



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 parcels throughout the county that are suitable for residential development. Consider walkability and distance to transportation nodes and public facilities, such as schools, when determining whether land is suitable for multi-family and other high and medium density housing development.
- Policy 2.A.2:** Continue to utilize 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.
- Policy 2.A.3:** 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.a - Vacant Sites for Residential Development Database. The County Geographic Information System (GIS) Division will develop a searchable mapping tool showing vacant sites suitable for residential development and post it on the County's website. The tool will show zoning, General Plan designation, utilities, and nearby amenities. The map will be updated annually.

2.A.b - Accessory Dwelling Unit (ADU) Ordinance. The County will create an ADU ordinance that will encourage infill residential development of both stick-built and manufactured housing in areas with existing utility connections and services. The County will also create a standardized building plan that can be used for ADU construction.

2.A.c - List of Sites Suitable for Lower-Income Housing Development. Pursuant to Government Code Section 65583.2(c) vacant sites identified in two previous housing elements are deemed inadequate to accommodate the need for lower income households unless appropriately zoned to permit residential uses by right for developments where at least 20% of the units are affordable to lower income households. These sites must be zoned within the first three years of the planning period (August 31, 2022). As noted in Figure 87 (Sites Suitable for Lower Income Households), several vacant sites have been identified in the past two housing element periods and as a result, the County will select from these candidate sites and rezone sufficient and suitable capacity to accommodate the regional housing need for lower income households pursuant to Government Code Section 65583.2(c) by August 31, 2019.

Further, the County currently has a regional housing need for lower income households of 218 units. The inventory of sites suitable for lower income households (Figure 87) currently identifies a capacity of 169 units that are appropriately zoned (allow at least 15 units per acre and consistent zoning with the general plan) and suitable for development in the planning period. Given the shortfall of 49 units to accommodate the housing needs of lower income households, the County must rezone sites pursuant to Government Code Section 65583.2(h) and (i). To address these requirements, the County will select from candidate sites identified in Figure 87 and rezone, by



August 31, 2022, sufficient sites to accommodate the shortfall (49 units) and address the following:

- Permit owner occupied and rental multifamily residential uses by right or without discretionary action pursuant to Government Code Section 65583.2(i) for developments that include 20% of units affordable to lower income households.
- Allow at least 16 units per site.
- Require a minimum density of 16 units per acre.
- Accommodate at least 50 percent of the very low and low-income housing need on sites designated for residential use and for which nonresidential uses or mixed uses are not permitted, except that a city or county may accommodate all of the very low and low-income housing need on sites designated for mixed uses if those sites allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed uses project.

GOAL 2B:

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 & 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.
- Policy 2.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.
- Policy 2.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. Continue to work with affordable housing developers on new affordable housing rental and for-sale projects.
- Policy 2.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.
- Policy 2.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.
- Policy 2.B.6:** Encourage affordable homeownership opportunities especially for first-time homebuyers.
- Policy 2.B.7:** Preserve mobilehome parks and help maintain affordable rents through the County’s Mobilehome Rent Control Ordinance.



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 and Mitigation 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, permanent supportive housing and safe houses.

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

2.B.c - *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.

2.B.d - *Education and Outreach Program.* Continue to post on the County website tenant/landlord information, information on affordable housing projects and programs available in the county, and a copy of 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.

2.B.e - *Development and Acquisition of Affordable Rental and For Sale Housing.* Continue to annually investigate and apply, as appropriate, 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, Affordable Housing and Sustainable Communities, No Place Like Home, and CDBG Programs, Federal Home Loan Bank Programs, Affordable Housing Tax Credits, and United States Department of Agriculture Programs, as well as funding for water and sewer system improvements and expansion. Annually consult with CA Department of Housing and Community Development and other agencies on upcoming funding opportunities.

Work closely with, including at least annual outreach through the multi-county continuum of care group, 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.

Establish and maintain partnerships with at least annual outreach 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.

