



# COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP  
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

## AGENDA TUOLUMNE COUNTY BOARD OF SUPERVISORS HOUSING POLICY COMMITTEE SPECIAL MEETING Thursday, January 13, 2022 2:00 p.m.

48 Yaney Avenue, Sonora  
Mailing: 2 S. Green Street  
Sonora, CA 95370  
(209) 533-5633  
(209) 533-5616 (Fax)  
(209) 533-5909 (Fax – EHD)  
[www.tuolumnecounty.ca.gov](http://www.tuolumnecounty.ca.gov)

**IMPORTANT PUBLIC NOTICE:** Under the Governor's Executive Order N-25-20, this meeting will allow members of the Housing Policy Committee to participate by teleconference; and under Order N-29-20, Accessibility Requirements, if you need swift special assistance during the Committee meeting, please call 209-770-5423.

### PUBLIC PARTICIPATION PROCEDURES

**In order to protect public health and the safety of Tuolumne County citizens, this meeting will be physically closed to the public.** Public Comment will be opened and closed individually for each agenda item listed below, excluding Reports. To observe or participate in this meeting, please use the following link: <https://us02web.zoom.us/j/84654109704>

For detailed Zoom instructions go to the Agenda Packet

<https://www.tuolumnecounty.ca.gov/638/Board-of-Supervisors-Housing-Policy-Comm>

You also may submit written comments by U.S. mail at 2 South Green Street, Sonora, CA 95370 or email ([qyaley@co.tuolumne.ca.us](mailto:qyaley@co.tuolumne.ca.us)) for retention as part of the administrative record. Comments will not be read during the meeting.

### COMMITTEE BUSINESS:

1. Adopting Resolution HPC2022-001 authorizing remote teleconference meetings of BOSHPC for the period of January 13, 2022 to February 13, 2022.
2. Discussion and determination of changing the regularly scheduled time of the Housing Policy Committee meeting.
3. Reports

Reports are a brief oral report from a committee or commission member and/or County staff, and no committee or commission action will occur. This item is not intended to include in depth presentations or reports, as those matters should be placed on an agenda for discussion.

### PUBLIC FORUM

The public may speak on any item not on the printed agenda. No action may be taken by the Committee. The amount of time allocated for the public forum is limited to 15 minutes.

**NEW ITEMS:**

1. Discussion of the 2022 Housing Policy Committee Work Plan

**OLD BUSINESS:**

None.

**ADJOURNMENT**

*The Board of Supervisors Housing Policy Committee serves as an advisory group to the Board of Supervisors for matters related to housing.*

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Resources Agency at 209-533-5633. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (28CFR Part 35 ADA Title II).



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January 13, 2022

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TO: Tuolumne County Committee and Commission Members

FROM: Quincy Yaley, AICP Community Development Department Director

RE: COVID-19 Meeting Procedures

In response to increasing risks of exposure to the coronavirus (COVID-19), all the Committee and Commission meetings will be conducted and participated via Zoom. Video conferencing via Zoom will allow the Commission/Committees and County to adhere to social distancing requirements of the Brown Act and provide a way for the public to provide public comment live during the meeting.

Due to the modified meeting format and tele-conferencing meeting procedures, the Chair may choose to allow public comment on the project in an alternative fashion, rather than calling for those in favor, those in opposition, those neutral, and then any rebuttals or surrebuttals. The Chair may take public comment on the project in any order in lieu of the calling for those in favor, opposition, neutral, rebuttals, and then surrebuttals.

The Committee and Commission may elect to allow the applicant or applicant representative a specific time to speak on the project prior to taking public comments on the item. This opportunity could have a specific time length allotted, such as five or ten minutes.

As a reminder, those who wish to provide information during the public comment are not required to provide their name. County staff will notify the Chair of any individuals who wish to provide testimony and will limit the testimony to the time limit identified by the Chair.

If an item on the agenda is not identified as a “public hearing”, public comment is still required and can be conducted in a similar format to the modified procedures above.

