Housing Ordinance and encourages developers to consider providing housing for extremely low-income households. Articles are published annually in the Community Resources Agency Bulletin about affordable housing financing resources available to developers. However, most developers are not interested in these types of developments due to the need for large subsidies in order to make the projects viable. The County Housing Program Coordinator has talked with a number of statewide affordable housing developers who might be interested in working in Tuolumne County. Visionary Home Builders in Stockton has expressed interest in partnering with ATCAA, a local nonprofit agency, to develop affordable housing in the County. Staff has provided support to both groups as they look for potential projects.

### **Governmental Constraints**

**GOAL 3.C Minimize governmental constraints in order to facilitate development of affordable housing in Tuolumne County.**

## Implementation Programs

### 3.C.a Procedures Handouts

Continue to provide the development community with informational handouts outlining project review from submittal to approval.

Status: The County continues to offer informational hand-outs at the Community Resources (CRA) Information Center and on the County website.

### 3.C.b Inter-Departmental Coordination

Coordinate efforts with those of the City of Sonora, the Amador-Tuolumne Community Action Agency (ATCAA), the Central Sierra Planning Council, County agencies and other jurisdictions within the County to meet the County's housing needs.

Status: County staff meets with staff from City of Sonora on an annual basis to discuss housing programs. County staff meets with ATCAA and other groups on an ongoing basis. The Central Sierra Planning Council has disbanded.

### 3.C.c "Fast Track" Permit Processing

Continue to provide for "Fast Track" processing of discretionary applications proposing very low, low, median or moderate income housing.

Status: The County continues to provide fast-track permit processing of discretionary entitlement applications proposing affordable housing.

### 3.C.d Concurrent Review

Continue to allow concurrent review of discretionary entitlement applications and Building Permit applications for land development projects to reduce processing time.

Status: The County continues to provide concurrent review for affordable housing.

### 3.C.e Infill Development and Design Guidelines

Create development and design guidelines that allow flexibility in development standards in order to allow reductions in processing time and expense for infill and affordable housing projects and potentially eliminate the need for additional entitlements to allow the needed flexibility.

Status: The County has not created development and design guidelines for infill or affordable housing projects but allows flexibility in application of development regulations through the Planned Unit Development permit process.

### 3.C.f Utilize an Advisory Group

Consider the utilization of an advisory group to evaluate governmental constraints on the development of all forms of housing and to propose methods to alleviate these constraints.

Status: The County formed the Board of Supervisors Housing Policy Committee and the Development Process Review Team. These groups look for ways to streamline the development process. In 2012, the County formed the Committees and Commissions Task Force. Based on its recommendations, the Board of Supervisors voted to disband three area planning commissions, two planning advisory/design review committees, and two design review committees in an effort to streamline the development process, effective July 1, 2013.

## Housing Conservation

**GOAL 3.D Conserve and improve the existing stock of safe, sanitary and affordable owner occupied and rental housing in Tuolumne County.**

### Implementation Programs

3.D.a Monitoring of Government Subsidized Housing Projects

Monitor State and Federally subsidized housing units in an effort to maintain very low, low, median and moderate income restrictions. This will be accomplished through regular communications with property owners and tenants of existing units and agencies or organizations with oversight responsibilities. The County shall respond to inquiries from tenants of subsidized housing units in a timely manner. The County shall also respond to any Federal or State notices regarding subsidized housing projects.

Status: The Housing Division continued to respond to tenant inquiries and refer tenants to information and services as required. Most tenant inquiries are tenant/landlord issues. Referrals were made to ATCAA, California Legal Services, and HUD. Copies of the California Department of Consumer Affairs Tenant Landlord Handbook are available at the Community Resources Agency (CRA) Information Center and a link to an online copy of the handbook is available on the County website. County also provided annual monitoring information for the Tuolumne Senior Apartments to the California Tax Credit Allocation Committee (CTCAC).

3.D.b Monitor "At Risk" Units

Regularly monitor the at risk status of the Tuolumne Apartments in Tuolumne, the Sierra Commons Apartments in Columbia, and the Twin Pines Apartments in Groveland through contact with the owners and representatives of the Department of Housing and Urban Development (HUD).

Status: The County continues to monitor at-risk units by reviewing data provided by the California Housing Partnership.

3.D.c Funding Sources

Identify funding sources to allow preservation and acquisition of at-risk affordable housing projects, and pursue those funding sources at the Federal, State or local levels to preserve at-risk units on a project-by-project basis.

Status: The County applied for HOME funds through State HCD to extend the affordability of Tuolumne Apartments for another 55 years and renovate the project. The 2013 HOME grant was funded and execution of the grant will occur in 2014.

3.D.d Tenant Education

In coordination with other local agencies, provide tenant education including tenants' rights and conversion procedures for at-risk affordable housing projects.

Status: The Housing Division continued to refer tenants to ATCAA and the California Legal Services (Legal Aid) for tenant/landlord issues.

3.D.e Potential Property Buyers

Maintain communication with potential property buyers considered under HUD's "First Right of Refusal" list for at-risk affordable housing projects and other programs, such as those administered by the Amador-Tuolumne Community Action Agency. Provide assistance with possible financing sources.

Status: The Housing Division continued to respond to inquiries from potential purchasers of affordable housing projects and inform them of potential sources of subsidy financing that would allow them to maintain the affordability of the project.

3.D.f Enforcement of Health and Safety Codes

Continue to enforce building, electrical, mechanical, sanitary, and fire development codes to assure safe housing while not imposing a disproportionate hardship on low income families, the elderly or the disabled.

Status: The Building and Safety Division responds to substandard housing complaints and works with property owners to rectify health and safety issues.

3.D.g Native American Rancherías

Assist the Bureau of Indian Affairs and the local Native American tribes, the Chicken Ranch Rancheria of Me-Wuk and the Tuolumne Band of Me-Wuk, in their efforts to rehabilitate existing housing and the provision of new housing opportunities for their members.

Status: While the County is in communication with members of the Chicken Ranch Rancheria of Me-Wuk and the Tuolumne Band of Me-Wuk, the local tribes have not requested assistance with any affordable housing projects. The County Housing Program Coordinator attended a meeting of the Nevada California Indian Housing Association on January 14, 2014 held in Tuolumne which discussed new affordable housing opportunities for California tribes.

3.D.h Provide Information

Encourage local agencies, organizations, and businesses to sponsor housing booths at local events for the dissemination of information relating to maintenance and rehabilitation of the older housing stock in the County. Information could be provided on financing availability and qualification criteria, contracting and real estate services, volunteer services and available energy saving devices.

Status: County staff invited Wells Fargo Bank to a seminar hosted by the Tuolumne County Association of Realtors to present information about the FHA 203K loan program which allows a homebuyer to secure financing to purchase and renovate a home. At that same seminar, the County also invited staff from the United States Department of Agriculture (USDA) to discuss their homebuyer loans and housing preservation loans and grants to help homeowners make necessary repairs.

3.D.i Water Quality and Conservation

Encourage and support local agencies' individual and collaborative efforts to improve in-home water quality and conservation of use. Promote the widespread distribution of information on methods and alternatives for improving in-home water quality and conservation.

Status: Hand-outs on water conservation are available at CRA Information Center.

3.D.j Improve Hazard and Health Conditions in Older Homes

Encourage and support local agencies' individual and collaborative efforts to improve hazard or health conditions, such as lead abatement, in older homes. Also, promote the widespread distribution of public information on programs, methods and alternatives for individuals to assess and improve the condition of older housing units.

Status: The County publicizes its Owner Occupied Rehabilitation Program on the County website, with flyers at the CRA Information Center, and at seminars. The County also provides information about other programs such as the USDA Housing Preservation Program and the Minor Home Repair Program offered by Area 12 Agency on Aging.

3.D.k Mills Act

Continue to implement the Mills Act in Tuolumne County to provide reductions in property taxes to property owners for preservation of historic structures.

Status: The County continues to offer Mills Act property tax reductions for qualified homeowners.

**Equal Opportunity Housing**

**GOAL 3.E Strive to provide residents of Tuolumne County with decent housing in a suitable environment so they are not excluded on the basis of economic, ethnic, age, gender, or disability characteristics.**

**Implementation Programs**

3.E.a Transitional and Supportive Housing

Amend the Uniform Zoning Ordinance to include transitional and supportive housing as permitted uses anywhere residential uses are allowed and subject only to those restrictions that apply to residential uses of the same type in the same zoning district.

Status: The County completed this item in 2011 with the adoption of Ordinance 3170.

3.E.b Supportive Housing

Support the efforts of the Amador-Tuolumne Community Action Agency, the Tuolumne County Supportive Housing Coalition and the Central Sierra Continuum of Care to plan and develop supportive housing facilities for disabled residents of Tuolumne County.

Status: The County provided support to ATCAA when they built their Transitional Housing Shelter in Columbia. County staff assisted ATCAA by providing information and assistance during the planning and permit process, and Building fees were waived. The County is also assisting ATCAA in its efforts to construct a housing facility for Veterans.

3.E.c Emergency Shelters

Amend the Uniform Zoning Ordinance to include emergency shelters as a permitted use within the R-2 (Medium Density Residential), R-3 (Multiple Family Residential), C-O (Special Commercial), C-1 (General Commercial) and M-U (Mixed Use) zoning districts and exempt emergency shelters from the requirement to obtain a Site Development Permit or a Site Review Permit. Emergency shelters shall be subject to the same development and management standards that apply to other permitted uses in the same zoning district.

Status: The County completed this item in 2011 with the adoption of Ordinance 3170.

3.E.d Public Housing Information

Display brochures and pamphlets from the Fair Employment Practices Commission, including information on fair housing laws, in County offices such as Human Services and Community Development.

Status: Fair housing brochures and fair housing posters are displayed at the CRA Information Center. Fair housing information and referrals are posted on the County website.

3.E.e Housing Complaints

Continue to refer complaints regarding discriminatory housing practices to the Amador-Tuolumne Community Action Agency (ATCAA) for resolution.



Status: The County refers complaints to ATCAA, California Legal Services and HUD.

3.E.f Multi-family Units

Identify funding opportunities to supplement Affordable Housing Trust funds collected pursuant to the requirements of the Inclusionary Ordinance and establish collaborative private/public partnerships to encourage the development of multi-family housing projects with three or more bedrooms per unit to provide housing for large families, including extremely low income households.

Status: The County explored the possibility of applying for State Housing and Community Development Housing Trust Fund Matching Grant but was unable to meet the minimum match requirement of \$500,000.

3.E.g Senior Facilities

Identify funding opportunities and establish collaborative private/public partnerships to encourage the development of congregate care facilities, assisted living facilities and convalescent hospitals to meet the needs of County residents.

Status: County staff worked with the developers of Eagle Ridge which is an approved senior project with rental housing and assisted living. Construction of the project has not yet begun.

3.E.h Housing Opportunities for Seniors and the Disabled

Evaluate an amendment to the Uniform Zoning Ordinance to allow an increase in the by-right occupancy of small residential care homes from not more than six persons to facilities with not more than eight persons in all zoning districts subject to the same rules that apply to single family dwellings.

Status: The County completed this item in 2011 with the adoption of Ordinance 3170.

3.E.i Housing Availability

Provide an appropriate range of General Plan and Community Plan land use designations and zoning districts within each of the County's defined communities so persons are not excluded from living in areas of the County based on housing availability. Consider factors of elevation, topography and the availability of public water and public sewer systems when determining an appropriate range of land use designations and zoning districts.

Status: The County continued to identify parcels throughout the County that are appropriate for higher density residential development. The County is currently updating its General Plan and intends to designate additional acreage suitable for higher density development through the General Plan update which is scheduled to be completed in 2015.

3.E.j Overconcentration

Evaluate overconcentration of very low, low, median and moderate income housing units when considering applications proposing affordable housing.

Status: The County continues to encourage affordable units to be located within new residential developments through the Inclusionary Housing Ordinance.

The County also evaluates clients and applicants to the County's housing programs funded with HOME and CalHome funds to ensure that assisted units are not concentrated in a particular area or areas of the County.

The County also continues to consider overconcentration issues during the review of discretionary applications proposing affordable housing.

## Energy Conservation

### **GOAL 3.F Increase the efficiency of energy use in new and existing homes.**

#### **Implementation Programs**

##### 3.F.a Energy Efficient Homes

Provide information to the public regarding the efficient use of energy in the home and ways to improve the energy efficiency of new construction. Promote this program by posting information on the County website and creating a handout to be distributed with land development applications.

Status: This was not completed due to staffing constraints.

##### 3.F.b Energy Efficient Land Use

Encourage new development that includes energy efficient land use. This may include compact urban form, access to public transit, water efficient landscaping and other energy efficient measures.

Status: The County adopted a water-efficient landscape ordinance which is codified in Chapter 15.28 of the County Ordinance Code.

In updating County General Plan land use diagrams, the County evaluates the proximity to transit. The goal is to encourage higher density development of parcels that are within one quarter mile of a transit stop.

##### 3.F.c Green Building Incentive Program

Encourage developers to include green building techniques into development proposals in order to obtain incentives such as streamlined and expedited processing of development applications.

Status: The County decided not to recommend amending the ordinance to offer incentives to developers building energy efficient buildings because the California Energy Code and Green Buildings Standards Code, adopted by the County in 2013, require all developers to meet energy efficiency standards. Thus, no additional incentives are needed.

##### 3.F.d Weatherization and Energy Conservation

Provide informational handouts detailing energy saving techniques, including landscaping, retrofitting existing housing stock and the availability of low interest energy loan programs, and explore funding options to facilitate the retrofitting of existing housing stock. Encourage property owners to include weatherization upgrades to existing buildings such as window retrofits, the use of solar systems and upgrades to insulation, by evaluating the feasibility of reducing Building Permit fees for these projects in order to encourage retrofitting of existing buildings. Weatherizing and retrofitting existing buildings should be done in a manner that is compatible with the character of the building.

Status: The County provided information and referrals to the Regional Council of Rural Counties California Homebuyers Fund (CHF) which offers an energy retrofit loan to homeowners to assess the current energy consumption of the home and pay for energy efficiency upgrades. They provide loans up to \$50,000 at 6.5% interest. The monthly loan payment to CHF is generally offset by the savings in energy costs. In 2012, the Housing Program Coordinator included CHF in a seminar for the Tuolumne County Association of Realtors to promote the program.

The County developed a Green First Time Homebuyer Program in 2010 to assist lower-income households in purchasing energy-efficient homes with universal design features.

The County's Owner Occupied Rehabilitation Program encourages participants to use green building methods and energy-efficient features and appliances.

3.F.e Energy Savings and Affordable Housing

Evaluate the feasibility of amending the Inclusionary Ordinance to allow flexibility in the qualification standards for affordable housing units constructed using green building techniques during the annual review of the Inclusionary Ordinance referenced in Implementation Program 3.B.d. This review could evaluate the potential savings in housing costs to the homeowner that are associated with green building techniques such as the use of upgraded insulation or energy efficient appliances and the resulting savings on utility bills.

Status: The County Board of Supervisors Housing Policy Committee considered this proposal as part of the review of the Inclusionary Housing Ordinance and decided not to recommend amending the ordinance to offer incentives to developers building energy efficient buildings because the California Energy Code and Green Buildings Standards Code, adopted by the County in 2013, requires all developers to meet energy efficiency standards. Thus, no additional incentives are needed.

## APPENDIX 3.C: ANALYSIS OF EXISTING CONDITIONS

The following analysis of the community characteristics and housing stock in the unincorporated area of Tuolumne County provides a basis for determining housing needs for all segments of the community over the next five years. Data sources include the 2010 Census, United States Census American Community Surveys (ACS), Department of Finance data, State of California Employment Development Department, and other sources as noted.

### 3.C.1. POPULATION CHARACTERISTICS

#### 3.C.1.a. County Growth Trends

Prior to 1900, the County's population varied from 16,229 in 1860 to 6,082 in 1890 in response to the decades marked by California's Gold Rush. Only since 1930 has Tuolumne County experienced a steady growth rate within the unincorporated area of the County. From the 1950's to the 1960's, the growth rate of the unincorporated area of Tuolumne County increased from 1.5% to 6.3% per year and remained at a high level through 1990. The population of the unincorporated area of Tuolumne County grew by 44.4% during the 1980's and slowed to 13.0% during the 1990's. Between 2000 and 2010 population growth slowed to 0.8% with a net gain of 384 people over the ten-year period. Figures 3.C.1 and 3.C.2 show the population growth of the unincorporated area of the County, excluding the City of Sonora, over the last 110 years. Please note that Census data includes the population incarcerated in the Sierra Conservation Center because the prison is located in the unincorporated area of the County.

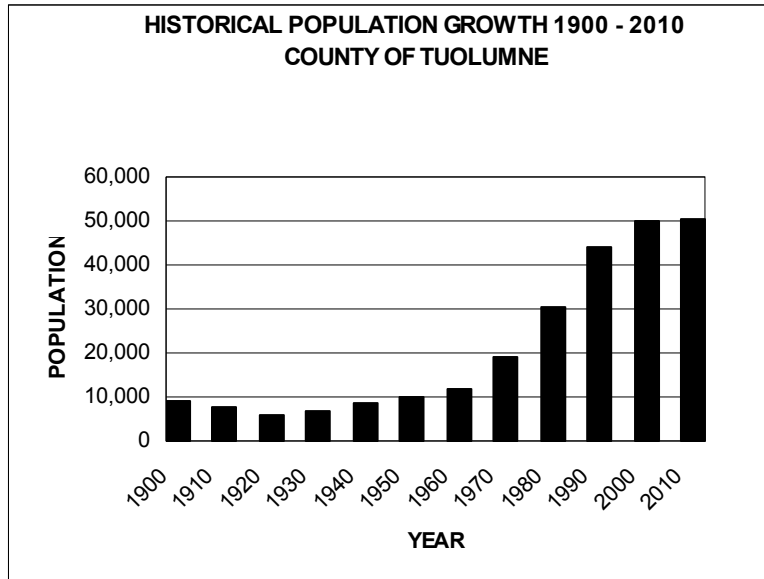
**FIGURE 3.C.1**

**HISTORICAL POPULATION GROWTH 1900 - 2010**

Year	Population	Change from Preceding Year/Census		
		No. of Persons	Percentage (10 yr.)	% Average Annual Change
1900	9,244			
1910	7,950	-1,294	-14.0%	-1.4
1920	6,084	-1,866	-23.5%	-2.3
1930	6,993	909	14.9%	1.5
1940	8,630	1,637	23.4%	2.3
1950	10,136	1,506	17.5%	1.7
1960	11,679	1,543	15.2%	1.5
1970	19,069	7,390	63.3%	6.3
1980	30,681	11,612	60.9%	6.1
1990	44,303	13,622	44.4%	4.4
2000	50,078	5,775	13.0%	1.3
2010	50,462	384	0.8%	0.1

Source: U.S. Census, State of California, Department of Finance

**FIGURE 3.C.2**



Source: US Census

The State of California Department of Finance population projections, shown in Figure 3.C.3, illustrate the population growth trend for the unincorporated area of Tuolumne County subsequent to the release of the US Census data on April 1, 2010. The Department of Finance publishes population projections as of January 1 of each year. Beginning with the April 1, 2010 Census Data and looking at population growth trends over the past 2.66 years, there has been an average annual 0.7% decline in population growth.

**FIGURE 3.C. 3  
CURRENT POPULATION GROWTH TRENDS**

Year	Population	Numerical Change	Percent Change
April 1, 2010	50,462		
January 1, 2011	50,154	-308	-0.6
January 1, 2012	49,674	-480	-1.0
January 1, 2013	49,513	-161	-0.3

Source: U.S. Census, Department of Finance Projections

The population of Tuolumne County increased by 1.6% percent for the entire County including the City of Sonora or 864 persons between 2000 and 2010. As compared to the six surrounding counties of Calaveras, Amador, Mariposa, Stanislaus, Alpine and Mono. Tuolumne County had the second lowest percentage of population growth since 2000. The highest percentage of growth occurred in Stanislaus County, 15.1%, followed by Calaveras County, 12.4%.

**FIGURE 3.C.4**

**POPULATION TRENDS – NEIGHBORING JURISDICTIONS**

Jurisdiction Name	2000	2010	Change (2000-2010)	
			Number	Percent
Tuolumne County	54,501*	55,365*	864	1.6%
Amador County	35,100	38,091	2,991	8.5
Calaveras County	40,554	45,578	5,024	12.4
Mariposa County	17,130	18,251	1,121	6.5
Alpine County	1,208	1,175	-33	-2.7
Mono County	12,853	14,202	1,349	10.5
Stanislaus County	446,997	514,453	67,456	15.1

Source: U.S. Census, Department of Finance

\* Includes City of Sonora

**3.C.1.b. Age of Population**

Tuolumne County has a large senior population. Between 2000 and 2010, the percentage of the population aged 65 or over has increased from 18.3% of the population to 21% as illustrated in Figure 3.C.5. In comparison, seniors comprise 11% of the population statewide.

Seniors have specialized housing needs based on limited income, access to medical care, mobility issues, the need for services such as transportation, in-home health care, assistance with chores, assisted living arrangements, and other assistance that can help seniors age within the community. Senior housing is also discussed in Appendix 3.D, Special Needs Housing, Section 3.D.1, Seniors.

**FIGURE 3.C.5**

**POPULATION BY AGE GROUP**

AGE OF POPULATION	2000		2010	
	POPULATION TOTALS	% OF POPULATION	POPULATION TOTALS	% OF POPULATION
Less than 20 years	11,573	23.1%	9,842	20%
20 – 24	2,631	5.3%	2,567	5%
25 – 44	12,819	25.6%	10,829	21%
45 – 64	13,880	27.7%	16,742	33%
Greater than 65 years	9,175	18.3%	10,482	21%
TOTALS	50,078	100%	50,462	100%

Source: Census 1990 and 2000

**3.C.1.c. Ethnic Population**

Tuolumne County is not ethnically diverse. Based upon the 2010 Census figures shown below, approximately 82% of the County's population in the unincorporated area is classified as White. The next largest ethnic group is Latino which represents 11% of the population (up 3% from the 2000 Census). There are

approximately 4,035 inmates incarcerated in the Sierra Conservation Center or the Tuolumne County Jail based on 2010 US Census data. The 2012 Tuolumne County Profile prepared by the Center for Economic Development at California State University, Chico provided race and ethnicity data for the non-incarcerated population in the County and concluded that among non-incarcerated individuals, the White population represents 87.5% of the total population, Latinos represent 8.8%, American Indians, 1.9%; Asian/Pacific, 1.2%; and African Americans, 0.4% of the population.

**FIGURE 3.C.6  
POPULATION BY ETHNIC COMPOSITION**

<b>Ethnic Composition</b>	<b>Total Population</b>	<b>Percentage of County</b>
White	41,288	82%
Latino	5,376	11%
African American	1,091	2%
Native American	769	2%
Asian/Pacific	508	1%
Other	1,430	3%
<b>Total</b>	<b>50,462</b>	<b>100%</b>

Source: Census 2010

### **3.C.1.d. Jobs/Housing Balance**

#### Employment by Industry

The U S Census American Community Survey (ACS) for Tuolumne County for the period of 2007 – 2011 indicates that 18,423 civilians 16 years of age or older were employed in the unincorporated area of Tuolumne County in 2011. The Labor Market Division of the California Employment Development Department statistics reported that 20,036 civilians were employed in 2006. Between 2006 and 2011, civilian employment decreased by 1,613 which represents an 8% decrease in jobs.

Figure 3.C.3.7 separates employment by industry and compares the number of persons in each industry as of 2007 (pre-recession) and 2011 (post-recession). In 2011, education, health care and social services sectors combined represent 22.1% of employment followed by arts and entertainment, accommodation and food service industries which represent 14.3% of jobs. Retail is the third largest industry with 11.9% of jobs. In 2007, these three sectors were also the largest three sectors. A change of more than 1% was noted in the following categories:

- Construction decreased by 3.4%,
- Retail Trade decreased by 2.3%,
- Educational Services, Health Care and Social Assistance increased by 2.5%, and
- Arts, Entertainment and Recreation and Accommodation and Food Service increased by 2.4%.

**FIGURE 3.C.3.7**

**2011 EMPLOYMENT BY INDUSTRY**

<b>Industry</b>	<b>Persons 2005-2007 Est.</b>	<b>Percent 2007</b>	<b>Persons 2011</b>	<b>Percent 2011</b>
Agriculture, Forestry, Fishing, Mining and Hunting	542	2.6	590	3.2
Construction	2,676	12.7	1,705	9.3
Manufacturing	1,241	5.9	1,156	6.3
Wholesale Trade	354	1.7	387	2.1
Retail Trade	3,003	14.2	2,199	11.9
Transportation and Warehousing, and Utilities	1,017	4.8	872	4.7
Information	304	1.4	246	1.3
Finance and Insurance, and Real Estate, Rental and Leasing	943	4.5	912	5.0
Professional, Scientific and Management, & Administrative	1,735	8.2	1,351	7.3
Educational Services, Health Care and Social Assistance	4,139	19.6	4,078	22.1
Arts, Entertainment and Recreation, and Accommodation and Food Services	2,507	11.9	2,634	14.3
Public Administration	1,507	7.1	1,462	7.9
Other Services	1,117	5.3	831	4.5
<b>TOTAL</b>	<b>21,085</b>	<b>100</b>	<b>18,423</b>	<b>100</b>

Source: Department of Finance & US Census American Community Survey, 2007 - 2011

**Unemployment Rate**

The annual average unemployment rate in the County over the past decade has ranged from 5.8% in 2006 to 13.8% in 2010. The unemployment rate in August, 2013 was 8.7% compared to 8.8% for the State of California. The unemployment rate in Tuolumne County is generally slightly higher than the unemployment rate of California as a whole putting residents of Tuolumne County at an increased risk of homelessness.

**FIGURE 3.C.3.8**

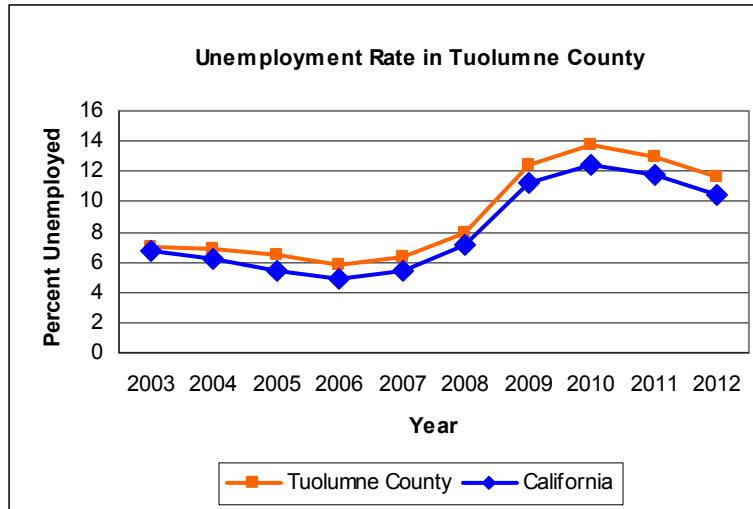
**ANNUAL AVERAGE UNEMPLOYMENT RATE**

<b>Year</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>
Tuolumne County	7.0	6.9	6.5	5.8	6.3	8.0	12.4	13.8	13.0	11.6
California	6.8	6.2	5.4	4.9	5.4	7.2	11.3	12.4	11.8	10.5

Source: Labor Market Information Division, CA State Employment Development Department (data is not seasonally adjusted)



**FIGURE 3.C.9**



According to the 2011 American Community Survey (ACS) information provided by State HCD, 18,423 of the eligible workers within the unincorporated area of the County over the age of 15 are employed. Of these, approximately 85% work within the County and 15% commute to jobs outside the County.

Major employers in the County are listed in Figure 3.C.3.10. The number of employees is an estimate and is based on a 2009 Chamber of Commerce Survey which has not been updated by the Chamber. County staff contacted all employers in January, 2014 to update the information; however, not all companies provided data. Those with an asterisk are 2009 figures. The remainder is 2014 data.

