Tuolumne County

2024-2029 HOUSING ELEMENT

Revised HCD Draft | May 2024

Additional Revisions, June 2024

PLACEWORKS

COUNTY OF TUOLUMNE
CALIFORNIA

PLACEWORKS

Tuolumne County

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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. The Housing Element must include all of the following:

1. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
2. A program which sets forth a five-year year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element. The program must make adequate provision for the housing needs of all economic segments of the community.
3. An assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs in the unincorporated area of the County. The assessment and inventory shall include all of the following:
    a. Analysis of population and employment trends, documentation of projections, and a quantification of the locality's existing and projected housing needs for all income levels;
    b. Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition;
    c. An inventory of land suitable for residential development, including vacant sites, and sites having potential for redevelopment, an analysis of the relationship of zoning and public facilities and services to these sites;
    d. Identification of zones where emergency shelters are allowed as a permitted use;
    e. Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures;
    f. Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction;

g. Analysis of any special housing needs for vulnerable populations including people with mental or physical disabilities, seniors, large families, farmworkers, families with female heads of households and persons experiencing homelessness;

h. Assessment of fair housing practices and indicators, an analysis of the relationship between available sites and areas of high or low resources, and concrete actions in the form of programs to affirmatively further fair housing.

i. Analysis of opportunities for energy conservation with respect to residential development; and,

j. Analysis of existing "at risk" assisted housing developments which are eligible to change to non-low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.

HOUSING GOALS, POLICIES, AND PROGRAMS

ADEQUATE SITES

GOAL 3.A **Maintain a variety of adequate sites to accommodate households of all types, characteristics, and income levels to meet Tuolumne County's housing needs.**

Policies

3.A.1 Continue to inventory environmentally unconstrained and compatibly zoned parcels throughout the county that are suitable for residential development.fa Consider walkability and distance to transportation nodes and public facilities, such as schools, when determining whether land is suitable for multifamily and other high- and medium-density housing development.

3.A.2 Continue to implement the Tuolumne County General Plan, Community Plans, and the Zoning Ordinance to provide for housing development on land with adequate infrastructure and minimal environmental disturbance.

3.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, considering the visual character of the neighborhood.

Implementation Programs

3.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. The County will continue to 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. Additional work to update zoning to implement this program was completed in Spring 2024 as part of the Comprehensive Zoning Ordinance Update.

Responsibility: GIS Division, Planning Division

Funding: General Fund, Grant Funds

Timeframe: Develop an online searchable map tool by December 2025.

Quantified Objectives: 2 lower-income units

3.A.b Accessory Dwelling Unit Ordinance

The County has adopted an Accessory Dwelling Unit (ADU) Ordinance in Chapter 17.36 of Title 17. The County will continue to update the ADU regulations for consistency with State law when updates occur. The County will continue to encourage infill residential development of both stick-built and manufactured ADUs as a middle-density option in areas with existing utility connections and services, particularly areas with higher median incomes and areas of higher opportunity, to meet a wider range of housing needs than is traditionally served by single-family development. The County will create processes to reduce barriers for property owners to create ADUs, which may include reduced permit processing times, pre-approved manufactured ADU models, and educational outreach to property owners. Where services are limited and in high opportunity areas, the County will encourage development of ADUs to provide alternative housing choices for lower- and moderate-income households.

Responsibility: Planning, Building and Housing Divisions

Funding: General Fund, Grant Funds

Timeframe: Update ADU regulations every two years as needed to stay consistent with State law, starting in 2025. Reduction of processing time will be achieved by December 2026.

Quantified Objectives: Issue building permits for at least 6 ADUs to facilitate housing mobility.

3.A.c General Plan Amendments to Facilitate Residential Development

The County will amend the General Plan Land Use designations on a group of parcels currently designated Business Park and another parcel that needs redesignation to MDR to update their designation to Medium-Density Residential to facilitate a broader set of residential use options.

Responsibility: Planning Division and Board of Supervisors

Funding: General Fund, Grant Funds

Timeframe: Complete General Plan amendments by June 2026.

Quantified Objectives: 5 moderate and 10 above-moderate units

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.

Policies

3.B.1 Provide incentives and fee waivers for the construction of extremely low-, very low-, low-, median- and moderate-income housing.

3.B.2 Continue to support public, private, and nonprofit 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.3 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.

3.B.4 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.

3.B.5 Encourage affordable homeownership opportunities, especially for first-time homebuyers.

3.B.6 Preserve mobile home parks and help maintain affordable rents through the County's Mobile Home Rent Control Ordinance.

Implementation Programs

3.B.a Application and Mitigation Fees

Continue to waive application fees and Building Permit fees for discretionary entitlements for housing developments that 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.

Responsibility: Planning and Building

Funding: General Fund

Timeframe: Ongoing

Quantified Objectives: N/A

3.B.b Development and Acquisition of Affordable Rental and For-Sale Housing

To increase housing mobility opportunities for lower- and moderate-income households and non-White households, 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, including in mixed-use and mixed-income projects.

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 the income groups noted. These efforts are intended to result in residential development in areas with better access to opportunities and sufficient service capacity to accommodate such housing, to facilitate economic mobility for lower-income residents.

Annually consult with the California Department of Housing and Community Development (HCD) and other agencies on upcoming funding opportunities.

The County Planning and Housing Divisions will work together to provide developers with information on affordable housing development incentives and encourage them to pursue projects in higher-opportunity areas.

Continue to organize meetings of the Stanislaus Regional Housing Authority and the Tuolumne County Housing Collaborative to encourage affordable housing development in the underserved foothill region.

Responsibility: Planning and Housing Divisions

Funding: State Programs – HOME/tax credits, CalHome, AHSC, Tax Credits, CDBG, Federal Home Loan Bank Programs, USDA, as well as funding for water and sewer system improvements and expansion.

Timeframe: Annually investigate and apply for funding, including consulting with HCD on upcoming funding opportunities; proactively identify development opportunities every other year; reach out to affordable housing developers and local nonprofit organizations; meet with Stanislaus Regional Housing Authority monthly and Tuolumne County Housing Collaborative; all other aspects of this program are ongoing as opportunities arise.

Quantified Objectives: 30 lower or moderate units to facilitate housing mobility, particularly in the higher opportunity areas of Columbia, Phoenix Lake, Twain Harte, Mi-Wuk Village, Mono Vista, Tuolumne City and Soulsbyville as sites or acquisition opportunities become available.

3.B.c First-Time Homebuyer Program

Continue to apply for funds to administer the First-Time Homebuyer Program to address displacement risks due to overpayment, particularly in higher-opportunity areas. When funds are available, this program currently includes a deferred, low-interest loan program and a down payment matching grant program. In addition, the County will develop a targeted outreach program to market the availability of financial assistance for first-time homebuyers.

Responsibility: Housing Division

Funding: HOME, CalHome, Federal Home Loan Bank

Timeframe: If funding can be secured, establish targeted outreach program by December 2025. First-Time Homebuyer Program is ongoing, as funds are available.

Quantified Objectives: To facilitate housing mobility, target outreach in areas of high renter overpayment that are higher opportunity areas including Columbia and Mi-Wuk Village.

3.B.d Rental Assistance

Continue to interface with the Stanislaus Regional Housing Authority (SRHA), which administers the Department of Housing and Urban Development (HUD) Housing Choice Voucher (Section 8) Rental Assistance Program in Tuolumne County and refer residents to their program. Continue to post information on the County's website when vouchers are available and continue to maintain a link to HUD's Housing Choice Voucher Program Frequently Asked Questions (FAQs) on the website. In addition, to encourage housing mobility for renters in the unincorporated area, the County will work with local fair housing organizations and the Stanislaus Regional Housing Authority to distribute informational materials produced by the Stanislaus Regional Housing Authority on resources for renters, tenant information, and landlord information at least annually with the intent of reducing, or eliminating, discrimination and to educate housing providers on the requirement to accept Housing Choice Vouchers as a source of income and distribute resources and information on development and rental assistance options offered by SRHA, including their in-place preference program that allows individuals that are currently living in a rental unit (and have a landlord will to enter into a rental assistance payment agreement) to apply for a voucher.

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.

Responsibility: Community Development Department, Stanislaus Regional Housing Authority

Funding: Grant Funds

Timeframe: Ongoing; establish fair housing education program by December 2025.

Quantified Objectives: To reduce displacement risk, maintain use of at least 184 vouchers in Tuolumne County and provide outreach and education, particularly in higher opportunity areas including Columbia, Phoenix Lake, Twain Harte, Mi-Wuk Village, Mono Vista, Tuolumne City and Soulsbyville.

3.B.e Mobile Home Parks

Continue to administer the County Mobile Home Rent Control Ordinance to help ensure that mobile home residents are not subject to unreasonable rent increases.

To address rehabilitation needs of mobile homes, continue to encourage the preservation and maintenance of mobile home parks that provide a valuable source of affordable housing. County staff will respond to requests for information and complaints from the mobile home community and refer park maintenance issues to the State Department of Housing and Community Development Division of Codes and Standards.

Continue to apply for MORE (formerly MPRROP) funds, including technical assistance and funding opportunities for repair and replacement of mobile homes for very low-income residents.

Responsibility: Housing Division

Funding: General Fund, MORE

Timeframe: Apply for MORE funds annually. Administration of ordinance and responding to requests for information and complaints are ongoing

Quantified Objectives: To reduce displacement risk rehabilitate 20 mobile homes

3.B.f State Density Bonus

In accordance with State law and the County's Density Bonuses and Affordable Housing Incentives chapter in Title 17 of the Tuolumne County Code of Ordinances, the County provides density bonuses to qualified new housing projects to facilitate development of affordable housing consistent with state and local laws. The County will continue to update the local density bonus ordinance to maintain consistency with State law.

