



PERMANENT LOCAL HOUSING ALLOCATION PLAN

City of Sonora and County of Tuolumne

July 2022

Five year plan 2022 -2027

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Acknowledgement

Tackling the Housing issue in the City of Sonora and Tuolumne County is a collaborative effort. The collaboration includes elected officials, city and county staff, joint powers authorities/non-profit groups, faith-based organizations, and service clubs. It will be through these efforts and partnerships, that we will make significant strides forward in the development of emergency, temporary and permanent housing in our community.

We would like to acknowledge the efforts of the following people/organizations for their assistance in committing to the City of Sonora and County of Tuolumne Permanent Local Housing Allocation Plan:

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BACKGROUND

In 2017 the State of California Legislature passed the CA Building Homes and Job Act. This act was a wide-ranging housing bill that, among other things, implemented a \$75 real estate transaction fee to establish a permanent, ongoing source of funding to local jurisdiction across the state to provide financial assistance to local governments for eligible housing-related projects and programs to assist in addressing the unmet housing needs of local communities.

The legislation directed the California Department of Housing and Community Development (HCD) to use 70% of the revenue collected to provide financial assistance to local governments and in 2020 released guidelines for the Permanent Local Housing Allocation (PLHA) grant program establishing the purpose and eligible uses for the funds. Additionally, subsequent NOFA(s) will provide allocation amounts to each jurisdiction (Cities and Counties) in the state.

The PLHA Program seeks to:

- Increase the supply of housing for households at or below 60% of area median income
- Increase assistance to affordable owner-occupied workforce housing
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly of lower-and moderate-income households
- Ensure geographic equity in the distribution of the funds

HCD has established an allocation methodology for the available funding and will be distributed based upon a preestablished allocation by jurisdiction formula. There will also be opportunities to apply for PLHA competitive grants for larger projects or services a jurisdiction would like to develop.

ELIGIBLE ACTIVITIES

(a) Eligible Activities are limited to one or more of the following:

The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households, including necessary operating subsidies.

1. The predevelopment, development, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.
2. Matching portions of funds will be placed into Local or Regional Housing Trust Funds.
3. Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.
4. Capitalized Reserves for Services connected to the preservation and creation of new Permanent supportive housing.

Assisting persons who are experiencing or at risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.

- a. This activity may include subawards to Administrative Entities as defined in HSC Section 50490(a)(1-3) that were awarded CESH program or HEAP funds for rental assistance to continue assistance to these households.
 - b. Applicants must provide rapid rehousing, rental assistance, navigation centers, emergency shelter, and transitional housing activities in a manner consistent with the Housing First practices described in 25 CCR, Section 8409, subdivision (b)(1)-(6) and in compliance with WIC Section 8255(b)(8). An Applicant allocated funds for the new construction, rehabilitation, and preservation of Permanent supportive housing shall incorporate the core components of Housing First, as provided in WIC Section 8255, subdivision (b).
5. Accessibility modifications in lower-income owner-occupied housing.
 6. Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.

7. Homeownership opportunities, including, but not limited to, down payment assistance.
8. Fiscal incentives made by a county to a city within the county to incentivize approval of one or more Affordable Housing Projects, or matching funds invested by a county in an Affordable Housing Development Project in a city within the county, provided that the city has made an equal or greater investment in the Project. The county fiscal incentives shall be in the form of a grant or low-interest loan to an Affordable Housing Project. Matching funds investments by both the county and the city also shall be a grant or low interest deferred loan to the Affordable Housing Project.

(b) A local government that receives an allocation shall use no more than 5 percent of the allocation for costs related to the administration of the Activity(ies) for which the allocation was made. Staff and overhead costs directly related to carrying out the eligible activities described in Section 301 are “activity costs” and not subject to the cap on “administrative costs.” A Local government may share any funds available for administrative costs with entities that are administering its allocation.

(c) Two or more local governments that receive PLHA allocations may expend those moneys on an eligible jointly funded project as provided for in Section 50470 (b)(2)(B)(ii)(IV). An eligible jointly funded project must be an eligible Activity pursuant to Section 301(a) and be located within the boundaries of one of the Local governments.

(d) Entitlement local governments may use the flow of PLHA funds to incentivize private lender loans and to guarantee payments for some or all public agency bond financings for activities consistent with the uses identified in Section 301 “Eligible Activities”. This loan guarantee Activity must be identified and fully explained in the Applicant’s “Plan”.

HOUSING ELEMENT OBJECTIVES

The PLHA program requires compliance with the Housing Element requirements of the State of California. Each local government must have an adopted Housing Element approved by the governing body and in substantial compliance with the Housing Element Law pursuant to GC Section 65585. Additionally, all reporting must also be in compliance for the prior year by the application deadline. Below we have provided the goals and policies included in the Housing Element for each jurisdiction that align with the intent of the PLHA program:

CITY OF SONORA

Housing Production:

Goal 2: Facilitate the provision of a range of housing types to meet the diverse needs of the community.