**FIGURE 3.C.3.10**

**MAJOR EMPLOYERS WITHIN TUOLUMNE COUNTY**

<b>COMPANY</b>	<b>EMPLOYEES</b>
State of California*	1,549
Tuolumne County Schools*	1,399
Sonora Regional Medical Center	1,350
Sierra Conservation Center	983
Black Oak Casino	850
Tuolumne County	572
U.S. Government*	500+
Dodge Ridge Ski Resort (includes camps)	400
Sierra Pacific Industries*	335
Wal-Mart	252
Avalon Care	225
Chicken Ranch Bingo and Casino	175
Hetch Hetchy*	175
Pacific Gas & Electric Co.*	175
Lair of the Golden Bear (summer)	165
Diestel Turkey Farms*	150
Columbia College*	150
Safeway	147
Lowe's	140
Save Mart	130
Pine Mountain Lake Association	100

Kohls (80 Non-Seasonal, 140 Seasonal)	80
Tuolumne Utilities District	72
Kinematic Automation	70
George Reed, Inc.	65
City of Sonora	55
J.S. West	55
The Union Democrat	52
Orchard Supply	50
Skyline Place	50
Price Co Foods	49
Blue Mountain Minerals	46
Front Porch Communications	40
Cal Sierra Disposal, Inc.	36
Best Western Sonora Oaks	35
Umpqua Bank*	32
Golden State Cellular	31
Twain Harte Pharmacy	27
Staples	25
Petsmart	24
Pacific Ultrapower*	23
Cutler Segerstrom Insurance	22
Mountain Springs Golf Course	20
Casa Viejos	20
Yosemite Title Co.	18
Big Lots	17
Big 5 Sporting Goods	15
Mother Lode Plastics, Inc.	7
*Employment data from 2009	

(Source: Tuolumne County Chamber of Commerce 2009 Survey & 2014 County update)

### Foreclosures

Foreclosure activity increased dramatically in the County during the recession. Foreclosures peaked in 2010 at 431 and have been tapering off since then. In 2013, 157 homes were lost to foreclosure. The steady decrease in foreclosures is in part due to improving economic conditions and in part an emphasis on foreclosure prevention and assistance programs aimed at helping people keep their homes.

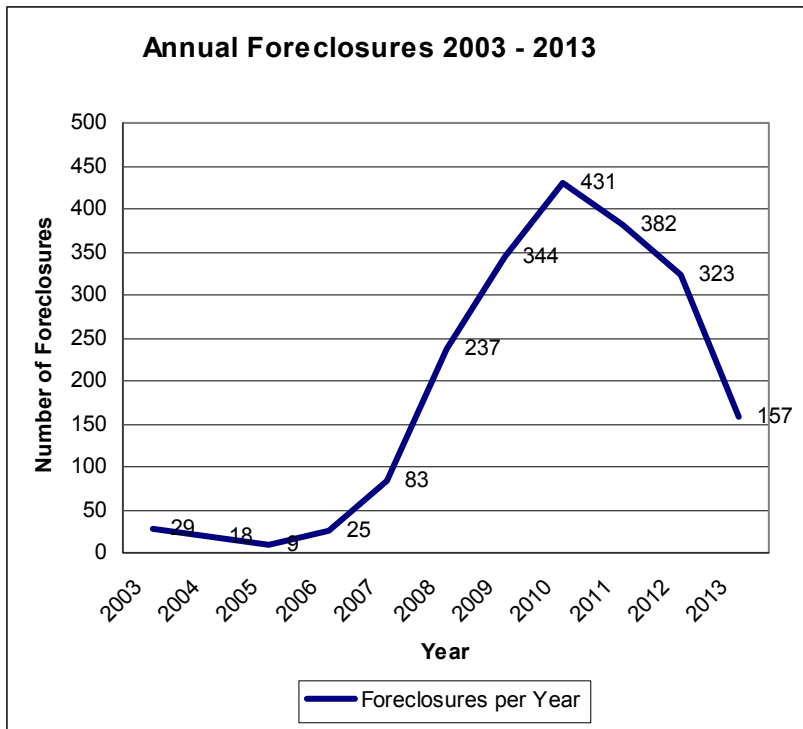
**FIGURE 3.C.11**

#### NUMBER OF FORECLOSURES ANNUALLY

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Foreclosures per year (recorded trustee's deeds)	29	18	9	25	83	237	344	431	382	323	157

(Source: County Recorder's Office)

**FIGURE 3.C.12**



Source: Tuolumne County Recorders Office

### 3.C.2. HOUSEHOLD CHARACTERISTICS

#### 3.C.2.a. Household Type and Presence of Children

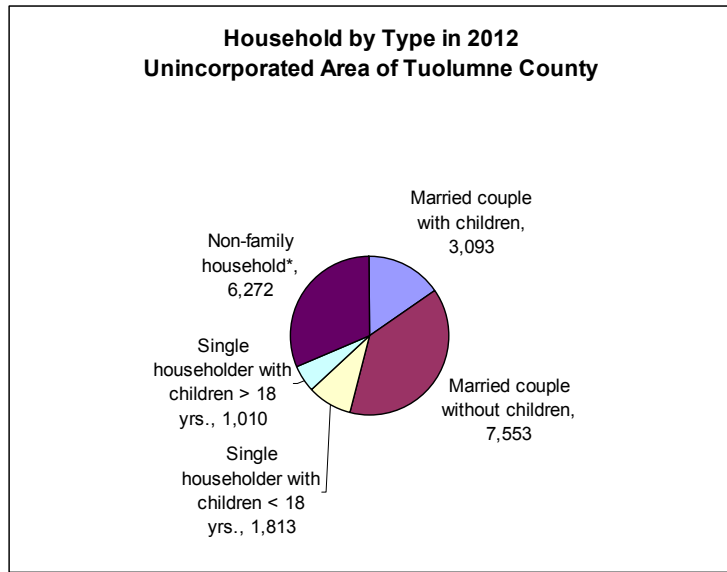
According to 2010 Census data provided by State HCD, there were 19,957 household in the unincorporated area of the County in 2010. Married couples with and without children make up 52% of the households within the unincorporated area of Tuolumne County; 14% of the households are composed of single-parent families with children. Single member households and other non-family households make up 34% of the population.

**FIGURE 3.C.13  
HOUSEHOLD TYPE AND PRESENCE OF CHILDREN IN 2012**

HOUSEHOLD TYPE	HOUSEHOLD TOTAL	PERCENTAGE
Married couple with children	3,093	14%
Married couple without children	7,553	38%
Single householder with children < 18 yrs.	1,813	7%
Single householder with children > 18 yrs.	1,010	7%
Non-family household*	6,272	34.0%
<b>TOTALS</b>	<b>19,741</b>	<b>100%</b>

Source: ACS 2008-2012  
Includes one person households

**FIGURE 3.C.14**



\*Non-family household includes single adults  
Source: ACS 2008-2012

Tenure, or the ratio between homeowner and renter households, can be affected by many factors, such as housing cost (including interest rates, economics, land supply, and development constraints), housing type (meaning single-family versus multifamily units), housing availability, income status, job availability, and consumer preference. Tuolumne County owner households are consistently higher than renter households; however, both renter and owner households experienced numeric increases between 2000 and 2010. According to the 2000 Census the percentage of renter households in the unincorporated area of the County was 25.3% with the 2011 data from the American Community Survey (ACS), 2007-2011, showing the percentage to be 27% representing a 3% increase over the ten year period.

**Renter/Owner Households**

In 2010, 73% of households owned their home and 27% rented. In comparison, in the year 2000, 75% were homeowners and 25% renters. Over the past 10 years there was a 2% decrease in homeownership.

**FIGURE 3.C.15  
HOUSEHOLDS BY TENURE**

	2000		2010	
	Number	Percent	Number	Percent
Owner	14,162	74.7%	14,573	73%
Renter	4,791	25.3%	5,384	27%
TOTAL	18,953	100%	19,957	100%

Source: Census 2000 and 2010

**3.C.2.b. Household Income**

On March 15, 2013, the California Department of Housing and Community Development (HCD) issued income limits for all counties in California for extremely low-, very low-, low-, median-, moderate-, and above moderate- income households consistent with U.S. Department of Housing and Community Development (HCD) statistics. The median income for a four-person family in Tuolumne County is \$66,700 per year. Income limits based upon family size are provided in the following table:

**FIGURE 3.C.16**

## HOUSEHOLD INCOME

INCOME LEVEL	NUMBER OF PERSONS IN FAMILY					
	1	2	3	4	5	6
Extremely Low	\$13,950	\$15,950	\$17,950	\$19,900	\$21,500	\$23,100
Very Low	\$23,250	\$26,600	\$29,900	\$33,200	\$35,900	\$38,550
Low	\$37,200	\$42,500	\$47,800	\$53,100	57,350	\$61,600
Median	\$46,700	\$53,350	\$60,050	\$66,700	\$72,050	\$77,350
Moderate	\$56,050	\$64,050	\$72,050	\$80,050	\$86,450	\$92,850

Source: Department of Housing and Community Development, Official State Income Limits for 2013

Income limits are defined by HCD as:

Extremely Low	Income not exceeding 30% of the median family income for the County.
Very Low:	Income not exceeding 50% of the median family income of the County.
Other Low:	Income between 50% and 80% of the median family income of the County.
Moderate:	Income between 80% and 120% of the median family income of the County.
Above Moderate:	Income above 120% of the median family income of the County.

### 3.C.2.c. Housing Costs and Overpayment

Homeownership affordability has increased with the drop in home prices during the recession. Recent data from the Tuolumne County Association of Realtors shows that in 2013, 53% of the homes sold were priced below \$200,000 and 43% of the homes sold were priced below \$175,000.

Housing affordability for renters and homeowners is important on many levels. Households unable to afford housing often find themselves in overcrowded or dilapidated housing conditions in an effort to find a place that they can afford. In some cases, households end up in a state of homelessness. Workers who cannot afford to rent or purchase a home often seek more affordable communities and increase their commute to work or move away. Affordable housing helps to support an economically stable and healthy community where residents can work and live.

An affordable housing payment for homeowners is considered to be approximately 30% to 35% of the gross household income. The monthly housing payment includes the principal and interest, property taxes, homeowner's insurance, private mortgage insurance and homeowner's association dues, if any. Utilities are not generally included in calculating an affordable housing payment for homeowners. Affordability is influenced by home prices and interest rates as discussed in Section 3.G.2 Non-Governmental Constraints. According to the County Assessor, the median home price in 2012 was \$163,750. Home prices in the County in 2013 have risen. The Tuolumne County Association of Realtors report that as of the end of 2013 the median sales price was \$195,000. Interest rates have been low over the past few years but have risen slightly in 2013. At the beginning of 2013, Freddie Mac reported that the average rate for a 30-year, fixed-rate mortgage was 3.34% and by December 19, 2013 the average rate was 4.47%.

The following is an example of homeownership affordability for a two-person and four-person household

earning the median income in Tuolumne County (as published annually by the Department of Housing and Urban Development and the State Department of Housing and Community Development). The example utilizes the current average interest rate of 4.47% and a median sales price of \$195,000. It also assumes that the borrower secures a typical 30-year, fixed-rate FHA-type loan with a 3.5% down payment. Affordability is based on 30% of the household's gross income. The actual amount a household can afford is based on household income and debt, the interest rate on the loan, the size of the down payment and the other terms and fees of their specific loan.

A family of two and a family of four earning the median income can currently afford a median priced home as indicated in Figure 3.C.17.

**FIGURE 3.C.17**

<b>AFFORDABLE HOME FOR MEDIAN INCOME HOUSEHOLDS</b>					
<b>Size of Household</b>	<b>Annual Income</b>	<b>Monthly Income</b>	<b>Hourly Wage</b>	<b>Affordable Housing Payment</b>	<b>Affordable Home Price</b>
2 people	\$53,350	\$4,446	\$26/hr	\$1,334/month	\$197,500
4 people	\$66,700	\$5,558	\$32/hr	\$1,667/month	\$254,000

As shown in Figure 3.C.18, a median-priced home is estimated to be affordable to a family earning \$52,716 which is 79% of the median income for a family of four based on these same assumptions.

**FIGURE 3.C.18  
AFFORDABILITY OF MEDIAN PRICED HOME**

<b>Median Home Price</b>	<b>Annual Income</b>	<b>% of Median Income</b>	<b>Monthly Income</b>	<b>Hourly Wage</b>	<b>Affordable Housing Payment <sup>1</sup></b>
\$195,000	\$52,716	79%	\$4,393	\$25.35/hr	\$1,318/month

<sup>1</sup> Affordable Housing Payment = 30% of gross monthly household income.

The increased affordability of homeownership is a positive outcome of the current economic downturn. As recovery continues and development resumes again at levels approaching what they were before the recession, home prices will most likely increase, thus making homes less affordable.

An affordable monthly rental payment is generally calculated based on 30% of the household gross monthly income and includes both rent and utilities. The Federal Department of Housing and Urban Development (HUD) publishes Fair Market Rents by county on an annual basis based on rental data collected by local housing authorities. The chart below shows current market rents by unit size. These rents include utility costs.

**FIGURE 3.C.19**

<b>CURRENT FAIR MARKET RENTS (FMR) FOR TUOLUMNE COUNTY</b>				
<b>Efficiency</b>	<b>1-Bedroom</b>	<b>2-Bedroom</b>	<b>3-Bedroom</b>	<b>4-Bedroom</b>
\$613	\$744	\$1,007	\$1,484	\$1,489

The National Low Income Housing Coalition published a study, *Out of Reach 2013*, which evaluates the relative affordability of rental housing for lower-income wage earners throughout the United States. The report provides a side-by-side comparison of wages and rents in every county, metropolitan area, combined non-metropolitan area and state in the United States. For each jurisdiction, the report calculates the amount of money a household must earn in order to afford a rental unit at the area's Fair Market Rent published by HUD, based on the generally accepted affordability standard of paying no more than 30% of income for housing costs. From these calculations the hourly wage a worker must earn to afford the Fair Market Rent for a two-bedroom home is derived. This figure is the Housing Wage.

According to the *Out of Reach 2013* study, the Housing Wage for Tuolumne County is \$19.37 (\$40,280 per year). This is the amount the household must earn in order to afford a typical two-bedroom apartment plus utilities: \$1,007 for rent and utilities (Two-Bedroom Fair Market Rent). This is the equivalent of 2.4 minimum wage jobs.

The study estimates that the mean renter hourly wage in Tuolumne County is \$11.17 (\$23,234 per year). A household earning \$11.17 per hour can afford a monthly rent plus utility payment of \$581.

In Tuolumne County, many jobs are low-paying retail and service jobs in the \$8 to \$13 per hour range. A worker earning \$8 per hour can afford \$416 per month for rent and utilities. Those earning \$13 per hour can afford \$665 for rent and utilities. Thus a typical worker in retail, the service industry and other low wage sectors cannot afford the average rent plus utilities in Tuolumne County. As a result, these households often pay more than they can afford for housing which results in households having less to spend on other essentials such as food, medical care and transportation. The County will have a continued need to meet the housing needs of these lower wage workers who make up a significant portion of the workforce.

The chart below calculates an affordable monthly housing payment that includes both rent and utilities for extremely low-, very low- and lower-income households based on current median income figures. When compared to the Fair Market Rents listed in Figure 3.C.19 (Studio - \$613, 1 bedroom - \$744, 2 bedroom - \$1,007, 3 bedroom - \$1,484 and 4 bedroom - \$1,489), many lower-income households cannot afford rental housing (rent and utilities) based on these average rates. Extremely low-income households (30% of median income) cannot afford anything approaching market rents. Very low-income households (50% of median income) cannot afford a unit of sufficient size so as to not create overcrowding. Low-income households (80% of median income) can afford rents for studios, one- and two-bedroom rentals. Larger units would generally be unaffordable, making it difficult for large families.

**FIGURE 3.C.20  
AFFORDABLE RENTS BY INCOME CATEGORY**

<b>Affordable Rent &amp; Utilities for Extremely Low Income Households</b>				
(earning at or below 30% of area median income)				
Size of Household	Annual Income	Monthly Income	Hourly Wage	Affordable Rent + Utilities
Min. Wage	\$16,640	\$1,387	\$8	\$416
1 person	\$13,950	\$1,163	\$7	\$349
2 people	\$15,950	\$1,329	\$8	\$399
4 people	\$19,900	\$1,658	\$10	\$498

<b>Affordable Rent &amp; Utilities for Very Low Income Households</b>				
(earning at or below 50% of area median income)				
Size of Household	Annual Income	Monthly Income	Hourly Wage	Affordable Rent + Utilities
Min. Wage	\$16,640	\$1,387	\$8	\$416
1 person	\$23,250	\$1,938	\$11	\$581
2 people	\$26,600	\$2,217	\$13	\$665
4 people	\$33,200	\$2,767	\$16	\$830

<b>Affordable Rent &amp; Utilities for Low Income Households</b>				
--	--	--	--	--

(earning at or below 80% of area median income)				
Size of Household	Annual Income	Monthly Income	Hourly Wage	Affordable Rent + Utilities
1 person	37,200	\$3,100	\$18	\$930
2 people	\$42,500	\$3,542	\$20	\$1,063
4 people	\$53,100	\$4,425	\$26	\$1,328

The transition from renter to first-time homebuyer, especially for the lower-income households, is challenging because saving for a down payment is difficult given current rents in the County. To assist renters to become first-time homebuyers, Tuolumne County offers a FirstTime Homebuyer Program through the Home Investments Partnership (HOME) Program. This program offers silent second mortgage loans of up to \$85,000 to lower-income households to pay for closing costs and supplement first mortgage loans. The purchaser must provide 3% of the purchase price of the house and household housing costs must not exceed 35% of the monthly household income. The 3% simple interest loan is deferred for 30 years or until transfer of title.

The U.S. Department of Housing and Urban Development (HUD) guidelines suggest that a household should not spend more than 30% of its gross annual income on housing. Households paying more than 30% are considered to be eligible for housing assistance. However, with homeownership programs in California where home prices are high, programs generally allow for up to 35% of the household income with a target of 30% of income.

The 2011 ACS data provided by State HCD indicates that there are 5,835 owner-occupied households within the unincorporated area of Tuolumne County that are paying over 30% of their monthly household income on housing, and 2,856 renter-occupied households paying over 30% of their household income on their monthly rent. A total of 54.3% of lower-income owner households overpay for housing. Among renters, 74.1% of lower-income renters overpay for housing which suggests a need for both higher wage jobs and more affordable rents.

**FIGURE 3.C.21**

**HOUSEHOLDS BY INCOME CATEGORY PAYING IN EXCESS OF 30% OF INCOME**



## TOWARDS HOUSING COSTS IN THE UNINCORPORATED COUNTY IN 2011

Household	Extreme Low	Very Low	Low	Moderate	Above Moderate	Total	Lower income
Ownership Households	1,734	2,398	2,488	2,608	5,254	14,482	6,620
Overpaying owner households	1,195	1,394	1,006	1,246	994	5,835	3,595
Percentage of overpaying owners	68.9%	58.1%	40.4%	47.8%	18.9%	40.3%	54.3%
Renter Households	1,210	1,249	1,124	639	582	4,804	3,583
Overpaying renter households	1,124	1,088	443	198	3	2,856	2,655
Percentage of overpaying renters	92.9%	87.1%	39.4%	31.0%	0.5%	59.5%	74.1%
Total Households	2,943	3,648	3,611	3,248	5,836	19,286	10,202
Overpaying households	2,319	2,482	1,449	1,444	997	8,691	6,250
Percentage of overpaying households	78.8%	68.1%	40.1%	44.5%	17.1%	45.1%	61.3%

Area Median Income = \$66,700

Source: ACS 2007-2011 data from State HCD

### 3.C.2.d. Household Income Characteristics

In March, 2013, the Department of Housing and Community Development (HCD) defined the median household income for a family of four in Tuolumne County as \$66,700. The American Community Survey for Tuolumne County for the period of 2007-2011 (as provided by the Department of Housing and Community Development) indicates that the number of existing households within the unincorporated area of Tuolumne County, as defined by income category, were as follows in 2011.

**FIGURE 3.C.22**

### EXISTING HOUSEHOLDS BY INCOME IN 2011

Income Group	No. of Households	Percentage
Extremely Low	2,943	15%
Very Low	3,648	19%
Low	3,611	19%
Moderate	3,248	17%
Above Moderate	5,836	30%
Total	19,286	100%

Source: ACS 2007-2011

The 2012 American Community Survey estimates that 4,423 households earn below \$25,000 which is the equivalent of a typical lower-wage full-time job paying about \$12 per hour. As previously discussed, this is a wage on the higher end of wages for the retail and service industry.

**FIGURE 3.C.23**

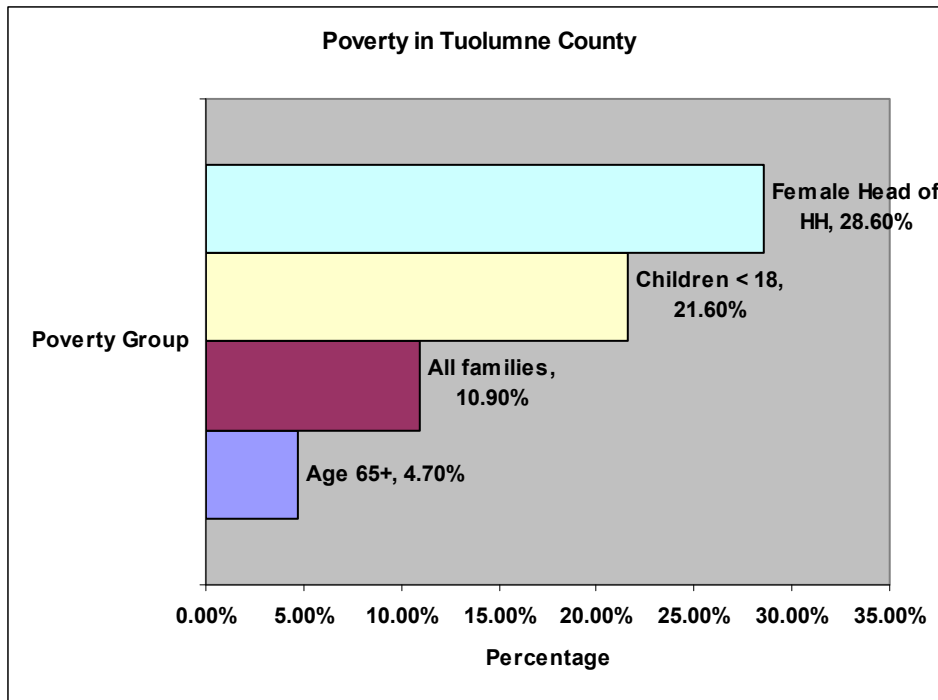
**HOUSEHOLD AND FAMILY INCOME FOR THE UNINCORPORATED COUNTY 2012**

Income Level	Number of Households	% of Households	Number of Families	% of Families
Less than \$10,000.	993	5%	565	4%
\$10,000. to \$14,999.	1,232	6%	494	4%
\$15,000. to \$24,999.	2,198	11%	1,272	9%
\$25,000. to \$34,999.	2,496	13%	1,308	10%
\$35,000. to \$49,999.	3,061	16%	1,631	12%
\$50,000. to \$74,999.	3,834	19%	2,903	22%
\$75,000. to \$99,999.	2,511	13%	2,089	16%
\$100,000. to \$149,999.	2,081	11%	2,012	15%
\$150,000. to \$199,999.	637	3%	543	4%
\$200,000. or more	698	4%	652	5%
Total	19,741	100%	13,469	100%

Source: Census: 2000

The 2010-2012 ACS for Tuolumne County indicates that in 2010-2012, 15% of people in the County of Tuolumne were living in poverty. The survey shows that 22% of related children under 18 were below the poverty level. For people age 65 and older, 5% live in poverty. For families, 11% are in poverty and 29% of families with a female head of household live in poverty.

**FIGURE 3.C.24**



Source: 2010-2012 ACS

**FIGURE 3.C.25**

**FEDERAL POVERTY LEVEL IN 2013**

Size of Family	Annual Income (\$)
1	\$11,490
2	15,510
3	19,530
4	23,550
5	27,570
6	31,590
7	35,610
8	39,630

Source: United States Department of Health and Human Services

**FIGURE 3.C.26**

**FAMILIES BELOW THE POVERTY LEVEL IN THE UNINCORPORATED COUNTY IN 2011**

Families	1,157
Families with female householder, no husband present	617

Source: ACS 2007-2011 from State HCD

**3.C.2.e. Overcrowding**

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. In 2011, out of a total of 19,811 occupied housing units within the unincorporated area of Tuolumne County, 557 or 2.8% were categorized as being overcrowded of which 155 of those overcrowded units are considered severely overcrowded. Overcrowding of renter-occupied units exceeds that of owner-occupied units. Overcrowding in renter-occupied units is 1.9%, compared to 0.9% for owner-occupied units. Severe overcrowding is also higher in rental units with 0.7% of rentals with severe overcrowding and only 0.1% of owner-occupied housing being severely overcrowded. This suggests that provision of rental housing with more than the standard two bedrooms is needed for large families. Overcrowding also suggests that households need to double up in order to afford housing. More affordable housing can help alleviate overcrowding situations.

**FIGURE 3.C.27**

**OVERCROWDED UNITS IN 2011  
UNINCORPORATED AREA OF TUOLUMNE COUNTY**

Category	Units	% of Total
Total Occupied Units	19,811	100%
Total Owner Occupied Units	14,613	73.8%
Total Rental Units	5,198	26.2%
Overcrowded Owner Occupied	173	0.9%
Overcrowded Renter Occupied	384	1.9%
Total Overcrowded	557	2.8%
Severely Overcrowded Owner Occupied	21	0.1%
Severely Overcrowded Renter Occupied	134	0.7%
Total Severely Overcrowded	155	0.8%

Source: ACS 2007-2011 from State HCD

**3.C.2.f. Group Quarters**

The housing category of “group quarters” includes all persons not living in households. Two categories of group quarters are recognized by the U.S. Census Bureau: 1) institutionalized persons and, 2) other persons in group quarters who are not institutionalized. Institutionalized persons include those in correctional institutions, nursing homes and hospices. Non-institutionalized persons include those in college dormitories. Figure 3.C.21 indicates that 4,192 Tuolumne County residents reside in group quarters in the unincorporated area of the County. There are an additional 290 beds in the City of Sonora.

**FIGURE 3.C.28**

**GROUP QUARTERS IN THE UNINCORPORATED COUNTY**

<b>GROUP QUARTERS</b>	
Correctional Institutions (State Institutions)	3,707
Nursing Homes	116
Dormitories	71
Transitional & Homeless Shelters & safe houses	57
Non-institutional group quarters	241
<b>TOTALS</b>	<b>4,192</b>

Source: Census 2010

Correctional institutions in the unincorporated area of Tuolumne County include the Sierra Conservation Center operated by the California Department of Corrections. The Tuolumne County Jail operated by the Tuolumne County Sheriff's Department is located in the City of Sonora. The dormitories include those associated with Columbia College. Two transitional shelters, which provide 20 beds are operated by the Amador-Tuolumne Community Action Agency (ATCAA) and are located within the unincorporated area of Tuolumne County. Safe housing is operated by the Center for a Nonviolent Community and provides 31 beds. These shelters are included within the non-institutional group quarters. ATCAA also operates a homeless shelter with 29 beds. The shelter is open to anyone in the County in need of housing but is located in the City of Sonora and thus excluded from the figures for the unincorporated area of the County.

The Tuolumne County Department of Social Services operates a Transitional Independent Living Shelter for teens who have aged out of foster care into adulthood. The shelter provides a maximum of six transitioning teens with the skills needed to live independently in the general population and provides a stable home for the teen for up to two years. The Department of Social Services also operates a home for minor children in the same area of the County.

The County currently allows transitional housing for up to eight persons in all zoning districts where a home is allowed. During the next housing element cycle, the County will revise this to remove the restriction on the number of persons served. Implementation Program 3.E.b contained in the current Housing Element states that the County will amend the Uniform Zoning Ordinance to include emergency shelters as a permitted use in the R-2 (Medium Density Residential), R-3 (Multiple Family Residential), C-O (Special Commercial), C-1 (General Commercial) and M-U (Mixed Use) zoning districts without the need for a discretionary entitlement. This was completed in 2011. Figure 3.F.11 identifies the potential for construction of 1,175 units of affordable housing where the General Plan land use designation and the zoning are consistent and the potential for construction of 266 units where the land use designation and zoning are not consistent. A portion of these units could be developed as transitional housing. Also, Implementation Program 3.B.j in the existing Housing Element states that the County shall utilize the Regional Blueprint Program to identify additional parcels to designate for higher density development with special emphasis on the HDR, MDR and M-U land use designations. This is currently being implemented as part of the County's General Plan update.