Responsibility: Planning Division and Board of Supervisors

Funding: General Fund

Timeframe: Update Density Bonuses and Affordable Housing Incentives chapter of Title 17 for ongoing compliance with State law annually, or as needed.

Quantified Objectives: 2 lower income units

3.B.g Water and Sewer Priority

Water and sewer providers will establish a written procedure to grant priority water and sewer service to developments with units affordable to lower income households pursuant to Government Code Section 65589.7 by June 2025. The County will also make the Housing Element available to water and sewer providers after adoption of the element.

Responsibility: Water and sewer providers

Funding: No County funding required

Timeframe: Make element available to water and sewer providers immediately after adoption. Establish written procedure by June 2025

Quantified Objectives: N/A

CONSTRAINTS

GOAL 3.C **Minimize governmental and nongovernmental constraints to facilitate development of affordable housing in Tuolumne County.**

Policies

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

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

Implementation Programs

3.C.a Infill Development

To address high rates of overpayment, particularly among lower-income senior households and renters, and facilitate place-based strategies 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 objective site and design standards so that developers can use creative mechanisms for developing housing in existing neighborhoods.

Responsibility: Planning Division

Funding: General Fund

Timeframe: Ongoing

Quantified Objectives: 20 residential units, including 10 for lower-income seniors/renters

3.C.b Senate Bill 35

The County will establish a written policy and/or procedure, and other guidance as appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects under Government Code Section 65913.4. The applications will be available on the County's website for developers interested in pursuing the streamlined process or vesting rights.

Responsibility: Planning Division

Funding: General Fund

Timeframe: June 2025

Quantified Objectives: 2 new lower income units permitted through SB 35 streamlining.

3.C.c Title 17 Revisions

the County shall complete the following amendments to the Zoning Ordinance in Title 17 to address governmental constraints to certain types of housing development, for consistency with state law:

- Emergency shelters:
  - Amend Title 17 to update the definition of emergency shelter to comply with current state law to expand the definition of emergency shelter to include interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care.
  - Amend Title 17 to update standards for emergency shelters including parking requirements and any other updates needed for consistency with State law.
- Parking requirements: Amend Title 17 to update residential parking standards for studio and 1-bedroom units to 1 space for both types of unit and to 2 spaces for both 2-bedroom and 3-bedroom units.
- Reasonable accommodation: Amend Article 5 in Title 17 to replace the findings for reasonable accommodations with the following findings:
  - Whether the individual requesting the accommodation has a disability as defined under the Act or the housing which is the subject of the request will be used by an individual with a disability;
  - Whether the requested accommodation is necessary for the individual to have equal opportunity to use and enjoyment of the housing and housing-related services;
  - Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the County; and
  - Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a County program or law, including but not limited to land use and zoning.
- Residential care homes/facilities/Group Homes: In Title 17 review and revise all Residential care home/facility definitions and how each use is allowed and revise for consistency with state law (e.g. Health and Safety Code Sections 1267.8, 1566.3, and 1568.08), including allowing as a permitted use (without discretionary review) regardless of size and licensing. In addition, parking requirements for residential care homes will be revised to be the same as other residential uses of the same type in the same zones.

Responsibility: Planning Division

Funding: General Fund

Timeframe: Complete updates to Title 17 by June 2025.

Quantified Objectives: N/A

3.C.d Inclusionary Ordinance

Analysis by the County in addition to community input have identified the Inclusionary Ordinance as a constraint to the development of affordable housing. The County recently made updates to unlink the Inclusionary Ordinance from the Planned Unit Development Permit (PUD) process. In addition, the County with conduct further review of the value of retaining an Inclusionary Ordinance and take action based on that review. If additional constraints are identified, the ordinance will be revised or rescinded.

Responsibility: Planning and Housing Divisions

Funding: General Fund

Timeframe: Complete additional review of ordinance by December 2024. Take further action to amend or rescind the ordinance by June 2025.

Quantified Objectives: N/A

HOUSING CONSERVATION

GOAL 3.D Conserve and improve the existing stock of safe, sanitary, and affordable owner-occupied and rental housing in Tuolumne County.

Policies

3.D.1 Continue to work with local tribes and Bureau of Indian Affairs for housing on Rancheria and additional housing needs for members not living on tribal land.

3.D.2 Continue to support the conservation and rehabilitation of the older rental and for-sale housing stock within the county.

3.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

3.D.a Monitoring and Assisting Affordable Housing Projects

Pursuant to Assembly Bill (AB) 1521, the County will monitor the list of all dwellings in unincorporated Tuolumne County that are subsidized by government funding or low-income housing developed through local regulations or incentives. The list will include, at a minimum, the number of units, the type of government program, and the date on which the units are at risk to convert to market-rate dwellings. There have been 46 units (see At-Risk Units/Available Housing Programs section) identified as at risk of converting to market rate within 10 years of the beginning of the 7th Cycle Housing Element planning period. The list will include, at a minimum, the project address; number of deed-restricted units, including affordability levels; associated government program; date of completion/occupancy; and the date on which the units are at risk to convert to market rate. The County will work to reduce the potential conversion of any units to market rate, to reduce the potential for displacement and/or placement of additional constraints on the existing affordable housing stock through the following actions:

- Monitor the status of affordable projects, rental projects, and manufactured homes in Tuolumne County. Should the property owner(s) indicate a desire to convert properties, provide technical and financial assistance when possible to incentivize long-term affordability.
- Provide information on at-risk housing as well as other housing options and programs for residents and housing advocates on the County's website.
- If conversion of units is likely, work with local service providers as appropriate to seek funding to subsidize the at-risk units in a way that mirrors the HUD Housing Choice Voucher program. Funding sources may include State or local funding sources to reduce potential for displacement of residents.

Pursuant to State law (Government Code Sections 65853.10, 65863.11, and 65863.13), owners of deed-restricted affordable projects are required to provide notice of restrictions that are expiring to all prospective tenants, existing tenants, and the County within 3 years, 12 months, and 6 months before the scheduled expiration of rental restrictions. In addition, the County or owner will provide notice to HUD, HCD, and the local legal aid organization. Owners shall also refer tenants of at-risk units to educational resources regarding tenant rights and conversion procedures and information regarding Section 8 rent subsidies and any other affordable housing opportunities in the county. In addition, notice shall be required prior to conversion of any units to market rate for any additional deed-restricted lower-income units that were constructed with the aid of government funding, that were required by inclusionary zoning requirements, that were part of a project granted a density bonus, or that were part of a project that received other incentives.

If a development is offered for sale, HCD must certify persons or entities that are eligible to purchase the development and to receive notice of the pending sale. Placement on the eligibility list will be based on experience with affordable housing administration/management.

When necessary, the County shall continue to work with property owners of deed-restricted affordable units who need to sell within 55 years of the unit's initial sale. When the seller is unable to sell to an eligible buyer within a specified time period, equity-sharing provisions are established (pursuant to the affordable housing agreement for the property), whereby the difference between the affordable and market values is paid to the County to eliminate any incentive to sell the converted unit at market rate. Funds generated would then be used to develop additional affordable housing in the county. The County shall continue tracking all residential projects that include affordable housing to ensure that the affordability is maintained for at least 55 years for owner-occupied units and 55 years for rental units, and that any sale or change of ownership of these affordable units prior to satisfying the 55-year restriction shall be "rolled over" for another 55 years to protect "at-risk" units.

Responsibility: Housing Division

Funding: General Fund, Housing Program Funds

Timeframe: Ongoing communication with owners, service providers, and eligible potential purchasers; work with owners of deed-restricted units on an ongoing basis, in particular at the time of change of ownership.

Quantified Objectives: Continue to monitor the 46 assisted units, and if any become at risk, work with property owners to develop a strategy to provide assistance to maintain or replace 46 at-risk units as affordable to reduce potential for displacement of tenants and loss of affordable housing stock in the county.

3.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.

Continue to post information on the County's 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.

Responsibility: Building and Housing Divisions

Funding: General Fund

Timeframe: Ongoing/update website as needed or annually

Quantified Objectives: To facilitate place-based strategies and prevent displacement preserve 10 units

3.D.c Improve Hazard and Health Conditions in Older Homes

As funding is available, 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. Improve communication of rehabilitation assistance programs currently available for lower-income property owners and assist homeowners to identify and apply for rehabilitation funding.

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.

Responsibility: Housing Division

Funding: Housing Program Funds

Timeframe: Ongoing

Quantified Objectives: To facilitate place-based strategies and prevent displacement rehabilitate 10 units. Target outreach in areas with higher rates of poverty including Jamestown and surrounding areas, lower median incomes (Columbia) and higher rates of disabilities (East Sonora).

3.D.d Energy Conservation

The County will continue to refer clients to Amador Tuolumne Community Action Agency for weatherization and to encourage energy-efficient home development.

Responsibility: Planning Division

Funding: General Fund

Timeframe: Ongoing

Quantified Objectives: To facilitate place-based strategies and prevent displacement weatherize 10 units

3.D.e Replacement of Existing Affordable Units

In accordance with California Government Code Section 65583.2(g), the County will require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the sites inventory when any new development that removes existing residential units (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to:

- Nonvacant sites
- Vacant sites with previous residential uses that have been vacated or demolished.

Responsibility: Planning Division

Funding: General Fund

Timeframe: Ongoing

Quantified Objectives: N/A

FAIR HOUSING

GOAL 3.E **Affirmatively further fair housing and help prevent housing discrimination on the basis of source of income, race, color, national origin, ancestry, religion, age, gender identity/expression, sexual orientation, familial status, medical condition, disability characteristics, or genetic information of that person.**

Policies

3.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.