- Policy 2.1 Provide quality housing opportunities for a current and future resident with a diverse range of income levels
- Policy 2.2 Provide expanded housing opportunities for the community workforce
- Policy 2.4 Encourage the provision of housing affordable to extremely low-income households when reviewing proposals for new affordable housing developments.
- Policy 2.5 Facilitate the provision of second units as a means of providing affordable rental housing opportunities in existing neighborhoods.

Goal 5: Coordinate and cooperate with surrounding jurisdictions to address regional housing issues, including the supply of affordable housing and homelessness.

Policy 5.1 Coordinate with surrounding jurisdictions in the provision of housing assistance and related services to lower and moderate-income households, homeless persons, and other persons with special needs.

Policy 5.2 In conjunction with surrounding jurisdictions, actively pursue State, federal, and other funding sources for affordable housing activities.

Equal Opportunity Housing

3.D.1 Maintain an Emergency Shelter

Continue to coordinate with the Amador-Tuolumne Community Action Agency ATCAA, the Center for a Non-Violent Community to maintain an emergency shelter within the city

3.D.3 Maintain a Transitional Shelter

Coordinate with ATCAA, the Center for a Non-Violent Community and other suitable agencies to maintain a transitional shelter within the City limits.

3.D.4 Maintain a Homeless Shelter

Continue to coordinate with ATCAA and other suitable agencies to maintain a homeless shelter

3.D.5 Facilitate the Provision of Transitional Shelters or Housing, Supportive Housing, Emergency and Homeless Shelters

3.D.8 Facilitate cooperative City/County efforts to achieve housing goals.

6.3 Promote housing that meets the special needs of the homeless, seniors, large families, and persons with disabilities including persons with developmental disabilities.

COUNTY OF TUOLUMNE

Affordable Housing

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

3.B.3 Continue to support public, private, and non-profit applications for state and federal affordable housing programs for both new construction and rehabilitation projects. Continue to work with affordable housing developers on new affordable housing rental and for-sale projects.

3.B.4 Encourage and support programs and financing that increase the availability of rental and for-sale housing for extremely low-, very low-, low-, median- and moderate-income households. This includes both new construction and the conversion of market-rate housing to affordable housing through acquisition/rehabilitation.

Special Need Housing/Vulnerable Populations

Goal 3.F 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.

3.F.3. Encourage the creation of housing opportunities for extremely low-income households and vulnerable populations.

3.F.4. Provide for the needs of people experiencing homelessness by supporting the construction of emergency shelters and permanent, supportive housing.

KEY ACCOMPLISHMENT

Over the past five years, the City of Sonora and Tuolumne County continued to engage regarding the housing problems in our communities and started working toward a more holistic approach. City and County staff have worked on programs and services that provide assistance to persons who are homeless or in jeopardy of being homeless. Together, we have also worked on promoting the development of workforce housing projects in our county. Below are our collective key accomplishments in this arena over the last five years.

City of Sonora

Created the position and employed a Homeless Liaison Police Officer who interacts with the City's homeless population providing information to them about assistance programs and other resources, meets with social services representatives to provide assistance, monitors homeless encampments, assists with cleanup operations, and provides additional training to Police Officers relating to the homeless

City purchased the existing blighted residential structure located at 290 S. Stewart Street to be renovated and used for an emergency homeless shelter. City approved the use permit for the project.

City of Sonora applied for and received a Community Development Block Grant to reconstruct the multi-family structure located at 489 S. Stewart Street that was completely destroyed by a fire. Construction of the 7-unit apartment complex was completed in 2017 and the project is subject to a 30-year Rent Limitation Agreement restricting units to low-income tenants.

City initiated the rezoning of 9 parcels, including two older multi-family structures totaling 13 units, to convert the zoning from a non-residential used to a residential use thus preserving existing housing.

Approval of "The Plaza" project which includes the construction of a two-story multi-use building within an existing shopping center. It will include ground floor commercial and multifamily residential, 5 units, on the second floor.

Assisted the Sonora Garden Apartments, an at-risk low-income housing project, with a Low-Income Housing Tax Credit Application through TCAC to provide for a major renovation of the existing apartment complex.

Adoption of Short-Term Rental Ordinance which restricts the number of short-term rentals within the City to preserve the City's existing housing and help address housing affordability.

Adoption of Emergency Shelter Ordinance which expanded the zoning districts in which emergency shelters are considered a use allowed by right.

Prepared the City's draft ADU Ordinance which has been submitted to the State Department of Housing and Community for review and approval.