All votes require a roll call with each Committee and Commission member to be named by County Staff prior to stating their vote. The Chair shall also identify by name the commissioner who initiated the motion and the name of the commissioner who seconds the motion. After a second is named, the Chair must allow County staff to complete a roll call vote.

It is possible that a delay may occur from the time the Chair calls for public comment on a project and when County staff can connect them into the zoom meeting. It is recommended that the Chair pause for 60-90 seconds after calling for public comment to allow for any connections to occur. If there are no individuals in the queue for commenting on a specific item, after 90 seconds has elapsed County staff will notify the Chair that there is no further public comment.

Staff may need to respond to emails or phone calls from members of the public during the meeting to provide assistance to the public if they encounter problems using the Zoom platform. Staff requests that the Chair allow additional time as needed to ensure that members of the public can engage in the meeting.

**Zoom Instructions**

Zoom links can be found in the agenda for each meeting. The public can view the meeting from their smartphone, on their computer browser, or listen on their telephone. Zoom does not require an account to attend the meeting, but if the public wishes to create one, their basic accounts are free.

It is possible that a delay may occur from the time the Chair calls for public comment on a project and when County staff can connect them into the Zoom meeting. The Chair will pause for 60 seconds after calling for public comment to allow for any connections to occur. If there are no individuals in the queue for commenting on a specific item, after 60 seconds has elapsed county staff will notify the Chair that there is no public comment.

Members of the public can also choose to watch the meeting and do not have to comment during the meeting. If a member of the public does not want to provide public comment live, they can provide public comment prior to the meeting via email to the Community Development Department Director at [gyaley@co.tuolumne.ca.us](mailto:gyaley@co.tuolumne.ca.us).

When: January 13, 2022 02:00 PM Pacific Time

Topic: BOS Housing Policy Committee – Special Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84654109704>

Or One tap mobile:

US: +16699006833, 84654109704# or +12532158782, 84654109704#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099

Webinar ID: 846 5410 9704

International numbers available: <https://us02web.zoom.us/j/84654109704>

## **JOINING A WEBINAR BY LINK**

- To join the webinar, click the link that we provided in the agenda.
- If you are signed in, change your name if you do not want your default name to appear.
- If you are not signed in, enter a display name.

## **MANUALLY JOINING A WEBINAR**

- Use the 9-digit meeting ID/webinar ID provided in the agenda.
- Sign into the Zoom Desktop or Mobile App
- Click or tap **Join a Meeting**
- Enter the 9-digit webinar ID, and click **Join** or tap **Join Meeting**
- If prompted, enter your name and email, then click **Join Webinar** or tap **Join**.
- You may change your name if you do not want your default name to appear, as you are not required to state your name.

## **WAITING FOR HOST TO START THE WEBINAR**

- If the host has not started broadcasting the webinar, you'll receive a message letting you know to "Please wait for the host to start the meeting".

## **PUBLIC COMMENT**

- During the public comment period you will have the option to “raise your hand” if you would like to comment on a proposed project or during the public comment portion of the meeting.
- Once you have clicked the “raise your hand” option, please wait until a staff unmutes your microphone.
- Once staff has unmuted you will have three minutes to speak.
- A staff member will verbally communicate to you and the Commissioners when you have 30 seconds remaining and then when your time is up.
- Once your allotted time is up, a staff member will mute and “lower your hand”.
- If you are participating from your smartphone, you will also have a “raise their hand” feature.
- When you are unmuted, a prompt will appear to confirm you would like to be unmuted.
- Once you confirm you will be able to provide public comment.
- If you are participating via telephone call, you will need to press \*9 (star 9) to “raise their hand”, and when you are unmuted you will hear “you are unmuted” allowing you to provide public comment.

## **END OF MEETING**

- If you would like to leave the meeting before it ends, click **Leave meeting**. If you leave, you can rejoin if the webinar is still in progress, as long as the host has not locked the webinar.