### 3.C.3 HOUSING CHARACTERISTICS

#### 3.C.3.a. Housing Stock

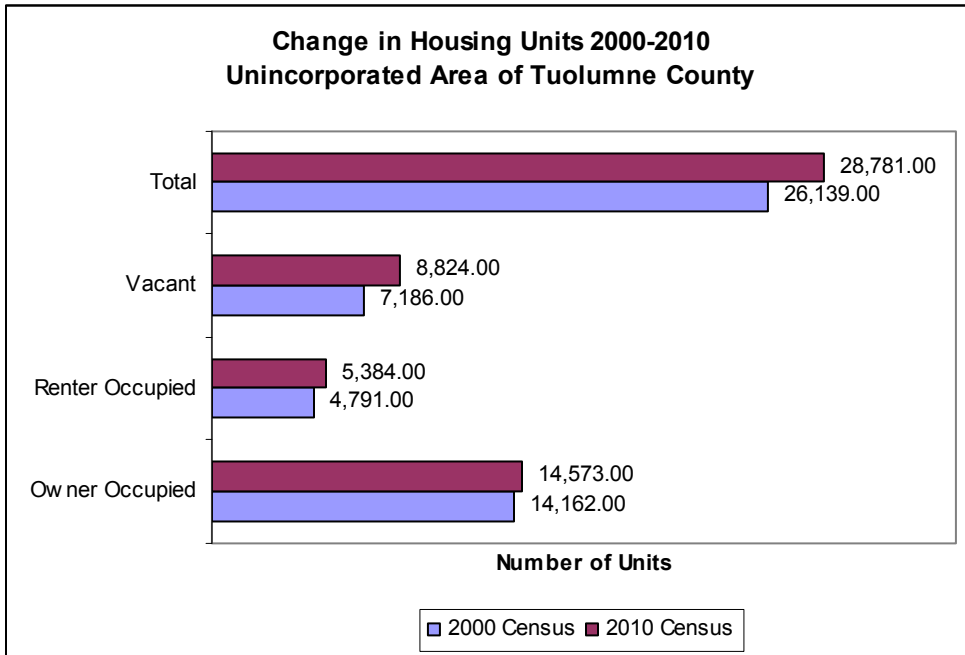
According to U S Census data, the total number of housing units in the unincorporated area of Tuolumne County in 2010 was 28,781 of which, 21,936 are considered to be occupied year round. There has been a 10% increase in housing units over the ten-year period. The number of housing units has increased by 2,642. The number of households has increased by 5.3% or 1,004 households.

**FIGURE 3.C.29  
HOUSING UNITS**

HOUSING UNITS	2000 CENSUS	2010 CENSUS
HOUSEHOLDS	18,953	19,957
Owner occupied	14,162	14,573
Renter occupied	4,791	5,384
Vacant	7,186	8,824
<b>TOTAL HOUSING UNITS</b>	<b>26,139</b>	<b>28,781</b>

Source: Census 2000, Census 2010, State HCD Data Set

**FIGURE 3.C.30**



Source: 2000 & 2010 Census

### 3.C.3.b. Housing Conditions

Tuolumne County conducted a survey of the condition of the housing stock in the unincorporated area of the County as part of the 2003 Housing Element update. The survey was conducted by Tuolumne County Building Inspectors during the months of March – June of 2003. Residential units in the older communities of Groveland, Big Oak Flat, Chinese Camp, Jamestown, Columbia, Soulsbyville, Tuolumne, Twain Harte and the high country communities of Long Barn and Strawberry were surveyed at 25% coverage. In other words, every fourth unit was surveyed. A total of 864 units, approximately 3.3% of the housing units within the unincorporated area of the County, were surveyed. The survey results indicated that approximately 73.6% of the units surveyed were sound, 12.7% needed minor rehabilitation, 11.0% required moderate rehabilitation, 1.0% were in need of substantial rehabilitation and 1.6% were dilapidated. These definitions are consistent with guidelines used by the California Department of Housing and Community Development. For example, if a unit requires a new roof structure or foundation, the unit is in need of moderate rehabilitation. If siding or windows need replacement, minor rehabilitation is necessary. The survey targeted the older communities within the unincorporated area of the County. Therefore, it was appropriate to assume that the percentage of sound housing units overall was greater than 73.6%. However, the need for housing rehabilitation programs in these older communities is borne out by the results of the survey. The results of the 2003 survey were as follows:

FIGURE 3.C.31

### SUBSTANDARD UNITS

Community	Sound	Minor Rehabilitation	Moderate Rehabilitation	Substantial Rehabilitation	Dilapidated	Total
Columbia	37	4	8	2	2	53
Soulsbyville	11	1	2	0	1	15
Groveland	16	1	6	0	0	23
Big Oak Flat	16	1	6	0	2	25
Tuolumne	69	17	26	2	6	120
Strawberry	49	15	13	2	0	79
Long Barn	49	18	11	0	1	79
Twain Harte	264	43	14	0	0	321
Jamestown	119	8	8	1	0	136
Chinese Camp	6	2	1	2	2	13
Total	636	110	95	9	14	864
Percentage	73.6	12.7	11.0	1.0	1.6	100

Due to decreases in staffing levels, the County was unable to complete another comprehensive survey of housing conditions within the County for the 2008 update of the housing element. However, in order to obtain some data to allow conclusions regarding changes in housing stock that occurred in the County since the 2003 Survey, a ten percent random sample of the structures observed in 2003 was selected for an update. Of the eighty-seven structures re-evaluated, seventy-five structures were in the same condition, eight structures showed improvement, three were deteriorated and one home had been demolished. This snapshot of the 2003 survey leads to the conclusion that the overall condition of the housing stock in the County in 2008 was generally the same with some improvement.

For the 2013 Housing Element Update, the Building and Safety Division staff of the County conducted a survey of 19 older subdivisions. These subdivisions are about 50 years old. Approximately 6% of the units were inspected. Every 18<sup>th</sup> parcel was chosen using Assessor's Parcel Numbers (APNs). There are 5,262 lots within these 19 subdivisions and approximately 300 housing units were surveyed.

The results provided in Figure 3.C.32 indicate that the housing stock in older subdivisions is in better condition than the housing stock in the older neighborhoods. The older neighborhoods have a broad range of housing, some of which is over 100 years old. The subdivisions surveyed, as mentioned, are all approximately 50 years old and were built prior to or under the County's planning and building standards.

Since 2000, Tuolumne County approved 17 housing rehabilitation loans through the HOME and CDBG Programs. The program did not have funding between 2004 and 2011. Current funding is inadequate to meet the need.

**Figure 3.C.32**

**Housing Element Housing Conditions Survey  
Older Tuolumne County Subdivisions  
Surveyed October – December, 2013**

Subdivision	Sound	Minor Rehab	Moderate Rehab	Substantial Rehab	Dilapidated	Total
Blue Bell	2					2
Cedar Ridge	35	7				42
Cedar Springs	1					1
Crystal Falls Ranch	44	2	1			47
Cuesta Serena	7					7
Gold Springs	8					8
Leisure Pines	6					6
Mi-Wuk Village	40	13	1			54
Monte Grande Heights	3					3
Mother Lode West	4	1	1			6
Phoenix Lake Country Club Est.	22					22
Ponderosa Hills Subdivision	19	1				20
Race Track Estates	6					6
Rancho Sonora Estates	9					9
Rolling Hills	4					4
Sonora Meadows	28	1				29
Volponi Acres	4					4
Willow Springs Ranch	26	1				27
Wild Cat Ridge	1					1
Total Surveyed	269	26	3	0	0	298
Percentage by Category	90.3	8.7	1.0	0.0	0.0	100.0

**3.C.3.c. Occupancy/Vacancy Rate**

Of the 28,781 housing units within the unincorporated area of Tuolumne County, 8,824, or 30.7% were vacant in 2010 according to the 2010 Census. However, approximately 80% of these vacancies were vacation homes located in the high country where winter weather is severe. When recreational homes are subtracted out of the vacancy rate, the number drops to 6.9% (1,979 vacant residential units), This represents a 1.8% increase in the County's vacancy rate compared to 2000 when 27.5% of all housing units and 5.1% of non-recreational housing units were vacant.

**FIGURE 3.C.33**



### OCCUPANCY RATES

	2000 CENSUS	2010 CENSUS
Total Units	26,139	28,781
Occupied Units	18,953	19,957
% Occupied	72.5%	69.3%
Total Vacant Units	7,186	8,824
% Vacant	27.5%	30.7%
Vacant /Non-Vacation	1,330	1,979
Adjusted Vacancy Rate	5.1%	6.9%

Source: Census2000and 2010, State HCD Data Set: Department of Finance Projections, Table 2, E-5 City/County Population and Housing Estimates 2010

**FIGURE 3.C.34**

### 2010 VACANCY BY HOUSING TYPE

STATUS	UNITS	PERCENTAGE
For Rent	582	6.6
For Sale Only	515	5.8%
Rented or Sold, Unoccupied	93	1.1%
For Seasonal, Recreational, or Occasional Use	7,090	80.3%
Other Vacant	544	6.2%
<b>Total Vacant Housing Units</b>	<b>8,824</b>	<b>100</b>

Figure 3.C.35 indicates that 80% of the 8,824 vacant housing units within the unincorporated area of the County are vacation units based upon Department of Finance and Census data compiled by State HCD.

#### 3.C.4 Mobilehome Park Communities

The County of Tuolumne has 43 mobilehome and recreational vehicle (RV) parks and all but one are located in the unincorporated area of the County of Tuolumne. There are a total of 3,039 spaces; 1,869 are mobilehome spaces and 1,170 are specifically for recreational vehicles. Mobilehome parks provide a significant amount of affordable housing. The County administers a Mobilehome Rent Control Ordinance which is detailed in Section 3.F.3 to help preserve affordability within the mobilehome rental communities.

**FIGURE 3.C.36**

<b>TUOLUMNE COUNTY MOBILE HOME AND RV PARKS</b>		
<b>PARK</b>	<b>MH SPACES</b>	<b>RV SPACES</b>
Airport Village	6	0
(Sonora) Cascade MH Park	113	0
Cassaretto MH Park	3	0
Cedar Oaks MH Park	25	0
Columbia 49er Trailer Park	34	46
Columbia MH Park	52	5
Columbia R. V. PARK	0	13
Columbia Sky MH Park	145	0
Dardanelle Resort	0	34
Evergreen Lodge	0	12
Gold Rush MH Park	46	12
Groveland Motel & Trailer Park	14	0
Hidden Valley Trailer Park	12	0
Hill Haven MH Park	4	0
Lake Tulloch Marina	11	119
Lazy Z MH Park	18	0
Marble Quarry Resort	2	85
Mill Villa Estates	193	0
Mono Vista Ranch MH Park	29	1
Mother Lode MH Estates	66	23
OLA Rambling Hills	51	0
Peppermint Creek MH Park	100	0
Pine Mt. Lake Campgrounds	1	48
Ponderosa MH Park	61	0
Rawhide MH Park	100	0
RV at the Lakes	1	7
Sierra Pines MH Park	19	0
Sierra Trailer Park	6	0
Sierra TWAIN HARTE MH Park	44	0
Sierra Village Trailer Park	27	0
Sonora Estates	69	15
Sonora Hills Estates	236	0
Star Mobile Estates	34	0
Stony Brook MH Park	10	0
Sugarpine RV Park	17	61
Sylvan Court (City of Sonora)	6	0
Tamarron MH Estates	90	1
Twin Pines MH Park	60	6
Willow Street MH Park	10	0
Woods Creek MH & RV Resort	67	21
Yosemite Lake Campground	0	460
Yosemite Pines R.V. Park	0	200
Yosemite Vista MH Estates	87	0
43 Parks/3,039 Total Spaces	1,869	1,169

## APPENDIX 3.D: SPECIAL NEEDS HOUSEHOLDS

### 3.D.1. Seniors

In addition to living on a fixed income, seniors face special housing needs regarding accessibility, mobility and support services. Housing for seniors should ideally be located within walking distance of commercial services, be located near local public transportation routes, and be developed with construction standards focused on occupant safety, accessibility and convenience. The foothill topography and rural nature of Tuolumne County presents challenges to the development of senior housing. Very little land is flat making walking to services a challenge; homes in most locations are spread out and not within walking distance of services. Public transportation routes, due to limited ridership in our rural area, do not serve more remote parts of the county such as Groveland. Buses run about every 55 minutes in the more populated areas around the City of Sonora and about every 3 hours to population centers and subdivisions such as Tuolumne, Twain Harte and Columbia.

Of the estimated 19,811 households in Tuolumne County as of 2011, 6,616 are considered seniors. Census data uses age 65 and over to define a person as a senior citizen.

**FIGURE 3.D.1**

#### SENIOR HOUSEHOLDS in 2011

Tenure	Total Households	Total Senior Households	Percent Senior Households
Owner	14,613	5,753	39.37%
Renter	5,753	863	15%
Total	19,811	6,616	33.4%

Source: Census ACS, 2011

The American Community Survey (ACS) for 2011 shows that 21% of the population (Figure 3.C.5) and 33.4% of the households (Figure 3.D.1) within the unincorporated area of Tuolumne County are over 65 years of age.

The ACS for 2012 shows that 4.7% of senior households within the entire County are living below the poverty level.

There are seven licensed residential care facilities for seniors within the unincorporated area of Tuolumne County. These facilities provide housing for a total of 598 ambulatory and non-ambulatory seniors.

**FIGURE 3.D.2**

#### RESIDENTIAL CARE FACILITIES

Facility	Capacity (persons)
Country Lane Estate	6
Oak Terrace Memory Care	42
Casa Viejos	45
Meadowview Manor	20
Skyline Place	135
Avalon Care Center	210
Sonora Regional Medical Center	140
Total	598

Source: California Department of Social Services, Community Care Licensing Division, [www.OurParents.com](http://www.OurParents.com), and phone calls.

There are also seven licensed adult residential facilities for seniors within the unincorporated area of Tuolumne County. These facilities provide an additional source of housing for a total of 50 ambulatory seniors.

**FIGURE 3.D.3**

**ADULT RESIDENTIAL FACILITIES**

Facility	Capacity (persons)
Circle Home	4
Crystal Falls Family Care Home	6
Kohler's Family Home	6
Rainbow's End	6
Shepherd's Hill Residential Home	6
Sierra Foothills Residential Care	14
Valley Oaks Family Home	8
<b>TOTAL</b>	<b>50</b>

Source: California Department of Social Services, Community Care Licensing Division, [www.OurParents.com](http://www.OurParents.com), and phone calls.

On February 20, 2013, The Tuolumne County Board of Supervisors Housing Policy Committee held a Senior Housing Forum to discuss the specialized housing needs of seniors. The forum was open to the public and the presenters were Mike Ruggles, CEO Sierra Senior Providers; Cathy Peacock, Executive Director of Interfaith Community Social Services; Doreen Schmidt, Planner for Area 12 Agency on Aging; Kathy Toppel, Director of Senior Services for Catholic Charities; Kathie Burby, Realtor and member of Government Relations Committee for the Board of Realtors; Jim Grinnell, community activist and TUD board member; and Tyler Summerset, Planner with Tuolumne County Transportation Council (TCTC). Some of the key points raised at the forum are:

- There is a need for subsidized senior housing with supportive services. Many seniors are living on Social Security alone or with a small pension or savings.
- The average age of a resident living in an assisted living facility is 86.9 years and the average stay is 28.3 months. The average cost per month is between \$1,800 and \$4,500 (Mike Ruggles). Several panel members discussed the need for housing options that allow seniors to age in place as a way to reduce health care and other costs for seniors.
- Doreen Schmidt from Area 12 Agency on Aging provided highlights of a senior survey they conducted in 2011 that covers the service area of Area 12 (Mariposa, Tuolumne, Calaveras and Amador Counties). Survey results indicate that the greatest concern among seniors is having enough money to live. Respondents also indicated serious difficulty with home repairs and maintenance, heavy housework and stairs. The greatest health care concern was the ability to afford health services dental care and prescriptions. In terms of need for services, the most used service is that of a handy person. They also noted a need for adult day care and transportation which respondents did not believe was available in their community.
- Many forum participants felt that seniors are looking for smaller, single story residences with minimal upkeep. Kathie Burby, realtor, said that many seniors move out of the area because they cannot find suitable housing options when they are ready to downsize to a more manageable residence.
- Tyler Summerset, Transportation Planner with TCTC discussed the need for additional public transportation so that seniors who do not drive can access services in the community.

Given the large senior population in the County, there will be a continued need for all types of housing (independent, assisted living and skilled nursing) and related support services. The County is taking steps to bring together stakeholders interested in senior issues to better plan for the housing needs of seniors. However, the development of senior housing is dependent upon developers bringing projects to the community as market conditions allow.

In 2013, the County approved the Eagle's Nest development which will be a senior continuum of care facility with 92 condominiums and 160 assisted living beds.

The County amended the Zoning Ordinance in 2011 to allow accessory units to be up to 1,200 square feet (the maximum was 850 square feet) and to permit detached accessory units in areas where they were previously not allowed. In the past, the property needed to be at least twice as big as the minimum required by zoning in order to place a detached secondary unit on the property. The County modified requirements for residential estate parcels as part of the changes made to the Zoning Ordinance in 2011. Previously detached secondary units were only allowed on parcels that are at least twice the minimum acreage allowed by the zoning of the parcel, but are now allowed in these residential estate zoning districts as long as they either have twice the amount of land as is required in that district or meet minimum cul-de-sac length limits as outlined in Section 11.12.040 of the County Zoning Code. These changes allow developers and property owners to more easily provide accessory units which are ideal for seniors and are located within developed areas with services. These types of development incentives will continue to be offered by the County.

### 3.D.2. Female Heads of Household

Female headed households are restricted in their ability to find housing due to limited incomes and the supply of large enough dwellings to accommodate their families that are affordable. Many of the rentals in Tuolumne County are single-family homes and thus are of sufficient size for larger families. However, lower-income households have trouble affording market rents, especially for larger units, as discussed in Section 3.C.2.c. These households must be able to balance expenses that include child care, medical costs, and basic food and clothing needs with transportation to and from work. Of the families with female heads of household within the unincorporated area of Tuolumne County, 29% live below the poverty level (ACS 2010-2012).

**FIGURE 3.D.4**

#### FEMALE HEADS OF HOUSEHOLDS

Total Households	Families with Female Head of Household	Above Poverty Level	Below Poverty Level
19,811	2,065	1,157	617

Source: State HCD Data Package, ACS 2011

### 3.D.3. People with Disabilities

Tuolumne County has seven licensed care facilities for disabled persons under the age of 59; all of which are operated out of private homes. These facilities can provide for a total of 50 ambulatory and non-ambulatory persons on a full time basis (see Figure 3.D.3).

The ACS for 2012 places the disabled population into six categories: 1) hearing difficulty, 2) vision difficulty, 3) cognitive difficulty, 4) self-care difficulty, 5) independent living difficulty, and 6) ambulatory difficulty. Implications of the sixth classification result in the individual not being able to go outside the home alone to go to the grocery store. Self-care limitations prevent individuals from being able to take care of personal needs such as dressing, bathing or getting around within the home. Many disabled persons may suffer from two or more disabilities.

- The total disabled population in the unincorporated area of the County is 8,295.
- Among seniors age 65 and over, the number of people with one or more disabilities is 3,686.
- The ACS for 2010-2012 shows that 27% of the disabled working-age population (those of working age (20 to 64 years) live at or below the poverty level.
- In Tuolumne County as a whole, 18% of the non-institutionalized population report having a disability; for those over age 65, 35% report having a disability.

The American Community Survey for 2010-2012 characterizes the County's disabled population as follows:

**FIGURE 3.D.5  
DISABLED PERSONS**

<b>DIFFICULTY</b>	<b>ALL AGE GROUPS</b>	<b>OVER 65 YEARS OF AGE</b>
Hearing	3,065	1,997
Vision	1,274	602
Cognitive	3,262	1,023
Self-care	1,540	811
Independent Living	2,893	1,627
Ambulatory	4,010	2,046
<b>Total Difficulty</b>	<b>16,044</b>	<b>8,106</b>

Source: Census ACS 2012.

As noted previously, many people with disabilities have more than one disability and thus the total number of disabled by category is higher than the total disabled population. The statistics on disability by type of difficulty help suggest the types of services and housing types that might assist people with various difficulties. The most common difficulties were ambulatory (4,010 people), cognitive (3,262 people), hearing (3,065 people) and independent living (2,893 people).

The California Department of Developmental Services quarterly report for the period ending September 30, 2013 shows that they have 325 clients in Tuolumne County.

The Central Sierra Continuum of Care includes representatives of social service providers within Tuolumne, Calaveras, and Amador Counties who deal with the needs of people who are homeless or in danger of becoming homeless. Among their clients are disabled persons. Many of the organizations serving this population include Tuolumne County Mental Health Division, the Amador-Tuolumne Community Action Agency, WATCH Resources, Inc., the Center for a Nonviolent Community, and the National Alliance for the Mentally Ill.

Watch Resources serves developmentally disabled individuals and has 155 clients in Tuolumne and Calaveras Counties. They provide work and life skills training, sheltered employment, transportation, and social activities. These services help developmentally disabled individuals to remain as independent as possible.

The Valley Mountain Regional Center serves a number of communities including Tuolumne County. There are Regional Centers throughout California that serve every community in the state. They are private non-profits but have a contract with the State of California Department of Developmental Services to provide services and coordinate with other service providers who assist people with developmental disabilities. They currently serve 331 people in Tuolumne County of which 144 are between the ages of 0 – 24 years and 187 are 25 years and older.

It is difficult to accurately determine the need for housing for people with disabilities because many disabled people can live in many types of dwellings with minimal modification. They often rely more on the myriad of services offered by local nonprofit organizations, the County Department of Social Services and the Department of Behavioral Health.

The County offers a Green First Time Homebuyer Program that provides subsidized financing to first-time homebuyers to purchase a home that meets certain energy efficiency and universal design (accessibility) features. The County's Owner Occupied Rehabilitation program addresses health and safety-type issues but can also cover accessibility upgrades such as ramps and grab bars. These programs can provide assistance to people with disabilities.

The Area12 Agency on Aging has funding on a very limited basis to provide minor accessibility modifications for seniors.

### 3.D.4. Large Households

In Tuolumne County, the average household size is 2.34 persons (ACS for 2010 – 2012). Families consisting of five or more persons occupy a total of 1,230 housing units within the unincorporated area of Tuolumne County, of which 605 of these are occupied by renters. These families are often in the low to moderate income range and face a housing market that does not have an adequate supply of units that are able to accommodate their housing needs. In Tuolumne County, many of the rentals are single-family homes offered for rent. This provides opportunities for large families to secure rental housing of sufficient size for their family if they have the financial resources to afford the monthly payment. Tuolumne County will continue to encourage affordable housing developers to consider including three-bedroom units in affordable projects.

**FIGURE 3.D.6**

#### **LARGE HOUSEHOLDS**

<b>Number of Persons</b>	<b>Total No. of Occupied Units</b>	<b>Owner Occupied</b>	<b>Renter Occupied</b>
5+	1,230	625	605

Source: ACS 2007-2011

### 3.D.5. Homeless Persons

There are presently four shelters for homeless persons operating in Tuolumne County.

The Amador-Tuolumne Community Action Agency (ATCAA) has provided services for the homeless since 1983. In 1984, the agency obtained its first shelter, and housed 100 persons during the first year of operation. Since that time, the shelter has moved into its present location, centrally located in downtown Sonora. Through funding provided by Community Development Block Grants, the shelter was purchased and renovated by the City of Sonora in 1989. The shelter provides residents with many services including provisions for food, clothing, and counseling offered for job training/placement, health care, income assistance, drug rehabilitation, and housing. In 2006, ATCAA purchased the shelter and upgraded it to meet Americans with Disabilities (ADA) requirements for accessibility with funding through an Emergency Housing and Assistance Program Capital Development loan.

In 2012, 15 families with children and 132 individuals were housed at the shelter with 17 inquiries turned away. The average length of stay was 39 days.

ATCAA also operates a transitional shelter in Tuolumne and one in Columbia. The transitional shelters provide 20 beds in three apartments and three modular homes. The length of stay at the transitional shelter is 180 days. In 2012, 16 adults and 23 children were housed at the shelters and 10 families were turned away. ATCAA received a \$165,000 CDBG grant in 2012 from the County to help cover operating costs at the emergency and transitional housing shelters.

In addition to the shelters, ATCAA offers rental assistance that benefits people who are homeless or at risk for homelessness. This program is described in Section 3.D.8, Extremely Low Income Households.

The Mountain Women's Resource Center has been providing services to victims of domestic violence and sexual assault in Tuolumne County since 1978. Initial funding for a shelter was obtained in 1980. Since that

time, shelter usage has increased from 75 women and children in 1981 to an annual population of 200. The shelter is owned by the City of Sonora and is offered to the Center for a Non Violent Community rent free. The principal sources of funding for the shelter are the Office of Criminal Justice Planning, Community Development Block Grants, and fund raising. The average client profile is a white married woman under 30 with at least one child under the age of six, in the very low income category. As with the homeless shelter, clients are offered a variety of counseling services and life skills. The Battered Women's Shelter provides 11 beds. The length of stay is 30 days. The shelter presently operates at capacity.

The Center for a Non Violent Community also operates a transitional housing facility in the County. This transitional facility provides 20 beds and operates at capacity. It was funded with an Emergency Housing and Assistance Program Capital Development loan.

The Tuolumne County Behavioral Health Department has an outreach program for people with mental illness, and many of their clients are homeless or in danger of becoming homeless.. They provide clients with a variety of services that can help prevent people from becoming homeless. For example, they help people monitor and follow through with taking their medications to prevent a debilitating episode of mental illness. Between July 1, 2013 and December 31, 2013 they served 1,137 clients (unduplicated services). The majority of these clients, 527, were admitted to treatment for intensive services. They provided 190 of their clients with monitoring of medications.

The Community Resources Agency annually receives complaints regarding the use of recreational vehicles as residences for more than 30 days in any calendar year. Under the Tuolumne County Ordinance Code, a recreational vehicle is defined as less than 40 feet in length and is not allowed to be used for human habitation outside of recreational vehicle parks. In 2013, 28 complaints concerning the use of recreational vehicles as residences were received by the Community Resources Agency. The units frequently have no electricity, potable water, or sanitation facilities. As the cost of housing continues to be out of reach for many households, the rate of unemployment remains high in the County and rental units become scarcer, these types of violation complaints will continue.

The Central Sierra Continuum of Care conducted a point-in-time homeless census within Amador, Calaveras and Tuolumne Counties on January 29, 2013. The census process involved enumerators interviewing individuals who were thought to be homeless or potentially homeless using a questionnaire. The report provides a "snapshot" of the conditions of the day of the census, and by its design, does not capture fluctuations due to the season of the year or time of month. Results from the census were released for each of the three Counties and the following results are for Tuolumne County only.



**FIGURE 3.D.7  
2013 POINT-IN-TIME HOMELESS COUNT FOR TUOLUMNE COUNTY**

<b>Families &amp; Individuals</b>	<b>Number Counted</b>
Families w/Adults Only (no children)	
Sheltered	13
Unsheltered	132
Couch Surfing/Non-HUD Definition	45
Total	190
Families w/Adults and Children)	
Sheltered	20
Unsheltered	2
Couch Surfing/Non-HUD Definition	8
Total	30
Unaccompanied Youth, Children Only)	
Sheltered	0
Unsheltered	1
Couch Surfing/Non-HUD Definition	2
Total	3
Total Number of People Counted	
Sheltered	84
Unsheltered	164
Couch Surfing/Non-HUD Definition	110
Total	358

The survey shows that 190 families with no children, 30 families with children, and 3 unaccompanied youth were homeless on January 29, 2013. Within these households, there were a total of 358 people total counted. The survey counted people who are homeless under the Federal Department of Housing and Urban Development's (HUD) definition as well as those considered homeless among service providers, most notably, people who are temporarily staying with someone or "couch surfing" and do not have a residence. HUD's definition of homelessness includes people who are homeless, people who are at imminent risk of homelessness, and individuals fleeing domestic violence. HUD has lengthy criteria for determining whether or not a person falls into one of these categories. The total number of homeless individuals who meet the HUD definition of homelessness was 248. Homeless individuals counted in the survey represent 0.72% of the total population in Tuolumne County (utilizing January 1, 2013 population statistics reported in Figure 2.C.3). Homeless individuals meeting the HUD definition of homelessness represent 0.50% of the population.

In comparison, the 2009 homeless survey found that 132 adults and 54 children (186 people total) were homeless in Tuolumne County utilizing the HUD definition of homelessness. The percentage of homeless individuals in relationship to the total adult population of the County was estimated at 0.24 percent in 2009. These figures suggest that the homeless population has doubled over the past four years; however, due to the difficulty in counting homeless individuals, members of the Continuum of Care believe that it is possible that the interviewers were also more successful in 2013 in locating and interviewing homeless people. Even with this caveat, it appears that the number of homeless people has increased in Tuolumne County over the past four years.

Figure 3.D.8 shows the ages of the people counted as homeless in Tuolumne County in 2013. Of the 358 people counted, 72 were children under the age of 18. There were 255 adults between the ages of 18 to 59, and 31 survey participants were seniors age 60 or older.

**FIGURE 3.D.8**

**AGES OF PEOPLE COUNTED AS HOMELESS  
2013 POINT-IN-TIME HOMELESS COUNT FOR TUOLUMNE COUNTY**

<b>Age</b>	<b>Sheltered</b>	<b>Unsheltered</b>	<b>Couch Surfing</b>	<b>Total</b>
Child under 18 years old	43	3	26	72
Adult between ages of 18 - 59	41	140	74	255
Senior age 60 and older	0	21	10	31
Total	84	164	110	358

The 2013 survey also asked people for information about other factors that might contribute to them being homeless or about their current situation. Some respondents listed more than one factor.