3.E.2 Promote fair housing and help prevent housing discrimination.

3.E.3 Expand on efforts to ensure the complaint process includes a policy for maintaining records on fair-housing inquiries, complaints filed, and referrals for fair-housing assistance.

Implementation Programs

3.E.a Practices to Affirmatively Further Fair Housing

In compliance with California Government Code Sections 8899.50, 65583(c)(5), 65583(c)(10), and 65583.2(a) (AB 686), develop a plan to “affirmatively further fair housing” (AFFH). The AFFH plan shall take actions to address significant disparities in housing access and needs for all persons regardless of race, color, religion, sex, gender/gender identity, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability and any other characteristic protected by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900, of Division 3 of Title 2), Government Code Section 65008, and any other State and federal fair housing and planning law.

Specific actions include:

- Implement the following strategies to affirmatively further fair housing in coordination with the efforts of this program: Programs 3.A.b, 3.B.b, 3.B.c, 3.B.d, 3.B.3, 3.C.a, 3.D.c, and 3.E.b.

- Continue to make housing referrals for affordable housing and tenant/landlord issues to HUD as well as Central California Legal Services, and Amador Tuolumne Community Action Agency (ATCAA).

- The County website has a page devoted to fair housing and tenant/landlord resources which includes links to the California Tenant Landlord Handbook (in English and Spanish), 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 Development Department public reception area. Continue to post on the County’s website tenant/landlord information, information on affordable housing projects and programs available in the county, and a copy of the Housing Element. Review materials for needed updates and update annually as necessary.

- Provide translation services upon request for Planning Commission and Board of Supervisor meetings and materials and continue to offer accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the State, regardless of membership or perceived membership in a protected class. Establish translation resources and materials by December 2025.

- The Tuolumne County Affordable Housing Resources handout is available to the public at the reception counter in the Community Development Department. 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 continue to 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. Review materials for needed updates and update annually as necessary.

- Continue to 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.

Responsibility: Housing Division

Funding: Housing Program Funds and General Fund

Timeframe: Refer to each strategy in the AFFH plan for specific time frames.

Quantified Objectives: See individual strategies bulleted in the program language above with specific targets.

3.E.b Access to Resources

To address fair housing issues identified in the Assessment of Fair Housing related to access to resources and facilitate place-based strategies, the County will implement the following:

- In coordination with regional transit providers, increase transportation service and options to improve access to areas of higher opportunity for lower-income households or households in areas with high combined housing and transportation costs living in Jamestown and the surrounding areas, Big Oak Flat, Groveland, Pine Mountain Lake, Moccasin, Chinese Camp, Soulsbyville, and Twain Harte. Examples of ways this goal could be supported would be development of workforce housing in communities close to bus yards for drivers or securing funding for other infrastructure improvements. Analyze needs by June 2026. Set annual goals to address needs annually in June through the rest of the planning period starting with the first goal deadline in June 2027.

- Meet monthly with Tuolumne County Transportation Council to identify gaps in transportation services and opportunities to increase access to vocational training for adults and youth and enrichment activities for children.

- Meet monthly with Tuolumne County Transportation Council to identify funding opportunities to plan and build active transportation infrastructure/amenities where new housing development is anticipated.

- To provide equal access to proficient schools for all students in the county, the County will commit to pursuing funding to facilitate the development of teacher housing in communities with lower-performing schools. The County will pursue funding on an annual basis starting in 2024.

- To work to increase employment opportunities in low-opportunity areas, including Jamestown, the Economic Development Department will develop a plan to address this issue. The plan will be developed by December 2027.

- To address child care in conjunction with new housing and address the needs of seniors together with the needs of children, consider establishing a program to address the following housing needs in the County:

    - Affordable housing developments that include on-site child care.

    - Requiring new developments with more than 50 housing units or 50,000 square feet of commercial or industrial space to prepare a Child Care Facilities Needs Assessment. The purpose of this assessment is to evaluate new child care demands created by new residents and employees in relation to available community resources.

    - Promoting intergenerational facilities such as senior centers located in the same place with or nearby child care centers.

  Further study of child care needs and program feasibility will be completed by December 2026. If a program is determined to be feasible and funding is available, the County will work with stakeholders to establish and implement by December 2027.

- Implement actions in the Regional Early Action Planning (REAP) 2.0 grant recently awarded to the County in Jamestown to support water infrastructure. The rehabilitation of critical components of the Jamestown Sanitary District's sewer and wastewater treatment system is intended to increase capacity by an estimated 128 equivalent single family home residences (ESFR). The REAP 2.0 grant will prevent the cost of this critical rehabilitation project from being passed on to developers or ratepayers. Completion of the rehabilitation project is anticipated by December 2026 and is expected to allow for an estimated 80 new residential units to be served.

- Continue to seek funding and coordinate efforts to implement place-based strategies in town centers including Jamestown, Groveland, Columbia, and Tuolumne. For example, the Jamestown Gateway and Main Street Revitalization Project (going out to bid in July 2024) seeks to improve sidewalk connections, improve access for those with mobility challenges, add shade trees, make public space improvements, and add public art. The Groveland Vibrant Connections to Public Spaces Project (currently in progress) includes improving pedestrian infrastructure, adding shade trees, installation of EV chargers, access to nature trails, public art, and improved trash service. The County will work to complete five projects in each of the four communities during the planning period.

- Update the County's Open Space Element by January 2026 to ensure access to open space in a way that considers:
  - Equity in access
  - Encouraging and improving opportunities for physical activity, including for children and those with mobility limitations
  - Creating and improving connectivity of trails and the active transportation network to improve access
  - Encouraging and incentivizing open space features in new residential developments (especially where open spaces have overlapping benefits of access, connectivity, climate resilience, and ecosystem preservation)

  The Open Space Element will aim to identify 1-2 improvements or projects to address access for disadvantaged communities that can be implemented during the planning period.

Responsibility: Community Development Department, Tuolumne County Child Care Planning Council and Tuolumne County Transportation Council

Funding: Grant Funds, partner with developers

Timeframe: Refer to each strategy in this program for specific time frames.

Quantified Objectives: See individual strategies bulleted in the program language.

SPECIAL-NEEDS 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.**

Policies

3.F.1 Encourage the development of housing for seniors and veterans.

3.F.2 Provide for the housing needs of farmworkers and seasonal workers.

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.

Implementation Programs

3.F.a <u>Housing for Special-Needs Groups</u>

Coordinate an annual meeting with housing and supportive service providers and public health serving organizations active in Tuolumne County that serve special population groups, including seniors, large families, female-headed households, single-parent households with children, persons with physical and developmental disabilities, and homeless individuals and families. The purpose of the meeting is to determine priorities for subsequent years, funding sources for projects and programs, potential locations for special-needs housing, and the role of the County in facilitating development of affordable housing in high resource areas and across the county to reduce displacement. Specific goals of this process include:

- Continue to identify funding opportunities and collaborative private/public partnerships (like those already established with Tuolumne County Housing Collaborative, Area 12 Agency on Aging and Habitat for Humanity Tuolumne County) 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.

- Continue to identify funding opportunities and encourage the creation of housing opportunities for veterans.

- Continue to encourage rental housing developers to include units with three or more bedrooms in any new rental development to provide housing for large families.

- Identify funding opportunities and encourage creation of housing opportunities for female-headed households in areas of higher opportunity.

- Continue using funding to create housing opportunities for extremely low-income persons and households and vulnerable populations. 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 will continue to 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 mobile home parks, and other models that provide modest housing that is affordable to households on very limited incomes.

- Pursue partnerships with the Valley Mountain Regional Center to identify funding opportunities and promote housing for persons with developmental disabilities.

- Work with Habitat for Humanity, with guidance from Area 12 Agency on Aging and other providers, to encourage the development of accessible housing units and greater incorporation of universal design features.

- Work with stakeholders to identify universal features that may be included in the Objective Site and Design Standards to effectively incentivize universal design in new multifamily construction.

Responsibility: Housing Division

Funding: General Fund, Housing Program Funds, HOME, PLHA

Timeframe: Meet with providers annually. Meet with Habitat for Humanity annually. Proactively identify development opportunities every other year. Programming is ongoing.

Quantified Objectives: To encourage housing mobility, develop 30 residential units for special-needs groups

3.F.b 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. This will include the County's ongoing efforts to facilitate public-private partnerships for workforce/seasonal housing by working with the US Forest Service and National Park Service to provide housing options for seasonal employees. The County will continue to meet regularly with employers, utility providers, and other stakeholders to identify opportunities for partnership. In addition the County adopted a local amendment to the Building Code in April 2024 to allow tiny homes in the county. A follow up to this action is possibly pursuing self-help homeownership opportunity (SHOP) funds for tiny homes.

Responsibility: Housing and Planning Divisions

Funding: General Fund, Housing Program Funds, SHOP

Timeframe: Meet at least annually with organizations and individuals facilitating farmworker and seasonal housing in the county in addition to ongoing efforts as opportunities arise. Continue to meet monthly with employers and stakeholders to identify public-private partnership opportunities. Pursue SHOP NOFA at least twice during the planning period.

Quantified Objectives: 100 units of farmworker or seasonal employee housing

3.F.c Homelessness

The County Housing Division will continue to use State 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 continue to participate in the Central Sierra Continuum of Care and implement the County Plan to Combat Homelessness and will direct State funds for homelessness to organizations that address the priorities identified in the County Plan to Combat Homelessness.

The County will complete the development of a low-barrier Navigation Center and continue 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.