1 **Board of Supervisors Housing Policy Committee**

2 **County of Tuolumne**

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4 **FINDINGS OF THE BOARD OF SUPERVISORS**  
5 **HOUSING POLICY COMMITTEE (BOSHPC)**  
6 **AUTHORIZING REMOTE TELECONFERENCE MEETINGS**  
7 **OF THE BOARD OF SUPERVISORS**  
8 **HOUSING POLICY COMMITTEE (BOSHPC)**  
9 **FOR THE PERIOD JANUARY 13, 2022 TO FEBRUARY 13, 2022**  
10 **PURSUANT TO THE RALPH M. BROWN ACT.**  
11

12 **WHEREAS**, all meetings of the Board of Supervisors Housing Policy Committee (BOSHPC) and  
13 its legislative bodies are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code §§ 54950  
14 – 54963), so that any member of the public may attend, participate, and view the legislative bodies conduct  
15 their business; and

16 **WHEREAS**, the Brown Act, Government Code section 54953(e), makes provisions for remote  
17 teleconferencing participation in meetings by members of a legislative body, without compliance with the  
18 requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions and  
19 requirements; and

20 **WHEREAS**, a required condition of Government Code section 54953(e) is that a state of emergency  
21 is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of  
22 conditions of disaster or of extreme peril to the safety of persons and property within the state caused by  
23 conditions as described in Government Code section 8558(b); and

24 **WHEREAS**, a further required condition of Government Code section 54953(e) is that state or local  
25 officials have imposed or recommended measures to promote social distancing, or, the legislative body  
26 holds a meeting to determine or has determined by a majority vote that meeting in person would present  
27 imminent risks to the health and safety of attendees; and

28 **WHEREAS**, on March 4, 2020, Governor Newsom issued a Proclamation of a State of Emergency

1 declaring a state of emergency exists in California due to the threat of COVID-19, pursuant to the California  
2 Emergency Services Act (Government Code section 8625); and,

3 **WHEREAS**, on June 11, 2021, Governor Newsom issued Executive Order N-07-21, which  
4 formally rescinded the Stay-at-Home Order (Executive Order N-33-20), as well as the framework for a  
5 gradual, risk-based reopening of the economy (Executive Order N-60-20, issued on May 4, 2020) but did  
6 not rescind the proclaimed state of emergency; and,

7 **WHEREAS**, on June 11, 2021, Governor Newsom also issued Executive Order N-08-21, which set  
8 expiration dates for certain paragraphs of the State of Emergency Proclamation dated March 4, 2020 and  
9 other Executive Orders but did not rescind the proclaimed state of emergency; and,

10 **WHEREAS**, as of the date of this Findings, neither the Governor nor the state Legislature have  
11 exercised their respective powers pursuant to Government Code section 8629 to lift the state of emergency  
12 either by proclamation or by concurrent Findings the state Legislature; and,

13 **WHEREAS**, the California Department of Industrial Relations has issued regulations related to  
14 COVID-19 Prevention for employees and places of employment. Title 8 of the California Code of  
15 Regulations, Section 3205(5)(D) specifically recommends physical (social) distancing as one of the  
16 measures to decrease the spread of COVID-19 based on the fact that particles containing the virus can travel  
17 more than six feet, especially indoors; and,

18 **WHEREAS**, the Board of Supervisors Housing Policy Committee (BOSHPC) finds that state or  
19 local officials have imposed or recommended measures to promote social distancing, based on the  
20 California Department of Industrial Relations' issuance of regulations related to COVID-19 Prevention  
21 through Title 8 of the California Code of Regulations, Section 3205(5)(D); and,

22 **WHEREAS**, as a consequence, the Board of Supervisors Housing Policy Committee (BOSHPC)  
23 does hereby find that it shall conduct its meetings by teleconferencing without compliance with Government  
24 Code section 54953 (b)(3), pursuant to Section 54953(e), and that such legislative bodies shall comply with  
25 the requirements to provide the public with access to the meetings as prescribed by Government Code  
26 section 54953(e)(2).

27 ///

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3 **NOW, THEREFORE, BE IT RESOLVED, FOUND AND ORDERED** by the Board of  
4 Supervisors Housing Policy Committee (BOSHPC), County of Tuolumne, State of California, in Special  
5 session assembled on January 13, 2022 does hereby resolve as follows:

6 Section 1. Recitals. All of the above recitals are true and correct and are incorporated into this  
7 Findings by this reference.