County of Tuolumne

Housing:

- Adoption of Appendices X and O of the General Plan related to Emergency Housing Standards
 - APPENDIX O- EMERGENCY HOUSING Scope. This appendix shall be applicable to emergency housing and emergency housing facilities, as defined in Section O102. The provisions and standards set forth in this appendix shall be applicable to emergency housing established pursuant to the declaration of a shelter crisis under Government Code section 8698 et seq. and located in new or existing buildings, structures, or facilities owned, operated, erected, or constructed by, for or on behalf of the County of Tuolumne on land owned or leased by the County of Tuolumne. O101.2
 - Application- Notwithstanding any provisions of this Code to the contrary, the following requirements shall apply to emergency housing operated during a shelter crisis, as provided for in Government Code Section 8698 et seq. Other than the specific requirements set forth in this appendix, the facilities need not comply with the requirements of this Code for Group R occupancies unless otherwise specified in this Code.
 - APPENDIX X- The 2019 California Residential Code
 - SECTION AX101 GENERAL AX101.1 Scope- This appendix shall be applicable to emergency housing and emergency housing facilities, as defined in Section AX102. The provisions and standards set forth in this appendix shall be applicable to emergency housing established pursuant to the declaration of a shelter crisis under Government Code section 8698 et seq. and located in new or existing buildings, structures, or facilities owned, operated, erected, or constructed by, for or on behalf of the County of Tuolumne on land owned or leased by the County of Tuolumne.
 - AX101.2 Application- Notwithstanding any provisions of this Code to the contrary, the following requirements shall apply to emergency housing operated during a shelter crisis, as provided for in Government Code Section 8698 et seq. Other than the specific requirements set forth in this appendix, the facilities need not comply with the requirements of this Code for Group R occupancies unless otherwise specified in this Code.
- Approval of Visionary Homes affordable housing project
- Approval of Accessory Dwelling Unit Ordinance (ADU)

County Homelessness Program:

- Hired Social Worker dedicated to homelessness
- Secured additional Housing Support Program funding due to exceeding set benchmarks for serving CalWORKs families
- Secured Bringing Families Home funding for families in the Child Welfare System\
- Secured Home Safe funding for the older adults and people with disabilities experiencing abuse, neglect, self-neglect, or financial exploitation.
- Secured Housing & Disability Advocacy Program (HDAP) funding for the individuals, including youth and children in families, who are likely eligible for disability benefits programs.
- County created and hired a Homeless Services Coordinator position
- County obtained FEMA trailers to be utilized for homeless services
- Board of Supervisors created the Tuolumne County Commission on Homelessness
- Contract with local hotels for emergency shelter
- Contracts with local recovery centers to provide case management and housing to justice involved individuals particularly with the re-entry population (CDCR) through Probation contracts with local providers.
- Collaboration with Central Sierra Continuum of Care and Amador Tuolumne Community Action Agency for project development, support, and funding
- Selected the Navigation Center Feasibility Study for inclusion in the County's CDBG 2022 Grant Application

PERMANENT LOCAL HOUSING ALLOCATION PLAN

Pursuant to PLHA funding requirements, jurisdictions seeking funds must submit a PLHA plan outlining how the jurisdiction intends to use the funds on eligible activities over the course of five years; how the local government will **prioritize** investments that increase the supply of housing for households with incomes at or below 60 percent of AMI; and how the plan relates to the local jurisdictions Housing Element. This plan is meant to guide us in developing collaborative projects to achieve our housing goals.

APPROACH TO HOUSING

The jurisdictions **and affiliate agencies implement their programs using the Housing First Model**. As a group, we continue to use a holistic approach to address Homelessness, persons in jeopardy of being homeless and identifying and breaking down barriers to obtaining affordable housing. Housing issues do not recognize or respect any jurisdictional boundaries, hence the reason the City of Sonoma and Tuolumne County are united to work on housing goals. City and County staff have developed a PLHA Team. This Team will meet on a periodic basis to review the status of our goals, discuss best practices and identify grant opportunities.

In the review of the PLHA program, the City and County have decided to pool the allocation to address the local needs. When a PLHA Notice of Funding Availability (NOFA) is issued, the PLHA Team will review the NOFA requirements, allocation amounts and assess our goals. From there, the PLHA Team will complete and submit applications.