Responsibility: Housing Division, Health and Human Services, County Administrative Office Homeless Services, Tuolumne County Homelessness Committee

Funding: Homeless Housing, Assistance, and Prevention (HHAP) grant funds; Permanent Local Housing Allocation Program (PLHA) funds; Community Assistance, Recovery, and Empowerment (CARE) Court funds; and Opioid Settlement funds

Timeframe: Complete Navigation Center by September 2024. Attend monthly Continuum of Care meetings. Ongoing and at least annual outreach and funding.

Quantified Objectives: Annually assist up to 500 unduplicated persons experiencing homelessness.

TABLE 2.1
HOUSING ELEMENT IMPLEMENTATION CHART

Implementation Program	Responsibility	Funding	Time Frame	Quantified Objectives
3.A.a Vacant Sites for Residential Development Database	GIS Division, Planning Division	General Fund, Grant Funds	Develop an online searchable map tool by December 2025.	2 lower-income units
3.A.b Accessory Dwelling Unit Ordinance	Planning, Building and Housing Divisions	General Fund Grant Funds	Update ADU regulations every two years as needed to stay consistent with State law, starting in 2025. Reduction of processing time will be achieved by December 2026.	Issue building permits for at least 6 ADUs to facilitate housing mobility.
3.A.c General Plan Amendments to Facilitate Residential Development	Planning Division, Board of Supervisors	General Fund, Grant Funds	Complete General Plan amendments by June 2026.	5 moderate and 10 above-moderate units
3.B.a Application and Mitigation Fees	Planning & Building	General Fund	Ongoing	N/A
3.B.b Development and Acquisition of Affordable Rental and For-Sale Housing	Planning Division, Housing Division	State Programs – HOME/tax credits, CalHome, AHSC, Tax Credits, CDBG, Federal Home Loan Bank Programs, USDA, as well as funding for water and sewer system improvements and expansion.	Annually investigate and apply for funding, including consulting with HCD on upcoming funding opportunities; proactively identify development opportunities every other year; reach out to affordable housing developers and local nonprofit organizations; meet with Stanislaus Regional Housing Authority monthly and	30 lower or moderate units to facilitate housing mobility, particularly in the higher opportunity areas of Columbia, Phoenix Lake, Twain Harte, Mi-Wuk Village, Mono Vista, Tuolumne City and Soulsbyville as sites or acquisition opportunities become available.

Implementation Program	Responsibility	Funding	Time Frame	Quantified Objectives
			Tuolumne County Housing Collaborative; all other aspects of this program are ongoing as opportunities arise.	
3.B.c First-Time Homebuyer Program	Housing Division	HOME, CalHome, Federal Home Loan Bank	If funding can be secured, establish targeted outreach program by December 2025. First-Time Homebuyer Program is ongoing, as funds are available.	To facilitate housing mobility, target outreach in areas of high renter overpayment that are higher opportunity areas including Columbia and Mi-Wuk Village.
3.B.d Rental Assistance	Community Development Department, Stanislaus Regional Housing Authority	Grant Funds	Ongoing; establish fair housing education program by December 2025.	To reduce displacement risk, maintain use of at least 184 vouchers in Tuolumne County and provide outreach and education, particularly in higher opportunity areas including Columbia, Phoenix Lake, Twain Harte, Mi-Wuk Village, Mono Vista, Tuolumne City and Soulsbyville.
3.B.e Mobile Home Parks	Housing Division	General Fund, MORE	Apply for MORE funds annually. Administration of ordinance and responding to requests for information and complaints are ongoing	To reduce displacement risk rehabilitate 20 mobile homes

Implementation Program	Responsibility	Funding	Time Frame	Quantified Objectives
3.B.f State Density Bonus	Planning Division and Board of Supervisors	General Fund	Update Density Bonuses and Affordable Housing Incentives chapter of Title 17 for ongoing compliance with State law annually, or as needed.	2 lower income units
3.B.g Water and Sewer Priority	Water and sewer providers	No County funding required	Make element available to water and sewer providers immediately after adoption. Establish written procedure by June 2025	N/A
3.C.a Infill Development	Planning Division	General Fund	Ongoing	20 residential units, including 10 for lower-income seniors/renters
3.C.b Senate Bill 35	Planning Division	General Fund	June 2025	2 new lower income units permitted through SB 35 streamlining.
3.C.c Title 17 Revisions	Planning Division	General Fund	Complete updates to Title 17 by June 2025.	N/A
3.C.d Inclusionary Ordinance	Planning and Housing Divisions	General Fund	Complete additional review of ordinance by December 2024. Take further action to amend or rescind the ordinance by June 2025.	N/A
3.D.a Monitoring and Assisting Affordable Housing Projects	Housing Division	General Fund, Housing Program Funds	Ongoing communication with owners, service providers, and eligible potential purchasers;	Continue to monitor the 46 assisted units, and if any become at risk, work with property owners to

Implementation Program	Responsibility	Funding	Time Frame	Quantified Objectives
			work with owners of deed-restricted units on an ongoing basis, in particular at the time of change of ownership.	develop a strategy to provide assistance to maintain or replace 46 at-risk units as affordable to reduce potential for displacement of tenants and loss of affordable housing stock in the county.
3.D.b Enforcement of Health and Safety Codes	Building & Housing Divisions	General Fund	Ongoing/update website as needed or annually	To facilitate place-based strategies and prevent displacement preserve 10 units
3.D.c Improve Hazard and Health Conditions in Older Homes	Housing Division	Housing Program Funds	Ongoing	To facilitate place-based strategies and prevent displacement rehabilitate 10 units. Target outreach in area with higher rates of poverty including Jamestown and surrounding areas, lower median incomes (Columbia) and higher rates of disabilities (East Sonora).
3.D.d Energy Conservation	Planning Division	General Fund	Ongoing	To facilitate place-based strategies and prevent displacement weatherize 10 units
3.D.e Replacement of Existing Affordable Units	Planning Division	General Fund	Ongoing	N/A

Implementation Program	Responsibility	Funding	Time Frame	Quantified Objectives
3.E.a Practices to Affirmatively Further Fair Housing	Housing Division	Housing Program Funds & General Fund	Refer to each strategy in the AFFH plan for specific time frames.	See individual strategies bulleted in the program language above with specific targets.
3.E.b Access to Resources	Community Development Department, Local Child Care Planning Council, Transportation Council	Grant Funds, partner with developers	Refer to each strategy in this program for specific time frames.	See individual strategies bulleted in the program language.
3.F.a Housing for Special-Needs Groups	Housing Division	General Fund, Housing Program Funds, HOME, PLHA	Meet with providers annually. Meet with Habitat for Humanity annually. Proactively identify development opportunities every other year. Programming is ongoing	To encourage housing mobility, develop 30 residential units for special-needs groups
3.F.b Farmworker Housing and Housing for Seasonal Workers	Housing Division, Planning Division	General Fund, Housing Program Funds, SHOP	Meet at least annually with organizations and individuals facilitating farmworker and seasonal housing in the county in addition to ongoing efforts as opportunities arise. Meet regularly with employers and stakeholders to identify public-private partnership opportunities. Pursue SHOP NOFA at least twice during the planning period.	100 units of farmworker or seasonal employee housing

Implementation Program	Responsibility	Funding	Time Frame	Quantified Objectives
3.F.c Homelessness	Housing Division, Health and Human Services, County Administrative Office Homeless Services, Tuolumne County Homelessness Committee	Homeless Housing, Assistance, and Prevention (HHAP) grant funds; Permanent Local Housing Allocation Program (PLHA) funds; Community Assistance, Recovery, and Empowerment (CARE) Court funds; and Opioid Settlement funds	Complete Navigation Center by September 2024. Attend monthly Continuum of Care meetings. Ongoing and at least annual outreach and funding.	Annually assist up to 500 unduplicated persons experiencing homelessness.

Based on the implementation strategies and programs outlined above, the County has established the following quantified objectives (see Table 2.2). These represent the County's goals towards meeting RHNA targets and addressing the need for new housing development and implementing program objectives that do not produce new units but further affordable housing goals. The County is committed to meeting the RHNA. Additionally, the County will pursue other policies and programs to meet the local housing needs as funding is available, as described in this section, above and beyond the RHNA. These goals are dependent on the availability of state and other affordable housing financing. It is also dependent upon affordable housing developer activity over the next five years. The County does not directly finance or build affordable housing.

TABLE 2.2
QUANTIFIED OBJECTIVES
JUNE 30, 2024 – JUNE 30,2029

Income	New Construction[1]	Rehabilitation[2]	Conservation/ Preservation[3]
Extremely Low	0	2	15
Very Low	1	2	199
Low	1	6	26
Moderate	0	10	5
Above Moderate	0	10	5
Total	**2**	**30**	**250**

Notes:

1. Objectives in new construction column are from Program 3.A.a
2. Objectives in Rehabilitation column are from Programs 3.B.e, 3.D.c
3. Objectives in Conservation/Preservation column are from Programs 3.B.d, 3.D.a, 3.D.b, 3.D.d

REVIEW OF PREVIOUS HOUSING ELEMENT

The following section reviews and evaluates the County's progress in implementing the 2019-2024 Housing Element. This section analyzes and effectiveness of programs for the previous Housing Element planning period. This section also contains recommendations for program changes to address housing needs for the 2024-2029 planning period. The County completed a comprehensive Zoning Ordinance Update in Spring 2024 (Title 17 of the County Ordinance Code) which accomplished a large portion of the implementation called for in the existing Housing Element program. The County worked diligently to address the housing needs of special needs groups. Some of the accomplishments are highlighted below:

Special Needs Groups

- The County hired a Housing Development Specialist in early 2023.
- The County's ADU ordinance has been updated to comply with current State law as part of the County's Comprehensive Zoning Ordinance update, which will ease the development of ADUs.
- The County formed a Foothill Housing Coalition with Amador, Calaveras, Tuolumne, and Mariposa Counties to increase affordable housing development in the foothill region.
- The County is working with Visionary Home Builders and Stanislaus Regional Housing Authority on affordable rental projects.

