



COMMUNITY RESOURCES AGENCY

DAVID GONZALVES, C.B.O.
Director

Administration - Building - County Surveyor - Engineering - Environmental Health - Fleet Services - GIS - Housing - Planning - Roads - Solid Waste

AGENDA TUOLUMNE COUNTY BOARD OF SUPERVISORS HOUSING POLICY COMMITTEE MEETING County Administration Center Board of Supervisors Chambers Thursday, May 9, 2019 3:00 p.m.

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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.

COMMITTEE BUSINESS:

1. Consideration of the Minutes of the meeting of April 11, 2019.
2. Reports - None.
3. Status Report - Review 2019 Work Plan.

NEW ITEMS:

Review of Senior Legislator bill on fee deferrals.

CONTINUED ITEMS:

Consideration and Action Concerning County of Tuolumne Housing Element Update of the General Plan (document to be provided at meeting)

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).

**BOARD OF SUPERVISORS
HOUSING POLICY COMMITTEE
(BOSHPC)
DRAFT 2019 WORK PROGRAM**

Adopted by the Board of Supervisors on:

Status Update:

The following is a list of issues proposed to be addressed by the Tuolumne County Board of Supervisors Housing Policy Committee in 2019. Some of these items are carried over from the 2018 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 Resources Agency (CRA) 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.

Staff has been working to identify potential sites for a project and has been in discussion with Visionary Home Builders from Stockton to encourage their interest in a larger affordable housing project where a portion of the units would be available for NPLH clients.

Status: County CRA and Behavioral Health staff is working on a County Plan to Combat Homelessness. A draft will come before your committee in 2019. Staff will also be bringing a non-competitive grant application for \$500,000 for NPLH permanent supportive housing to your committee this summer.

On December 4, 2018 the County Board of Supervisors approved the use of \$302,411.97 from the Central Sierra Continuum of Care (COC) Homeless Emergency Aid Program (HEAP) for purchase of Hospital Road Apartments, an existing 10 unit apartment complex which is located at 241 Hospital Road and is a block away from the County Behavioral Health Enrichment Center. The Stanislaus County Housing Authority is purchasing the project and will own and manage it. Acquisition is expected to be completed in April 2019. The units can be used for permanent supportive housing and can be made available to local nonprofit agencies such as the Amador Tuolumne Community Action Agency, Sierra HOPE, and the Center for a Nonviolent Community to master lease for their clients.

Affordable Housing Projects

Jamestown Project - Visionary Home Builders is interested in building an approximately 65 unit affordable housing rental project on a parcel in Jamestown. The land owner and Visionary have signed a Memorandum of Understanding with the terms of purchase. The seller's engineer is working on the revised Parcel Map to reconfigure existing property lines on the project site. Once the parcel map is approved, the parties will enter into a sales contract and Visionary will begin to secure project funding and obtain the necessary County entitlements. Visionary anticipates utilizing NPLH funding to dedicate a portion of the units as permanent supportive housing.

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.

Veteran's Housing – Encourage all rental, for sale and permanent supportive housing to include units for Veterans.

Status: Staff will work with affordable housing developers on a project by project basis.

Energy Conservation

Green Energy Upgrade Fund –The Board of Supervisors created a Green Energy Upgrade Fund and authorized staff, the BOSHPC and the Housing Loan Review Committee to engage in fundraising efforts. The first project was partnering with GRID Alternatives to place solar photovoltaic systems on homes owned by County housing clients. In 2017, GRID Alternatives funded and installed two solar photovoltaic systems on homes owned by County Program clients. County staff and GRID Alternatives met with the Sonora Area Foundation in November and will submit a funding proposal in 2018. The Committee may wish to consider fundraising strategies and assist with fundraising efforts.

Status: No progress due to limited staff time.

Housing Policy

Housing Element – The County is updating the Housing Element of the General Plan. The BOSHPC provided input concerning policy priorities in 2018. The committee will review the draft plan and assist with public outreach in 2019. The Housing Element will need to be updated, adopted and approved by HCD no later than August 31, 2019.

Status: Community Resources Agency staff is preparing the Draft Housing Element for review by the BOSHPC in May.

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: State housing bills to be considered at the April 11, 2019 meeting.

Encourage Production of Market Rate and Affordable Rental and For Sale Units - The committee will review data relevant to Tuolumne County that can impact the production of housing. While the County does not use local funds to build housing, how can the County leverage State, Federal and other funds to encourage the production of affordable housing? Are there policies and programs that can be added to the Housing Element to increase the supply of rental and for sale housing for all income levels?

Status: This is an item on last year's work plan and the committee may wish to set goals for 2019.

Ongoing Program Items

Mobilehome Rent Control – The County adopts an annual report which sets the annual mobilehome rent control fee for the County.

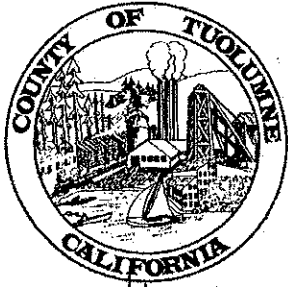
Status: This ordinance was adopted by the Board of Supervisors on November 7, 1995.

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

Status: Staff will bring grant applications to the committee as needed.

Section 8 Housing Choice Voucher Program – The Section 8 Housing Choice Voucher Program in Tuolumne County is administered by the Stanislaus County Housing Authority. When they assumed administration of the program, they agreed to provide status updates and work with local social service providers to coordinate and expand service in Tuolumne County as funds permit. They also agreed to coordinate with the Central Sierra Continuum of Care to work to prioritize assistance for people who are homeless or at risk for homelessness.

Status: Reports scheduled annually or as needed.