8 Section 2. State or Local Officials Have Imposed or Recommended Measures to Promote Social  
9 Distancing. The Board of Supervisors Housing Policy Committee (BOSHPC) hereby proclaims that state  
10 officials have imposed or recommended measures to promote social (physical) distancing based on the  
11 California Department of Industrial Relations' issuance of regulations related to COVID-19 Prevention  
12 through Title 8 of the California Code of Regulations, Section 3205(5)(D).

13 Section 3. Remote Teleconference Meetings. The Board of Supervisors Housing Policy  
14 Committee (BOSHPC) is hereby authorized and directed to take all actions necessary to carry out the intent  
15 and purpose of these Findings including, conducting open and public meetings in accordance with  
16 Government Code section 54953(e) and other applicable provisions of the Brown Act.

17 Section 4. Effective Date. These Findings shall take effect immediately upon its adoption and  
18 shall be effective until the earlier of (i) January 13, 2022, or (ii) such time the Board of Supervisors Housing  
19 Policy Committee (BOSHPC) adopts a subsequent Findings in accordance with Government Code section  
20 54953(e)(3) to extend the time during which its legislative bodies may continue to teleconference without  
21 compliance with Section 54953(b)(3).

22 ADOPTED this 13<sup>TH</sup> day of January, 2022 by Board of Supervisors Housing Policy Committee  
23 (BOSHPC), by the following vote:

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25 YES:

26 NO:

27 ABSENT:

28 ABSTAIN:

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# COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP  
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

DATE: January 3, 2022  
TO: Housing Policy Committee  
FROM: Quincy Yaley, Community Development Department Director  
SUBJECT: 2022 Board of Supervisors Housing Policy Committee Work Plan Discussion

48 Yaney Avenue, Sonora  
Mailing: 2 S. Green Street  
Sonora, CA 95370  
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## GENERAL INFORMATION

1. Each year, your committee recommends to the Board of Supervisors a work program for the BOS Housing Policy Committee. The work program lists issues for the Committee to consider during the year. It includes issues that were carried over from the Committee's previously adopted Work Programs, have been directed by the Board, have been requested by Committee members or members of the public, or have been proposed by County staff or housing advocates.
2. Attached for your review is the approved *2021 Board of Supervisors Housing Policy Committee Work Program*. In response to feedback received last year, staff is requesting input from the Committee prior to drafting the 2022 Work Plan.
3. Items appropriate for a work plan include policy review and implementation related to housing regulations enacted by the state, creating policies to address local housing issues, or other policy related items germane to housing law, affordability, construction, and the like. A reliable work plan is one that is broad enough to accommodate issues as they arise through the year, but specific enough to direct staff and committee members on what topics to address. A last consideration when drafting the work plan is the availability of County staff to support the identified issues. A lengthy work plan may be difficult to complete, where as a focused work plan that identifies the role of staff in each item, would allow for a higher level of success.
4. Once input is received from the Committee, staff will update the work plan and bring it back to the committee prior to taking it to the Board of Supervisors for approval.



# BOARD OF SUPERVISORS HOUSING POLICY COMMITTEE (BOSHPC) 2021 WORK PROGRAM

Adopted by the Board of Supervisors on: \_\_\_\_\_

The following is a list of issues proposed to be addressed by the Tuolumne County Board of Supervisors Housing Policy Committee in 2021. Some of these items are carried over from the 2020 Housing Policy Committee Work Plan. The issues addressed by the Committee are directed by the Board of Supervisors, requested by County staff, the Housing Policy Committee, the Housing Loan Review Committee, or are part of the normal operation of the County's affordable housing programs. Other items will be submitted to the Board for approval to be added to the list as issues arise requiring the Committee's consideration.

