



Chapter 2

HOUSING

A place where all citizens enjoy opportunities to thrive in a safe, healthy, and productive community.
- The Tuolumne County Vision

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.

Purpose
Promote the development of housing by reducing regulatory barriers to the development of all housing types. Accommodate economic development and population growth projections by providing housing that meets the needs of all residents.

Overarching Vision

OAV1. Promote development in Tuolumne County that reflects the values and vision of the community and implements the latest legal, statutory, scientific, and technical changes and advances.

OAV2. Achieve, enable and preserve maximum flexibility within the constraints of state and federal law and an ever-evolving legal, cultural and environmental landscape.

OAV3. Recognize that the County has a unique role to collaborate with special districts/stakeholders within the County to promote the delivery of efficient and cost effective public services.



GOAL 2A:

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 & IMPLEMENTATION PROGRAMS

Policy 2.A.1: Continue to inventory environmentally unconstrained and compatibly zoned lands throughout the County for the provision of suitable housing sites.

Implementation Programs

2.A.a - 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.

2.A.b - 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.

2.A.c - Analysis of Flood Hazard and Flood Management Information. Annually review the Community Development and Design 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 California Government Code Section 65302.

2.A.d - Consider walkability and distance to transportation nodes and public facilities, such as schools, when determining whether land is suitable for multi-family housing development.

Policy 2.A.2: 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.

Policy 2.A.3: Initiate rezoning of properties suitable for the development of extremely low-, very low-, low-, median- and moderate-income residential development.

Implementation Programs

2.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.

2.A.f - 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.



Policy 2.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.

Implementation Programs

2.A.g - Encourage consolidation of infill parcels for provision of multifamily residential development.

Policy 2.A.5 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.

GOAL 2B:

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

POLICIES & IMPLEMENTATION PROGRAMS

Policy 2.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.

Implementation Programs

2.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.

2.B.b - Application Fees. (1) 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. (2) Continue to waive application fees for homeless shelters, transitional housing and safe houses.

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

2.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.

Policy 2.B.2: Continue to support public, private, and non-profit applications for State and Federal affordable housing programs for both new construction and rehabilitation projects.



Implementation Programs

2.B.e - Funding Sources. (1) 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. (2) 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.

Policy 2.B.3: 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.

Policy 2.B.4: Encourage affordable homeownership opportunities especially for first-time homebuyers.

Implementation Programs

2.B.f - 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.

2.B.g - Affordable Rental and Home Ownership Programs. (1) 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. (2) The County Planning and Housing Divisions will work together to provide developers with information on affordable housing development incentives. (3) 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. (4) 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.

Policy 2.B.5: Preserve homeownership and promote neighborhood stability by encouraging and promoting foreclosure prevention programs.

Implementation Programs

2.B.h - 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.

Policy 2.B.6: 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.

Implementation Programs

2.B.i - 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.

2.B.j - Accessory Dwelling Units. Continue to allow accessory dwelling units up to 1,200 square feet. Monitor the construction of attached and detached accessory dwelling units including the number and square footage of the units constructed.

2.B.k - Rental Assistance. (1) 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. (2) Continue to offer rental assistance through the County Tenant Based Rental Assistance Program. (3) Continue to refer clients to the Amador Tuolumne Community Action Agency for rental assistance, security deposit and utility payment assistance.

2.B.l - 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.

2.B.m - 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.

Policy 2.B.7: 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.

Implementation Programs

2.B.n - Extremely Low-Income Households. (1) 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. (2) 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 Program 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. (3) 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.

2.B.o - Education and Outreach Program. (1) 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. (2) Continue to make housing referrals for affordable



housing and tenant/landlord issues to local and statewide organizations. (3) The Board of Supervisors Housing Policy Committee will continue to discuss affordable housing issues and proactively solicit input from the public.

Policy 2.B.8: 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.

GOAL 2C: Minimize governmental and non-governmental constraints in order to facilitate development of affordable housing in Tuolumne County.

POLICIES & IMPLEMENTATION PROGRAMS

Policy 2.C.1: Minimize and where possible, eliminate governmental constraints that increase the cost of housing.

Implementation Programs

2.C.a - 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.

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

Implementation Programs

2.C.b - "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.

2.C.c - Concurrent Review. Continue to allow concurrent review of discretionary entitlement applications and building permit applications for land development projects to reduce processing time.