Unapproved COMMUNITY RESOURCES AGENCY

DAVID B. GONZALVES, C.B.O.
Director

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BOARD OF SUPERVISORS HOUSING POLICY COMMITTEE MEETING MINUTES April 11, 2019

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PRESENT: Supervisor John Gray; Supervisor Ryan Campbell; Doreen Schmidt, Area 12 Agency on Aging; Sandra Sturzenacker, Amador Tuolumne Community Action Agency (ATCAA), Trinity Abila, Habitat for Humanity; Mike Lemke, Building Industry Association (BIA)

ABSENT: Tuolumne County Association of Realtors (TCAR)

STAFF: Quincy Yaley, Community Resources Agency Assistant Director – Development; Sheila Shanahan, Housing Program Coordinator; Michelle Carlson, Tuolumne County Behavioral Health Program Specialist; Michelle Carney, Administrative Assistant

The Committee rearranged its agenda during the meeting; however, the minutes have been prepared to follow the printed agenda for the purpose of consistency.

CALL TO ORDER/WELCOME:

Supervisor Gray called the meeting of April 11, 2019, to order at 3:01 p.m.

PUBLIC COMMENT:

Supervisor Gray opened the 15 minute public comment period.

Seeing no one wishing to speak, he closed the public comment period.

COMMITTEE BUSINESS:

1. Election of Chair.

Supervisor Gray informed the Committee that Karl Rodefer, Chair of the Board of Supervisors, assigns Committee Chair appointments and that he previously appointed Supervisor Gray as Chair of the Housing Policy Committee.

2. Consideration of the Minutes of the meeting of December 13, 2018.

Supervisor Gray asked if there were any changes or corrections to the minutes of the meeting of December 13, 2018.

It was moved by Ms. Schmidt and seconded by Supervisor Campbell to approve the minutes of the meeting of December 13, 2018, as presented.

Supervisor Gray called for the vote: Ayes, 6; Noes, 0; Abstain, 0.

Motion carried 6 – 0 – 0 with TCAR being absent.

3. Reports – None.

4. Status Report – Review 2018 Work Plan and proposed 2019 Work Plan.

Ms. Shanahan introduced herself and provided an overview of the 2018 Work Plan and the proposed 2019 Work Plan as provided in the agenda packet. She stated that the Board of Supervisors (BOS) applied for and received a \$75,000 planning grant for No Place Like Home (NPLH), which is funding for permanent supportive housing for people who are homeless and are experiencing mental illness. She added that the funding is being used to develop a County plan to combat homelessness and to work with affordable housing developers to locate and purchase sites for affordable housing. She said that Visionary Home Builders has located a potential affordable housing site in Jamestown on Preston Lane. She added that they are planning to build a 65 unit affordable housing site with a portion of the units designated for permanent supportive housing. She explained that the Green Energy project has brought solar systems to 2 first time homebuyer loan recipients. She said that the County is currently working on the General Plan Housing Element Update and that the draft will likely be brought to the Committee for consideration at the next meeting. She added that the deadline to have the Housing Element Update approved by the California Department of Housing and Community Development (HCD) is August 31, 2019 and it must be adopted by the BOS prior to that. She said that a draft of the Tuolumne County Plan to Combat Homelessness should be ready for consideration by the Committee in June, 2019. She provided an overview of the results of a survey conducted after completion of local focus groups pertaining to homelessness and supportive services surrounding homelessness.

Supervisor Gray said that it is important to let the public know that the County is working on solutions to combat homelessness. He asked Ms. Shanahan for suggestions on public outreach.

Ms. Shanahan said that there are apartments on Hospital Road currently in escrow that will be used for affordable housing and suggested that the County request the Union Democrat to publish an article once they are occupied.

A discussion ensued about when school fees for building permits are due.

A member of the public provided a letter written to the State requesting that school fees be due and payable at the time of final inspection and occupancy rather than at the time of permit issuance and requested Committee support.

Supervisor Gray said that the item would be put on the agenda for discussion at the next meeting.

The Committee agreed by consensus to present the 2019 Work Plan to the BOS for adoption as presented.

NEW ITEMS:

- 1. Consideration of sending letters of support for state AB 1010 and SB 252 from the Housing Policy Committee and recommending to the board of supervisors that they also send letters, and consideration and action concerning these two bills. Discussion of AB 38.**

Ms. Shanahan explained proposed AB 1010 and SB 252 as provided in the agenda packet.

A member of the public expressed their concern about development on tribal lands which are exempt from County taxes.

A discussion ensued about the increasing costs of state requirements for housing development.

Ms. Yaley said that she confirmed with the Building Division that school fees are due at the time of permit issuance.

The Committee agreed by consensus to send letters to the State in support of AB 1010 and SB 252, and to recommend to the BOS that they also send letters of support.

Ms. Shanahan explained proposed AB 38 as provided in the agenda packet. She explained that the bill was recently introduced, and is being reviewed by various divisions that may be affected by the bill. She added that the bill was brought to the Committee for informational purposes.

Supervisor Campbell spoke in favor of the portion of the bill supporting Regional Community Fire Protection Agencies, which would provide local enforcement of defensible space.

Supervisor Gray stated that he supports the local enforcement of defensible space but is strongly opposed to the portion of the bill that requires fire protective retrofitting of homes before sale or transfer.

A discussion ensued about proposed state funding for the bill.

A discussion ensued about the potential effects the bill would have on the population over 60 years of age and preparing for retirement.

No action was taken by the Committee.

CONTINUED ITEMS:

None.

ADJOURNMENT:

Supervisor Gray adjourned the meeting at 4:23 p.m.

Respectfully submitted,

David B. Gonzalves, C.B.O.
Community Resources Director

DBG:SS:mc