HOUSING GOALS

The PLHA Team met several times to discuss housing in our community and ways in which to address the identified issues. The overarching goal of the PLHA Team was to take a holistic approach to housing matters. The Team wanted to look at each phase of housing needs (Emergency, Temporary and Permanent) and develop strategies, using the Housing First Model as a guide, and goals that would assist in:

- Getting people into safe housing situations
- Identify and assess barriers to housing
- Provide case management services to develop pathways to permanent housing
- Create additional emergency, temporary and permanent housing units

The Housing Team came up with the following projects

- Emergency Shelter (301(a) (6))*
- Homeless Services Case Management/ Supportive Services (301(a) (6))*
- Development of a County Navigation Center (301(a) (6))*
- Transitional Housing Development and Management-Operations for Navigation Center (301(A) (6))*
- Workforce Housing Projects (301 (a) (1))*

- Stanislaus Regional Housing Authority Affordable Housing and Supportive (301(a) (6))*
- Sonora Shelter (301(a) (6))*

*(Eligible Activity Section, defined under Funding Section)

For each one of these projects, we have listed the overall goal; purpose of the project; who does the project support; project partners; and timeline of action items related to the project. All services related to rapid rehousing, rental assistance, navigation centers, emergency shelters, and transitional housing activities will be implemented in a manner consistent to the Housing First practices described in 25 CCR, Section 8409 subdivision (b) (1)-(6) and in compliance with WIC Section 8255 (b) (8).

FUNDING

Both the City and County have not applied for PLHA 2019/2020 allocations. HCD has informed us that we will be able to apply for previously funded allocations in addition to the 2022 grant allocation. Allocation amounts are listed below.

	2019 Allocation	2020 Allocation	Anticipated 2022 Allocation	Total
City of Sonora	\$91,427	\$138,507	\$138,507	\$268,441
County of Tuolumne	\$242,182	\$368,367	\$368,367	\$1,014,916
Totals	\$333,620	506,874	\$506,874	\$1,283,357

Utilizing the 2020 funding allocation as the base, it is anticipated that over the course of the five years the City and County will receive around \$2,534,370 in PLHA funds. To administer PLHA, local jurisdictions can request 5% of the total requested allocation.

*Funding provided has been defined using the 2020 NOFA methodology and will be updated accordingly upon release of each year NOFA allocation.

Anticipated allocation based on project priorities:

301(a) (6): Assisting persons who are experiencing or at risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.

301(a) (1): The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households, including necessary operating subsidies.

PROJECT LIST

EMERGENCY SHELTER

Project: Creation of an Emergency Shelter in Tuolumne County

Goal: To create a legal, safe, and emergency shelter with support necessary to engage participants in a process that leads to permanent housing. The Emergency Shelter is an important step in supporting currently unsheltered individuals in a more stable and safe housing environment.

Purpose: Create an emergency shelter for approximately 40 participants. The shelter would include the following amenities: individual shelters, common area, bathrooms, office space and all necessary infrastructures.

Who the Project Supports: The Tuolumne County Emergency Shelter will serve the homeless and those who are vulnerable to homelessness. We anticipate being able to serve 40 participants at this facility.

Partners: County Homeless Services staff in partnership with Health & Humans Services will take lead on this project. Once the emergency shelter is developed, County staff will initiate a contract for the direct operations of this shelter. Long term sustainability of this project will be a collaborative process with non-profit agencies and public philanthropic support.

Housing Element:

City of Sonora: 3.D.4 Maintain a Homeless Shelter Continue to coordinate with ATCAA and other suitable agencies to maintain a homeless shelter. 3.D.5 Facilitate the Provision of Transitional Shelters or Housing, Supportive Housing, Emergency and Homeless Shelters

County of Tuolumne: Goal 3.F 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; 3.F.4. Provide for the needs of people experiencing homelessness by supporting the construction of emergency shelters and permanent, supportive housing.

Action Item Timeline:

Year 1

- County staff will partner with the Tuolumne County Commission on Homeless to work on an Emergency site feasibility study and then the site selection process.
- County staff will work with the Community Development Department on zoning and site development requirements.
- County staff will work towards acquiring necessary funding for property acquisition and initial operations.
- County staff will develop and award a management contract for the direct oversight of the Tuolumne County Emergency Shelter.
- Contracted Management staff will open a portion of the shelter and initiate operation plans.

Year 2

- County staff along with Contracted Management staff will assess the first year of shelter operations and make necessary modifications.
The second half of the shelter would then be opened accommodating an additional 20 tenants.
- Continue to secure funding for the Emergency Shelter.

Year 3/4/5

- Continue to evaluate Emergency Shelter operations and make modifications to program if needed.
- Continue to secure funding for Emergency Shelter and work towards program sustainability.

Total projected number of households to be served below 60 percent of AMI: 40

Total percentage of funding to be allocated: 6.91%

Total percentage of funder to be allocated to AOWH*: 0

*AOWH – Affordable Owner-Occupied Workforce Housing: owner occupied housing per HSC Section 50092.1 that is affordable to person and families of low or moderate income, as that term is defined by HSC Section 50093, except in high-cost areas where Moderate income shall include households earning up to 150 percent of AMI.