Utilize the County Inclusionary Housing Ordinance and Affordable Housing Fee Waiver Ordinance to incentivize affordable housing development.

Continue to work with Visionary Home Builders, a nonprofit affordable housing developer in Stockton, to build a 65 unit affordable rental project in Jamestown on a vacant parcel. The developer has a letter of understanding with the seller.

Continue to work with the Stanislaus County Housing Authority, which is the housing authority in Tuolumne County, to develop and acquire affordable housing. The housing authority purchased a 3.3 acre site on Peaceful Valley Road to build affordable housing.

Continue to work with Tuolumne County Habitat for Humanity to help finance homes being built at their 33-unit Parrotts Ferry Village condominium project.

Continue to organize meetings of the Foothill Housing Coalition, which is an informal organization comprised of staff from Amador, Calaveras, Tuolumne and Mariposa Counties to encourage affordable housing development in our underserved foothill region.

2.B.f - 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 acquisition or construction of affordable housing, and support rehabilitation of affordable housing units throughout the county. Advocate with the state, including comments on draft guidelines anticipated in late summer/fall 2019, to lower the match requirement for the State Housing Trust Fund Program so that small, rural areas such as Tuolumne County can utilize this program. Consider potential regional collaboratives including for ongoing SB 2 funding. Apply for trust fund dollars upon notice of funding availability.

2.B.g - 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 and a down payment matching grant program.

2.B.h - 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.i - Workforce Housing. Establish and maintain relationships between economic development entities such as the Tuolumne County Chamber of Commerce to facilitate the development of workforce housing to support increased economic opportunities within the county. 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 - 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.

2.B.k - Mobilehome Parks. Continue to administer the County Mobilehome Rent Control Ordinance 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.

Consult with CA Department of Housing and Community Development to consider and apply for MPRROP funds, including technical assistance and funding opportunities starting in later summer/fall 2019 and ongoing consideration on an at least annual basis.

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.

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

Policy 2.C.3: Encourage developers holding existing planning approvals for as yet undeveloped projects to modify project designs to improve consistency with the identified 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 identified communities growth scenario.

Implementation Programs

2.C.a - Concurrent Review. Continue to allow concurrent review of discretionary entitlement applications and Building Permit applications for land development projects to reduce processing time.

2.C.b - Infill Development. Continue to 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. 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.

2.C.c - 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. The Committee will review legislative priorities related to housing, residential development, funding, and other issues that affect housing.



2.C.d - Review and Revise Permit Process for Affordable Housing. Review and revise the Use Permit and Site Development permit process to permit multifamily development up to maximum allowable densities (including transitional and supportive housing when proposed as a multifamily use) with objective standards, lesser or no discretion, simplified number of entitlements and not subject to exception processes such as typical conditional use findings. These changes will be completed by August 31, 2022.

In addition, by August 31, 2022, the County will revise zoning as appropriate to permit multifamily development without discretionary review in all zones allowing multifamily development pursuant to Government Code Sections 65650 to 65655 (AB 2162) and low barrier navigation centers pursuant to Government Code Sections 65660 to 65660 (AB 101).

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.
- Policy 2.D.2:** Continue to support the conservation and rehabilitation of the older rental and for-sale housing stock within the County.
- Policy 2.D.3:** Identify funding sources to maintain at-risk housing units. 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 and Assist Affordable Housing Projects. Monitor state and federally subsidized housing units in an effort to maintain extremely low-, very low-, low-, median- and moderate-income restrictions. 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.

Regularly monitor the at-risk status of all assisted affordable housing projects in the County because all projects are eligible for pre-payment. Work with the project owners, the California Housing Partnership, the State Department of Housing and Community Development, 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.D.b - 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, seniors and people with disabilities.

Post information on the County website to help local residents navigate the home renovation



process. Provide links to websites with information on selecting contractors, obtaining financing, applying for permits, etc.