Low-Income and Extremely Low-Income Households

- The County refers affordable housing and tenant/landlord issues to HUD as well as Central California Legal Services, and Amador Tuolumne Community Action Agency (ATCAA).
- The 2024 Comprehensive Zoning Ordinance Update revised the permitting process for the development of housing low-income and extremely low-income households.
- The County formed a Foothill Housing Coalition with Amador, Calaveras, Tuolumne, and Mariposa Counties to increase affordable housing development in the foothill region.

Seniors

- An Area 12 Agency on Aging representative was appointed to the Board of Supervisors Housing Policy Committee.

Persons with Disabilities

- In 2017, the County received a $75,000 planning grant for permanent supportive housing for people who are homeless and experiencing mental illness.

Homeless

- In 2017, the County received a $75,000 planning grant for permanent supportive housing for people who are homeless and experiencing mental illness.
- In 2019, the County worked with the Stanislaus Regional Housing Authority to use CESH funding to purchase a 10-unit rental complex in Sonora for permanent supportive housing and housing for people at risk for homelessness.
- In 2023, the County approved the purchase of a building for use as a homeless navigation center.

Large Households

- The County worked with Jamestown Terrace to convert rental apartments to increase the number of 3-bedroom units.

Farmworker/Employee Housing

- The County is working with employers to identify options for seasonal workers and public-private partnerships. The recently completed Title 17 update included expanded options for using hotels/motels for seasonal employees and for residential projects in commercial zones, both expected to benefit seasonal employees.

Native American Housing

- The County meets regularly with and is available to Chicken Ranch Rancheria of Me-Wuk and the Tuolumne Band of Me-Wuk regularly to identify opportunities to increase residential development on both trust and fee land.

This evaluation focuses on maintaining the programs that will be most effective to meeting housing needs and adding programs that address the updates to state law. Table 2.4 below provides a detailed review of progress towards implementation of the 2019-2024 Housing Element programs.

TABLE 2.4
REVIEW OF PREVIOUS HOUSING ELEMENT PROGRAMS

Housing Element Programs	Progress	Continue/Modify/Delete
ADEQUATE SITES		
3.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. Responsibility: GIS Division Funding: General Fund Timeframe: Ongoing	GIS staff are part of the Public Works Department and work closely with Community Development Department staff. They maintain databases and provide mapping. In 2018, they mapped vacant residential parcels in relation to amenities and services to help locate parcels for affordable housing development. A mapping tool has not been added to the County's website. The County wants to continue this part of the program for the 7th cycle Housing Element.	Combine with Program 3.E.c and continue
3.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. Responsibility: Planning, Building and Housing Divisions Funding: General Fund, Grant Funds Timeframe: 2020	The County's existing ADU regulations are in Section 17.52.200 of the Zoning Ordinance. The ADU ordinance was updated to comply with current State law as part of the County's Comprehensive Zoning Ordinance update. The County will continue to update the ADU ordinance as needed for consistency with State law throughout the planning period. Standardized building plans for ADUs have not been created.	Modify
3.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	Completed. The General Plan Update was approved on January 3, 2019. The County has rezoned as needed for specific projects. After analyzing the current land available that is suitable for multifamily development per the parameters of this program, the County has more than	Delete

Housing Element Programs	Progress	Continue/Modify/Delete
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 appropriate 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	sufficient sites available to address the 6th cycle lower-income RHNA.	

Housing Element Programs	Progress	Continue/Modify/Delete
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. Responsibility: Planning Division Funding: General Fund Timeframe: Ongoing		
AFFORDABLE HOUSING		
3.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. Responsibility: Planning Division Funding: General Fund Timeframe: Ongoing	Ongoing, no new projects. The Comprehensive Zoning Ordinance Update updated permits and procedures. This program will not be continued for this Housing Element.	Delete
3.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.	Fees have been waived for two affordable projects (Hidden Meadow Terrace and Valley Dale). This program is ongoing. The County has not declined any requests for fee waivers.	Continue

Housing Element Programs	Progress	Continue/Modify/Delete
Continue to waive the County Services Impact Mitigation Fee for extremely low, very low, low, and median income housing units. Responsibility: Planning & Building Funding: General Fund Timeframe: Ongoing		
3.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. Responsibility: Board of Supervisors Funding: General Fund Timeframe: Ongoing	This optional ordinance has continued to be available in the County Zoning Ordinance (Title 17) but no requests have been made. The County is modifying the ordinance currently and will conduct additional review about whether it is constraining housing development.	Modify
3.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. Responsibility: Housing Division Funding: General Fund	Handouts and the Housing Element are on the County website. The County has attended educational meetings and events. The County refers affordable housing and tenant/landlord issues to HUD as well as Central California Legal Services, and Amador Tuolumne Community Action Agency (ATCAA). Prior to the dissolution of the Board of Supervisors Housing Policy Committee in 2022, the committee continued to discuss affordable housing issues and proactively solicit input from the public.	Modify to address fair housing requirements and combine with existing Programs 3.E.a, 3.E.b, and 3.E.e.

Housing Element Programs	Progress	Continue/Modify/Delete
Timeframe: Ongoing		
3.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.	The County formed a Foothill Housing Coalition with Amador, Calaveras, Tuolumne, and Mariposa Counties to increase affordable housing development in the foothill region. The County is working closely with local agencies and affordable housing developers through the Housing Collaborative that meets quarterly, as well as other forums. The County meets with Stanislaus Regional Housing Authority bi-monthly . The County also works closely with Habitat for Humanity. The County Planning and Housing Divisions work together to provide information and offer to meet with affordable housing developers to provide information ahead of the pre-application review. The purpose of these meetings is to discuss and provide high-level input to facilitate better initial applications and reduce potential barriers. The County is working with Visionary Home Builders and Stanislaus Regional Housing Authority on an affordable rental project. REAP and LEAP funds were used for predevelopment on the Visionary Home Builders project. That project is not yet entitled. The Jamestown project mentioned in the program did not move forward. The Peaceful Valley Road project is in process. The applicant is continuing to address deficiencies in the initial application. The County is facilitating meetings with agencies to coordinate, minimize barriers, and negotiate on- and off-site improvements.	Modify

Housing Element Programs	Progress	Continue/Modify/Delete
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. Responsibility: Planning & Housing Divisions Funding: State Programs - HOME, CalHome, AHSC, Tax Credits Timeframe: Ongoing	The Habitat for Humanity project has been built and is providing affordable units. The County is currently working with them on two 3-D printed aging-in-place units that will be added to the project. In late 2022 the County was awarded REAP funds for infrastructure projects. One project, a water tank in Jamestown is expected to support a 279 unit small-lot subdivision anticipated to help serve as workforce housing.	
<u>3.B.f Affordable Housing Trust Fund</u> 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	Funds for this program are tied to the Inclusionary Housing Ordinance and funds have been deposited. The balance in the Inclusionary Housing trust is $3,710.76. No advocacy with the State has occurred regarding lowering the trust fund match requirements. This program will not be continued for this Housing Element.	Delete

Housing Element Programs	Progress	Continue/Modify/Delete
program. Consider potential regional collaboratives including for ongoing SB 2 funding. Apply for trust fund dollars upon notice of funding availability. Responsibility: Housing Division Funding: Housing Trust Funds Timeframe: Ongoing		
<u>3.B.g First Time Homebuyer Programs</u> 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. Responsibility: Housing Division Funding: HOME, CalHome, Federal Home Loan Bank Timeframe: Ongoing	During the planning period, the County assisted 8 buyers in 2020 and 8 buyers in 2019. In 2019, 2 of the units were new construction. The balance as of 12/31/21 in the HOME program reuse account was $1,657,800. As HOME funds are repaid, they are then distributed again for First-Time Homebuyers.	Continue
<u>3.B.h Efficient Use of Land</u> 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. Responsibility: Planning Division Funding: General Fund Timeframe: Ongoing	Ongoing, projects are required to meet standards.	Delete
<u>3.B.i Workforce Housing</u> 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	Affordable housing financing information is available on the County's website. This relationship and effort are ongoing. The County is working within its Economic Development Executive Team. The County is also reaching out to large employers to assess need and working closely with the hospitality	Delete

Housing Element Programs	Progress	Continue/Modify/Delete
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. Responsibility: Community Resources Agency Funding: General Fund Timeframe: Ongoing	industry, especially those resorts in the Yosemite entrance area to find creative ways to house seasonal workers. The County is also working closely with the Chicken Ranch Casino, expected to open early next year, with an urgent need for employee housing. While these efforts are ongoing in the county, this program will not be continued for this Housing Element.	
3.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. Responsibility: Housing Division Funding: General Fund, HOME Timeframe: Ongoing	There are 184 vouchers available in Tuolumne County from Stanislaus Regional Housing Authority (SRHA) and all are utilized. The County has updated its website to provide a link to HUD's Housing Choice Voucher Program FAQs. The County gets approximately 12-15 calls a month for rental assistance. The County refers to Stanislaus Regional Housing Authority for Housing Choice Vouchers. The County continues to refer to Amador Tuolumne Community Action Agency (ATCAA) for rental assistance.	Continue
3.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	The County continues to administer the mobile home rent control program and monitor annually. The County applied for the MORE (formerly MPRROP) grant on June 30, 2023 (already reviewed application with HCDA) for repair and replacement of mobile homes for very low-income residents, with multiple health and safety violations. The grant application requested 2.5 million with the goal of replacing 12 units. The County has been conditionally awarded the grant.	Continue