HOMELESS SERVICES CASE MANAGEMENT/SUPPORTIVE SERVICES

Project: Homeless Services Case Management and Supportive Services

Goal: To provide homeless people and people in jeopardy of being homeless case management and supportive services. These services will be provided at the HHSA Social Services Office or through the Navigation Center once it is up and running. With these services we hope to reduce the number of unsheltered individuals experiencing homelessness by providing case management services and support that removes barriers to permanent housing. Services and support include connections to safety-net public assistance programs, mental health services, substance use services, employment or disability-based income.

Purpose: Homelessness is a pervasive issue throughout California, including Tuolumne County. The 2019 *Tuolumne County Plan to Combat Homelessness* identified the lack of agencies and services dedicated to people experiencing homelessness as a significant challenge in our community. It is our plan to engage people that are homeless or at risk of homelessness to identify individuals and families and connect them to services and stabilize housing security.,

Who the Project Supports: All homeless individuals

Partners: The partners in this project include the following: Social Services, Behavioral Health, Public Health, Amador Tuolumne Community Action Agency (ATCAA), Homeless contractors and vendors/service agencies, Law Enforcement/Probation Department and other entities who serve the homeless population.

Housing Element:

City of Sonora: 3.D.4 Maintain a Homeless Shelter Continue to coordinate with ATCAA and other suitable agencies to maintain a homeless shelter. 3.D.5 Facilitate the Provision of Transitional Shelters or Housing, Supportive Housing, Emergency and Homeless Shelters

County of Tuolumne: Goal 3.F 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; 3.F.4. Provide for the needs of people experiencing homelessness by supporting the construction of emergency shelters and permanent, supportive housing.

Action Item Timeline:

Year 1

- Application for funding to complete a feasibility study for services

Year 2

- Identify funding, services, performance matrix for accountability and secure service providers
- Deliver services in a variety of settings and analyze performance matrices.

Year 3

- Identify funding sources to create a high-fidelity sustainable case management program and if applicable adjust case management services based on performance matrices.

Year 4/5

- Maintain a high-fidelity case management/services program.

Total projected number of households to be served below 60 percent of AMI: 200

Total percentage of funding to be allocated: 35.51%

Total percentage of funder to be allocated to AOWH: 0

DEVELOPMENT OF A COUNTY NAVIGATION CENTER

Project: Development of the Tuolumne County Navigation Center

Goal: Based on the Department of Housing & Urban Development definition of homeless the 2019 Point in Time count estimated the number of sheltered and unsheltered homeless people in Tuolumne County to be 385. Given the difficulty of counting homeless individuals in rural areas, the actual number is likely much higher. To better serve this population, it is critical for us to develop a centralized facility in which staff can work with the homeless population and assess their needs and identify barriers to housing. The next step Navigation Center staff would then start working on action plan with the person. The development of a Navigation Center gives us the opportunity to be proactive in placing people on a path to permanent housing.

Purpose: Creation of a Navigation Center that provides direct & referral services for the homeless or those vulnerable to homelessness as well as emergency shelter beds. Collaboration between community and county agencies will provide necessary person-centered support for emergency, transitional and permanent housing as well as all other social services. The desired location of the Navigation Center would be that it is centrally located near public transportation and other associated services.

Who the Project Supports: The Navigation Center will serve the homeless and those vulnerable to homelessness. Navigation Center participants will receive case management services and personalized care plans that moves an individual toward permanent housing.

Partners: Various Tuolumne County departments and community-based agencies will be involved in the development and operations of the Tuolumne County Navigation Center. The Tuolumne County lead agency for the Navigation Center will be determined by the Navigation Center Feasibility Study recommendation. Health and Human Service Agency (HHS). The County Administration Office's Homeless Services Division will also be working in collaboration with the HHS staff on the operations of the Tuolumne County Navigation Center. Additional participation in the Navigation Center will come from non-profit agencies/service providers in the County.

Housing Element:

City of Sonora: 3.D.4 Maintain a Homeless Shelter Continue to coordinate with ATCAA and other suitable agencies to maintain a homeless shelter. 3.D.5 Facilitate the Provision of Transitional Shelters or Housing, Supportive Housing, Emergency and Homeless Shelters

County of Tuolumne: Goal 3.F 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; 3.F.4. Provide for the needs

of people experiencing homelessness by supporting the construction of emergency shelters and permanent, supportive housing.

Action Item Timeline:

Year 1

- Convene County staff to work on the development of a comprehensive housing initiatives document and the development of the Tuolumne County Navigation Center Operational Plans.
- Initiate and complete feasibility study regarding the development of the Tuolumne County Navigation Center

Year 2

- Secure property or building to house the Navigation Center
- Develop plans to remodel or construct the Navigation Center
- Explore congressional assistance grant funding opportunities for the development and startup costs related to operations of the Navigation Center

Year 3

- Remodel or construct Navigation Center
- Acquire and train necessary staff on the facility operations plan
- Open Navigation Center (Capacity-TBD)

Year 4/5

- Evaluate Navigation Center operations and make modifications to program if needed
- Continue to secure funding for Navigation Center and work towards program sustainability

Total projected number of households to be served below 60 percent of AMI: 250

Total percentage of funding to be allocated: 43.31%

Total percentage of funder to be allocated to AOWH: 0

TRANSITIONAL HOUSING DEVELOPMENT & MANAGEMENT

Project: Development and management of units using new construction or rehabilitation to preserve and create transitional housing.