2.D.c - Native American Rancherias. Coordinate with and assist the Chicken Ranch Rancheria of Me-Wuk and the Tuolumne Band of Me-Wuk in their efforts to rehabilitate existing housing and the provide new housing opportunities for their members.

2.D.d - 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.

2.D.e - 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.f - Energy Conservation. The Building Division will hold an all-day seminar for contractors, plans examiners, and building and code enforcement officials on California energy code regulations. The seminar will be taught by a representative from Energy Code Ace or another entity that is an expert on energy code requirements.

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.

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

Implementation Programs

2.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, local legal clinics at Interfaith and Catholic Charities, 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 handouts, which are available to the public at the



public reception counter in the Community Resources Agency, is an *Affordable Housing Resources in Tuolumne County*. The handout provides information on affordable housing developments in the county and housing counseling, fair housing and homeless prevention referrals. The County Housing Division will also hand out informational brochures on housing at community events such as the Senior Expo, the ATCAA Head Start Parent Information Workshop, and other events that provide outreach opportunities to a wide segment of the community.

2.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 Federal Housing and Urban Development Office of Fair Housing and Equal Opportunity, local legal clinics at Catholic Charities and Interfaith, and Central California Legal Services for resolution.

2.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 identified communities so that 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 sewer systems when determining an appropriate range of land use designations and zoning districts.

2.E.d- Overconcentration. Offer incentives to residential developers through implementation of the County Inclusionary Housing and the County Fee Waiver for Affordable Housing Ordinances to encourage construction of affordable units within new market-rate 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.

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:

Provide suitable housing for special needs/vulnerable populations such as seniors, veterans, large families, farmworkers, people with physical or mental disabilities, homeless individuals and individuals at risk of becoming homeless.

POLICIES & IMPLEMENTATION PROGRAMS

- Policy 2.F.1:** Encourage the development of housing for seniors and veterans.
- Policy 2.F.2:** Provide for the housing needs of farm workers and seasonal workers.
- Policy 2.F.3:** Encourage the creation of housing opportunities for extremely low-income households and vulnerable populations.
- Policy 2.F.4:** Provide for the needs of people experiencing homelessness by supporting the construction of emergency shelters and permanent, supportive housing.

Implementation Programs



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

2.F.c - Large Families/Multi-family Units. Encourage rental housing developers to include units with three or more bedrooms in any new rental development to provide housing for large families.

2.F.d - Farmworker Housing and Housing for Seasonal Workers. Continue to facilitate efforts of individuals, private organizations and public agencies to provide safe and adequate housing for farmworkers and seasonal workers. Amend the Ordinance Code to allow the use of recreational vehicles for employee housing.

2.F.e - Extremely Low-Income Households and Vulnerable Populations. The County will assist developers of affordable housing to apply for development funds and operating subsidies to provide housing units for extremely low-income households and vulnerable populations as funds are available. Vulnerable populations include people living on Social Security Disability such as people with a mental or physical disability, people who are homeless or at risk of homelessness, unaccompanied youth, and others who are in need of housing affordable to extremely low-income households and those in need of supportive services to help them become and stay housed.

The County Housing Division and the Board of Supervisors Housing Policy Committee will research and consider innovative housing solutions for extremely low-income households and vulnerable populations such as container homes, boarding houses/shared housing models, tiny/manufactured homes in mobilehome parks accessory dwelling units, and other models that provide modest housing that is affordable to households on very limited incomes.

2.F.f – Homelessness. The County Housing Division will continue to utilize State No Place Like Home Program technical assistance funds to work with developers to build permanent supportive housing for people who are experiencing homelessness and have a serious mental illness.

The County will complete a County Plan to Combat Homelessness and will direct new state funds for homelessness such as Homeless Emergency Aid Program (HEAP) and California Emergency Solutions and Housing (CESH) funds to organizations that address the priorities identified in the County Plan to Combat Homelessness.

The County will encourage the development of a low barrier shelter and other services needed to reduce the occurrence of homelessness.

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