Policy 2.C. 3: Encourage developers holding existing planning approvals for as yet undeveloped projects located in High Density or Medium Density zoned areas to increase densities. Incentives should be provided, such as a streamlined permitting process or reduced parking requirements, for these revised projects to encourage development.

Implementation Programs

2.C.d - 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.



GOAL 2D:

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

POLICIES & IMPLEMENTATION PROGRAMS

Policy 2.D.1: 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.

Implementation Programs

2.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.

Policy 2.D.2: Identify funding sources to maintain at-risk housing units.

Implementation Programs

2.D.b - *Monitor and assist affordable housing developments with "At Risk" Units.* (1) 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. (2) 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. (3) 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. (4) In coordination with other local agencies, provide tenant education including tenants' rights and conversion procedures for at-risk affordable housing projects. (5) 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.

Policy 2.D.3: *Native American Rancherias.* 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.

Policy 2.D.4: Investigate funding sources for improving water quality and remedial conservation work in older homes.

Implementation Program

2.D.c - *Water Quality and Conservation.* (1) 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. (2) 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.

Policy 2.D.5: Investigate and develop programs for addressing remediation of hazard and health issues, such as lead-based paint, in older homes.

Implementation Program

2.D.d - Improve Hazard and Health Conditions in Older Homes. (1) 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. (2) 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. (3) 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.

Policy 2.D.6: Continue to support the conservation and rehabilitation of the older housing stock within the County.

Implementation Program

2.D.e - Enforcement of Health and Safety Codes. (1) 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. (2) 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.

Policy 2.D.7: Continue to investigate funding sources for affordable housing rehabilitation, construction and rent supplement programs for rental and owner occupied housing.

Implementation Program

2.D.f - 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.

2.D.g - Energy Conservation. (1) 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. (2) Continue to refer residents to the Amador Tuolumne Community Action Agency's Weatherization Program.

2.D.h - Rental Housing Rehabilitation Program. Pursue a rental housing rehabilitation program if funds become available through CDBG, HOME, CalHome or other funding programs.



GOAL 2E:

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 & IMPLEMENTATION PROGRAMS

Policy 2.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.

Implementation Programs

2.E.a - Housing Availability. Provide an appropriate range of General Plan and Community Plan land use designations and zoning districts within each of the County's identified 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.

2.E.b - Overconcentration. (1) 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. (2) Evaluate overconcentration of extremely low-, very low-, low-, median- and moderate-income housing units when considering applications proposing affordable housing.

Policy 2.E.2: Promote fair housing and help prevent housing discrimination.

Implementation Programs

2.E.c - 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.

2.E.d 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.

2.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.

GOAL 2F:

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

POLICIES & IMPLEMENTATION PROGRAMS

Policy 2.F.1: Promote land use patterns that encourage energy efficiency. Promote higher density residential development where existing public services are available.

Implementation Program

2.F.a - 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.

Policy 2.F.2: Promote green design in residential construction and rehabilitation.

Implementation Programs

2.F.b - Green Building Design. (1) 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 County website concerning grey water and rainwater design and permit procedures. (2) Continue to enforce the most current California Green Building Standards Code and California Energy Code as adopted by the California Building Standards Commission.

2.F.c - 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.

Policy 2.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.

Implementation Programs

2.F.d - 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.



2.F.e - 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.

Policy 2.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

2.F.f - Smoke-Free Housing. 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).

GOAL 2G:

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 & IMPLEMENTATION PROGRAMS

Policy 2.G.1 : Encourage the development of housing for seniors and veterans.

Implementation Programs

2.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.

2.G.b - 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.

2.G.c - Veterans Housing. Identify funding opportunities and encourage the creation of housing opportunities for veterans.

Policy 2.G.2: Provide for the housing needs of farm workers and seasonal workers.

Implementation Programs

2.G.d - 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.

2.G.e - 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.

Policy 2.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.

Implementation Program

2.G.f - 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.

Policy 2.G.4: Provide for the needs of the homeless by supporting the construction of emergency and transitional shelters as well as permanent, supportive housing.

Implementation Programs

2.G.g - Homelessness. (1) 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. (2) 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. (3) County staff will continue to attend the Amador, Calaveras and Tuolumne County Continuum of Care meetings and work to end homelessness in Tuolumne County.

2.G.h - Homelessness Agency Support. 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.

Policy 2.G.5: 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.