**FIGURE 3.D.9**

**OTHER CONTRIBUTING FACTORS REPORTED BY RESPONDENTS  
2013 POINT-IN-TIME HOMELESS COUNT FOR TUOLUMNE COUNTY**

<b>Factor</b>	<b>Number of Individuals</b>
Veteran	25
Chronic Homeless	120
Alcohol or drug addiction	96
Serious Mental Illness	43
Developmental Disability	14
HIV or AIDS	0
Post Traumatic Stress Disorder (PTSD)	30
Traumatic Brain Injury	8
Other Chronic Illness/Disability	50
Victim of Domestic Violence	79
Total	465

The survey also asked respondents about obstacles to obtaining housing and their responses are listed below. The survey asked about 14 obstacles. Some respondents listed more than one obstacle. Unemployment was by far the number one obstacle.

**FIGURE 3.D.10**

**OBSTACLES TO OBTAINING HOUSING  
2013 POINT-IN-TIME HOMELESS COUNT FOR TUOLUMNE COUNTY**

<b>Obstacle</b>	<b>Number of People</b>
Unemployed	131
Bad Credit History	51
Criminal Record	50
Personal Illness or Disability	43
Benefit Payments not Enough to Pay Rent	39
Working, Don't Earn Enough to Pay Rent	36
Family Break-up	35
Eviction History	27
Waiting for Government Benefits	26

Welfare Payments Not Enough to Pay Rent	16
Pets	10
Family Illness or Disability	6
Welfare Sanctions or Time Limits	6
Aged Out of Foster Care	5

There are approximately 86 beds available to accommodate people who are homeless in the County which reflects an unmet need of 272 beds to serve the additional individuals and families interviewed in the survey.

The Federal Department of Housing and Urban Development and the California Department of Housing and Community Development (HCD) have both informed the Central Sierra Continuum of Care that funding for homeless prevention programs is shifting its emphasis from emergency housing and transitional shelters to permanent, supportive housing for people who are homeless or at risk of becoming homeless. State HCD will be implementing a program to offer shelter providers with assistance in converting shelters and transitional housing to permanent, supportive housing based on California Assembly Bill 1109 which was signed into law on October 2, 2013. Members of the Continuum have expressed concerns that funding for shelters and transitional housing will be greatly reduced in the near future, but the need for these services will not decrease. Many people who are experiencing difficulties that put them at risk for homelessness are often not ready for permanent rental housing. They need the services that will allow them to transition from homelessness.

The County amended the Uniform Zoning Ordinance in 2011 to include emergency shelters as a permitted use with no discretionary permitting required in the R-2 (Medium Density Residential), R-3 (Multiple Family Residential), C-O (Special Commercial), C-1 (General Commercial) and M-U (Mixed Use) zoning districts subject to the same restrictions that apply to other residential uses within those zones. This was completed as Implementation Program 3.E.b in the existing Housing Element.

The County is required to have at least one zoning district where emergency shelters are allowed without discretionary permitting. The County has five such districts; Medium Density Residential (MDR), High Density Residential (HDR), Mixed Use (MU), Neighborhood Commercial (NC) and General Commercial (GC). There is a total of 1,134 acres within these five districts.

### **3.D.6. Farmworker Housing**

Agriculture in Tuolumne County consists primarily of cattle ranching, though the Diestel Turkey Ranch employs 150 persons and there are several apple ranches in the County, including Cover's, Cedar Ridge Apple Ranch and Indigeny Reserve. The vast majority of the 120,091± acres under Williamson Act land conservation contracts within the County claim grazing as their agricultural use. Tuolumne County has no prime agricultural land based upon soil type. Of the agricultural acreage protected under the Williamson Act, 14,928.28 acres is under nonrenewal and the contracts will expire within 10 years. This will reduce the potential amount of agriculture in Tuolumne County and subsequently will reduce the need for farmworker housing.

The U.S. Department of Agriculture reports that Tuolumne County had 366 farms and ranches in 2007. This Census of Agriculture is updated every five years and is being updated this year. Results are not yet available. Of the 366 farms and ranches 58 have hired agricultural workers. Of the 58 farms and ranches which hired agricultural workers, 203 workers were employed in 2007. Of the 58 farms and ranches, five hired ten or more workers during 2007, accounting for 83 of the total 203 farmworkers. Seventeen of the farms and ranches hired workers for 150 days or more in 2007, accounting for 26 of the 203 farmworkers. Of the 58 farms and ranches that hired farmworkers for 150 days or more in 2007, only one hired more than ten workers. 41 farms and ranches hired farmworkers for fewer than 150 days in 2007, accounting for 62 farmworkers. It should also be noted that of the 366 farms reported in Tuolumne County approximately 50% of the farms were in the 1 to 49 acre size category. This size farm or ranch would rarely require the owner to hire agricultural workers and would most likely be managed by the individual owner of the farm or ranch.

Few farms and ranches in Tuolumne County provide housing for farmworkers. At present farmworkers find housing among the existing housing stock or campgrounds within the County. In several instances, up to ten or 15 farmworkers will be housed in a single small rental unit while they are employed within the County.

On June 15, 2004, the County adopted Resolution 106-04 which implements the Land Conservation Act of 1965, or the Williamson Act as it is more commonly known within Tuolumne County. All property owners of agricultural land covered under the previous Resolutions 122-70 and 134-85 were required to execute a new Williamson Act contract under Resolution 106-04. A total of 336 new contracts were requested; all contracts have been completed. Resolution 106-04 mirrors Resolutions 122-70 and 134-85 in that it allows single-family residences or other housing units when occupied by persons engaged in the operation of the farm or ranch to which the contract applies. Land under a Resolution 106-04 contract is zoned AE-37:AP (Exclusive Agricultural, Thirty Seven Acre Minimum: Agricultural Preserve Combining). When a parcel is under contract and zoned AE-37:AP one single-family dwelling is allowed per parcel when the parcel meets the minimum acreage relative to the agricultural use. If no parcel meets the minimum acreage, one residence is allowed per contract.

Agricultural laborer housing is a permitted use in all agricultural zones which are the AE-37 (General Agricultural, Thirty-Seven Acre Minimum), A-20 (General Agricultural, Twenty Acre Minimum) and the A-10 (General Agricultural, Ten Acre Minimum) zoning districts.

### **3.D.7 Supportive Housing**

Supportive housing is designed to offer an array of on -and off-site services that help people with a variety of conditions remain in an independent or semi-independent living situation. These persons range from people with mental disabilities who are served by Tuolumne County WATCH, the Tuolumne County Behavioral Health Department, and the National Alliance for the Mentally Ill (NAMI) to battered women who need time to learn independent living skills, to homeless individuals who are in transitional housing. Supportive housing allows the service providers to more efficiently provide for the needs of their clients in one facility rather than scattered throughout the community. As referenced in Implementation Program 3.E.a, the County will continue to support the efforts of the Amador-Tuolumne Community Action Agency (ATCAA) and the Central Sierra Continuum of Care to plan and develop supportive housing facilities for residents of the County. County staff attends the Central Sierra Continuum of Care meetings, and a member of the Tuolumne County Board of Supervisors sits on the ATCAA Board of Directors. The Central Sierra Continuum of Care is made up of social service providers and interested persons who provide a range of housing opportunities for their clients from supportive housing to affordable housing.

The County of Tuolumne Behavioral Health Department operates supportive housing for people with mental illness in a downtown location which was opened in 2012. The County Behavioral Health Department successfully utilized California Mental Health Services Act (MHSA) funding to purchase two homes in downtown Sonora to serve 6 people with mental illness. All of the beds are occupied. They also operate the Cabrini House in Jamestown which assists five individuals. They provide case management at each of these locations and off-site services, activities, and referrals. Intensive case management is available 24 hours a day.

The National Alliance for the Mentally Ill (NAMI) is an advocacy and service group for people who are mentally ill. The Tuolumne County NAMI Chapter currently does not provide housing or rental subsidies. They offer support services for people with mental illness such as helping them with transportation to appointments. They have a monthly support meeting for people with mental illness and their families and friends.

There will continue to be a need for supportive housing for people with mental illness and other conditions where independent living is a challenge. This type of housing and the necessary wrap-around services is expensive to provide and it will continue to be a challenge to find adequate funding sources.

The Uniform Zoning Ordinance allows supportive housing within a permitted single-family dwelling for not more than eight persons, as a permitted use in all zoning districts with the exception of the O (Open Space) and O-1 (Open Space -1) zoning districts because a residence is not allowed, and the M-2 (Heavy Industrial) zoning district because it is not an appropriate environment for supportive housing.

The County intends to amend the Uniform Zoning Ordinance to remove the 8 person maximum size limitation for transitional and supportive housing as part of Implementation Item 3.G.f.

### APPENDIX 3.E: PROJECTED HOUSING NEEDS

#### 3.E.1. Regional Housing Needs

The Department of Housing and Community Development prepared the projected Regional Housing Need Allocation which fulfills the requirements of Government Code Section 65584. The Regional Housing Needs Assessment was prepared for the period of January 1, 2014 through June 30, 2019. Note that the RHNA planning period and the planning period for the Housing Element update are slightly different. The planning period for the Housing Element update is June 30, 2014 through June 30, 2019 which is six months shorter than the RHNA planning period. These planning periods have been established by State HCD. The Regional Housing Needs Assessment includes estimates of the number of households in the unincorporated areas of Tuolumne County based upon the 2010 Census and State Department of Finance (DOF) population projections.

The Regional Housing Needs Assessment projects that 450 additional housing units will be required in the unincorporated area of Tuolumne County by June 30, 2019, to meet the fair share of the regional housing need. Therefore, the 21,936 existing non-recreational housing units will need to increase by 450 for a total of 22,386 non-recreational housing units in the unincorporated area of the County. The 450 new housing units represent a 2% increase in total housing units over the 2013 figure.

Basic housing construction needs for the five and a half year planning period have been calculated at 450 units for the unincorporated area of Tuolumne County. This represents an annual net increase of approximately 82 dwelling units. Housing units demolished or destroyed by fire would be counted as units lost and would be included in the calculation of the net gain in housing stock each year. During the period of 2009 through 2013, an average of 22 dwelling units were demolished per year.

FIGURE 3.E.1

#### REGIONAL HOUSING NEEDS UNINCOPORATED AREA OF TUOLUMNE COUNTY JANUARY 1, 2014 –THROUGH JUNE 30, 2019

Income Group	Number	Percent	Avg. Annual Increase (over 5.5 year period)
Extremely Low	45	10%	8.2
Very Low	57	13%	10.4
Low	74	16%	13.5
Moderate	81	18%	14.7
Above Moderate	193	43%	35.1
TOTAL	450	100%	81.8

(Source: State HCD Data Set)

#### 3.E.2. Quantified Objectives for Construction and Rehabilitation of Housing Units

Between January 1, 2009, and December 31, , 2013, Tuolumne County issued Building Permits for 294 new dwelling units which is an average of approximately 59 dwelling units per year. This figure does not include Building Permits issued for replacement mobilehomes in mobilehome parks. It does include Building Permits issued for demolition of residential units which averaged 22 per year. Building Permits were issued for 228 single family homes, 6 attached units and 60 mobilehomes not in rental parks.

Condition of Housing Stock

The 2000 Census indicates that 11,980 housing units in Tuolumne County were constructed prior to 1980. The Census Bureau has not updated these figures. Of these units, 1,719 are located within the City of Sonora. Therefore, 10,261 housing units within the unincorporated area of Tuolumne County were constructed prior to 1980. Assuming that all housing units constructed after 1979 remain sound, applying the percentages in Figure 3.E.2 to those units constructed prior to 1980 will provide an estimate of the number of units requiring minor, moderate and substantial rehabilitation and those that are dilapidated. If all of these substandard housing units were to be rehabilitated between July 1, 2014, and the end of the planning period, June 30, 2019, 508 units would have to be rehabilitated and 33 dilapidated units would have to be replaced on an annual basis. Data obtained from the County of Tuolumne's three housing surveys also provides data concerning the condition of the existing housing stock. Please see Section 3.C.3.b for survey results. The 2003 survey of 864 residential units and the follow-up survey of 87 of these units (10% random sampling) performed in 2008 reveals that the condition of the housing stock in the County's older population centers remains constant with some improvement noted with approximately 74% of the homes in sound condition. The 2013 survey of 300 residential units in subdivisions approximately 50 years old shows that these areas are generally in good condition. Approximately 90% of these units were in sound condition. Please see Figure 3.C.32 for survey results.

**FIGURE 3.E.2**  
**HOUSING UNITS IN NEED OF REHABILITATION**  
**JULY 1, 2014 – JUNE 30, 2019**

<b>Need</b>	<b>Sound</b>	<b>Minor Rehabilitation</b>	<b>Moderate Rehabilitation</b>	<b>Substantial Rehabilitation</b>	<b>Dilapidated</b>	<b>Total</b>
<b>Percentage</b>	73.6%	12.7%	11.0%	1.0%	1.6%	100%
<b>No. of Units</b>	7,554	1,305	1,131	105	166	10,261
<b>Annual Need</b>	N/A	261	226	21	33	N/A

(Source: 2000 Census)

The County has operated a housing rehabilitation program for homeowners as funding has been available and currently has 35 housing rehabilitation loans in its portfolio. The housing rehabilitation program was administered by subcontractors until 2009 when the program was brought in-house. New funding for the program was obtained in 2011. Three homes have been rehabilitated with these new funds and two are in process. In order to continue to supply assistance to very low- and low-income households to rehabilitate existing structures, the County will need to identify additional funding sources that will support housing rehabilitation. Funding sources used in the past include State HCD HOME and CDBG funds. The County competes for these funds on a competitive basis. There is no dedicated, ongoing funding source for this program.

### **Inclusionary Housing**

On March 18, 2008, the County adopted Ordinance 2896 which established Chapter 17.65 of the Ordinance Code to institute requirements for new residential development to contribute to the provision of affordable housing units either by constructing units on-site, payment of in-lieu fees or through other alternatives approved by the County. This Ordinance also established incentives for the provision of affordable housing, established requirements and standards for inclusionary housing, established an affordable housing trust fund, amended Title 3 of the Ordinance Code to waive the development application fees for inclusionary housing units and waive the County Services Impact Mitigation Fee for inclusionary units. The Ordinance also amended Chapter 17.04 of the Ordinance Code to add various definitions necessary for implementation of the Ordinance. Adoption of this Ordinance was the result of recommendations made to the Board of Supervisors by the Tuolumne County Housing Affordability Task Force which was formed in 2002. In 2004, the Task Force prepared a draft of the Ordinance for consideration by the County. The draft was vetted in numerous public

hearings including two hearings at all four of the County Planning Commissions and numerous Board of Supervisors hearings.

In response to the economic impact of the recession on development, the County of Tuolumne Board of Supervisors voted at their December 7, 2012 meeting to temporarily lower the in-lieu fee to 0.25% of the cost of a median-priced home in Tuolumne County. Previously, the fee was set at 1% of the cost of a median-priced home. The lower fee is in effect until December 31, 2016. The County consulted with State HCD prior to lowering the fee to determine whether or not the proposed change would alter the County's Housing Element status. On December 13, 2011, the County received a letter from State HCD indicating that the lower fee would not affect the compliance status.

On November 6, 2013 the Tuolumne County Board of Supervisors voted to convert the existing mandatory Inclusionary Housing Ordinance to a voluntary system through the adoption of Resolution 3212 amending Chapter 17.65 of the Tuolumne County Ordinance Code. This new system was adopted after consulting with State HCD to determine whether or not the new system would affect the compliance status of the County's existing Housing Element. On September 18, 2012, the County received a letter from HCD, informing the County that the proposed amendment to the Inclusionary Housing Ordinance to convert it to a voluntary, incentive-based system would not affect the current compliance status of Tuolumne County's Housing Element.

The current Inclusionary Housing Ordinance is voluntary and provides an expanded array of incentives to a developer that agrees to:

- Provide 10% of the units at affordable rates for households at or below the median income; or
- Pay the In-Lieu Fee for all market rate units in the development; or
- Provide alternatives that will result in affordable units or funds for the County Affordable Housing Trust Fund or a combination of affordable units and In-Lieu Fees.

Developers that create housing projects without requesting exceptions from the County's development regulations or without requesting the standard incentives need not construct affordable units. If exceptions to the County's development regulations are requested, the project would have to comply with the Inclusionary Ordinance. A project that complies with the Inclusionary Ordinance could utilize any or all of the incentives.

The In-Lieu Fee remains at 0.25% of the County median sales price until December 31, 2016. The current median sales price, as determined by the County Assessor, is \$159,000. The In-Lieu Fee is currently \$397.50 per market rate unit built.

The current incentives are listed in Figure 3.E.3. The incentives are broken down into three categories. Category A is available to developers who provide affordable units. Category B incentives can be used by developers who either provide affordable units or pay the in-lieu fee and Category C lists financial assistance.

**FIGURE 3.E.3**

**COUNTY OF TUOLUMNE INCENTIVES FOR AFFORDABLE UNITS**

**Category A**  
**Standard Incentives**

- A. The County shall offer the following standard incentives to a developer who complies with the requirements of Chapter 17.65 of the County Ordinance Code through the provision of affordable units:
1. The applicable County Services Impact Mitigation Fee shall be waived for inclusionary units.

2. Application fees for discretionary land use entitlements shall be waived for inclusionary units. Application fees for such entitlements shall be reduced on a percentage basis based upon the percentage of inclusionary units proposed.
3. Building Permit application and inspection fees shall be waived for inclusionary units.
4. The County shall provide expedited application review and processing.
5. The amount of O (Open Space) zoning for third priority wildlife habitat conservation shall be reduced from the amount required in the Tuolumne County Wildlife Handbook or shall be in accordance with the amount required for affordable housing in the Biological Resources Review Guide (BRRG).
6. The amount of O (Open Space) zoning required for conversion of oak woodland shall be in accordance with the amount required for affordable housing in the Biological Resources Review Guide (BRRG).

**Category B**  
**Additional Incentives**

- B. The County shall offer the following additional incentives through the Planned Unit Development Permit process in accordance with Chapter 17.65 of the Ordinance Code:
1. Reduced minimum parcel sizes for housing units in all zoning districts. The minimum parcel size in the R-1 zoning district may be reduced to 3,500 square feet.
  2. Reduced front, rear, and side building setbacks for housing units. Garages shall be at least 20 feet back from the sidewalk (if no sidewalk, then back of curb). The front of the residence shall be at least 10 feet back from the sidewalk (if no sidewalk, then back of curb).
  3. Public Utility Easements. Public Utility Easements required to be provided for new development may be relocated, reduced in width or eliminated provided future utility needs are as addressed and may be accommodated as determined by the Community Resources Director.
  4. Increased floor area ratio (FAR) for housing units. The FAR may be increased to allow the desired size dwelling on reduced size parcels.
  5. Reduced parking standards for housing units. Parking reductions may be considered on a case-by-case basis by the Community Resources Director as allowed by Section 17.65.090 of the Ordinance Code.
  6. Recreation requirement. Inclusionary units shall be exempt from the computation of the area to be provided for park or recreational use and for calculation of the in-lieu recreation fee specified in Section 16.26.120 of the Ordinance Code for tentative subdivision maps. The calculation of the recreational area in Section 17.64.100 for multiple family housing shall be reduced proportionally based on the percentage of inclusionary units provided.
  7. Road requirements. Any development providing affordable units shall be considered for the following modifications to the County's road standards:
    - A. A hammer head turn around may be provided if it complies with cul-de-sac length limits specified in Section 11.12.040 of the Tuolumne County Ordinance Code and other requirements as determined by the Community Resources Director.
    - B. The road prism may be modified to two 10-foot travel lanes with a 5-foot pedestrian walkway on one side and drainage improvements on both sides provided adequate parking is provided off-street. The pedestrian walkway may be either adjacent to the



roadway or separated. Under this modified road prism, curbs may be constructed with asphalt instead of concrete subject to the approval of the Community Resources Director.

8. Density bonuses. The density bonus provided in Chapter 17.65 of the Tuolumne County Ordinance Code for both owner-occupied and rental housing shall be granted on a tiered basis to developers providing affordable units as specified in the following chart:

Affordable Units	Density Bonus			
	<u>Median Income</u>	<u>Low Income (80% of median)</u>	<u>Very-Low Income (50% of median)</u>	<u>Extremely-Low (30% of median)</u>
10% or more of total units	25%	50%	60%	70%

9. Affordable housing standards. Design and amenity standards for affordable units may be reduced below the standards specified in Section 17.65.050 of the Tuolumne County Ordinance Code on a case-by-case basis.
10. Detached secondary single family dwellings. Detached secondary single family dwellings in the R-1 zoning district shall be allowed on parcels less than 15,000 square feet.
11. Additional incentives. Other exceptions to the County’s development regulations may be reduced, modified or waived subject to approval of a Planned Unit Development Permit by the Tuolumne County Board of Supervisors.

**Category C**  
**Financial Incentives**

- C. Financial assistance for the construction of inclusionary units may be provided by the County or other entity designated by the County to administer housing programs on a case by case basis if such funding is available. Financial assistance may be in the form of loans or grants through programs made available to or by the County.

Application of the Inclusionary Housing Ordinance to new development proposed in the County will help to alleviate the County’s need to provide affordable housing to a portion of its population. Since 2000, 193 lots have been created and 2,300 lots have been approved in the County. There are currently five subdivision projects with a total of 300 lots pending approval in the County for a total of 2,819 lots created, approved and pending. The approved projects include requirements to provide 157 affordable housing units as part of the projects. With changes to the County’s Inclusionary Housing Ordinance to a voluntary system in 2012, it is as yet unclear how successful the new system will be in producing affordable units or contributing fees to the County Affordable Housing Trust Fund. Few developers are building new subdivisions. As development increases in the County, it is anticipated that developers will use the voluntary system because it provides the developer with fee waivers and more flexible development standards.

Estimated Production of Affordable Units between 2009 and 2013, approximately 294 new housing units have been constructed within the unincorporated area of Tuolumne County annually. Figures are low due to the recession. As the economy improves, these numbers are expected to increase.

The production of new housing units during the next five years is difficult to gauge given the impact of the recent recession on the housing market and new residential development. Based on 2009 – 2013 data, new construction would be approximately 59 dwelling per year, loss of dwellings to fire and other demolition would be approximately 22 units per year, with a net gain of 37 dwellings per year. The Regional Housing Need figures (RHNA) from State HCD listed in Figure 3.E.1 set a goal of 82 net new dwellings per year. This number can only be achieved if development greatly increases in the County over the next five years.

Production goals by income category set by the RHNA numbers will also be difficult to achieve. However, the County anticipates that units will be produced, rehabilitated or converted from market rate to affordable in each of the income categories. Strategies vary by category because the lower the income group targeted the more subsidies required to provide the unit. The types of housing and appropriate housing strategies also vary by income group. For example, first-time homebuyer assistance would be most appropriate for households in the low- and median-income categories, Supportive housing programs generally target extremely low-income households. Affordable rental programs and preservation of units at-risk of conversion to market-rate housing would target the households identified in Section 3.C.2.c, Housing Costs and Overpayment, as overpaying which are in the extremely low-, very low- and low-income categories.

The chart below is an estimate of how the County plans to meet its affordable housing goals which are identified in Figure 3.E.1. The annual goal is 82 residential units. These goals will be difficult to meet given the current production of new housing in our community and limited funding for affordable housing.

**FIGURE 3.E.4  
Estimate of Annual Affordable Housing Production**

Income Group	New Construction	First Time Homebuyer	Rehabilitation	Conservation and Preservation	Total
Very Low	10	2	1	5	18
Low	2	6	1	5	14
Moderate	15				15
Above Moderate	35				35
<b>Total</b>	<b>62</b>	<b>8</b>	<b>2</b>	<b>10</b>	<b>82</b>

### Housing Needs Assessment Extremely Low Income Households

#### 3.D.3 Extremely Low Income Households

Extremely low-income households are defined as households with incomes at or below 30 percent of the area median income. For a one-person household, the maximum income would be \$13,950 and for a four-person household: \$17,200. Households in this income category are often on Social Security Permanent Disability where average monthly payments are about \$830, or are on Social Security Retirement with no additional sources of retirement income. Households with extremely low incomes often have difficulty finding affordable housing. As detailed in Figure 3.C.20, Affordable Rent and Utilities by Income Category, extremely low-income households can afford monthly rent plus utility payments in the \$416 to \$498 range, depending on household size and income. Market rents plus utilities, shown in Figure 3.C.19, Current Fair Market Rents for Tuolumne County, are much higher. The fair market rent for a studio is \$613, for a one-bedroom is \$744 and \$1,007 for a two-bedroom rental.

Because extremely low-income households have difficulty finding affordable housing, this income category is singled out for discussion. California Government Code Sections 65583 (a)(1), (b)(2), and (c)(2) require jurisdictions to include extremely low-income households in the analysis and quantification of a jurisdiction's existing and projected housing needs as well as include this group in the housing element goals, objectives and programs.

In 2011, approximately 2,943 extremely low income households resided in the County, representing approximately 15% of the total households. Approximately 79% of the extremely low-income households overpay for housing. Among renters, 93% of extremely low-income households overpay for rent. For homeowners, 69% of extremely low-income households overpay (see Figure 3.C.3).

To address the range of needs, the Housing Element contains numerous programs including Program 3.B.g which emphasizes the use of the Affordable Housing Trust Fund to acquire building sites for the construction of housing affordable to all segments of the County's population including extremely low-income households and a process to identify the possibility of using a portion of existing and proposed hotels and motels as resident hotels and single room occupancies (SROs). One segment of extremely low income households

includes farmworkers. Program 3.G.e, mandates that the County continue to facilitate the provision of safe and adequate housing for farmworkers. The County will also continue to monitor at-risk subsidized housing as reflected in Implementation Programs 3.D.a and 3.D.b, and will attempt to identify funding opportunities to provide housing for large families including extremely low-income households. These combined programs should serve to alleviate the shortage of housing affordable to extremely low-income households in the County.

The Housing and Urban Development (HUD) Section 8 Housing Choice Voucher Program is another resource for lower-income households, especially extremely low-income households. The program is administered by the Stanislaus County Housing Authority. They report that as of November, 2013 they are serving 151 households in Tuolumne County.

Because of the large gap between market rents in Tuolumne County and the amount extremely low-income households can afford to pay for rent and utilities, the provision of housing to this population requires a large amount of subsidy either in subsidized project financing or subsidized monthly housing payments. Given the decrease in funding available for affordable housing, the County will have a very difficult time meeting the needs of this population. However, the County is committed to serving this population as funding is available.

The County operates a Tenant Based Rental Assistance Program, funded with HOME Program funds as funds are available. The County assisted 18 households in 2012 and 2013. This program is similar to the HUD Section 8 Housing Choice Voucher Program in that it provides a monthly subsidy based on the household's ability to pay and the payment is made directly to the landlord. ATCAA operates a rental assistance and security/utility deposit program and served 38 households in 2012. ATCAA received a \$96,700 CDBG grant through the County of Tuolumne in 2012 for this program. Both of these programs target extremely low-income households who are in danger of becoming homeless or are homeless. The County of Tuolumne also submitted a HOME Project application to State HCD in 2012 and 2013 to assist the owners of Tuolumne Apartments, a 52-unit affordable family rental complex, to renovate the project and extend the affordability for another 55 years. The County was recently notified that the 2013 HOME application was funded and renovation is expected to begin in 2014. Tuolumne Apartments has project-based rental assistance certificates which mean that each household in the complex pays according to their income. It is one of the most affordable complexes in the County and a valuable source of housing for extremely low-income families.

## **APPENDIX 3.F: RESOURCE INVENTORY**

### **3.F.1 Land Suitable for Residential Development**

As stated in the previous section, Tuolumne County is projected to need 450 additional housing units from January 1, 2014 through June 30, 2019, to accommodate the projected increase in households within the unincorporated area of the County. To facilitate the necessary housing construction, Tuolumne County must provide an adequate amount of land which is appropriately zoned for the required residential development.

On December 26, 1996, Tuolumne County adopted a comprehensive update of the Tuolumne County General Plan. As part of the General Plan Update, the County identified areas appropriate for multiple-family housing. These areas are located primarily within the existing defined communities of the County where topography is conducive, public water and sewer systems are close by, schools, emergency services and commercial facilities are near-by, and public transportation is available. These identified parcels were designated for Medium Density Residential (MDR), High Density Residential (HDR), and Mixed Use (MU) land uses on the General Plan land use diagrams. Land designated MDR can be developed to a maximum residential density of 12 dwelling units per acre. Land designated HDR and MU can be developed to a density of 15 dwelling units per acre. A summary of land designated MDR, HDR and MU is included in the following table.