## **Homelessness**

**No Place Like Home Program** - On July 1, 2016, Governor Brown signed legislation enacting the No Place Like Home (NPLH) program to dedicate \$2 billion in bond proceeds to invest in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness. Community Development Department (CDD) staff and County Behavioral Health staff are working together on this project. The County was awarded a \$75,000 technical assistance grant for planning, site review, and preparation of documents needed to apply for NPLH project development funds.

County CDD and Behavioral Health staff worked on a County Plan to Combat Homelessness. The plan was approved by the Board of Supervisors Housing Policy Committee on June 5, 2019 and adopted by the Board of Supervisors on July 16, 2019. At that same meeting, the Board also approved a non-competitive grant application for \$500,000 for NPLH permanent supportive housing. The allocation is designed to be leverage towards a larger affordable rental project where a portion of the units are reserved for permanent supportive housing.

**Status:** Staff has been working to identify potential sites and experienced affordable housing developers for an affordable rental project where a portion of the units would be available for NPLH clients.

## **Affordable Housing Projects**

**Affordable Housing Rental Project** – This item is listed under the NPLH Program. Staff is working with Visionary Homes to move this project forward. Board Packet: [https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/677600/BOS\\_Packet.pdf](https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/677600/BOS_Packet.pdf)

**Peaceful Valley Site** - The Housing Authority purchased a 3.3-acre Caltrans property on Peaceful Valley Road. They will be working with County staff to research development requirements, utilities, etc. to begin exploring possible uses for the site.

## **Housing Policy**

**SB 2 Grant** – The County received a \$160,000 planning grant from State HCD utilizing SB 2 funds. The grant will be used to update Title 17 of the Zoning Code, draft an accessory dwelling unit (ADU) ordinance and program, review the inclusionary housing ordinance and other tasks that will help encourage residential development and make it easier for developers to build.

**Status:** Community Development Department staff have expended this grant on the Accessory Dwelling Unit Ordinance update.

**LEAP Grant** – The Department of Housing and Community Development has released a Notice of Funding Availability (NOFA) for approximately \$119 million under the LEAP Program. The LEAP Program is made available as a portion of the Local Government Planning Support Grants Program pursuant to Chapter 3.1 of the Health and Safety Code (Sections 50515 to 50515.05). LEAP funding is intended to accelerate housing production and facilitate compliance with recent housing element law. The County was awarded \$150,000, to prepare planning documents and process improvements that accelerate housing production.

**Status:** Community Development Department has executed an agreement for this grant and will be working with the HPC to prioritize tasks.

**REAP Grant** – The Department of Housing and Community Development has released a Notice of Funding Availability (NOFA) for approximately \$118,750 million under the Local Government Planning Support Grant Program (LGPSGP) Program which is also referred to as the REAP Program. The REAP Program is made available as a portion of the Local Government Planning Support Grants Program pursuant to Chapter 3.1 of the Health and Safety Code (Sections 50515 to 50515.05). REAP funding is intended to accelerate housing production on a regional level and facilitate compliance with recent housing element law. The County was awarded \$200,970 to prepare planning documents and process improvements that accelerate housing production.

**Status:** Community Development Department has been awarded this grant and is working on executing an agreement for this grant and will be working with the HPC to prioritize tasks.

**Housing Legislation** – The Committee reviews legislation that may affect the County's affordable housing policies and programs and makes recommendations to the Board of Supervisors.

**Status:** No current legislation under review.

**Housing/Title 17 Ordinance Code** – The County is undergoing an update to Title 17-Zoning Ordinance. The BOSPHC has specifically requested that in addition to the approved scope of work for the project, the following items be considered for feasibility:

- an evaluation of commercial properties being used for mixed use land uses
- an evaluation of what types of housing-related permits and projects should be ministerial or discretionary
- an evaluation of if additional housing types should be incorporated into the Building Code and Ordinance Code.

**Status:** CDD staff will bring topics related to housing policy and the ordinance code update project to the Committee for review and input.

### **Ongoing Program Items**

**Grant Proposals** – The Committee reviews grant applications, as needed, that will help fund the County's affordable housing programs and makes recommendations to the Board of Supervisors.

**Status:** No current grant proposals for consideration. Staff will bring any applicable grants to the BOSPHC as needed.