Housing Element Programs	Progress	Continue/Modify/Delete
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. Responsibility: Housing Division Funding: County Mobilehome Administrative Fee Timeframe: Annual Monitoring		
CONSTRAINTS		
<u>3.C.a Concurrent Review</u> Continue to allow concurrent review of discretionary entitlement applications and Building Permit applications for land development projects to reduce processing time. Responsibility: Planning Division Funding: General Fund Timeframe: Ongoing	The County has continued to allow concurrent review of discretionary entitlement applications and Building Permit applications. While the process is ongoing at the county, this program will not be continued in this Housing Element.	Delete
<u>3.C.b Infill Development</u> 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	The County is doing this and will continue. Every subdivision project uses flexible development standards.	Continue

Housing Element Programs	Progress	Continue/Modify/Delete
utilize creative mechanisms for developing housing in existing neighborhoods. Responsibility: Planning Division Funding: General Fund Timeframe: Ongoing		
<u>3.C.c Board of Supervisors Housing Policy Committee</u> 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. Responsibility: BOS Housing Policy Committee Funding: General Fund Timeframe: Ongoing	The committee continued to meet to discuss housing policy and review items going before the Board of Supervisors. The Board of Supervisors Housing Policy Committee was disbanded in 2022. This program will not be continued in this Housing Element.	Delete
<u>3.C.d Review and Revise Permit Process for Affordable Housing</u> 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	The County recently completed a Comprehensive Zoning Ordinance Update that addressed all of the items in this program.	Delete

Housing Element Programs	Progress	Continue/Modify/Delete
65655 (AB 2162) and low barrier navigation centers pursuant to Government Code Sections 65660 to 65660 (AB 101). Responsibility: Planning Division & BOS Housing Policy Committee Funding: General Fund & apply for SB 2 Funds Timeframe: 2021		
HOUSING CONSERVATION		
3.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. Responsibility: Housing Division Funding: General Fund, Housing Program Funds Timeframe: Ongoing	The County has continued to monitor "at risk" projects and coordinate with the California Housing Partnership. This program will be modified for consistency with current State law. No projects have converted to market rate since adoption of the previous Housing Element in 2019.	Modify
3.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	The Building Division enforces Health and Safety Codes, along with the Code Compliance Division. The County has three investigators and 1.0 full-time employee (FTE) Admin assistance in this Division. Information is posted on	Continue

Housing Element Programs	Progress	Continue/Modify/Delete
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. Responsibility: Building & Housing Divisions Funding: General Fund Timeframe: Ongoing/ website 2021	the County website to help local residents navigate the home renovation process.	
3.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. Responsibility: Housing Division Funding: General Fund Timeframe: Ongoing and at least bi-annually	The County meets with both tribes regularly to offer support. The County has offered to support and assist both tribes if they want to apply for MORE grants. The Tuolumne Band of Me-Wuk Indians applied for a MORE grant. The County will continue to meet regularly and coordinate. While these efforts are ongoing by the county, this program will not be continued in this Housing Element.	Delete
3.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. Responsibility: Housing Division Funding: Housing Program Funds	The County has continued to operate the Owner-Occupied Rehabilitation Program. The County has not been referring residential to the US Department of Agriculture (USDA) Housing Preservation Grant Program but will begin doing this.	Continue

Housing Element Programs	Progress	Continue/Modify/Delete
Timeframe: Ongoing		
<u>3.D.e Mills Act</u> Continue to implement the Mills Act in Tuolumne County to provide reductions in property taxes to property owners for preservation of historic structures. Responsibility: Planning Division Funding: General Fund Timeframe: Ongoing	No property owners requested exemption. This program will be removed from the Housing Element.	Delete
<u>3.D.f Energy Conservation</u> 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. Responsibility: Building Division Funding: General Fund Timeframe: 2020	The County continued to refer clients to Amador Tuolumne Community Action Agency for weatherization.	Continue
FAIR HOUSING		
<u>3.E.a Education</u> 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.	Information is posted on the County website and in County Housing handouts. The Spanish version of California Tenants has been posted on the website. The webpage also includes referrals for legal assistance. This program will be modified for consistency with State fair housing law.	Modify to address fair housing requirements and combine with existing Programs 3.B.d, 3.E.b, and 3.E.e

Housing Element Programs	Progress	Continue/Modify/Delete
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. Responsibility: Housing Division Funding: Housing Program Funds & General Fund Timeframe: Ongoing		
<u>3.E.b Housing Complaints</u> 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. Responsibility: Housing Division Funding: General Fund Timeframe: Ongoing	The County continues to provide referrals to the Department of Housing and Urban Development (HUD), Central California Legal Services (CCLS), and ATCAA related to discrimination complaints and tenant/landlord issues and provides information in County housing handouts. Referral agency contact information is on the County Community Development Department webpage. This program will be modified for consistency with State fair housing law.	Modify to address fair housing requirements and combine with existing Programs 3.B.d, 3.E.a, and 3.E.e
<u>3.E.c Housing Availability</u> 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	The changes to the General Plan were completed in early 2019 as part of the General Plan Update. The County recently completed a Comprehensive Zoning Ordinance Update that addressed the zoning updates called for in this program.	Combine with Program 3.A.a and modify with current status

Housing Element Programs	Progress	Continue/Modify/Delete
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. Responsibility: Planning Division Funding: General Fund Timeframe: Ongoing		
3.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. Responsibility: Housing Division, Planning Division Funding: Housing Program Funds, General Fund Timeframe: Ongoing	These incentives are available through the County Inclusionary Housing Ordinance, which was part of the General Plan Update. This program will not be continued for this Housing Element.	Delete
3.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. Responsibility: Housing Division Funding: Housing Program Funds Timeframe: Annual	Annually completed Fair Housing Review of County's affordable Housing Programs funded with State funds. This program will be modified as part of the program to affirmatively further fair housing in the updated Housing Element.	Modify to address fair housing requirements and combine with existing Programs 3.B.d, 3.E.a, and 3.E.b

Housing Element Programs	Progress	Continue/Modify/Delete
SPECIAL NEEDS HOUSING/VULNERABLE POPULATIONS		
3.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. Responsibility: Housing Division Funding: General Fund, Housing Program Funds Timeframe: Ongoing	An Area 12 Agency on Aging representative was appointed to Board of Supervisors Housing Policy Committee before it was dissolved. The County's efforts are ongoing with Area 12 Agency on Aging and Habitat for Humanity Tuolumne County. Area 12 is engaged in collaborative efforts through the Housing Collaborative and Economic Development Executive Team. The County is currently working with Habitat for Humanity on aging-in-place homes.	Combine with Programs 3.F.b, 3.F.c, and 3.F.e and continue
3.F.b Veterans Housing Identify funding opportunities and encourage the creation of housing opportunities for veterans. Responsibility: Housing Division Funding: General Fund, Housing Program Funds Timeframe: Ongoing	The County is currently doing this. Hidden Meadows Terrace project will have deed-restricted units for veterans.	Combine with Programs 3.F.a, 3.F.c, and 3.F.e and continue
3.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. Responsibility: Housing Division, Planning Division Funding: General Fund, Housing Program Funds Timeframe: Ongoing	The County is currently doing this. Valley Dale is a project that will include 3-bedroom units. The County also worked with Jamestown Terrace to convert rental apartments to increase the number of 3-bedroom units	Combine with Programs 3.F.a, 3.F.b, and 3.F.e and continue
3.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.	Work to implement this program is ongoing. The County is considering working with resorts to provide safe, adequate housing for seasonal workers. The county is continuing to work with employers to identify opportunities for employee housing which could	Continue

Housing Element Programs	Progress	Continue/Modify/Delete
Amend the Ordinance Code to allow the use of recreational vehicles for employee housing. Responsibility: Housing & Planning Divisions Funding: General Fund Housing Program Funds Timeframe: Ongoing/Ordinance Code Amendment 2020	include consideration of an RV park for seasonal employees	
<u>3.F.e Extremely Low-Income Households and Vulnerable Populations</u> 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. Responsibility: Housing Division & BOS Housing Policy Committee Funding: General Fund Housing Program Funds Timeframe: Ongoing and at least annual outreach	The County is using HOME and PHLA funds to assist developers. The County continues to work on innovative housing solutions for extremely low-income households. The County is continuing to pursue options for tiny homes possibly pursuing self-help homeownership opportunity (SHOP) funds. The County is also expanding research into funding and creative solutions – facilitated by the hiring of a Housing Development Specialist in early 2023.	Combine with Programs 3.F.a, 3.F.b, and 3.F.c and continue

Housing Element Programs	Progress	Continue/Modify/Delete
3.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. Responsibility: Housing Division Funding: No Place Like Home & HEAP Funds Timeframe: Ongoing and at least annual outreach	The County approved the purchase of a building for use as a navigation center in May 2023. The County approved the Plan to Combat Homelessness in December 2022. County staff regularly attend Central Sierra Continuum of Care Meetings. The County received a $75,000 planning grant for No Place Like Home in 2017 – permanent supportive housing for people who are homeless and experiencing mental illness. The Board of Supervisors awarded Visionary Home Builders a contract to build affordable housing, which will include permanent supportive housing. Staff continues to work with Visionary Home Builders and the Stanislaus Regional Housing Authority to build affordable housing in the county. Staff has identified sites and assisted with site review. In 2019, the County worked with the Stanislaus Regional Housing Authority to use CESH funding to purchase a 10-unit rental complex in Sonora for permanent supportive housing and housing for people at risk for homelessness. The County will continue to support and encourage shelter projects and services to reduce homelessness.	Continue

HOUSING NEEDS ASSESSMENT

Analysis of Existing Conditions

The following analysis of the community characteristics and housing stock in the unincorporated area of Tuolumne County provides a basis for determining housing needs for all segments of the community over the next five years. Data sources include the 2020 Census, United States Census American Community Surveys (ACS), California Department of Finance (DOF) data, 2016 Tuolumne County Regional Transportation Plan, State of California Employment Development Department, the data package from the State Department of Housing and Community Development (HCD) and other sources as noted. Dates for data included in the HCD data package may vary depending on the selection of data that was made to provide the best data on the topic.