Goal: PLHA funds in this category will be allocated to assisting persons who are experiencing or at risk of homelessness, for the new construction, rehabilitation, and preservation of permanent and transitional housing.

Purpose: Identify possible locations, creation and management of units for transitional housing. It must be noted that all homeless funded housing programs must incorporate the housing first model low barrier standards. Potential applicants must come through the Coordinated Entry System and all programs must have an exit or move on strategy to permanent housing placement. These changes to Transitional models have created challenges for nonprofits and agencies to operate Transitional Housing with no ongoing operational costs. This project will focus on the identification of possible locations, creation of units as well as the management/operations of programs to support the needs of transitional units and occupants.

Who the Project Supports: The housing created and management of these units will serve the homeless and those vulnerable to homelessness, and reentry individuals.

Partners: Various Tuolumne County departments and community-based agencies will be involved in the development and operations of the temporary units. ATCAA will be the lead agency for the management and referrals will be received from Health and Human Service Agency (HHS) to include: Behavioral Health, Public Health, Social Services and Probation. The County Administration Office's Homeless Services Division will also be working in collaboration with the HHS staff and ATCAA.

Housing Element:

City of Sonora: 3.D.5 Facilitate the Provision of Transitional Shelters or Housing, Supportive Housing, Emergency and Homeless Shelters

County of Tuolumne: Goal 3.F 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; 3.F.4. Provide for the needs of people experiencing homelessness by supporting the construction of emergency shelters and permanent, supportive housing.

Action Item Timeline:

Year 1

- Identify opportunities
- Identify potential unit development locations
- Review development impacts and identify barriers

Year 2

- Develop partnership and resources for implementation
- Issue RFP or other development proposal processes

Year 3

- Land/building acquisition for unit development

Year 4/5

- Project construction/remodel
- Implementation

Total projected number of households to be served below 60 percent of AMI: 385

Total percentage of funding to be allocated: 3.95%

Total percentage of funder to be allocated to AOWH: 0

WORKFORCE HOUSING PROJECTS

Project: Work with Developers in the Creation of Workforce Housing

Goal: Direct staff to prioritize tasks that encourage the development of workforce housing in Tuolumne County. According to Housing and Community Development’s Housing Needs Determination, Tuolumne County has an overall need of 805 additional housing units. Of these housing units over half (465), are categorized as moderate to very-low income level. Our goal is to have construct 300 units of workforce housing over the span of this planning horizon. This includes building out previously approved housing projects with units targeted for moderate and lower income levels (60 percent to 120 percent of the County of Tuolumne AMI), as well as entitling additional units over the horizon that would be constructed at or beyond the five year benchmark.

Purpose: Workforce housing is needed to create housing opportunities that are lacking in our community. Without local housing options, individuals who work in Tuolumne County will be forced into commuting from out of the area, or out of necessity will be co-habituating with other individuals and families and exceeding the capacity of a living unit-resulting in overcrowding. Affordable and conveniently located housing near employment centers will have a positive impact on the health, safety and welfare of both employees and their families. Workforce housing is essential to target the needs of residents in the moderate to very- low-income level.

Who does this Project Support: The creation of additional workforce housing will assist very-low to moderate income people to obtain permanent housing.

Partners: The Community Development Department will take lead on this project along with assistance from the County Administrator’s Office and our Community Development Block Grant/HOME Consultant. Other County staff will be utilized as needed. County staff will work with potential developers to assess possible housing sites; work through the barriers in development of those sites; and assist in helping them find funding or partners for their projects.

Housing Element:

City of Sonoma: Housing Production: Goal 2: Facilitate the provision of a range of housing types to meet the diverse needs of the community; Policy 2.1, Policy 2.2, Policy 2.4, and Policy 2.5.

County of Tuolumne: GOAL 3.B Encourage and promote the development and rehabilitation of extremely low-, very low-, low-, and moderate-income housing for the residents of Tuolumne County to meet the regional housing need; 3.B.3 Continue to support public, private, and non-profit applications for state and federal affordable housing programs for both new construction and rehabilitation projects. Continue to work with affordable housing developers on new affordable housing rental and for-sale projects.; 3.B.4 Encourage and support programs and financing that increase the availability of rental and for-sale housing for extremely low-, very low-, low-, median- and moderate-income households. This includes both new construction and the conversion of market-rate housing to affordable housing through acquisition/rehabilitation.