**FIGURE 3.F.1**

**LAND DESIGNATED FOR MULTIPLE-FAMILY HOUSING**

<b>Land Use Designation</b>	<b>Unimproved (acres)</b>	<b>Underutilized (acres)</b>	<b>Developed (acres)</b>	<b>Total Acres</b>
HDR	161	1	438	600
MDR	15	1	105	121
MU	85	2	153	240
Total	261	4	696	961

Unimproved parcels have not yet been developed and retain full development potential. Underutilized parcels include any parcel where there is a structure, such as a garage, but which contains no residence. These parcels could easily be improved with additional units and have the potential for much higher density housing. Using a conservative estimate that the 261 acres of unimproved land would be developed to an average density of 9.0 dwelling units per acre, a total of 2,349 housing units could be constructed on this land. Developed acreage as referred to in Figure 3.F.1 refers to acres that are neither unimproved nor underutilized (i.e. the acreage contains at minimum a single family residence).

Assuming that underutilized acres will be developed to an average density of five additional units per acre, an additional 20 units could be constructed on these four acres. Pursuant to Figure 3.E.2, 450 additional housing units must be constructed within the unincorporated area of Tuolumne County by June 30, 2019 in order to meet the County's fair share of the regional housing need. Based upon the analysis in this paragraph, there is enough land designated MDR, HDR and MU to provide for 2,369 housing units, or 1,919 more than is required to be constructed by June 30, 2019. However, the County does intend to utilize the Regional Blueprint Planning Program to identify additional parcels to designate for higher density development with special emphasis on the High Density Residential (HDR), Medium Density Residential (MDR) and Mixed Use (M-U) land use designations as referenced in Implementation Program 3.B.j.

The preceding analysis has focused on land designated by the General Plan for multiple-family housing. The analysis does not consider land designated for single-family residential development or rural residential development. In February 2003, Tuolumne County analyzed building intensities on land designated for the various densities of residential development to assist in growth projections for transportation and public water service planning. This analysis is still considered pertinent to the current planning period and will form the basis for the following conclusions. The following figure summarizes lands designated for residential development within the unincorporated area of Tuolumne County and estimates residential capacity utilizing actual building intensities. Please note that manufactured housing and mobilehomes are allowed in all residential districts. However, Section 17.48 of the County Ordinance Code does require that mobilehomes in the Mobilehome Exclusion Combining (MX) district be installed on permanent foundations.

**FIGURE 3.F.2  
LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT**

<b>Land Use Designation</b>	<b>Acreage in Unincorporated Area of County</b>	<b>Parcels in Unincorporated Area of County</b>	<b>Permitted Density (units per acre)</b>	<b>Actual Density (units per acre)</b>	<b>Public Services Required</b>	<b>Residential Capacity ***</b>
Low Density Residential (LDR)	11,340	18,777	6	2.4	water* sewer**	27,216
Medium Density Residential (MDR)	121	300	12	5.9	water sewer	714
High Density Residential (HDR)	600	1,263	15	9	water sewer	5,400
Mixed Use (MU)	240	210	15	11.3	water sewer	2,712
<b>TOTAL URBAN</b>	<b>12,301</b>	<b>20,550</b>				<b>36,042</b>
Estate Residential (ER)	12,657	4,921	0.5	0.4	not required	5,063
Homestead Residential (HR)	6,461	1,607	0.33	0.33	not required	2,132
Rural Residential (RR)	30,795	3,910	0.2	0.2	not required	6,159
Large Lot Residential (LR)	11,922	767	0.1	0.1	not required	1,192
<b>TOTAL NONURBAN</b>	<b>61,835</b>	<b>11,205</b>				<b>14,546</b>
<b>Total</b>	<b>74,136</b>	<b>31,755</b>				<b>50,588</b>

\* density of one unit per less than 2 acres  
 \*\* Density of one unit per one third acre or less  
 \*\*\* Acreage (column 2) x Actual Density (column 5)

The preceding table indicates that Tuolumne County has designated more than sufficient land to meet the housing needs for the planning period. The urban land use designations alone, if built out to present average densities, could support approximately 36,042 residences. The majority of parcels designated for residential use in the unincorporated area of Tuolumne County are zoned consistent with their land use designations. However, many parcels need to be rezoned. The County is in the process of initiating zone changes to make zoning consistent with General Plan land use designations. Developers can apply for the necessary zone change at the time applications for discretionary land use entitlements for housing projects are submitted.

The County is updating its General Plan as directed by the Board of Supervisors on September 17, 2013. The update is anticipated to be completed in 2015. As part of the update, additional acres are proposed to be designated for HDR, MDR, and MU. The proposed additional acreage is as follows: HDR, 227 acres, MDR, 115 acres, and MU, 75 acres. These figures are subject to change by the Board of Supervisors during the General Plan update process.

**FIGURE 3.F.2.a**

**PARCELS DESIGNATED LDR, MDR, HDR AND MU  
(Unincorporated Area of Tuolumne County)**

Land Use Designation	0 – ≤0.5 acre	>0.5 – ≤1.0 acre	>1.0 – ≤5.0 acres	>5.0 acres	Total
LDR	13,844	2,948	1,861	124	18,777
MDR	244	24	24	3	295
HDR	1,104	40	75	24	1,243
MU	134	31	33	12	210
Total	15,326	3,043	1,933	163	20,525

**FIGURE 3.F.2.b**

**UNIMPROVED PARCELS DESIGNATED LDR, MDR, HDR AND MU  
(Unincorporated Area of Tuolumne County)**

Land Use Designation	0 – ≤0.5 acre	>0.5 – ≤1.0 acre	>1.0 – ≤5.0 acres	>5.0+ acres	Total
LDR	2,174	460	299	54	2,987
MDR	44	2	4	0	50
HDR	99	12	15	9	135
MU	19	5	16	4	44
Total	2,336	479	334	67	3,216

Figures 3.F.2.a and 3.F.2.b indicate that there are approximately 20,525 parcels within the unincorporated area of Tuolumne County designated for urban residential land uses. Of these 20,525 parcels, 3,216 are presently unimproved. Assuming that each unimproved parcel is the minimum size in its category and applying the actual density figures from Figure 3.F.2, not the maximum density allowed by the Land Use Element of the General Plan, the unimproved parcels designated MDR, HDR and MU could yield 1,242 dwelling units. For purposes of this analysis, it is assumed that each parcel less than 0.5 acre designated MDR could be improved with a duplex, each such parcel designated HDR could be improved with a triplex and each such parcel designated MU could be improved with a single-family residence.

Figure 3.F.4 shows the relationship between residential zoning districts and the Tuolumne County General Plan land use designations. There are eight residential general plan designations: High Density Residential (HDR), Medium Density Residential (MDR), Low Density Residential (LDR), Mixed Use (MU), Estate Residential (ER), Homestead Residential (HR), Rural Residential (RR), and Large Lot Residential (LR). The nine residential zoning districts are consistent with these designations as specified in Figure 3.F.4.

The MU (Mixed Use) zoning district was adopted in 1996 to provide for a mixture of residential, commercial and recreational facilities within urban areas where a mixture of these uses is desirable near transportation corridors, downtowns, defined community centers, major commercial centers, schools and community services. Typical land uses that are allowed include: detached and attached single-family dwellings, all types of multiple family dwellings, such as duplexes, apartments, and senior housing projects. The maximum residential density is 15 dwelling units per acre. A Use Permit is required to construct more than two single-

family dwellings or one duplex per parcel.

On December 7, 2004, the County adopted Ordinance 2595 which among other changes added a minimum residential density requirement for the R-1 (Single Family Residential), R-2 (Medium Density Residential), R-3 (High Density Residential), M-U (Mixed Use) and RE-1 (Residential Estate, One Acre Minimum) zoning districts. The Ordinance Code establishes that the minimum residential density is required exclusive of areas zoned Open Space or Open Space -1, designated for park or recreational facilities or encumbered by or proposed for deeded or dedicated easements, unless the property owner can demonstrate and the Board of Supervisors determines that physical or environmental constraints on the property make development to the minimum density infeasible.

**FIGURE 3.F.3**

**RESIDENTIAL ZONING DISTRICTS**

Zoning District	Minimum Density	Maximum Density	Comments
R-1 (Single Family Residential)	3 du per acre	6 du per acre.	public sewer and water required
R-2 (Medium Density Residential)	6 du per acre	12 du per acre	
R-3 (Multi-Family Residential)	8 du per acre	15 du per acre	
M-U (Mixed Use)	8 du per acre	15 du per acre	
RE-1 (Residential Estate, one acre minimum)	1 du per two acres	1 du/acre	additional unit allowed in compliance with TCOC Section 17.52.200.
RE-2 (Residential Estate, two acre minimum)	None	1 du/2 acres	
RE-3 (Residential Estate, three acre minimum)	None	1 du/3 acres	
RE-5 (Residential Estate, five acre minimum)	None	1 du/5 acres	
RE-10 (Residential Estate, ten acre minimum)	None	1 du/10 acres	

**FIGURE 3.F.4**

**RESIDENTIAL GENERAL PLAN DESIGNATIONS AND ZONING DISTRICTS**

<b>General Plan Designations and Compatible Zoning Districts</b>		
<b>General Plan Designations</b>	<b>Compatible Zoning Districts</b>	<b>Maximum Density under General Plan</b>
<b>Urban</b>		
High Density Residential (HDR)	R-3 (Multi-Family Residential)	15 du/acre
Medium Density Residential (MDR)	R-2 (Medium Density Residential)	12 du/acre
Low Density Residential (LDR)	R-1 (Single Family Residential) RE-1 (Residential Estate, one acre minimum)	6 du/acre
Mixed Use (MU)	M-U (Mixed Use)	15 du/acre
<b>Non-Urban</b>		
Estate Residential (ER)	RE-2 (Residential Estate, two acre minimum)	1 du/2 acres
Homestead Residential (HR)	RE-3 (Residential Estate, three acre minimum)	1 du/3 acres
Rural Residential (RR)	RE-5 (Residential Estate, five acre minimum), A-10 (General Agricultural, ten acre minimum)	1 du/5 acres
Large Lot Residential (LR)	RE-10 (Residential Estate, 10 acre minimum), A-20 (General Agricultural, twenty acre minimum)	1 du/10 acres

Tuolumne County's Uniform Zoning Ordinance is contained within Title 17 of the Tuolumne County Ordinance Code. Of the nine residential zoning districts, three provide for multifamily housing: R-2 (Medium Density Residential), R-3 (Multiple-family Residential) and M-U (Mixed Use). These districts are summarized below. On July 19, 2011 the County Board of Supervisors adopted Ordinance No. 3170 which amended the Zoning Ordinance to add a number of provisions related to housing. Standards for secondary dwellings were amended to increase a property owner's ability to add a second unit to their property. With these changes, the County now allows secondary dwelling units up to 1,200 square feet in gross floor area. Detached secondary units are allowed in residential estate zoning districts if the parcel is either at least twice the minimum parcel size of its zoning district or meets minimum cul-de-sac length limits specified in Section 11.12.040 of the County Ordinance Code. These secondary single-family dwellings are allowed in addition to permitted primary single-family dwellings and provide an additional method of providing affordable housing.

The Regional Housing Needs Assessment (RHNA) states that the County will need to provide for the development of 45 residential units for extremely low-income households, 57 residential units at the very low-income level, 74 units at the low-income level, 81 for moderate-income households and 193 for households earning above the moderate income in order to address the housing needs of all segments of the County's population by 2019. In order to assess the availability of land for extremely low-, very low- and low-income households, the following analysis focuses on parcels one acre and larger that are designated High Density Residential (HDR), Medium Density Residential (MDR) and Mixed Use (M-U) that are unimproved in order to gauge the potential number of units that could be constructed in the County to support the total need of 450



residential units of which 176 need to be affordable to extremely low-, low- and low-income households. The analysis is separated into those parcels where the General Plan land use designation and the zoning are currently consistent and those where it is not, as indicated in the title of each table. The following analysis uses a conservative calculation based upon the minimum densities required in Title 17 of the Uniform Zoning Ordinance rather than the maximum potential density allowed in each respective zoning district.

**FIGURE 3.F.5**

**AVAILABLE UNIMPROVED LAND INVENTORY SUMMARY (HDR/R-3)**

SITE*	APN (ASSESSOR'S PARCEL NUMBER)	GP DESIGNATION	PRIMARY ZONING DISTRICT(S)	ACRES	CAPACITY** (UNITS)***	INFRA- STRUCTUR E CAPACITY	KNOWN SITE CONSTRAINTS
1	32-500-21	HDR	R-3 O•	6.0±	48	Yes	Drainage Mitigated
2	90-170-20	HDR	R-3	1.3±	10	Yes	None
3	90-170-14	HDR	R-3	1.0±	8	Yes	Drainage can be Mitigated
4	32-500-18	HDR	R-3	3.9±	31	Yes	Drainage can be Mitigated
5	32-500-16	HDR	R-3	16.0±	128	Yes	None
6	32-500-19	HDR	R-3	6.0±	48	Yes	None
7	32-250-02	HDR	R-3	1.4±	11	Yes	None
8	32-191-06	HDR	R-3	1.0±	8	Yes	None
9	32-500-13	HDR	R-3	2.0±	16	Yes	None
10	33-032-05	HDR	R-3	1.0±	8	Yes	None
11	32-500-14	HDR	R-3	10.3±	82	Yes	Drainage can be Mitigated
12	37-020-13	HDR	R-3	5.0±	40	Yes	None
13	59-370-10	HDR	R-3	1.2±	10	Yes	None
15	59-370-01	HDR	R-3	2.3±	18	Yes	None
16	59-020-03	HDR	R-3	2.0±	16	Yes	None
17	09-060-78	HDR	R-3	2.3±	18	Yes	None
19	62-050-85	HDR	R-3	3.7±	30	Yes	None
20	66-050-04	HDR	R-3	1.0±	8	Yes	None
21	09-010-28	HDR	R-3	4.9±	39	Yes	None
22	59-020-08	HDR	R-3	19.1±	153	Yes	None
23	32-250-01	HDR	R-2•	1.4±	11	Yes	None
24	32-500-13	HDR	R-3•	8.4±	67	Yes	None
25	32-500-14	HDR	R-3 O-1•	10.3±	82	Yes	Drainage Mitigated
26	33-032-03	HDR	R-3	1.6±	13	Yes	Sewer pump station required
27	37-020-13	HDR	R-3	4.9±	39	Yes	None
28	44-490-14	HDR	R-30	1.0±	8	Yes	None
29	44-490-15	HDR	R-3	4.9±	39	Yes	None
30	59-020-30	HDR	R-3	2.0±	16	Yes	None
Total				125±	1,005		

- \* The sites referenced above are currently unimproved.
- \*\* The Capacity for each site is based upon a minimum density requirement of 8 units per acre versus the 15 units per acre maximum building intensity allowed in the R-3 (High Density Residential) zoning district.
- \*\*\* The number of units is rounded to the nearest whole number for ease of reference.
- O (Open Space).

The sites listed in the chart represent the potential for construction of 1,005 units of high density residential development in the County.

**FIGURE 3.F.6**

**AVAILABLE UNIMPROVED LAND INVENTORY SUMMARY (MDR/R-2)**

SITE *	APN (ASSESSOR'S PARCEL NUMBER)	GP DESIGNATION	PRIMARY ZONING DISTRICT	ACRES	CAPACITY** (UNITS)***	INFRASTRUCTURE CAPACITY	KNOWN SITE CONSTRAINTS
1	33-032-04	MDR	R-2	1.6±	10	Yes	None
2	33-420-16	MDR	R-2	1.6±	10	Yes	None
3	32-230-04	MDR	R-2•	3.9±	23	Yes	None
Total				7.1±	43		

- \* The sites referenced above are currently unimproved.
- \*\* The Capacity for each site is based upon a minimum density requirement of 6 units per acre versus the 12 units per acre maximum building intensity allowed in the R-2 (Medium Density Residential) zoning district.
- \*\*\* The number of units is rounded to the nearest whole number for ease of reference.

The above sites represent the potential for construction of 43 units of medium density residential development in the County.

**FIGURE 3.F.7**

**AVAILABLE UNIMPROVED LAND INVENTORY SUMMARY (MU/M-U)**

SITE*	APN (ASSESSOR'S PARCEL NUMBER)	GP DESIGNATION	PRIMARY ZONING DISTRICT	ACRES	CAPACITY** (UNITS)***	INFRASTRUCTURE CAPACITY	KNOWN SITE CONSTRAINTS
1	43-151-29	MU	M-U	3.2±	26	Yes	None
2	03-210-31	MU	M-U	2.9±	23	Yes	None
3	37-112-06	M-U	M-U	2.3±	18	Yes	None
4	37-041-01	M-U	M-U	5.2±	42	Yes	None
5	37-141-32	M-U	M-U	2.3±	18	Yes	None
Total				15.9±	127		

- \* The sites referenced above are currently unimproved.
- \*\* The Capacity for each site is based upon a minimum residential density requirement of 8 units per acre versus the 15 units per acre maximum building intensity allowed in the M-U (Mixed Use) zoning district.
- \*\*\* The number of units is rounded to the nearest whole number for ease of reference.

The above sites represent the potential for construction of 127 units of mixed use development in the County. The above analysis illustrates that capacity exists for development of 1,175 additional units of affordable housing on unimproved parcels within the HDR, MDR and MU General Plan land use designations where the land use designation and zoning are consistent. This does not however account for the parcels in the County that are vacant where the potential exists for development of affordable housing once the General Plan land use designation and zoning are consistent. Therefore, the analysis below reflects these additional parcels.

**FIGURE 3.F.8**

**AVAILABLE UNIMPROVED LAND INVENTORY SUMMARY (HDR)  
ZONING INCONSISTENT WITH LAND USE DESIGNATION**

SITE*	APN (ASSESSOR'S PARCEL NUMBER)	GP DESIG- NATION	PRIMARY ZONING DISTRICT(S)	ACRES	CAPACITY** (UNITS)***	INFRASTRUCTURE CAPACITY	KNOWN SITE CONSTRAINTS
1	61-140-08	HDR	R-1 O-1	12.6±	101	Yes	None
Total				12.6±	101		

\* The site referenced above is currently unimproved.

\*\* The Capacity is based upon a minimum density requirement of 8 units per acre versus the 15 units per acre maximum building intensity allowed in the R-3 (High Density Residential) zoning district.

\*\*\* The number of units is rounded to the nearest whole number for ease of reference.

- O-1 (Open Space -1).

The above site represents the potential for construction of 101 units of high density residential development in the County.

**FIGURE 3.F.9**

**AVAILABLE UNIMPROVED LAND INVENTORY SUMMARY (MDR)  
ZONING INCONSISTENT WITH LAND USE DESIGNATION**

SITE*	APN (ASSESSOR'S PARCEL NUMBER)	GP DESIGNATION	PRIMARY ZONING DISTRICT	ACRES	CAPACITY** (UNITS)***	INFRA- STRUCTURE CAPACITY	KNOWN SITE CONSTRAINTS
1	07-031-01	MDR	C-1*	1.0±	6	Yes	None
Total				1.0±	6		

\* The site referenced above is currently unimproved.

\*\* The Capacity is based upon a minimum density requirement of 6 units per acre versus the 12 units per acre maximum building intensity allowed in the R-2 (Medium Density Residential) zoning district.

\*\*\* The number of units is rounded to the nearest whole number for ease of reference.

- C-1 (General Commercial).

The above site represents the potential for construction of 6 units of medium density residential development in the County.

**FIGURE 3.F.10**

**AVAILABLE UNIMPROVED LAND INVENTORY SUMMARY (M-U)  
ZONING INCONSISTENT WITH LAND USE DESIGNATION**

SITE*	APN (ASSESSOR'S PARCEL NUMBER)	GP DESIGNATION	PRIMARY ZONING DISTRICT	ACRES	CAPACITY** (UNITS)***	INFRA- STRUCTURE CAPACITY	KNOWN SITE CONSTRAINTS
1	56-230-15	M-U	C-1*	1.0±	8	Yes	None
2	56-380-14	M-U	C-1*	1.2±	10	Yes	None
3	56-380-19	M-U	C-1*	1.2±	10	Yes	None
4	56-380-11	M-U	C-1*	1.4±	11	Yes	None

5	56-380-23	M-U	C-1*	1.5±	12	Yes	None
6	56-380-22	M-U	C-1	1.7±	14	Yes	None
7	56-230-14	M-U	C-1*	2.5±	20	Yes	None
8	56-380-18	M-U	C-1*	3.2±	26	Yes	None
9	56-380-20	M-U	C-1*	3.7±	30	Yes	None
10	56-380-11	M-U		1.1±	8	Yes	None
11	56-380-21	M-U		1.2±	10	Yes	None
Total				19.7±	159		

\* The sites referenced above are currently unimproved.

\*\* The Capacity for each site is based upon a minimum density requirement of 8 units per acre versus the 15 units per acre maximum building intensity allowed in the M-U (Mixed Use) zoning district.

\*\*\* The number of units is rounded to the nearest whole number for ease of reference.

▪ C-1 (General Commercial), R-1 (Single Family Residential), RE-2 (Residential Estate, two acre minimum).

The above sites represent the potential for construction of 159 additional units of mixed use residential development in the County on sites a minimum of 1 acre in size.

**FIGURE 3.F.11**

**TOTAL POTENTIAL UNITS**

Land Use Designation	General Plan/Zoning Consistent	General Plan/Zoning Inconsistent	Total Units
HDR	1,005	101	1,106
MDR	43	6	49
MU	127	159	286
Total	1,175	266	1,441

\* excludes parcels less than one acre in size

The Regional Housing Need Assessment estimate provided by the State Department of Housing and Community Development indicates that a total of 450 new units are needed in the unincorporated area of the County in order to meet the projected demand for housing. The resource inventory analysis prepared by the County identifies 1,441 unimproved parcels within the unincorporated area of the County that could potentially be used for residential development.

In order to make those properties where the General Plan land use designation and zoning are not consistent more readily available for development, Implementation Program 3.A.e states that the County will rezone all parcels designated for Medium Density Residential (MDR), High Density Residential (HDR) and Mixed Use (MU) on the General Plan and Community Plan land use diagrams for consistency with their land use designations to increase the inventory of parcels available for development of extremely low, very low, low, and moderate income housing and to eliminate governmental constraints to such development. This rezoning effort is underway and will be completed as soon as staff time allows. As previously mentioned, this task is part of the General Plan Amendment which is in process and anticipated to be completed in 2015. . This will facilitate the potential development of 266 additional units of affordable housing within the County. Once the rezoning is completed there will be the potential for the construction of 1,441 units of housing within the HDR, MDR and MU General Plan land use designations. This figure does not include the additional units that could be constructed on parcels less than one acre in size that are not included in Figures 3.F.5 through 3.F.10.

The analysis of unimproved parcels does not include three projects that have been approved and have affordable housing requirements, but have not yet been fully developed. These projects are:

- Parrotts Ferry Village, which is a 3.5± acre project being developed by the Tuolumne County Habitat for Humanity for low-income households. The project is approved for 36 homes of which eight homes have been completed and two are under construction;
- Mountain Springs Subdivision which was approved for up to 600 residences of which 54 are required to be affordable to median income households under the Inclusionary Housing Ordinance; and

- Peaceful Oak Estates Subdivision which was approved for 52 single-family dwelling of which 40 will be affordable to median or lower-income households as inclusionary units.

Prior to designating land for multiple-family residential uses, the County undertook an analysis to determine physical constraints which could preclude high-density development. Each parcel was evaluated to determine the presence of steep slopes, target wildlife habitats, soils which support special status plants or high value agricultural land, capable fault zones, flood zones and wetlands. If one or more constraints which could preclude multiple-family residential development were identified on a parcel, the parcel was not designated for such use. Similarly, land under Williamson Act land conservation contract or zoned TPZ (Timberland Production) was not considered for multiple-family residential designation. Land designated MDR, HDR, and MU is anticipated to be able to provide the majority of the affordable housing within the County over the remainder of the planning period.

It is estimated that there are 2,987 unimproved parcels designated LDR. These could potentially yield 3,203 dwelling units. This estimate assumes that each parcel less than five acres in size would be improved with one single-family residence, since the majority of these parcels are unimproved single-family residential lots. The estimate also assumes that each such parcel in excess of five acres would be developed to a density on one dwelling unit per acre. This number far exceeds the 450 units reflected in the RHNA as needed to provide for above moderate income households.

In Tuolumne County, land developers find it to be more cost effective to create subdivisions greater than two acres, due to the lack of public improvements required specifically, public water and sewer systems. On parcels greater than three acres in size, power utility lines are not required to be undergrounded. Off-site road improvements usually constitute the greatest expense in developing these projects.

Since 2000, Tuolumne County has received applications for 37 subdivisions. Twenty-four of these tentative subdivision map applications, including 2,300 potential lots, have been approved to date.

A duplex or triplex is permitted within the R-3 zoning district without discretionary review. A duplex or two residences are allowed in the R-2 zoning district without discretionary review. Development to a density of one unit per less than two acres requires paved roads and public water. Development to a density of three units per acre also requires public sewer service. There are currently five public sewer districts within Tuolumne County. There are seven community water systems under local jurisdiction, and 54 community water systems (excluding the Department of Corrections) under state jurisdiction. A community water system is defined as a public water system that regularly provides water to year-long residents. Approximately 27% of the County residents receive domestic water from private water wells and approximately 52% dispose of wastewater through on-site sewage treatment and disposal systems.

Analysis conducted in the Environmental Impact Report certified for the Tuolumne County General Plan Update on December 26, 1996 indicates that public water and sewer system capacity is available to accommodate the expected population increase through 2020. A recent study performed by the Tuolumne Utilities District indicates that the District will have enough water to support anticipated growth through the year 2036. Affordable housing is typically constructed in urban settings at densities which require urban services. Service providers have indicated that their ability to provide service, based on regional needs, could be met; however, service would be contingent upon upgrades to both water and sewer systems depending on the location of the housing projects.

Some of the necessary improvements which may be required include piping sections of the raw water ditch system, replacement of water and sewer mains and interceptors, extending water mains, development of additional groundwater supplies, and planned enlargement of the regional wastewater treatment plant operated by the Tuolumne Utilities District and wastewater treatment plants operated by the Jamestown Sanitary District, Tuolumne Sanitary District and Groveland Community Services District. Some of these improvements can be financed with the Districts' capital reserve funds, while others would be the financial responsibility of the developers.

The Local Agency Formation Commission (LAFCO) which is staffed by the County of Tuolumne Planning Division conducted its 2013 Municipal Services Review. They confirmed that the Tuolumne Utilities District

(TUD) and the Groveland Community Services District are the only two providers in the area who are large enough to be required to have an Urban Water Management Plan. The plans were reviewed as part of the LAFCO review and both include language related to affordable housing as required in Chapter 727 of the California Government Code Section 65589.

### 3.F.2. Existing Assisted Housing Developments

Housing developments within the unincorporated area of Tuolumne County which include subsidized housing units are listed in Figure 3.F.5 below.

FIGURE 3.F.12

#### ASSISTED HOUSING DEVELOPMENTS

Development	Location	No. of Units	Rent Restricted Units	Program Status	Risk Level
Sierra Commons Apartments	Columbia	40	39	USDA Section 515 contract expires 2/6/2024	Low
East Garden Apartments	Jamestown	51	50	USDA Section 515 contract expires 6/13/2041	Low
Jamestown Terrace	Jamestown	56	55	USDA Section 515 contract expires 11/26/2041	Low
Tuolumne City Senior Apartments	Tuolumne	30	29	USDA Section 515 contract expires 8/24/2043	Low
Tuolumne Apartments	Tuolumne	52	51	FHA Section 236 (J)(1) & PRAC^	Low
Twin Pines Apartments	Groveland	39	38	CA Tax Credit Post PIS* 10/2/1992 Est. expiration date - 10/2/2022	Low
Oak Hills Apartments	Jamestown	80	79	CA Tax Credit Year PIS* 12/22/1998 Est. expiration date - 12/22/2028	Low
Columbia Village	Columbia	80	79	CA Tax Credit Year PIS* 10/20/1998 (Est. expiration date- 10/20/2028	Low
Forest View Apartments	East Sonora	60	59	CA Tax Credit Year PIS* 10/29/1999 Est. expiration date - 10/29/2029	Low
Kelso Court Group Home	Sonora	7	6	HUD 811 & PRAC^	Low

\*PIS = Date the project was *placed in service*. This is the beginning date of the Tax Credit affordability period.

#Est. expiration date = Date the affordability period is estimated to expire. For projects built before 1990, the tax credit affordability period is generally 15 years, project built during years 1990 - 2000 generally have a 30 year affordability period, and projects built after 2000 generally have a 55 year affordability period. The affordability period for a project might be longer, depending upon other financing/refinancing.