Population Characteristics

County Growth Trends

Prior to 1900, the county's population varied from 16,229 in 1860 to 6,082 in 1890 in response to the decades marked by California's Gold Rush. Only since 1930 has Tuolumne County experienced a steady growth rate within the unincorporated area of the county. From the 1950s to the 1960s, the growth rate of the unincorporated area of Tuolumne County increased from 1.5 to 6.3 percent per year and remained at a high level through 1990. The population of the unincorporated area of Tuolumne County grew by 44.4 percent during the 1980s and slowed to 13.0 percent during the 1990s. Between 2000 and 2010, population growth slowed to 0.8 percent with a net gain of 384 people over the 10-year period. Between 2010 and 2020, population growth slowed even further to 0.3 percent with a net gain of 155 people over the 10-year period. **Table 2.4** shows the population growth of the unincorporated area of the county, excluding the city of Sonora, over the last 110 years. Please note that Census data includes the population incarcerated in the Sierra Conservation Center because the prison is in the unincorporated area of the county. The inmate population at Sierra Conservation Center as of December 2023 is 4,080 persons.

TABLE 2.4
HISTORICAL POPULATION GROWTH 1900 – 2020
UNINCORPORATED AREAS OF TUOLUMNE COUNTY

Year	Population	Change from Preceding Year/Census		
		No. of Persons	Percentage (10 yr.)	% Average Annual Change
1900	9,244			
1910	7,950	-1,294	-14.0%	-1.4
1920	6,084	-1,866	-23.5%	-2.3
1930	6,993	909	14.9%	1.5
1940	8,630	1,637	23.4%	2.3
1950	10,136	1,506	17.5%	1.7
1960	11,679	1,543	15.2%	1.5
1970	19,069	7,390	63.3%	6.3
1980	30,681	11,612	60.9%	6.1
1990	44,303	13,622	44.4%	4.4
2000	50,078	5,775	13.0%	1.3
2010	50,462	384	0.8%	0.1
2020	50,617	155	0.3%	0.1

Sources: 2020 U.S. Census; State of California, Department of Finance.

The DOF population projections, shown in **Table 2.5**, illustrate the population trends for the unincorporated area of Tuolumne County. Looking at population growth trends over the past 13 years, the population decreased steadily between 2010 and 2013. Looking at the population growth during the last Housing Element cycle (covering 2019-2024), population has fluctuated each year, but between 2019 and 2023, the population has increased by 58 people in the unincorporated county. It should be noted that the value in **Table 2.5** for the 2020 population (55,620) is an estimated value, and displayed in **Table 2.6, Population Projections**, and **Table 2.4** is the actual population in 2020.

TABLE 2.5
CURRENT POPULATION GROWTH TRENDS
COUNTY OF TUOLUMNE UNINCORPORATED AREAS

Year	Population	Numerical Change	Percentage Change
2010	55,365		
2011	55,259	-106	-0.2%
2012	54,991	-268	-0.5%
2013	54,938	-53	-0.1%
2014	55,082	144	0.3%
2015	54,662	-420	-0.8%
2016	54,947	285	0.5%
2017	54,715	-232	-0.4%
2018	54,733	18	0.0%
2019	54,532	-201	-0.4%
2020	55,620	1,088	2.0%
2021	55,791	171	0.3%
2022	54,465	-1,326	-2.4%
2023	54,590	125	0.2%

Sources: 2020 U.S. Census; 2023 California Department of Finance Projections.

Table 2.6 shows the population projections through 2040. According to the Tuolumne County Regional Transportation Plan, the population is estimated to increase by 12,626 (2016 Tuolumne County Regional Transportation Plan) between 2020 and 2040. However, according to the Department of Finance Projections released in July 2023, the population is estimated to decrease by 6,482 between 2020 and 2040.

TABLE 2.6
Population Projections

Tuolumne County		
Year	**Tuolumne County RTC - Population**	**Department of Finance - Population**
2020	50,617 (actual)	55,438
2030	59,953	50,082
2040	63,243	48,956

Sources: 2016 Tuolumne County Regional Transportation Plan; U.S. Census Bureau (for 2020 value) and July 2023 Department of Finance, *Report P-1A: Total Estimated and Projected Population for California and Counties*: *July 1, 2020, to 2060.*

Population trends in Tuolumne County are similar to surrounding foothill counties as outlined in **Table 2.7**. Population changes from 2010 to 2020 for the four foothill counties increased in some areas and decreased in others. Unincorporated Mariposa and Calaveras Counties had small population decreases, but it is important to remember that both of these counties experienced major fires during the 2014-2018 period. By comparison, unincorporated Stanislaus County, which is adjacent to Tuolumne County, saw a 6.9 percent population increase. Tuolumne County saw a slight increase in population between 2010 and 2020.

TABLE 2.7
POPULATION TRENDS – NEIGHBORING JURISDICTIONS
UNINCORPORATED AREAS

Jurisdiction Name	2010	2020	Change (2010-2020)	
			Number	Percentage
Unincorporated Tuolumne County	55,365	55,620	255	0.46
Unincorporated Amador County	38,091	40,474	2,383	5.9
Unincorporated Calaveras County	45,578	45,292	-286	-0.52
Unincorporated Mariposa County	18,251	17,131	-1,120	-6.5
Unincorporated Stanislaus County	514,453	552,878	38,425	6.9

Source: Department of Finance Population Estimates with 2010 U.S. Census Bureau Benchmark (HCD Data package 2023).

Age of Population

As of 2021, the percentage of the population aged 65 or older was 26.4 percent of the total population as illustrated in **Table 2.8**. Certain age groups have specific needs based on access to resources and services. Jurisdictions are required to evaluate the needs of special needs populations and identify how each jurisdiction can better serve those populations. According to **Table 2.8**, the population of Tuolumne County is well dispersed amongst different age groups. However, a large portion of Tuolumne's population is made up of seniors. Seniors have specialized housing needs based on limited income, access to medical care, mobility issues, the need for services such as transportation, in-home health care, assistance with chores, assisted living arrangements, and other assistance that can help seniors age within the community. Senior housing is also discussed in the Special Needs Housing Section.

TABLE 2.8
AGE OF POPULATION
COUNTY OF TUOLUMNE UNINCORPORATED AREAS

Age of Population	Unincorporated Tuolumne County	
	Population Totals	% of Population
0 to 9 years	4,510	9.0%
10 years to 19 years	4,404	8.8%
20 years to 44 years	13,952	27.7%
45 years to 64 years	14,155	28.1%
65 years and over	13,282	26.4%
Total	**50,303**	**100.0%**

Source: U.S. Census 2015-2020 ACS (HCD Data Package 2023).

Race and Ethnicity

Tuolumne County is not racially or ethnically diverse. Based on the 2016-2021 ACS 5-Year Estimates published by the U.S. Census Bureau, figures in the following table show that approximately 86.9 percent of the unincorporated county's population is classified as not Hispanic or Latino. The next-largest group is White, at 79.0 percent, followed by Hispanic or Latino, which represents 13.1 percent of the population. **Table 2.9** displays population by race by classifying part of the population as "Hispanic or Latino" and "Not Hispanic or Latino" because these are the two largest races, so making a distinct separation is important to display.

TABLE 2.9
POPULATION BY RACE
COUNTY OF TUOLUMNE UNINCORPORATED AREAS

Race	Unincorporated Tuolumne County	Percentage
Hispanic or Latino (of any race)	**6,567**	**13.1%**
Mexican	4,203	8.4%
Puerto Rican	112	0.2%
Cuban	27	0.1%
Other Hispanic or Latino	2,225	4.4%
Not Hispanic or Latino	**43,736**	**86.9%**
White Alone	39,732	79.0%
Black or African American Alone	916	1.8%
American Indian and Alaska Native alone	532	1.1%
Asian alone	620	1.2%
Native Hawaiian and Other Pacific Islander alone	119	0.2%
Some other race alone	284	0.6%
Two or more races	1,533	3.0%
Total	**50,303**	**100.0%**

Source: U.S. Census 2015-2020 ACS (HCD Data Package 2023).

Employment/Housing Balance

Employment by Industry

The US Census ACS for Tuolumne County for the period of 2015–2020 indicates that 19,566 civilians 16 years of age or older were employed in the unincorporated area of Tuolumne County in 2020.

Table 2.10 separates employment by industry. In 2020, education, health care, and social assistance sectors combined represent 22.3 percent of employment; followed by arts, entertainment and recreation, and accommodation and food service industries, which represent 15.8 percent of jobs. The professional, scientific and management, and administrative and waste management services category is the third-largest industry with 11.0 percent of jobs.

TABLE 2.10
EMPLOYMENT BY INDUSTRY
TUOLUMNE COUNTY UNINCORPORATED AREAS

Industry	Unincorporated Tuolumne County	Percentage
Agriculture, Forestry, Fishing, Mining, and Hunting	503	2.6%
Construction	1,583	8.1%
Manufacturing	1,070	5.5%
Wholesale Trade	99	0.5%
Retail Trade	1,509	7.7%
Transportation and Warehousing, and Utilities	1,171	6.0%
Information	240	1.2%
Finance and Insurance, and Real Estate, Rental and Leasing	974	5.0%
Professional, Scientific and Management, and Administrative and Waste Management Services	2,155	11.0%
Educational Services, Health Care, and Social Assistance	4,358	22.3%
Arts, Entertainment and Recreation, and Accommodation and Food Services	3,086	15.8%
Public Administration	1,110	5.7%
Other Services, except public administration	1,708	8.7%
TOTAL	**19,566**	**100.0%**

Source: U.S. Census 2015-2020 ACS (HCD Data Package 2023).