Action Item Timeline:

Year 1

- Further evaluate Regional Housing Needs Allocations vacant sites for low- and moderate-income household and create searchable database.
- Complete pre-development tasks such as environmental review, rezoning, parcel splits, estimating infrastructure cost, and other pre-development activities for sites suitable for affordable multifamily development.
- Continue to reach out to potential developers and assist developers in: identifying sites for residential development and assist in answering their questions regarding site development feasibility.
- Contact owners of existing entitled housing projects to determine barriers to construction.

Year 2/3

- Work on Rezone and General Plan Amendment, if needed, for identified sites to allow by-right development, lot line adjustments, lot splits and other actions to create parcels in high amenity areas that are appropriately sized for affordable rental projects.
- Complete environmental review; estimate infrastructure costs; and perform other predevelopment activities for parcels where an affordable housing developer intends to build an affordable rental project or has entered into a Memorandum of Understanding with the County to ensure that they provide rental housing affordable to 60% AMI and below.
- Explore opportunities to work with CalTrans on surplus property, we have expressed interest in regarding the creation of Workforce Housing Projects.
- Examine funding options to assist with off-site infrastructure cost; rental assistance; or first-time buyers program.
- Work with already entitled projects to assist in completing any Conditions of Approval and assist with funding opportunities.

Year 4/5

- Continue to work with potential developers and assist them in: getting through the planning process; securing funding; and proceeding with County pre-construction activities.
- Process building permits for housing projects in an expedited manner.

Total projected number of households to be served below 60 percent of AMI: 100

Total percentage of funding to be allocated: 3.35%

Total percentage of funder to be allocated to AOWH: 3.35%

STANISLAUS REGIONAL HOUSING AUTHORITY

Project: Affordable Workforce Housing and Supportive Services

Goal: Partner with housing entities to support the construction of affordable housing for the residents of Tuolumne County to meet the County's Regional Housing Need Allocation (RHNA). This will be accomplished by working with the Stanislaus Housing Authority, who has purchased a 3.3-acre site on Peaceful Valley Road with the intention to build a 60+ unit multi-family housing project. Of these units, five (5) will be dedicated as permanent supportive housing for qualifying individuals.

The Community Development Department will continue to work with the Board of Supervisors in coordination with the Housing element to waive application fees for discretionary entitlements for housing developments, including an affordable housing component, on a percentage basis. The Community Development Department and County Administrator's Office will work with potential developers to work through barriers in the development of the site and assist in helping Stanislaus Regional Housing Authority find funding.

Purpose: Utilize strategic partnerships with the local housing authority, the Stanislaus Regional Housing Authority, to develop affordable housing units needed for moderate to very low-income levels. The creation of additional affordable housing will assist very low to moderate-income people in obtaining permanent housing.

Who does this Project Support: The creation of additional affordable housing will assist very-low to moderate income people to obtain permanent housing.

Partners: The Stanislaus Housing Authority will take the lead on this project and assistance from Better Opportunities Builder, Inc (a 501 c3 nonprofit), the Community Development Department, and the Community Development Block Grant/HOME Consultant. Other County staff will be utilized as needed.

Housing Element:

City of Sonora: Housing Production: Goal 2: Facilitate the provision of a range of housing types to meet the diverse needs of the community; Policy 2.1, Policy 2.2, Policy 2.4, and Policy 2.5

County of Tuolumne: Goal 3.B Encourage and promote the development and rehabilitation of extremely low-, very low-, low-, and moderate-income housing for the residents of Tuolumne County to meet the regional housing need; 3.B.3 Continue to support public, private, and non-profit applications for state and federal affordable housing programs for both new construction and rehabilitation projects. Continue to work with affordable housing developers on new affordable housing rental and for-sale projects; 3.B.4 Encourage and support programs and

financing that increase the availability of rental and for-sale housing for extremely low-, very low, median- and moderate-income households. This includes both new construction and the conversion of market-rate housing to affordable housing through acquisition/rehabilitation.

Action Item Timeline:

Year 1

- Complete predevelopment tasks such as environmental review to support the processing of local entitlement applications including a general plan amendment and rezone, estimation of infrastructure costs, and other predevelopment activities.
- Examine funding options to assist with the cost of predevelopment tasks, off-site infrastructure improvements, rental assistance, and other project needs.

Year 2

- Complete project entitlement approvals finalize construction and infrastructure costs, and perform other predevelopment activities for affordable housing development.
- Create bid packets for the project and obtain contractors
- Apply for Tax Credits

Year 3

- Construct Affordable Housing Project

Year 4/5

- Finalize construction, receive Certificate of Occupancy
- Start leasing units, project operational

Total projected number of households to be served below 60 percent of AMI: 60

Total percentage of funding to be allocated: 1.97%

Total percentage of funder to be allocated to AOWH: 0

SONORA EMERGENCY HOMELESS SHELTER

Project: Renovation and Opening of the Sonora Emergency Homeless Shelter

Goal: To create a legal, safe, and managed emergency shelter with supportive services to engage participants in a process that leads to permanent housing. It will provide a critical resource to the City's unsheltered individuals by providing a safe housing environment as they receive needed services.