^PRAC=Project Rental Assistance Contract

Pursuant to Government Code Section 65583, Tuolumne County has inventoried subsidized units within the County that are at risk of losing their affordability restrictions and concluded that no projects are at high risk for conversion to market-rate housing. County Staff consulted with the California Housing Partnership Corporation (CHP) which maintains a database of at-risk properties, State HCD, and the United States Department of Agriculture (USDA) Rural Development Office in Fresno, California which is in charge of administering USDA Rental Project Programs in Tuolumne County.

Staff from CHP confirmed that the two HUD-funded projects in the unincorporated area of the County, Tuolumne Apartments and Kelso Court, are considered by their agency to be at low risk of conversion. The projects have project-based rental assistance which helps keep the projects affordable. The Kelso Court Group Home in Sonora is financed through the HUD 811 program which is used primarily for single adults with disabilities. The Group Home is managed by the WATCH Program.

CHP staff also provided information on the four Affordable Housing Tax Credit Projects in the unincorporated area of the County (Twin Pines Apartments, Oak Hills Apartments, Columbia Village and Forest View Apartments). The affordability period for Tax Credit Projects depends on when the project was built and *Placed in Service*. This is a Tax Credit term denoting the date the project completed all Tax Credit financing requirements which generally occurs after the project is built, leased and paperwork has been accepted by the reviewing agency. As noted in the chart, Tax Credit Projects built before 1990 generally have a 15-year affordability period. Projects built in years 1990 – 2000 generally have a 30-year affordability period and projects built after 2000 generally have a 55-year affordability period. The affordability period can be longer if the project received other financing that required a longer affordability period or if the project has been refinanced utilizing affordable housing financing.

Staff from USDA provided information as to when each of the four USDA Section 515 Project contracts expire (Sierra Commons Apartments, East Garden Apartments, Jamestown Terrace and Tuolumne City Senior Apartments). These projects must remain affordable during the contract period. Contracts are set to expire in year 2034 and later and thus all of these USDA Projects are at low-risk for conversion to market-rate housing during the term of the Housing Element update period.

The County was awarded a 2013 HOME project assistance deferred loan for Tuolumne Apartments to renovate the project and extend the affordability for another 55 years. As affordable projects age and begin to approach the end of their affordability period, it will be important to preserve not only the affordability of the project but the physical condition of the project as well so that the housing continues to be sound and an asset to the surrounding community.

Owners of federally funded prepayment eligible projects can choose to retain project ownership in exchange for additional federal incentives, or sell their properties under a voluntary sale program. If the owners choose to sell, tenants, non-profit organizations and governmental agencies are provided with an exclusive 12 month negotiating period. Prepayment and conversion of the housing to non-low-income uses can only occur if there is no willing buyer. Restrictions on prepayment are applicable under federal law; prepayment is only accepted when all efforts to preserve the units as low-income fail. A Notice of Intent can be filed up to two years prior to the prepayment date to indicate the preliminary decision to pay off the loan. Within nine months following the NOI, a Plan of Action must be submitted to HUD by the owners. This is to include proposed changes in mortgage or regulatory agreements; description of federal, state, and local incentives being requested to develop or own the property; and proposed plans to transfer the title and/or sell the property.

### **3.F.2.a. Preservation/Acquisition of At Risk Units**

To estimate the cost of acquisition of an existing rent restricted HUD funded housing project, the Tuolumne Apartments are used as an example because they submitted an application for HOME funding to renovate the complex and thus a current appraisal is available. The “as-is” appraised value is \$2,570,000 for the 52-unit complex. A per unit figure would not be entirely accurate because the complex includes common facilities and amenities. For estimation purposes only, the per-unit cost of replacement would be \$49,423. Once the project is renovated the value of the property will increase as will the cost of replacement.

If a developer offers one of these properties for sale, the County will help identify and work with an affordable housing developer who has the expertise to put together a financing package with subsidies needed to

maintain the affordability of the project. The County competes for State HOME and CDBG funds through a competitive process. The County can apply for funds to assist an at-risk project, as it did with Tuolumne Apartments, to extend affordability for another 55 years and make improvements needed to maintain the property in good condition. In 2013, Tuolumne County received a \$3,334,629 HOME loan to assist Tuolumne Apartments at the request of the current project owner, The Michaels Organization. Tuolumne Apartments will now be kept as affordable for another 55 years.

There are many qualified affordable housing developers in the State of California, both nonprofit and for-profit, that can acquire and manage the County's at-risk units. These include developers such as The Michaels Organization which recently purchased Tuolumne Apartments. Other developers in the region include Opportunity Builders, Inc. in Stockton, and Mercy Housing in Sacramento. There are also many affordable housing developers who work statewide such as Christian Homes (they have a Northern California office), BRIDGE Housing, and other developers with experience in affordable housing finance. ATCAA has also expressed interest in partnering with a larger and more experienced affordable housing developer to either build, or acquire and renovate affordable housing.

### **3.F.2.b. Replacement of At Risk Units**

The cost of replacing these at-risk units is high and many subsidized financing sources have been eliminated or reduced. Federal HOME and CDBG Funds have been severely reduced over the past four years. The County does not receive a direct allocation of HOME or CDBG funds and competes through a competitive process for State HCD HOME Funds. The State HOME Program only has funds for a few projects each year for all jurisdictions in California that do not receive a direct allocation of funds. The 2013 HOME project loan for Tuolumne Apartments is the first project assistance awarded to Tuolumne County although the County has been successful in receiving HOME program funds for County housing programs. CalHome and other State programs funded with Proposition 1C funds for affordable housing development have been exhausted. Redevelopment funding statewide has disappeared with the dissolution of redevelopment districts in California. The County did not have a redevelopment agency, but with the elimination of this funding source, competition for other funding such as HOME and CDBG has become more intense because more jurisdictions are competing. The County will continue to apply for affordable housing funding and assist interested developers to the extent that funds are available for affordable housing development.

The County of Tuolumne Housing Program Coordinator is a California Coalition for Rural Housing board member. The group advocates for affordable housing resources and legislation which benefits rural areas. Many affordable housing developers sit on the board. The County's Housing Program Coordinator has talked with a number of these organizations to encourage them to expand their service area into Tuolumne County. The response from most affordable housing developers is that they are not in a position to expand at this time due to a severe reduction in subsidized financing which is needed to make a project affordable. Visionary Home Builders in Stockton has expressed interest in partnering with ATCAA on some type of affordable housing project in Tuolumne County. County staff has been providing assistance to these organizations as they examine potential sites.

### **3.F.2.c. Quantified Objectives**

It is the County's objective to preserve all subsidized units within the unincorporated area of Tuolumne County during the planning period. In order to attempt to preserve the subsidized units the County will work diligently to identify funding sources and pursue funding sources at the Federal, State, or local levels to preserve at-risk units on a project-by-project basis. The County is also committed to providing tenant education in coordination with other local agencies to occupants of at-risk units.

As previously mentioned, The County was successful in securing \$3,334,629 in HOME project assistance for Tuolumne Apartments which will renovate the project and extend affordability for another 55 years. While none of the existing affordable projects in the unincorporated area of the County are at high risk for conversion to market-rate housing, the County will continue to look for opportunities to assist affordable housing developers to renovate their properties and extend project affordability.

### **3.F.3. Housing Programs**



The County Community Resources Agency Housing Division operates a number of affordable housing programs with grant funding from the State Department of Housing and Community Development's HOME and CalHome Programs, the Federal Home Loan Bank Affordable Housing Program in partnership with Oak Valley Community Bank, and Grid Alternatives. These include:

- First-time homebuyer program;
- Green first-time homebuyer program for homebuyers purchasing homes using green components, such as energy saving appliances and features, renewable resources, and non-toxic materials;
- Down payment matching grant program;
- Short-term rental assistance program;
- Housing rehabilitation program for homeowners; and
- Solar panels for households participating in the County's homebuyer and housing rehabilitation programs.

### **First Time Homebuyer Programs**

During 2013, the County assisted 22 lower-income families to become homeowners through the County's First-Time Homebuyer and Green First Time Homebuyer Programs. The County has been successfully implementing this program for the past thirteen years. There are currently 75 loans in the County's portfolio.

The County's First-Time Homebuyer Program helps make homeownership possible for first-time homebuyers who might not otherwise be able to afford to buy a home. The program provides deferred, low interest (3%) loans to lower income households earning no more than 80% of the County's median income. These loans are referred to as "silent second" loans because borrowers do not pay on the loan for 30 years or until the sale or transfer of the property, whichever occurs first. All homes must be lower-priced, starter homes and the borrowers are required to occupy the property as their primary residence during the entire term of the loan.

The County's silent second loans are combined with other financing such as FHA, USDA and conventional loans and the purchaser's down payment (minimum 3%). The maximum County assistance amount is \$85,000. The actual amount of assistance is calculated based on the difference between what the borrower can afford to pay and the cost of the home.

The County's Green First Time Homebuyer Program focuses on homes that meet certain green building and universal design (accessibility) standards which provide energy efficient homes with accessibility features. The program is funded with two grants from the State Department of Housing and Community Development CalHome Program. This program targets new homes. In 2013, seven of the first-time homebuyers assisted by the County participated in the Green First Time Homebuyer Program. One family purchased a home at Sierra Meadows and the other six purchased homes at the Tuolumne County Habitat for Humanity's Parrotts Ferry Village Subdivision.

The County of Tuolumne partnered with the Tuolumne County Habitat for Humanity to provide assistance to Habitat homebuyers. County assistance benefits the homebuyer by allowing for a longer loan period which can lower the borrower's payments. The local Habitat chapter benefits because they have an additional source of financing for these units and they receive their funds at the close of escrow. Normally, Habitat conducts fundraising to finance the construction of a home. Prior to the Parrotts Ferry Village Project, they were able to build a home every year or two. The County benefits because Habitat will be able to build affordable homes more quickly, thus increasing the affordable housing stock in our County.

Six of the homebuyers participating in the County's first time homebuyer programs took advantage of the Federal Home Loan Bank (FHLB) WISH Program. The WISH (Workforce Initiative Subsidy for Homeowners) program provides down payment assistance up to \$15,000 for each participating household, matching up to \$3 for each \$1 contributed by the homebuyer(s). Sweat Equity hours are also counted as match for the program. The loan is forgiven after five years as long as the homeowner continues to own the home. If they sell during the five years, they repay on a pro rata basis. This is a great benefit to the homebuyer because they immediately increase the amount of equity they have in their home.

The WISH Program is funded by the Federal Home Loan Bank which is a nationwide consortium of community banks. They set aside 10% of their combined net earnings from member banks and utilize these funds for

affordable housing and economic development loan and grant programs. Funds are awarded competitively and only a member bank can submit an application for funds.

The County has partnered with Oak Valley Community Bank for the past two years to provide this program and the bank has agreed to submit another application on behalf of the County in 2014. In 2011, the County partnered with Mother Lode Bank.

### **Rental Assistance**

The County has been involved in the Tenant-Based Rental Assistance Program for eight years and assisted 15 households in 2013. Funding for this program is very limited and the County has closed the waiting list of applicants.

The Tenant-Based Rental Assistance Program provides up to two years of rental assistance to low income families who make at or below 60% of the County's median income. Most of the families participating in this program earn significantly below the maximum income.

The rental assistance program can pay the family's security deposit if needed in the form of a grant, and help pay the rent. The family pays about 30% of their gross income for rent and the program pays the difference between the family's payment and the total monthly rent.

The goal of the program is to assist people who are trying to put their lives back together, deal with a debilitating illness, reunify with their children, secure housing after losing their home, or overcome other life challenges. The idea is that the family uses the assistance as an opportunity to stabilize their living situation while pursuing employment or other assistance opportunities. Staff worked with the County Department of Social Services, Area 12 Agency on Aging, Disability Resource Agency for Independent Living (DRAIL), Center for a Non-Violent Community, and other organizations which provided case management to the clients participating in the rental assistance program.

### **Owner Occupied Rehabilitation**

The County resumed its Housing Rehabilitation for Homeowners Program in 2010 after a nine year hiatus. From 2010 to the present, the County completed three homeowner rehabilitation projects and is currently assisting two other homeowners. The County currently has 36 rehabilitation loans in its portfolio. The program is funded with State Department of Housing and Community Development HOME funds.

The Housing Rehabilitation Program makes deferred, low interest (3%) loans to qualified low income households living in the unincorporated areas of the County who own their home but are not able to afford to rehabilitate their property to correct serious health and safety issues. By securing a rehabilitation loan, the family is able to remain in their home and live in a decent, safe environment. The program is particularly well suited to seniors. It also allows people with disabilities to make necessary modifications to their homes to give them increased mobility and safety. Loans are in the \$40,000 to \$85,000 range. The term of the loan is 30 years with payments beginning in year 2016.

The County has a considerable number of older homes in need of repair and this program provides an opportunity to improve the condition of the housing stock. It also employs local contractors, thus providing jobs.

Housing Division staff administers the program and an inspector from the Building and Safety Division is assigned to this program to inspect the property and determine the scope of work. The work performed corrects health and safety issues and serious deterioration, such as a leaky roof, non-functioning or poorly functioning appliances including stoves or refrigerators, inadequate or no heat, deteriorated windows or doors, leaky pipes and deteriorated exterior paint or stucco. Nonessential items and upgrades are not covered by the loan.

Families who participate in the program are encouraged to use green building methods and materials such as effective air sealing, weather-stripping, water-saving fixtures, long-lasting materials, energy efficient windows and other green features. If appliances, hot water heater systems, or heating/cooling systems need to be replaced as part of the scope of work, borrowers are encouraged to use products meeting ENERGY STAR

standards.

### **Solar**

In 2012, the County formed a partnership with Grid Alternatives, a statewide nonprofit organization that provides solar electric systems to low-income homeowners who are also participating in other affordable housing programs. Funding is provided through the statewide Solar Initiative. Clients of the County's Housing Rehabilitation and First Time Homebuyer Program are eligible to participate. Solar panels are installed on the home at little or no cost to the homeowner. This helps the household save on their electric bills. The panels are tied to the home's entire electrical system.

The first homeowner was approved for the program in 2013 but their panels were not installed due to technical difficulties. GRID Alternatives and the local contractor who was assisting with the installation determined that the panels would compromise a portion of the roof. GRID Alternatives has had difficulty finding the resources to expand into Tuolumne County. Their closest regional office is in Fresno. It is difficult for them to work in a large service area because the work is labor intensive and requires them to work closely with local contractors. As a nonprofit, they do not currently have sufficient resources for expansion. County staff will continue to work with GRID Alternatives in the hope that as they expand they will be able to offer their services to more clients in Tuolumne County.

### **Mobilehome Rent Control Ordinance**

The Community Resources Agency also administers the County's Mobilehome Rent Control Ordinance. The Board of Supervisors adopted a Mobilehome Rent Control Ordinance on November 7, 1995 which became Chapter 5.28 of the County Ordinance Code. The purpose of the ordinance is to help protect mobilehome park residents from unreasonable rent increases while at the same time recognizing the need of mobilehome park owners to make a reasonable profit. Generally, mobilehome residents own their homes and thus have made a considerable investment in their housing. Because they do not own the land their homes occupy, they are vulnerable in situations where the space rent increases substantially and they find that they cannot afford their space rent but are unable to move because they cannot sell their home if the rents in the park are too high. The County's Ordinance applies to mobilehome parks with two or more rental spaces and only spaces that were originally offered for rent before January 1, 1990. The Ordinance also exempts from rent control vacant spaces, recreational vehicle spaces, spaces in resident owned parks, spaces on which rent is subsidized by any government agency, spaces owned, managed or operated by a governmental agency and most notably, spaces under long-term lease (greater than one year).

California Civil Code Section 798.17, included in a Chapter known as the California Mobilehome Park Residency Law, exempts from local rent control spaces where the tenant has entered into a long-term lease which is in excess of twelve (12) months and meets certain other requirements outlined in that law.

As of September, 2013, there were 746 spaces under rent control and 2,293 mobilehome spaces exempt from rent control in Tuolumne County.

Under the Ordinance, park owners may increase rent annually based on the annual increase in the Social Security Cost of Living Adjustment (COLA). There is also a provision allowing the park to increase rent upon change of ownership up to 10% over the former tenant's rate if there has been no increase over the past year.

Park owners can also request a rent increase in cases where they do not feel that they are making a reasonable profit using the fair rate-of-return procedure outlined in the ordinance.

### **Section 8 Program**

The Housing and Urban Development (HUD) Section 8 Housing Choice Voucher Program provides rental assistance to lower-income households. Renters participating in the program pay a portion of the rent based on their ability to pay. The balance of the rent is paid directly to the landlord as rental assistance. The program in Tuolumne County is administered by the Stanislaus County Housing Authority. They assumed administration of the program in January, 2012 from the State Department of Housing and Community Development which acted as the housing authority for 12 rural counties including Tuolumne County and the

surrounding foothill counties of Amador, Calaveras, Alpine and Mariposa. State HCD subcontracted with Central Sierra Planning Council (CSPC), a local nonprofit organization, to administer the program in the foothill counties. When CSPC went out of business, State HCD began managing the program directly. They decided to turn all twelve counties over to other housing authorities due to budget cuts that made it difficult for them to operate the program.

In June, 2011, when State HCD began managing the program, there were 184 Section 8 Vouchers allocated to Tuolumne County of which 176 were in use. When the Stanislaus County Housing Authority assumed management of the program in January, 2012, there were 168 households served by the program in Tuolumne County. In November, 2013 that number has dropped to 151 households. The Housing Authority attributes the drop in households served to a severe decrease in funding from HUD, largely due to budget cuts and sequestration.

### **Rural County Programs**

The County of Tuolumne is a member of the Regional Council of Rural Counties; also known as the Rural County Representatives of California (RCRC) organization which is comprised of 33 rural counties. RCRC's mission is to advocate for rural counties. They also operate the California Homebuyers Fund (CHF) which provides financial resources to homebuyers and homeowners. As members of RCRC, these programs are available to residents in Tuolumne County. In 2013, they assisted four households in Tuolumne County with loans and down payment grants to purchase a home. CHF offers two down payment assistance programs which provide up to 3% of the cost of the home. They also offer Mortgage Credit Certificates (MCCs) which provide a Federal Income Tax Credit to homebuyers which can allow them to qualify for a larger home loan because the extra income from the tax credit can be factored into the income of the household for loan qualification purposes.

CHF also offers an energy retrofit loan to homeowners to assess the current energy consumption of the home and pay for energy efficiency upgrades. They provide loans up to \$50,000 at 6.5% interest. The monthly loan payment to CHF is generally offset by the savings in energy costs.

### **3.F.4. Energy Conservation**

State regulations require that the Housing Element address energy conservation measures in the community. Methods for conserving energy both in the development of new housing and the improvement of existing housing are addressed in this section.

The Tuolumne County Division of Building and Safety enforces the California Building Code through plan check and inspection services. Energy conservation measures are required to be consistent with Title 24 standards.

Energy conservation also involves the reuse of resources and is dependent on recycling. The County has taken a proactive role in recycling through the initiation of roadside pickup of recyclable materials. New development projects are reviewed to insure adequate space is provided for storage of recyclable materials. The Community Resources Agency Solid Waste Division offers assistance to rental housing owners and managers to help them implement recycling programs for their residents as required by Title 14, Natural Resources, Division 7, Chapter 9.1, Section 18835-18837, which requires a recycling program for multifamily projects with five or more units.

The Non-motorized Element of the Tuolumne County Regional Transportation Plan provides for bicycle and pedestrian facilities as an alternative to the traditional motorized routes throughout the County as well as a means of energy conservation. In 2002, Tuolumne County adopted a Recreation Master Plan which promotes the construction of a trail system throughout the County. The trail plan in the Recreation Master Plan has been coordinated with the Non-motorized Element of the Regional Transportation Plan.

The Tuolumne County General Plan and Community Plan land use diagrams designate areas for multiple-family housing within community centers where pedestrian routes are provided to shopping, school and recreational areas and public transit is available.

The County's Owner Occupied Rehabilitation Program can fund energy conservation items within the home such as dual pane windows. The program also promotes the use of Green building techniques and products such as Energy Star appliances and water-saving fixtures.

The County's Green First Time Homebuyer Program assists homebuyers to purchase energy efficient, accessible homes.

Assembly Bill (AB) 32, the Global Warming Solutions Act of 2006 (Núñez, Chapter 488, Statutes of 2006) requires a reduction in California's greenhouse gas emissions to 1990 levels by 2020. According to the Draft Scoping Report published in June of 2008 and adopted December 11, 2008 by the California Air Resources Board (CARB) (the lead agency for implementing AB 32), in order to reach the AB 32 emission requirement, approximately 30 percent must be cut from business-as-usual emission levels projected for 2020, or about 10 percent from current emission levels. On a per-capita basis, this means reducing the annual emissions from 14 tons of carbon dioxide for every man, woman and child in California down to about 10 tons per person by 2020. Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. These requirements are found in Title 24 of the California Code of Regulations, hence commonly referred to as "Title 24" standards. These standards are enforced by the Tuolumne County Division of Building and Safety.

### **Weatherization Program**

The Amador-Tuolumne Community Action Agency (ATCAA) administers the County's home weatherization program. Funds for home weatherization are provided through two organizations: 1) California State Department of Economic Opportunity under the Low Income Heating and Energy Assistance Program and 2) Pacific Gas and Electric. Both programs provide for basic home weatherization that can include insulation, weather stripping, caulking, faucet repairs and educational surveys. The programs also allow home weatherization that can include carbon monoxide detectors, pipe wraps, evaporative cooler covers, low flow shower heads, electric water heater timers and shade screens. Eligibility is based on income in relation to the current poverty level. ATCAA also offers assistance with utility bills for lower-income households who are having difficulty paying for heating, cooling, propane, etc.

The County should take an active role in creating more energy efficient residences. With regard to the existing older housing stock, the County provides information to its residents on energy saving techniques and low-interest energy loan programs that are available through Amador-Tuolumne Community Action Agency's Home Weatherization Program. The County could adopt solar design guidelines to ensure new developments are designed and built to be energy efficient. Consideration should also be given to developing landscape design guidelines for residential units to aide in passive cooling of the unit during the summer months and heating during the winter.

### **3.F.5 Smoke Free Housing**

The Tuolumne County Public Health Department is implementing a "Community Transformation Initiative" which is funded with a sub-grant from the Public Health Institute, CA4Health Community Transformation Grant. As part of the grant, they are working to develop strategies to minimize secondhand smoke exposure in public areas including multi-family housing.

The incidence of smoking in Tuolumne County is much higher than in other parts of the state. A 2012 Tuolumne County Public Health Department survey found that smoking rates in Tuolumne County are 26%; the most recent State Public Health statistics show that the Statewide the rate is 11.9%.

The Public Health Department commissioned a *Tuolumne County Tobacco Consumption Survey* which was conducted October 13-16, 2012 by Fairbank, Maslin, Maullin, Metz and Associates (FM3). They conducted 420 telephone interviews with Tuolumne County adults age 18+ and found that:

- Nearly half of all households (49%) have at least one consumer of tobacco residing therein, including 35% that have at least one cigarette smoker.

- Residents of color, residents with lower incomes, residents who do *not* reside in single family homes, and those under the age of 50—particularly children—are more likely to live in a household with a tobacco consumer than are other segments of the population.
- Cigarettes are the most widely used form of tobacco—71% of tobacco consumers smoke cigarettes.
- Three in ten residents report that they are frequently or occasionally exposed to second-hand smoke.
- Among those who live in mobile home parks, apartments or condominiums, 40% say they are at least occasionally exposed to second-hand smoke in common areas within their building or mobile home park.

The study also found that many residents in apartments, condominiums and mobilehome parks are in favor of policies that would restrict smoking in common areas of their complex.

- There is broad support for restricting smoking in apartment buildings—70% of respondents support offering non-smoking sections where all apartments, balconies, and patios in a section are smoke-free and 57% support making buildings 100% smoke-free.
- Residents are divided, however, over whether smoking should be restricted in mobile home parks—44% support such a proposal, while 46% oppose.

Secondhand smoke is a public health issue because of the harmful effects of secondhand smoke. Reducing exposure to smoke where people live and spend a great deal of time can produce a tremendous positive effect on the health of residents, especially those living in multi-family housing with common areas and shared outdoor living spaces.

- According to the 2006 Surgeon General’s report, nonsmokers who are exposed to secondhand smoke increase their risk of developing heart disease by 25-30% and their risk of developing lung cancer by 20-30%.
- The Centers for Disease Control and Prevention found that secondhand smoke causes an estimated 46,000 premature deaths from heart disease each year in the United States among nonsmokers.

The County Public Health Department is interested in developing strategies and programs that reduce secondhand smoke exposure in existing and newly-built multi-family housing. These strategies can include:

- Ordinances to limit secondhand smoke in newly developed multi-family housing, to include some smoke-free units as well as designating public areas such as community rooms, patios and balconies to be smoke-free.
- Programs and policies to limit secondhand smoke in existing multi-family complexes, including designating some areas or buildings as smoke-free, especially the affordable housing developments built in the County, and
- Education and awareness.

To further this goal, the County will include a Health Communities Element in the Update of its General Plan, which is currently underway and anticipated to be adopted in 2015.

## APPENDIX 3.G: HOUSING CONSTRAINTS

Section 65583 (a)(4) of the Government Code states that the housing element must contain an "analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and their exactions required of developers, and local processing and permit procedures."

### 3.G.1. Governmental Constraints

#### 3.G.1.a. Land Use Controls

When the General Plan was adopted in 1996, issues such as topography, the availability of public water and sewers, the availability of schools and access to emergency facilities were analyzed and parcels designated for General Plan amendments were evaluated against these criteria to reduce the need for mitigation of future impacts. However, two significant issues have arisen since adoption of the General Plan namely Public Resources Code 21083.4 which requires the County to mitigate for impacts to oak woodland lost to development and Assembly Bill 32, the Global Warming Solutions Act of 2006, which mandates that mitigation be developed for projects that have the potential to contribute to increases in greenhouse gas emissions. Both PRC 21083.4 and Assembly Bill 32 add to the cost of housing projects because the State, through the CEQA process, mandates mitigation of these issues.

Tuolumne County's General Plan provides eight land use designations for the development of residential units: Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Mixed Use (MU), Estate Residential (ER), Homestead Residential (HR), Rural Residential (RR), and Large Lot Residential (LR). In conjunction with this, the zoning ordinance has nine residential zoning districts; three of which provide for multi-family dwellings.

As required by State law, the Tuolumne County Uniform Zoning Ordinance makes provisions for second dwelling units in residential zoning districts. As mentioned in Section 3.D.1 Seniors, The County amended the Zoning Ordinance in 2011 to allow accessory units to be up to 1,200 square feet (the maximum was 850 square feet) and to permit detached accessory units in areas where they were previously not allowed. In the past, the property needed to be at least twice as big as the minimum required by zoning in order to place a detached secondary unit on the property. The County modified requirements for residential estate parcels as part of the changes made to the Zoning Ordinance in 2011. Detached single-family dwellings are now allowed in these residential estate zoning districts as long as they either have twice the amount of land as is required in that district or meet minimum cul-de-sac length limits as outlined in Section 11.12.040 of the County Ordinance Code. Attached secondary dwellings are allowed in eight of the nine residential zoning districts excepting RE-10 (for fire protection reasons). These changes allow developers and property owners to more easily provide accessory units which are ideal for seniors and are located within developed areas with services. These types of development incentives will continue to be offered by the County. The first residence, duplex or triplex on a parcel zoned R-3 (Multiple-Family Residential) is permitted without discretionary review. One duplex or two single-family dwellings are permitted on land zoned R-2 (Medium Density Residential).

The Tuolumne County General Plan and Community Plan land use diagrams designate thousands of acres for residential development as reflected in Figure 3.F.2. When the General Plan was adopted in 1996, thousands of parcels received different land use designations. Consequently, many of these parcels are no longer zoned consistently with their land use designations. County staff has rezoned many of these parcels to be consistent with their land use designations; however, due to staffing not all parcels have yet been rezoned. As part of the County's General Plan update that is currently underway and scheduled for completion in 2015, the County will identify parcels that have a current zoning district that allows more intense residential development than their land use designation and will propose land use designation amendments to bring those designations into compliance with current zoning. This will prevent any down-zoning for General Plan consistency. The County is considering a Distinctive Communities growth scenario as part of the General Plan update which is intended to allow growth through an increase in the density and mix of land uses within existing communities while preserving the rural nature of the areas outside the defined community boundaries. These changes to land use designations are intended to locate additional High Density Residential (HDR), Medium Density Residential (MDR) and Mixed Use (MU) designations throughout the Defined Communities in the County. This concept was endorsed by the County Board of Supervisors on September 17, 2013. The proposed additional acreages

for each of these zoning districts are: 227 additional acres in HDR, 115 in MDR and 75 in MU. These figures are subject to change by the Board of Supervisors during the General Plan update process. Development standards for both on- and off-site improvements, as they relate to zoning are described in Figure 3.G.1.

**FIGURE 3.G.1**

**DEVELOPMENT STANDARDS IN RELATION TO ZONING CLASSIFICATION**

Development Standard	Zoning Districts			
	R-1, R-2, R-3, M-U	RE-1	RE-2, RE-3	RE-5, RE-10
	Less than 1/3 acre	Less than 2 acres	2 to 5 acres	Greater than 5 acres
public water	Yes	Yes	No	No
public sewer	Yes	No	No	No
paved roads (width)	Yes 20 feet in width	Yes 20 feet in width	If created by subdivision map	No
graveled roads (width)	N/A	N/A	18 to 20 feet in width	18 to 20 feet in width
Floor Area Ratio	R-1, R-2, R-3: 0.5 M-U: 2.0	0.5	0.5	0.2
building setbacks	15 feet front and rear, six feet side setbacks; at least 30 feet on parcels one acre or larger unless reduced by the Fire Prevention Division			
parking requirements single family multi-family: studio 1 bdrm 2 bdrm 3 bdrm 4 bdrm	2 spaces  1 space 2 spaces 2 spaces 2 1/2 spaces 3 spaces	2 spaces	2 spaces	2 spaces
design standards	If property is located within a Design Review Combining (:D), Historic Combining (:H), or Historic Design Preservation Combining (:HDP) district, architecture and color is subject to design review consideration.			
curb, gutter sidewalk	Required on a project by project basis		Not required	

Provision of public water and sewer service for urban development has little effect on achieving the permitted maximum density allowed by a specific land use designation because construction of necessary improvements requires little, if any, above ground construction. Provision of adequate access roads does utilize a portion of the developable land on a site; however, having adequate ingress and evacuation routes is essential to protecting life and property in times of a fire emergency.

Section 11.12.040 of the Ordinance Code establishes cul-de-sac limit lengths from the nearest through road. The length from the nearest through road may not exceed 800 feet where parcels are zoned for less than one



acre, 1,320 feet where parcels are zoned for 1 acre to 4.99 acres, 2,640 feet where parcels are zoned for 5 acres to 19.99 acres and 5,280 feet for parcels zoned for 20 acres or larger. These cul-de-sac limit lengths are consistent with the requirement of Public Resources Code Section 4290. These limitations can pose a constraint where development is proposed in outlying areas of the County where a through road is not readily accessible and may trigger the need for road improvements. However, these restrictions are necessary to protect the County's residents and firefighters from health and safety concerns such as the impacts of wildfire.

As stated previously, when the County adopted the 1996 General Plan areas appropriate for multiple-family housing were established. These areas are located primarily within the existing defined communities of the County; therefore, cul-de-sac length limit issues are less likely to be a constraint on the provision of affordable housing.

All discretionary projects are reviewed by the Planning Division for compliance with the California Environmental Quality Act (CEQA). If the project can be exempted from CEQA, a categorical exemption will be used, and if the project can rely on a previous environmental document prepared for the project site that previous document is utilized. However, most projects proposed for the creation of housing in the County require the issuance of a discretionary entitlement such as a Site Development Permit, Vesting Tentative Parcel or Subdivision Map or possibly a Conditional Use Permit where an exemption or previous environmental document cannot be utilized. These projects are analyzed using Appendix G of the State CEQA Guidelines.

The Regional Transportation Plan which was adopted in 2009 sets level of service requirements on County roads. The level of service (LOS) for minor collector and local roadways is B except within one half mile of major collector or arterial highways where the standard is C. For arterial roads and major collectors the LOS is C except within one half mile of similarly classed highways where the standard is D. The County allows for exceptions to the level of service standards where it finds that the improvements or other measures required to achieve the LOS standards are unacceptable. In allowing an exception, the County looks at numerous factors including the number of days or hours per day that the intersection or roadway segment would operate at conditions worse than the standard, the ability of required improvements to significantly reduce peak hour delay and improve traffic operations, the right of way needs and the physical impacts on surrounding properties including others. Exceptions to standards will only be allowed after all reasonable measures and options are explored, including alternative forms of transportation. On State Highways, the County supports, when reasonable, the State's goal of maintaining a Level of Service of C on the highways and at its intersections with County roads.

The County adopted LOS standards have not served as a significant constraint on development in the County; however, projects in the past have been conditioned for dedication of additional right-of-way, street widening and payment of a fair share contribution to signal improvements on State Highways. Implementation Program 3.C.c recognizes the need to reduce constraints on new development with special attention to infill development through the use of the County Planned Unit Development process and the Inclusionary Housing Ordinance.

The floor area ratio could provide an impediment to achieving the maximum development potential of a parcel within the R-2 and R-3 zoning districts, which allow maximum residential densities of 12 and 15 dwelling units per acre, respectively. For example, within the R-3 zoning district the floor area ratio is 0.5 and the maximum residential density is 15 dwelling units per acre. If 15 dwelling units were proposed on a one acre parcel, the units could occupy up to 21,780 square feet, or 1,452 square feet per residence. Only if a developer were proposing to construct 15 units on this parcel, which totaled more than 21,780 square feet, would the floor area ratio be problematic. If the floor area ratio requirement were to prove an impediment to an affordable housing project, Section 17.65.070 of the Inclusionary Ordinance does provide an increased floor area ratio for residential units as an incentive for the development of these projects.

Building setbacks have not proven to be an obstacle to achieving maximum residential density on a project site. In urban zoning districts, setbacks are minimal; 15 feet from front and rear property boundaries and six feet from side property boundaries, and have little effect on achieving maximum residential density. On parcels over one acre, building setbacks of 30 to 100 feet can be required by the Fire Prevention Division based upon the wildland fire hazard rating of the area. While these setbacks can restrict the area of a parcel available for construction of residential improvements, they do not restrict the ability to achieve the maximum

residential density of a site and they prove invaluable when defensible space is needed to protect a structure during a wildland fire event.

Parking requirements have not proved to be constraints to achieving maximum residential density. The typical off-street parking space is 9 feet wide and 20 feet long. If the previously described one acre parcel zoned R-3 were developed with 15 four-bedroom dwelling units totaling 21,780 square feet, required parking would be 60 spaces. This parking would require 10,800 square feet. If all parking was constructed separate from the dwelling units, 10,980 square feet would still remain to accommodate access roads and building setback areas. Design standards have little effect on the ability to achieve maximum residential densities. Achieving consistency of design within an historic community can add to the cost of a housing project, but typically does not add square footage.

Depending on the slope of a development site, the width of the road prism can limit the ability of a site to achieve the maximum permitted residential density. In the R-1 zoning district, where up to six dwelling units per acre are allowed, wide road prisms can substantially reduce the area available for lot creation. However, through slope analysis conducted during the General Plan Update in the 1990's, areas zoned R-1 are typically located in the more level areas of the County.

As stated previously, on March 18, 2008, the County adopted Ordinance 2896 which established Chapter 17.65 of the Ordinance Code which now provides for a voluntary inclusionary housing program for new residential development to contribute to the provision of affordable housing units either by constructing units on-site, payment of in-lieu fees or through other alternatives approved by the County. This Ordinance also established incentives for the provision of affordable housing, established requirements and standards for inclusionary housing, established an affordable housing trust fund, amended Title 3 of the Ordinance Code to waive the development application fees for inclusionary housing units and waive the County Services Impact Mitigation Fee for inclusionary units. Adoption of the Inclusionary Ordinance does present the potential for cost shifting because the cost of subsidizing the affordable units may need to be underwritten by the purchasers of the market rate units; however, the adopted Ordinance provides for numerous incentives for the provision of inclusionary units and allows the developer to request additional incentives as provided for in the Ordinance.

The Ordinance, which is discussed in more detail in Section 3.E.1, Regional Housing Needs, provides an array of incentives to a developer. The current incentives are listed in Figure 3.E.3. The incentives are broken down into three categories. Category A is available to developers who provide affordable units. Category B incentives can be used by developers who either provide affordable units or pay the in-lieu fee and Category C lists financial assistance.

All of these incentives greatly reduce the potential of inclusionary housing to serve as a constraint on housing development in the County. Developers that create housing projects without requesting exceptions from the County's development regulations or without requesting the standard incentives need not construct affordable units. It should be noted that numerous projects have been approved in the County that include an affordable housing component, and the inclusion of the units occurred prior to adoption of the Inclusionary Ordinance and was voluntary on the part of the developers.

### **3.G.1.b Permit Processing**

Processing times for residential projects vary depending on the number of units involved and the zoning designation of the property. For instance, to construct a duplex on a parcel zoned R-2 (Medium Density Residential) requires only a building permit; no discretionary review is required. Once plans have been submitted, the review period for the building permit is approximately four weeks. That same property could also be developed with a density of up to 12 dwelling units per acre. In this case, a conditional use permit would be required in addition to the building permit. The application fee for a Use Permit is presently \$6,593.00, but this fee is waived for affordable units. Discretionary review of the Use Permit requires a minimum of four weeks from the date of submittal and could require several months if the application requires preparation of a Negative Declaration under the California Environmental Quality Act (CEQA).

Findings for a CUP include that the project is in accordance with the General Plan and the Ordinance Code, that the proposed project will not overburden existing municipal facilities, that the size and terrain of the project

site are suitable for the proposed use and that under the circumstances of the particular case, the proposed use will not be substantially detrimental to the health, safety or general welfare of persons residing or working in the neighborhood of such proposed use or be substantially detrimental or injurious to property and improvements in the neighborhood. These findings assure that the health, safety and general welfare concerns of the citizens of the County are met. Any decision made by the Planning Commission can be appealed to the Board of Supervisors, appeals are generally expedited by the Community Resources Agency and the cost as of January 1, 2014 is \$141.00. Building Permit applications could be reviewed concurrently so that they would be ready to be issued upon approval of the conditional use permit. The requirement for a Conditional Use Permit can serve as a constraint to development due to its discretionary nature; however, in order to reduce this constraint, specifically in regard to affordable housing, the County does offer developers incentives such as fee reductions and priority processing.

Ordinance 2050, adopted by the Tuolumne County Board of Supervisors in April of 1994, revised Title 17 of the Tuolumne County Ordinance Code to allow the development of the first single family dwelling, duplex or triplex on a single parcel of land zoned for such use without requiring discretionary entitlements. This serves to substantially reduce the processing time and application fees required for these small residential projects.

An application to develop a single-family residential subdivision requires discretionary approval of a Tentative Subdivision Map, as required by the State Subdivision Map Act (Sections 66410 – 66499.58 of the Government Code). Such an application requires environmental review under the California Environmental Quality Act (CEQA) and typically requires adoption of a Negative Declaration. Large subdivisions, of 100 lots or more, typically require certification of an Environmental Impact Report (EIR). Planning Division Staff will prepare the Negative Declaration, though the property owner has the option to hire a consultant to prepare the document. EIRs are always prepared by a consultant at the cost of the property owner. Preparation of the draft Negative Declaration requires 2 – 3 months, provided all information and special studies required to prepare the document are provided in a timely manner. Upon completion of the draft Negative Declaration, a 30-day public review period commences, as required by Section 15073 of the State CEQA Guidelines. Upon closure of the public review period, the application is scheduled for consideration by the Planning Commission. The Planning Commission holds a public hearing on the application, after which the Commission makes a recommendation to the Board of Supervisors regarding the application. The Board of Supervisors then holds a public hearing to consider the application. After conclusion of the public hearing, the Board of Supervisors acts on the Tentative Subdivision Map.

Notification of the public hearings before the Planning Commission and Board of Supervisors is mailed to the owners of property located within 300 to 1,000 feet of the project site, depending on the size of the site. At the hearings, these neighbors often express concerns regarding the impacts of a land division on the surrounding area. Such concerns can affect the decision of the Board. In order to approve a Tentative Subdivision Map, the Board of Supervisors must determine that none of the mandatory findings requiring denial of the map found in Section 66474 of the Subdivision Map Act apply to the project. Among other requirements, the Tentative Subdivision Map must be consistent with the General Plan, the site must be found to be suitable for the development proposed, the proposed subdivision must not cause substantial environmental damage, and the subdivision must not cause serious public health problems. Upon approval of the Tentative Subdivision Map, the property owner has three years to complete the conditions of approval and have a Final Subdivision Map recorded. The Tentative Subdivision Map review process is lengthy, it can require 6 – 12 months. The timeline for review of such applications is largely dictated by State law through application of CEQA and the Subdivision Map Act. The process does dissuade some property owners from considering development, however, planning is a public process and an enlightened citizenry within the County demands that potential environmental impacts associated with land development be identified and mitigated.

In order to construct a multiple-family housing project on a parcel zoned R-3 (Multiple-family Residential), a Site Development Permit must be secured from the County prior to issuance of Grading and Building Permits. Through the Site Development Permit process, the County reviews the application for site layout, structure design, water and sewer service, other utilities, landscaping, drainage, erosion control, fire protection, access, circulation and parking. Such projects are typically too large to qualify for exemption from environmental review under CEQA. Therefore, a Negative Declaration must usually be prepared. This process typically requires 3 - 4 months, as described in the previous paragraph. Following preparation of the Negative Declaration, the Site Development Permit can be issued by the Community Resources Director. If there are concerns raised by adjoining property owners the project will be scheduled for consideration by the Planning

Commission. In this case, the Planning Commission holds a public hearing following the required public notification. At the conclusion of the public hearing, the Planning Commission decides the matter. The decision of the Commission can be appealed to the Board of Supervisors by any aggrieved party, the appeal is generally expedited by the Community Resources Agency and the fee for the appeal as of January 1, 2014 is \$141.00.

A Site Development Permit is a discretionary entitlement that is meant to insure that certain types of proposed developments will serve to achieve a design that is desirable to the County and the local community. During the Site Development Permit review process, the Community Resources Agency notifies adjacent property owners of the project including the nature and location of the proposed project and solicits an expression of opinion. Before approving or conditionally approving a Site Development Permit, the findings must be made that the proposed development is consistent with the General Plan, that it is consistent with the Tuolumne County Ordinance Code, and that under the circumstances of the particular case, the proposed development will not be substantially detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use. Upon the effective date of the Site Development Permit, the property owner can obtain Grading and Building Permits and begin construction. The requirement for a Site Development Permit can serve as a constraint to development due to its discretionary nature; however, in order to reduce this constraint, specifically in regard to affordable housing, the County does offer developers incentives such as fee reductions and priority processing.

As stated previously, there may be a measure of concerns associated with the proposed development; however, the procedure allows the public to actively engage in the development process. The need for a project to proceed through the process including a commission hearing and possible appeal can extend the processing time and increase costs; however, the Community Resources Agency makes every effort to expedite processing of applications with special emphasis on affordable housing projects. Implementation Program 3.C.c also specifically mandates that the Community Resources Agency continue to provide for "Fast Track" processing of discretionary applications proposing very low, low, median or moderate income housing.

The time required to process these and similar discretionary entitlements does affect the cost of housing. During application processing the property owner or developer is incurring holding costs. Some property owners may be discouraged from applying to develop their property due to the length and scrutiny of the development review process. However, the citizens of Tuolumne County demand well planned development that minimizes environmental effects. The planning process does accomplish application review consistent with State law and the desires of the citizenry. Implementation Program 3.C.c of the Housing Element directs County Staff to continue to provide fast-track application processing for discretionary land development applications which propose very low-, low- or median-income housing, and Section 17.65.070 of the Inclusionary Ordinance requires this incentive for affordable housing projects. Through implementing this program, County Staff can reduce the amount of time required to administratively review an application and prepare necessary CEQA documents.

The following development application review processes are governed by state law and not local ordinances:

1. Amendment of the General Plan to ensure consistency between the land use designation of a parcel and the development requested.
2. State planning law establishes specific requirements for findings, public notice and public hearings for processing zone change, development agreement, conditional use permit and variance applications.
3. The filing of tentative and final parcel or subdivision maps.
4. Adoption and enforcement of building codes.
5. Compliance with the California Environmental Quality Act (CEQA). Under this law, the County must determine whether or not an Environmental Impact Report is required and must mitigate environmental impacts of land development projects it approves. CEQA also establishes minimum time frames for public review of environmental documents.

Tuolumne County includes only one incorporated city, the City of Sonora. There are, however, twenty (20) identified communities. The County has five Design Review Districts. In each of these districts and East Sonora, applications for discretionary entitlements, such as Use Permits, are reviewed by County staff for consistency with the applicable Design Guide. The Design Guides for the various areas are available to the public for advanced assistance with design issues.

For example, an updated version of the Jamestown Design Guidelines was adopted by the Board of Supervisors on October 7, 2008. The summary states that the purpose of the Guidelines is to preserve historic visual and cultural resources, to encourage developers to create a link between the past and the future and to perpetuate Jamestown’s authentic architectural heritage among other goals. The Guidelines also make it clear that they are not intended to be a strict limitation on the type of development that may be permissible within the community. Among the items contained in the Guidelines are examples of compatible building heights, proportions, colors, construction materials, lighting and landscaping along with other examples that allow a proposed development to maintain the unique character and flavor of the historical area.

In an effort to expedite processing of land development applications, the Board of Supervisors eliminated the area planning commissions serving Jamestown, Columbia and Southern Tuolumne County as well as all design review committees in the County effective July 1, 2013. The County now has one planning commission and County staff reviews discretionary land development applications for compliance with applicable design guides.

The Community Resources Agency makes every effort to inform the public of the development process with regards to time constraints, development fees, information required for application submittals through the use of handouts and maintaining a development information center seven hours a day, five days a week. The County offers a Pre-Application Review process to assist land owners in designing land development projects. The process involves review of preliminary plans by affected agencies. The process is useful in identifying fatal flaws in a project and design alterations which can be incorporated to improve a project.

On the average, processing times for discretionary development entitlements are as follows:

**FIGURE 3.G.2  
REQUIREMENTS FOR APPROVAL OF DEVELOPMENTS**

<b>ENTITLEMENT</b>	<b>APPROXIMATE PROCESSING TIME (MONTHS)</b>	<b>ENVIRONMENTAL DETERMINATION REQUIRED</b>	<b>REQUIRED BY STATE LAW</b>
General Plan Amendment	3-6	Yes	Yes
Zone Change	3-6	Yes	Yes
Tentative Subdivision Map	3-6	Yes	Yes
Site Development Permit	2-3	Yes	No
Tentative Parcel Map	1-3	Yes	Yes
Design Review Permit	1	No	No
Conditional Use Permit	1-2	Yes	No
Plan Check/Building Permit	0.5-2	No	Yes

The County departments involved in processing development applications are continually revising their own procedures in order to reduce time spent reviewing projects including:

1. Preparation of public handouts to assist applicants understanding of the development process. Access to the Tuolumne County Ordinance Code is also available on the County's website along with the land development application and numerous other forms and information that pertain to development.
2. In 1998, Tuolumne County consolidated the Planning Division, Building and Safety Division, and Fire Prevention Bureau into a Community Development Department. The Fire Prevention Division is currently under the jurisdiction of the Tuolumne County Fire Department; however, the Fire Prevention Division is still physically located in the same building as the other departments. In 1998, the County also created a Code Compliance Division within the Community Development Department which has since been folded into the Building and Safety Division. In 2000, the County created a Geographic Information System (GIS) Division within the Community Development Department. The County created a Housing Division within the Community Development Department in 2008 and hired a Housing Program Coordinator to facilitate the development of affordable housing in the County. In 2011, the Public Works Department merged with the Community Development Department to become the Community Resources Agency. The combined agency has resulted in improved customer service and more efficient review of land development applications.
3. On December 3, 2002, Tuolumne County adopted Ordinance 2477 which added provisions to the Tuolumne County Ordinance Code regarding the age of mobilehomes. A building permit may not be issued for installation of a mobilehome on private property if the mobilehome is more than 25 years old. Within any mobilehome exclusion combining (:MX) zoning district, a building permit cannot be issued for a mobilehome which is more than ten years old. These restrictions do not apply to mobilehome parks. The purpose of these regulations was twofold; safety and appearance. Safety of the occupants has improved as mobilehome construction standards have improved over time. The appearance of mobilehomes has also improved over time.
4. Concurrent processing of building permits in conjunction with discretionary land use entitlements (such as a use permit or site development permit) is offered as a way to reduce application processing time. However, this is only suggested when staff is confident that major design changes will not be necessary. The chance of major design changes is reduced when the applicant has taken advantage of the County's pre-application review process.

One benefit of creating the Community Resources Agency has been cross-training of staff. When applicants contact the Planning Division for information regarding land development, they are informed of development standards contained not only in the Uniform Zoning Ordinance, but also the applicable fire, engineering and, building requirements as well. The applicant is advised to contact these and other agencies that would review a land development application.

### **3.G.1.c. Building Codes and Enforcement**

The State mandates that local agencies adopt standards relating to buildings and their functions. Tuolumne County has adopted the California Building Standards Code for building, mechanical, electrical, plumbing, and fire codes, with some local exceptions. The County has adopted no local amendments to the Code that would pose a significant constraint to housing development or maintenance. Chapter 15.04 of the Ordinance Code allows for exemptions that reduce requirements on building permit issuance beyond that allowed in the Building Code in order to facilitate maintenance of existing structures. These codes are enforced primarily by the Building and Safety Division of the Community Resources Agency through plan check and inspection services. When structures are constructed without a permit, Building and Safety Division, through Code Compliance, investigates and works with the landowner to resolve the violation.

The County's Owner Occupied Rehabilitation Program coordinates efforts with the Building and Safety Division and the Environmental Health Division to assist homeowners with substandard housing to improve their living situation.

The County adheres to the Health and Safety Code with regard to demolition or repair of substandard buildings. If a complaint is received regarding substandard housing, the Chief Building Official will inspect the structure for compliance with structural, fire, health and safety codes and County regulations. If the structure

is considered a potential hazard, the property owner is mailed an Opportunity to Correct and instructed to contact the Code Compliance Division with a plan to remove, repair, convert, or demolish the structure. The property owner is also directed not to conduct work without the proper permits. In the County many of the structures identified for demolition are structures that are 50 years of age or older. Chapter 14.08 of the Ordinance Code mandates that a building permit for demolition cannot be issued until a demolition review is approved or conditionally approved by the Tuolumne County Historic Preservation Review Commission Demolition Review Committee. Any decision made by the Committee can be appealed to the Board of Supervisors for no fee. The purpose of Chapter 14.08 is to conserve the County's historic structures.

The County has an open door policy with regard to complaints alleging violations of development codes. Any person may submit a complaint to the County and may do so anonymously. The County does not actively seek out zoning violations. However, once a complaint has been received, County Staff works to resolve any confirmed violation. Upon receipt of a complaint, an inspection is conducted to verify that a violation of the County Ordinance Code exists. Once a violation is confirmed, the property owner is notified by mail of the violation and encouraged to contact the Building and Safety Division to work out a schedule for achieving compliance. County staff makes every effort to assist property owners to correct violations. If the violation is corrected in the agreed upon time frame, no further enforcement action is taken. If the property owner fails to contact the County, a second letter is sent by the Building and Safety Division advising of the code compliance process and sanctions. If the property owner fails to respond or fails to correct a violation, several options are available to encourage compliance including fines, liens and summary abatement.

Complaints regarding violations of land use regulations and construction codes are handled by the Community Resources Agency. Code enforcement has been assigned a low priority by the Board of Supervisors. Therefore, complaints that do not involve health or safety hazards require substantial time to resolve. When the County budget improves, and additional employees are hired, such complaints will be processed more quickly.

### **3.G.1.d On-Site and Off-Site Improvement Standards**

In order to assess the impact of on-site and off-site improvement standards on the cost of housing in the County, an analysis associated with a high density residential development will provide illumination. The HUD Study of Subdivision Requirements as a Regulatory Barrier lists many factors that can increase the cost of providing high density residential development. These factors include lot size, lot width, front, rear and side setbacks, floor area minimums, paved roadway width requirements, planting strips, sidewalk widths, the number of off-street parking places required and the percent of the total site that must be retained in open space. For the purposes of this analysis a high density residential development consisting of fifty townhome units where the land is subdivided for individual sale will be the model. For the purposes of this analysis, further assumptions will be made that the development will take place on a 3.5± acre parcel with a High Density Residential (HDR) land use designation where the zoning is consistent, i.e. R-3 (Multiple Family Residential).

The minimum parcel size within the R-3 zoning district is 12,500 square feet (net) and the parcel must be a minimum of fifty feet in width at the front setback line. Section 17.56.120 of the Ordinance Code states that residential condominiums and townhomes shall be treated as multiple-family dwellings and the individual dwelling units shall not be subject to the minimum parcels size specified in the zoning district. Using the 3.5 acre parcel size, the project site consists of 152,460 square feet. The maximum floor area ratio (FAR) of the coverage of all buildings on a parcel within the R-3 zoning district is 0.5. The FAR sets a standard for the building intensity that is allowed for developable parcels. With a FAR of 0.5, a one-story building may be developed to cover up to 50% of the area of the lot. A two-story building may cover 25% of the same lot, assuming that both the first floor and second floor occupy the same area. Applying this requirement to the project site, a maximum of 76,230 square feet of the site could be developed with structures. This would allow a maximum of 50 townhomes on the site if each of the townhomes is 1,500 square feet in size. The lot size for each unit would consist of approximately 1,524 square feet which is substantially smaller than the 4,250 square feet referenced in the HUD guide.

Typical setback requirements for the County are 35 feet from the centerline of any street or right-of-way or fifteen feet from the front property boundary, 15 feet from the rear property boundary and 6 feet from side property boundaries. On a project such as this, the setbacks would be measured from the entire property

boundary rather than from the individual lot boundary. This will allow a higher intensity of development. These setback requirements are generally consistent with the HUD mean of 13 foot front, 16 foot rear and 5 foot side setbacks.

The remaining 76,230 square feet of the site can be used to develop access improvements, parking and open space. The majority of parcels that are designated for high density residential development are located in areas where development has occurred in the past or is anticipated in the future. Most of these sites, therefore, are previously disturbed or contain habitat with little value to wildlife. Generally these sites would require no mitigation for cumulative impacts to wildlife resulting from the proposed development. Some sites may have higher quality habitat and require conservation as mitigation for impacts to biological resources. The HUD guidelines reference 12.9 percent as an optimum amount of open space. The County's Geographic Information System (GIS) allows staff to steer potential developers away from sites that contain valuable wildlife habitat thereby reducing the need for open space mitigation.

The Ordinance Code mandates that the total area required to be provided on-site for recreation is computed by multiplying the number of dwelling units to be included in the development by .01 acre, up to the limits set forth in Section 66477 of the Subdivision Map Act. Therefore, given the example, the developer would be required to provide 0.5 acre of land for on-site recreational facilities. If the full 0.5 acre cannot be provided on-site, the developer may choose to provide amenities such as play equipment or a picnic area along with other possible improvements. The Ordinance Code also allows the payment of in-lieu fees; however, on high density residential development, the developer is encouraged to provide facilities on-site.

The County Ordinance Code requires two off-street parking spaces for each townhome. If each townhome has a two car garage, the garage can be used to meet the requirement. Generally in a project of this density, additional parking would need to be provided on-site to accommodate visitors and could be provided within the common area of the project. The requirement for off-street parking exceeds the HUD mean standard by 0.44 but does not exceed the maximum standard of 2.

The Ordinance Code states that development in the R-3 (Multiple Family Residential) zoning district to a density of one unit per less than two acres must be served by public water and that development to a density of one unit per on-third acre or less must be served by public sewer. Given the density referenced above, this project would need to be served by both public water and sewer. For the purposes of this analysis, it will be assumed that the project site is within the water service area of the Tuolumne Utilities District (TUD) and nearby parcels are currently served by TUD for water and sewer. In order to develop as proposed, an agreement between TUD and the developer will need to be executed which will specify the conditions for service including the developer's construction and transfer of pipeline facilities to abut each of the proposed lots and will include the payment of fees. Extension of sewer to the site may include the payment of capacity charges to mitigate impacts to the District's treatment and storage facilities and wastewater outfall system along with an extension of sewer lines to the site and upgrades to an existing pump station. Assuming that the nearest water and sewer hookups are located within 1,500 linear feet of the project site, the cost to extend water and sewer lines would be approximately \$90,000. The connection fee for each lot would be approximately \$3,800 for sewer and \$5,700 for water. Therefore, the approximate cost for each unit would be \$9,500. These fees have not proved a constraint to development of this type of project in the past.

All proposed residential projects are reviewed by the Engineering Development Division of the Community Resources Agency (EDD) in order to assess their potential impact on the County road system. This review will generate a project specific list of requirements. These requirements may include dedication of additional road width along the project frontage to meet the County requirement of fifty feet. Within the road right-of-way, the project site will generally need to be improved to two -ten foot wide lanes. Title 11 of the Tuolumne County Ordinance Code does allow for exceptions to specific standards which may be granted by the Director provided that adequate justification for such exceptions is documented prior to project approval. If construction of the project encroaches on a County maintained road, an Encroachment Permit will need to be obtained. On-site illumination is usually required at major intersections and at specified intervals along internal access roads. Tuolumne County has no adopted lighting standards; however, street lights are generally required at intersections. Off-site improvements may consist of road widening, additional dedication, the construction of a turn pocket and a fair-share contribution to off-site improvements such as signalization of a nearby intersection. The County standard road width requirement for on-site roads is less than the HUD mean standard of 24 feet.