Purpose: Create a managed emergency homeless shelter that can house up to 15 individuals nightly. The shelter will include shared bedrooms, bathrooms, kitchen facilities, laundry facilities, and common areas. It will also include an office area for project manager.

Who does this Project Support: The emergency shelter will serve the homeless and those that are vulnerable to homelessness. We anticipate serving 15 participants nightly at this facility.

Partners: The City of Sonora will take the lead on the rehabilitation of the shelter and will partner with the ATCAA who will take the lead in providing overall site management of the facility including operational and case management services. Additional services will be provided to participants by behavioral and social service agencies. Long term sustainability of this project will be a collaborative process with ongoing grant funding for maintaining the shelter.

Housing Element:

City of Sonora: 3.D.4 Maintain a Homeless Shelter Continue to coordinate with ATCAA and other suitable agencies to maintain a homeless shelter. 3.D.5 Facilitate the Provision of Transitional Shelters or Housing, Supportive Housing, Emergency and Homeless Shelters

Action Item Timeline:

Year 1:

- Issue the Request for Proposal for Architect/Engineering Services to prepare construction plans for the building.
- Complete the construction plans and environmental review for the project.
- Secure management and operations plan/agreement between project partners.

Year 2:

- Secure construction funding and begin renovation.

Year 3

- Complete the building renovation.
- Secure additional funding for operations.
- Furnish and equip the building for occupancy.

Year 4 & 5:

- Emergency homeless shelter will be in operation.
- Continue to secure additional funding for ongoing operations.
- Continue to evaluate shelter operations and make modifications to program if needed.

Total projected number of households to be served below 60 percent of AMI: 60

Total percentage of funding to be allocated: 0

Total percentage of funder to be allocated to AOWH: 0

PLHA GRANT PROCESS

Once the PLHA Plan is reviewed and approved by HCD, during the application process, the City and County will then be eligible to apply for future PLHA funding cycles. HCD, on a yearly basis, will send out a Notice of Funding Availability (NOFA) for PLHA funding. Upon release of the NOFA, the PLHA Team will meet to review the NOFA requirements; review plan project priorities; and put together a draft PLHA grant application. The PLHA Team would then solicit public comments through presentations to the Tuolumne County Homelessness Commission, Tuolumne County Housing Policy Committee and any other needed committee or group it deems necessary. Comments from these meetings will be taken into consideration and the PLHA grant application will then be finalized. The PLHA application will then be agendaized for City Council and Board of Supervisors consideration and approval to submit to HCD.

Throughout the year, the PLHA Team will meet on a **quarterly basis** to review PLHA project status; make any needed adjustments to projects and services; and discuss other future funding opportunities.

FUNDING ALLOCATION EXHIBIT

Funding	Year 1	Year 2	Year 3	Year 4	Year 5	Total
County	\$368,367.00	\$368,367.00	\$368,367.00	\$368,367.00	\$368,367.00	\$1,841,835.00
City	\$138,507.00	\$138,507.00	\$138,507.00	\$138,507.00	\$138,507.00	\$692,535.00
Total	\$506,874.00	\$506,874.00	\$506,874.00	\$506,874.00	\$506,874.00	\$2,534,370.00

Projects	Year 1	Year 2	Year 3	Year 4	Year 5	Total	%
General Administration	\$25,343.70	\$25,343.70	\$25,343.70	\$25,343.70	\$25,343.70	\$126,718.50	5.00
Outdoor Managed Shelter	\$50,000.00	\$50,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$175,000.00	6.91
Homeless Services Case Management/ Services	\$180,000.00	\$180,000.00	\$180,000.00	\$180,000.00	\$180,000.00	\$900,000.00	35.51
Development of a County Navigation Center	\$226,530.30	\$186,530.30	\$231,530.30	\$226,530.30	\$226,530.30	\$1,097,651.50	43.31
Transitional Housing Development	\$0.00	\$40,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$100,000.00	3.95
Workforce Housing Projects	\$15,000.00	\$15,000.00	\$15,000.00	\$20,000.00	\$20,000.00	\$85,000.00	3.35
Stanislaus Housing Authority	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$50,000.00	1.97
Sonora Shelter	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
Total	\$506,874.00	\$506,874.00	\$506,874.00	\$506,874.00	\$506,874.00	\$2,534,370.00	100.00

Draft budget plan will be modified based on allocations published by the NOFA as provided in the PLHA. Plan will be reviewed annually as allocations are provided and updated by HCD.