Implementation Program 2.B.g of the General Plan states that new development shall contribute to or construct bicycle and pedestrian facilities. New development zoned R-3 occurring within a two mile radius of a school, shopping center, life enrichment facility or work concentration area and located along a major or minor collector or arterial does require the provision of bicycle and pedestrian facilities within the new development. These facilities are generally supplied by an extended shoulder or sidewalks or pedestrian walkways within the subdivision which are generally a minimum of four feet in width. The four feet is slightly above the HUD mean of 3.94 feet.

Landscaping is not required for residential development; however, landscaping is often incorporated into recreational areas on projects such as the one referenced above.

Chapter 17.50 of the Ordinance Code provides for the Planned Unit Development (PUD) combining district. One of the purposes of the PUD combining district is to allow diversification in the relationship of various uses, structures, open spaces and parcel sizes while insuring consistent application of general plan policies, programs and standards. The terms, conditions, provisions, limitations and restrictions of a planned unit development permit may be more or less restrictive than those specified in Ordinance code and may include exceptions to height limits on buildings and structures, changes in floor area ratios, exceptions to parking requirements, reductions in the size of parcels, the configuration of parcels along with exceptions regarding the width of roads and utility easements. These exceptions and others have been used to allow creative solutions to residential projects and to allow exceptions to the codes referenced above which reduce the constraints placed upon and the cost of individual housing projects. If a developer requests an exception then the development must comply with the County’s Inclusionary Housing Ordinance. Application fees for land development entitlements are reduced on a percentage basis for affordable housing, so if the entire project qualifies, no application fee is paid.

**3.G.1.e Entitlement Fees and Exactions**

Like Counties throughout California, Tuolumne County collects development fees to recover the capital costs of providing community services and the administrative costs associated with processing applications. New housing typically requires payment of the following fees; school impact, sewer and water connection and building permit fees. These fees comprise a significant part of housing costs in the County. The following table illustrates the fees associated with the construction of a typical 2,000 square foot residence with a 600 square foot garage. The fees are only estimates. Actual fees are calculated for every residence based on a variety of factors.

**FIGURE 3.G.3  
DEVELOPMENT FEES FOR A TYPICAL RESIDENCE**

<b>APPLICATION</b>	<b>FEE</b>
Building Permit for Residence	\$ 2,730.00
County School Mitigation Fee	\$ 7,722.00
Connection to public sewer	\$ 1,330.00
Connection to public water	\$ 1,365.00
Driveway Encroachment (if needed, on a County maintained road)	\$ 360.25
Traffic Impact Mitigation Fee (less than 2 gross acres)	\$ 3,115.00
County Service Impact Fee (outside County Fire District)	\$ 2,093.00
Re-inspection fee or compliance/special inspection fee	\$ 0.00
<b>Total</b>	<b>\$18,715.25</b>

\* Does not include capacity charges of \$5,700 for water and \$3,800 for sewer. Assumes infill development where developer already paid these fees.

The construction of a typical 2,000 square foot residence with a 600 square foot garage that utilizes public sewer and water (without capacity fee) where the parcel size is less than two gross acres, is outside a Fire Protection District, and encroaches on a County maintained road where no re-inspection or hourly fees are required would result in fees totaling approximately \$18,715.25.

It should be noted that the Board of Supervisors may by resolution waive all or part of the Building and Safety Division fees for affordable housing as defined in Title 17 of the Ordinance Code. The fees stated above are based upon the fee schedule effective September 16, 2013 and are adjusted on an annual basis. The above is only an estimate of costs. Actual costs vary depending upon a variety of factors.

The above fees for public sewer and water are supplied by the Tuolumne Utilities District (TUD) and are based upon the residence being constructed within an existing subdivision where all infrastructure to the lots has been provided by the developer or the lot is within a townsite. This assumes that the developer has already paid the capacity charges. The fees for water and sewer listed in the chart are the minimum charges. TUD's fees vary by area and can be higher. Outside of a subdivision, but in an area where service is available, the minimum fee for water is \$5,700 and \$3,800 for sewer.

The permit application fees for an on-site sewage treatment and disposal system and water well in lieu of public water and sewer would be \$390.00 and \$462.00, respectively. If a septic system is an engineered system, fees would be approximately \$953.

School fees vary by district and range from \$2.24 to \$3.20 per square foot. The majority of districts use \$3.20 per square foot.

Application fees for discretionary entitlements charged by Tuolumne County are as follows:

**3.G.4  
FEE SCHEDULE FOR PLANNING SERVICES  
(Effective January 1, 2014)**

Application		40%	50%
Pre-Application Review (fee to be credited towards fees under Section 3.40.010(K) [Planning Division] or (P)(4)(a) or (P)(4)(d) [Survey Division] for applications to pursue the Pre-Application project submitted within one (1) year of submittal date of Pre-Application)	\$920	---	---
Planned Unit Development Permit			
a. Valuation of Improvements < \$100,000	\$2,164.50	\$865.75	\$1,082.25
b. Valuation of Improvements = \$100,000 - \$1,000,000	\$3,160.50	\$1,264.25	\$1,580.25
c. Valuation of Improvements > \$1,000,000	\$6,148.00	\$2,459.25	\$3,074.00
Development Agreement			
a. Valuation of Improvements < \$100,000	\$2,164.50	\$865.75	\$1,082.25
b. Valuation of Improvements = \$100,000 - \$1,000,000	\$3,160.50	\$1,264.25	\$1,580.25
c. Valuation of Improvements > \$1,000,000	\$6,148.00	\$2,459.25	\$3,074.00
General Plan Amendment	\$4,877.50	\$1,951.00	\$2,438.75
Zone Change to O, D, H, HDP, MX, and AP Districts or not subject to CEQA (Waiver Provision)	\$1,912.00	\$764.75	\$955.75
Zone Change to All Other Districts	\$4,583.25	\$1,833.25	\$2,291.75
Use Permit Not Subject to CEQA			
a. Garage/Carport	\$1,453.50	\$581.50	\$726.75
b. Sign	\$1,376.00	\$550.50	\$688.00
c. Child Care Center	\$562.00	\$224.75	\$281.00
d. Vegetation Removal in O/O-1 Zoning for Fire Protection Purposes	\$ 0.00	---	---
e. All Other	\$2,422.00	\$969.00	\$1,211.00
Use Permit Subject to CEQA			
a. Valuation of Improvements < \$100,000	\$4,551.00	\$1,820.50	\$2,275.50
b. Valuation of Improvements = \$100,000 - \$1,000,000	\$6,593.00	\$2,637.25	\$3,296.75
c. Valuation of Improvements > \$1,000,000	\$8,577.25	\$3,431.00	\$4,288.50
d. Vegetation Removal in O/O-1 Zoning for Fire Protection Purposes	\$94.75/acre up to \$2,050	---	---

Use Permit for Exterior Alterations, Demolition or Removal in H or HDP Zoning District	\$ 0.00	---	---
Special Use Permit for Outdoor Festivals			
a. Original Application	\$2,996.75	\$1,198.75	\$1,498.25
b. Permit Renewal	\$1,871.25	\$748.50	\$935.50
Variance	\$1,784.00	\$713.75	\$892.00
Reasonable Accommodation for the Disabled	\$271.00	\$108.50	\$135.50
Tentative Parcel Map (Fee collected by County Surveyor)	\$ 0.00	---	---
Tentative Subdivision Map	\$6,346.00+	\$2,538.50+	\$3,173.00
a. With Public Sewer	\$54.00 lot	\$21.50 lot	+ \$27.25 lot
b. With Private Sewage	\$6,346.00+ \$154.25 lot	\$2,538.50+ \$61.75 lot	\$3,173.00 + \$77.25 lot
Site Development Permit			
a. Valuation of Improvements < \$100,000	\$4,640.00	\$1,856.00	\$2,319.75
b. Valuation of Improvements \$100,000 - \$1,000,000	\$6,708.25	\$2,683.50	\$3,354.00
c. Valuation of Improvements > \$1,000,000	\$8,692.50	\$3,477.00	\$4,346.25
Site Review Permit	\$2,134.75	\$853.75	\$1,067.25
Agricultural Preserve			
a. Establishment or Enlargement	\$514.75	\$206.00	\$257.50
b. Disestablishment or Reduction	\$3,277.00	\$1,310.75	\$1,638.50
Williamson Act Contract	\$403.00	\$161.25	\$201.50
Mills Act Contract (Waiver Provision)	\$323.75	\$129.50	\$161.75
**EIR Processing	\$11,539.00+ 8.5% of contract	---	---
Reclamation Plan	\$3,870.50	\$1,548.25	\$1,935.25
SMARA Inspection			
a. In-house, mine with less than 50 acres disturbed	\$573.75	---	---
b. In-house, mine with more than 50 acres disturbed	\$749.25	---	---
c. In-house, idle mine with approved interim management plan	\$320.00	---	---
d. By consultant	\$1,240.50	---	---
Interim Management Plan	\$1,736.50	\$694.75	\$868.50
Film Permit Processing	\$ 0.00	---	---
Environmental review conducted for projects not under application to Community Development Dept, excluding Grading Permits and Tentative Parcel Maps	Actual cost in time and materials	---	---
Studies performed on Geographic Information System (GIS)	Actual cost in time and materials	---	---
Appeal to Planning Commission or Board of Supervisors			
a. Appeal of a decision relative to any entitlement except as otherwise provided	\$141.00	---	---
b. Appeal of decision relative to use permit in H or HDP zoning districts	\$ 0.00	---	---
Designation and formation of heritage corridors pursuant to Section 14.12.050	\$ 0.00	-	---

1. When two or more applications are submitted and processed concurrently, the fee shall be as follows: 100% of the largest fee plus 40% of all other fees.

2. When subsequent applications are submitted for the same development project on the same site within one year of payment of one of these fees, a 50% discount will be given for the fees for the subsequent application, except the 50% discount does not apply to the EIR processing fee.
3. The fees for applications for Planned Unit Development Permits, Development Agreements, General Plan Amendments, Zone Changes, Agricultural Preserves, or Williamson Act Contracts that are submitted concurrently with an application for a Tentative Parcel Map for which the application fees have been paid shall be waived as follows, provided that the applicant presents a copy of the payment receipt at the time the waiver is requested:
  - a. 50% for an application submitted concurrently with an application for a Tentative Parcel Map that is subject to CEQA.
  - b. 50% for a Tentative Parcel Map that is exempt from CEQA, provided the application for the planning entitlement is also exempt from CEQA or the potential impacts have been adequately addressed in a previously prepared environmental review in accordance with CEQA.
4. The Planning Division's application fees shall be waived 100% for public utilities, agencies and districts, schools of an academic nature, shelters for the homeless, crisis centers, church/worship facilities excluding camps, and museums that are open to the public without charge.
5. The application fees shall be waived on a one for one percentage basis for applications for affordable housing as defined in Title 17 of the Tuolumne County Ordinance Code. For example, if 25% of the housing units proposed in the application qualify as affordable housing then 25% of the fee shall be waived.
6. The fees for applications for Planned Unit Development Permits, Development Agreements, General Plan Amendments, Zone Changes, Use Permits, Special Use Permits for Outdoor Festivals, Variances, Reasonable Accommodations, Tentative Subdivision Maps, Site Development Permits, Site Review Permits, Agricultural Preserves, or Reclamation Plans shall be waived as follows for applications to rescind, amend, or revise approved entitlements that have not expired:
  - a. 75% for applications to rescind the approval of an entitlement.
  - b. 75% for applications to amend or rescind a condition of approval of an entitlement.
  - c. 50% for applications to revise the project approved under an entitlement where the revision is not subject to CEQA.
  - d. 25% for applications to revise the project approved under an entitlement where the revision is subject to CEQA.
  - e. 100% of the per lot fee for applications to amend or rescind a condition of approval of a Tentative Subdivision Map, rescind the approval of a Tentative Subdivision Map, or revise an approved Tentative Subdivision Map where the revision does not require additional evaluation of the sewage disposal system.
7. New application fees must be paid to reactivate a file once it has been closed due to inactivity by the applicant/property owners and after the applicant has been notified in writing of the pending file closure and given a 30 day period to reactivate the file.
8. In addition to the application fees for projects subject to the California Environmental Quality Act (CEQA), the following State Department of Fish and Game environmental filing fees are required prior to the filing of a Notice of Determination on the Land Development Application as mandated by Fish and Game Code Section 711.4 et seq (AB 3158):

<b>Administrative Fee =</b>	<b>\$ 50.00</b>
<b>Negative Declaration Fee =</b>	<b>\$2,181.25</b>
<b>Environmental Impact Report Fee =</b>	<b>\$3,029.75</b>

Application fees for discretionary land development entitlements are based on fee studies conducted by the County over time. The application fees are designed to recover the County's cost of processing each of the various entitlements based on the studies performed and are updated annually based upon the cost of living.

Construction of a 40 unit multi-family complex, intended for sale to individual homeowners, in the R-3 (Multiple Family Residential) zoning district would require an estimated payment of fees of approximately \$12,090.50 as illustrated in the following figure.

**FIGURE 3.G.5  
TYPICAL COUNTY APPLICATION FEES FOR A 40 UNIT MULTI-FAMILY COMPLEX**

APPLICATION	FEE
Tentative Subdivision Map	\$2,538.50*
(with public sewer \$21.50 per lot)	\$860*
Site Development Permit (valuation > \$1,000,000.)	\$8,692

When two or more applications are submitted and processed concurrently, the fee shall be as follows, 100% of the largest fee and 40% of all other fees

\*represents 40% of the total fee

If development of the site required a General Plan Amendment and Zone Change to facilitate the proposed development, the fees would be \$1,951.00 and \$1,833.25, respectively. These additional fees would add \$3,784.25 to the above estimate for a total estimated cost of \$15,874.75. Application fees are waved on a one for one percentage basis for applications for low- or median- income housing. For example, if 25% of the

housing units proposed in the development will be restricted to sale to low- or moderate-income households then 25% of the fee will be waived. The fees stated above are based upon the fee schedule effective January 1, 2014.

### **3.G.1.e. Mitigation Fees**

As Proposition 13 budget cuts became more apparent in their effect on County provided services, the County adopted two mitigation fee programs. Both of the programs are based on the premise that new development creates cumulative impacts on existing facilities and requires the construction of new facilities to mitigate the impacts.

The County adopted the County Services Impact Mitigation Fee (CSIMF) program in October 1990. The CSIMF program is codified in Chapter 3.50 of the Tuolumne County Ordinance Code. The CSIMF is applied to residential development projects. The CSIMF provides the necessary financing required for the County to implement the County's General Plan policies that govern the provision of public services and improvements that adequately protect the public health, safety and welfare. At present, the CSIMF is \$2,855 per residential unit, \$2,093 if the project site is located within a fire protection district. The CSIMF is waived for low- or median- income housing.

In July 1987, the County adopted a Traffic Impact Mitigation Fee (TIMF) program. The TIMF program was revised in April 1991 and in November 1998 and the fees are adjusted annually on July 1 in response to the cost of living. The TIMF program is codified in Chapter 3.54 of the Tuolumne County Ordinance Code. The TIMF program provides funds for the County to construct transportation system improvements necessary to protect public health, safety and welfare from the cumulative impacts of County growth. Presently, the TIMF is \$3,115 per single-family residential unit less than 2 acres and \$4,210 if the parcel exceeds 2 acres. For multi-family attached units the fee is \$2,256 per dwelling unit and \$1,777 per dwelling unit for mobilehomes in mobilehome parks or dwelling units in retirement communities. Waivers of the TIMF are not available for affordable housing projects.

### **3.G.1.f. Infrastructure**

Development standards for water, sewer, roads and fire in Tuolumne County are based on parcel size and residential density. Approximately 65% of the parcels in the County utilize private water wells for domestic water and on-site sewage treatment and disposal systems for wastewater disposal. Parcels created that are less than two acres in size require public water and paved roads; if the parcels are less than one third acre in size or residential density exceeds three units per acre, public water, public sewer and paved roads are all required. Fire flow, based upon the density of development, is required for projects with residential density of one dwelling unit per two acres or higher.

The cost of providing both public water and public sewer systems keeps many developers from initiating small lot subdivisions. This is the result of the cost of constructing service line extensions and improvements, as well as connection and other fees charged by service providers.

### **3.G.1.g. Recreational Facilities**

Policy 8.A.1 of the Recreation Element of the Tuolumne County General Plan describes the goal of providing 30 acres of recreational facilities per 1,000 residents. Recreation Element Implementation program 8.D.a sets a minimum standard of 5 acres per 1,000 persons to serve the population of new communities in recognition of Government Code Section 66477. Pursuant to Section 16.26.120 of the Tuolumne County Ordinance Code, subdivisions which create five parcels or more must contribute to provision of recreational facilities for their residents. This requirement can be satisfied by the dedication of land for recreational improvements, provision of recreational facilities, or payment of in-lieu fees. Implementation Program 8.D.b of the General Plan requires new residential development of five or more units to participate in the provision of recreational facilities for the residents of the development either on site for multiple family housing developments or on site, through the dedication of land for public recreational facilities or the payment of in-lieu fees for other residential developments.

### **3.G.1.h. Housing Constraints for Disabled Persons**

On December 3, 2002, the Tuolumne County Board of Supervisors adopted Ordinance 2479 amending the Uniform Zoning Ordinance by establishing procedures for requesting reasonable accommodations in the application of zoning regulations to provide equal opportunity to the disabled to use and enjoy a dwelling and to allow granting such reasonable accommodation in accordance with the Fair Housing Act and the California Fair Employment and Housing Act. Section 17.68.126 of the Uniform Zoning Ordinance states that reasonable accommodations shall provide for flexibility in the application of zoning regulations applicable to the development or use of permitted dwellings to address the needs of the disabled occupants to fully utilize a dwelling and shall not constitute a variance from the terms of the zoning ordinance. Section 3.40.010(K) establishes the application fee to request reasonable accommodation at \$271.00.

Through application of Sections 17.68.126 through 17.68.129 of the Uniform Zoning Ordinance, persons can request and the County can approve reasonable accommodations to allow flexibility in application of zoning regulations to allow disabled persons use and enjoyment of residential structures. An example of such accommodations could include allowing a reduction in building setbacks to permit disabled access improvements to a residence in order to allow a disabled person to enjoy the same size residence and property rights as others. Such an accommodation could allow necessary accessibility ramps to be constructed closer than six feet to side property boundaries or fifteen feet to front or rear property boundaries in order to achieve the required slope of the ramps. In 2004, the County approved a request for a reasonable accommodation that included an elevated deck and disabled access ramps in order to allow the homeowner full use of the residential structure.

Tuolumne County has adopted the 2013 California Building Standards Code. The Tuolumne County Division of Building and Safety enforces the disabled parking requirements found in Chapter 11 of Volume 1 of the California Building Code. This serves to insure that parking for disabled persons is provided throughout the unincorporated area of Tuolumne County. Similarly, the Division of Building and Safety enforces the disabled access requirements of Chapter 11A of the California Building Code to insure provision of disabled access in multi-family and commercial developments. The Division also maintains standards and assists designers and builders to construct improvements within residences specific to the needs of disabled residents, as needed.

As mentioned in Section 3.D.7 Supportive Housing, The Uniform Zoning Ordinance allows supportive housing within a permitted single-family dwelling for not more than eight persons, as a permitted use in all zoning districts with the exception of the O (Open Space) and O-1 (Open Space -1) zoning districts because a residence is not allowed, and the M-2 (Heavy Industrial) zoning district because it is not an appropriate environment for supportive housing.

The County intends to amend the Uniform Zoning Ordinance to remove the 8 person maximum size limitation for transitional and supportive housing as part of Implementation Program 3.G.f.

### **3.G.2. NON-GOVERNMENTAL CONSTRAINTS**

The cost of land, construction costs, and availability of financing are factors which are not attributable to local government and are not factors which county government is likely to influence. In Tuolumne County, location, parcel size and infrastructure vary dramatically between residential areas. Prices for small lots currently range from \$20,000 for a 0.85 acre lot in Crystal Falls to \$199,950 for a 2.01 acre lot in the Phoenix Lake area. This wide fluctuation in price is a result of numerous factors including topography, infrastructure, utilities, and location. There are several large lot subdivisions with lots on the market. For example, there is a 2.9 acre parcel in Apple Valley Estates listed for \$169,900 and a 5 acre parcel listed for \$99,000 in the Curtis Creek Ranch Subdivision.

Construction costs per square foot for a stick-built, one- or two-family residence was estimated at \$107.08 in the "Building Valuation Date – February 2013" sheet published by the International Code Council. The square foot construction cost for a multi-family residence (low rise) was listed at \$97.29.

Interest rates have historically been a recognizable constraint to the buyer as well as the developer. Beginning in 2009, interest rates dropped in response to the economic recession. According to Freddie Mac, the average annual interest rate on a 30-year fixed-rate mortgage during 2009- 2012 ranged from a high of

6.03% in 2009 to a low of 3.66% in 2012. Lower rates serve to make home financing more affordable, especially for first time homebuyers. The low interest rates also make refinancing of mortgages feasible, thereby reducing monthly housing costs.

The cost of real estate in Tuolumne County has shifted significantly over the past decade. Home prices in the County peaked in 2006 at a median price of \$332,000 and decreased dramatically beginning in 2009 as indicated in Figure 3.G.6. These past two years prices began inching back upward. The decline in home prices during the recession is viewed as a correction of an over-inflated housing market with the expectation being that housing prices in Tuolumne County will continue to increase over the current planning period as the housing market stabilizes. Increases in home prices and interest rates will have a negative affect on homeownership affordability.

**FIGURE 3.G.6**

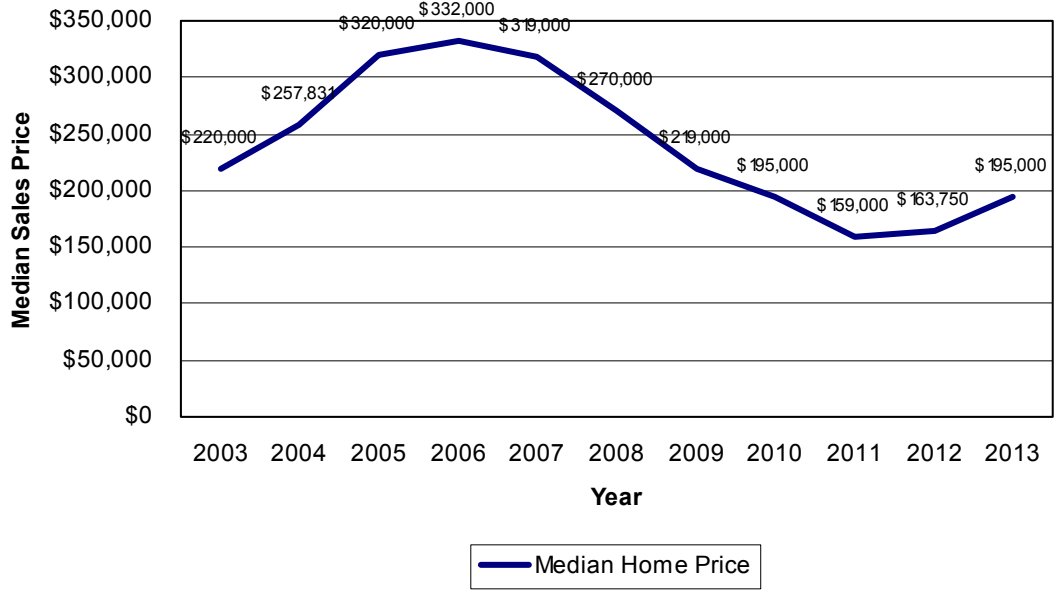
**Tuolumne County Home Prices**

<b>Year</b>	<b>Median Price</b>	<b>Average Price</b>
2003	\$220,000	\$244,700
2004	\$257,831	\$281,843
2005	\$320,000	\$366,242
2006	\$332,000	\$384,598
2007	\$319,000	\$366,664
2008	\$270,000	\$312,950
2009	\$219,000	\$247,199
2010	\$195,000	\$221,988
2011	\$159,000	\$186,729
2012	\$163,750	\$193,682
2013	\$195,000	\$214,376

Source: Tuolumne County Association of Realtors (Average Home Price & 2013 median home price. Note that in 2010 TCAR incorporated Groveland and Don Pedro into their association and began including these areas in their statistics) ; Tuolumne County Tax Assessor (Median Home Price for 2003 - 2012)

**FIGURE 3.G.7**

### Median Annual Home Sales Price in Tuolumne County





### APPENDIX 3.H: PUBLIC PARTICIPATION

Pursuant to Section 65583(c) of the Government Code, each local government is required to make a diligent effort to achieve the public participation of all economic segments of the community during updates of the Housing Element. Comments from interested persons, groups, organizations and agencies are essential to developing a comprehensive Housing Element. To this end, the Community Resources Agency solicited comments from numerous housing providers, advocacy groups, churches, schools, utility providers, local tribes, social service agencies and other interested parties in October, 2012. . Approximately 315 notices were mailed to the above referenced groups and any other interested party that requested notification. Thirty-one responses were received to the mailing. The primary issues raised were:

- Employee housing,
- Housing that is affordable to low-income households,
- Housing and services for seniors to allow them to age in place and remain in the community as their needs change,
- Programs for first-time homebuyers,
- Sober living transitional housing, emergency shelter beds, transitional housing, and a homeless youth shelter that can assist runaway youth,
- Need supportive housing for disabled & mentally ill, low-income housing for women and children, and shelter for men with substance abuse issues,
- Serve people with chronic, life-threatening diseases, people with physical & mental disabilities,
- Need for short-term rent, mortgage or utility assistance, permanent affordable rental housing close to services & public transportation,
- Program to repair affordable rental housing,
- Suggestion to provide incentives to cluster housing near service areas,
- Recognize mobilehome parks as a source of affordable housing,
- Update Housing Element data based on current trends, and
- Ensure that Regional Housing Needs figures accurately reflect economic and market trends in Tuolumne County.

The majority of these issues were addressed through appropriate policies and programs that were integrated into the update of the Housing Element. In order to aid access to the process, all changes and revisions along with updates to the progress of the Housing Element are made available on the County's website at [www.tuolumnecounty.ca.gov](http://www.tuolumnecounty.ca.gov).

Chapter 727 of the Government Code of the State of California encourages local governments to consult with local water and sewer service providers when updating their housing element in an effort to facilitate the effective coordination between local planning and water and sewer service functions to ensure adequate water and sewer capacity is available to accommodate housing needs, especially for lower-income households. Chapter 727 also requires local jurisdictions to provide a copy of the housing element to water and sewer providers. The questionnaire was sent to all local water and sewer providers along with information on accessing a copy of the County's approved housing element on the County's website. Once the Housing Element has been adopted, a letter will be sent to all water and sewer providers providing them the approved RHNA numbers and a link to the Housing Element which will be posted on the County's website.

The County consulted with the Native American Heritage Commission on November 8, 2012 to obtain a list of tribes to consult about the Housing Element update. The Chicken Ranch Rancheria of Me-Wuk, the Tuolumne Band of Me-Wuk and the Buena Vista Rancheria were each sent a consultation letter on December 19, 2012 asking for feedback within 90 days. No feedback was received.

The County Board of Supervisors Housing Policy Committee held two forums, one on workforce rental housing on June 20, 2012 and one on senior housing on February 20, 2013, to solicit information and input on housing needs. This information has been included in the Housing Element update.

The County Board of Supervisors Housing Policy Committee also reviewed the Housing Element update and solicited input from members of the public at their meetings on November 6, 2013, December 18, 2013, and January 15, 2014.

The Community Resources Agency will schedule a public hearing before the County Planning Commission once the Housing Element update has been reviewed by State HCD.

### **APPENDIX 3.I: GENERAL PLAN CONSISTENCY**

In addition to the Housing Element, the Tuolumne County General Plan includes 12 elements and five community plans. This Housing Element has been prepared to be internally consistent with each of these other elements and plans. Through study, analysis, public review and comment, the programs contained in the Housing Element will be implemented consistent with the goals, policies and programs contained in the other elements and plans.

The General Plan is a dynamic document. If determined necessary to implement programs included in the Housing Element, other elements of the General Plan can be revised to insure consistency throughout the Plan. Consistency can be achieved through review by the County's planning agency, which includes the Planning Division of the Community Resources Agency, the Board of Supervisors Housing Policy Committee, the Board of Supervisors Planning Committee, the Tuolumne County Planning Commission, the Board of Supervisors, and the public.