Unemployment Rate

The annual average unemployment rate in Tuolumne County was at its highest since 2019 in the year 2020 (10.6 percent), as displayed in **Table 2.11**. The unusually high unemployment rate can be explained by the COVID-19 pandemic and the effects it had on the labor market. In the years following 2020, the unemployment rate has decreased and in 2023, the unemployment rate for Tuolumne County was 4.8 percent. The unemployment rate in Tuolumne County in 2023 is slightly higher than the unemployment rate of California as a whole.

TABLE 2.11
ANNUAL AVERAGE UNEMPLOYMENT RATE

Year	2019	2020	2021	2022	2023
Tuolumne County	4.6%	10.6%	7.3%	4.5%	4.8%
California	4.1%	10.1%	7.3%	4.2%	4.5%

Source: Labor Market Information Division, CA State Employment Development Department (data is not seasonally adjusted),

County-to-County Commuting

Table 2.12 displays the average commute time in Tuolumne County of 29.3 minutes and notes that 0.4 percent of workers used public transportation. According to the U.S. Census Longitudinal Employer-Household Dynamics (LEHD), approximately 30.2 percent of Tuolumne County residents live within 10 miles of their job, with the greatest concentration of these jobs in Sonora (13.5 percent) and East Sonora (13.5 percent). Approximately 54.0 percent of Tuolumne County residents report commuting more than 50 miles to their job. Different work commute lengths of times could be attributed to a variety of factors, such as access to employment opportunities within the county and the ability to work remotely.

TABLE 2.12
WORK COMMUTING - TUOLUMNE COUNTY

Average Commute Time	Workers Who Used Public Transportation	Workers Who Worked at Home
29.3 minutes	0.4%	9.2%

Source: American Community Survey, 2016-2021

Major Employers

Major employers in the county are listed in **Table 2.13**. Data comes from the California Employment Development Department, which extracts data from America's Labor Market Information System (ALMIS) Employer Database (2023, 2nd edition). As seen in **Table 2.13**, the largest employers in the county, with more than 1,000 employees, are Adventist Health Sonora and Sierra Conservation Center.

TABLE 2.13
MAJOR EMPLOYERS IN TUOLUMNE COUNTY BY NUMBER OF EMPLOYEES

100-249 Employees	250-499 Employees	500-999 Employees	1,000-4,999 Employees
Chicken Ranch Casino	Hetch Hetchy Project	Black Oak Casino	Adventist Health Sonora
Columbia College	Walmart Superstore	Dodge Ridge Ski Resorts	Sierra Conservation Center
Diestel Family Turkey Ranch			
Kohl's			
Lair of the Golden Bear			
Lowe's Home Improvement			
Pine Mt. Lake			
Safeway			
Sonora High School			
Sonora School District			
Tuolumne County Human SVC Agency			
Tuolumne County Special Education			
Tuolumne County Social Services			
Tuolumne County Sheriff			
Hetch Hetchy Water & Power			
Sierra Pacific Industries			
Pine Mountain Lake Association			
Tuolumne Me-Wuk Tribal Council			
Jamestown School District			
US Forestry Department			
Amador Tuolumne Community Action Agency (ATCAA)			

Source: California Employment Development Department - America's Labor Market Information System (ALMIS) Employer Database (2023 2nd edition).

Worker Wages

Table 2.14 shows the employment and wages of various occupations in Amador, Calaveras, Mariposa, and Tuolumne Counties as of 2017. The mean hourly wage is $23.45 and the mean annual wage is $48,761. The occupation with the most jobs in Amador, Calaveras, Mariposa, and Tuolumne Counties is the Office and Administrative Support category with 5,960 jobs. The field with the least opportunity is Legal Occupations, with 116 jobs.

TABLE 2.14
EMPLOYMENT AND WAGES IN AMADOR, CALAVERAS, MARIPOSA, AND TUOLUMNE COUNTIES

Occupational Title	May 2017 Employment Estimates	Mean Hourly Wage	Mean Annual Wage
Total all Occupations	42,580	$23.45	$48,761
Management Occupations	1,890	$43.43	$90,324
Business and Financial Operations Occupations	1,290	$30.71	$63,890
Computer and Mathematical Occupations	360	$36.80	$76,536
Architecture and Engineering Occupations	220	$40.38	$83,979
Life, Physical, and Social Science Occupations	980	$31.25	$65,000
Community and Social Services Occupations	1,150	$23.78	$49,474
Legal Occupations	116	$33.20	$69,042
Education, Training, and Library Occupations	2,850	$28.00	$58,237
Arts, Design, Entertainment, Sports, and Media Occupations	300	$27.51	$57,232
Healthcare Practitioners and Technical Occupations	2,360	$45.71	$95,078
Healthcare Support Occupations	1,150	$17.29	$35,960
Protective Service Occupations	2,830	$32.31	$67,199
Food Preparation and Serving-Related Occupations	5,200	$14.05	$29,233
Building and Grounds Cleaning and Maintenance Occupations	1,910	$15.79	$32,844
Personal Care and Service Occupations	2,160	$15.68	$32,607
Sales and Related Occupations	4,350	$15.83	$32,913
Office and Administrative Support Occupations	5,960	$18.63	$38,743
Farming, Fishing, and Forestry Occupations	410	$19.89	$41,356
Construction and Extraction Occupations	2,070	$26.63	$55,392
Installation, Maintenance, and Repair Occupations	1,510	$22.86	$47,547
Production Occupations	1,360	$20.72	$43,091
Transportation and Material Moving Occupations	1,780	$17.25	$35,896

Source: 2017 Employment and Wage Statistics, Employment Development Department

Household Income

According to **Table 2.15,** the household income in Tuolumne County is wide ranging. The two highest income by household groups are $100,000 to $149,999, making up 15.4 percent of the households, and $50,000 to $74,999, making up 14.7 percent of households. Households making under $34,999 make up 22.9 percent of households in Tuolumne County.

TABLE 2.15
HOUSEHOLDS BY INCOME

	Unincorporated Tuolumne County	Percentage
Less than $10,000	684	3.0%
$10,000 to $14,999	1,195	5.2%
$15,000 to $24,999	1,590	6.9%
$25,000 to $34,999	1,803	7.8%
$35,000 to $49,999	2,550	11.0%
$50,000 to $74,999	3,397	14.7%
$75,000 to $99,999	3,087	13.4%
$100,000 to $149,999	3,561	15.4%
$150,000 to $199,999	1,605	6.9%
$200,000 or more	1,534	6.6%
Total households	**23,103**	

Source: U.S. Census 2015-2020 ACS (HCD Data Package 2023).

Household Characteristics

Household Tenure

Tenure, or the ratio between homeowner and renter households, can be affected by many factors, such as housing cost (including interest rates, economics, land supply, and development constraints), housing type (single-family versus multifamily units), housing availability, income status, job availability, and consumer preference. Tuolumne County owner households represent a higher percentage of total households than renter households (see **Table 2.16**). In 2020, 77.2 percent of households owned their home and 22.8 percent of households were renter-occupied. However, homeownership rates are higher in Tuolumne County than the state average, which in 2020, was 56 percent owner occupied and 44 percent renter occupied (2020 ACS: Housing Tenure).

TABLE 2.16
HOUSEHOLDS BY TENURE
TUOLUMNE COUNTY UNINCORPORATED AREAS

Status	Unincorporated Tuolumne County	
	Number	Percentage
Owner	16,217	77.2%
Renter	4,789	22.8%
TOTAL	**21,006**	**100.0%**

Sources: Census 2020, ACS and HCD Package 2023.

Table 2.17 shows household size by tenure (homeowner or renter). Among those living alone, 77.2 percent own their home and 22.8 percent rent. Among two- to four-person households, 50.4 percent own their home and 10.4 percent rent. Among large households with five or more people, 4.6 percent own their home and 2.1 percent rent.

TABLE 2.17
HOUSEHOLD SIZE BY TENURE
TUOLUMNE COUNTY UNINCORPORATED AREAS

	Unincorporated Tuolumne County	Percentage
Owner Occupied	**16,217**	**77.2%**
Householder living alone	4,643	22.1%
Households 2-4 persons	10,601	50.4%
Large households 5+ persons	973	4.6%
Renter Occupied	**4,789**	**22.8%**
Householder living alone	2,143	10.2%
Households 2-4 persons	2,191	10.4%
Large households 5+ persons	455	2.1%
Total	**21,006**	**100.0%**
Total Householders living alone	6,786	32.3%
Households 2-4 persons	12,792	60.8%
Large households 5+ persons	1,428	6.7%

Source: U.S. Census 2015-2020 ACS (HCD Data Package 2023).

Household Income

In 2023, HCD issued updated income limits for all counties in California for extremely low-, very low-, low-, median-, moderate-, and above moderate-income households consistent with U.S. Department of Housing and Urban Development (HUD) statistics (see **Table 2.18**). The statewide median income has not changed between 2012 and 2019 because the State has a "hold harmless" policy whereby the income limits do not decrease even if there is a decrease in the HUD income limits. HUD limits are based on census and other data, and they do not have a hold harmless policy. The HUD income limits show that median income in Tuolumne County has increased since it peaked at $66,700 in 2012. The 2023 median income for Tuolumne County is $97,700.

TABLE 2.18
STATE HCD AND HUD INCOME LIMITS - TUOLUMNE COUNTY

Year	State HCD and HUD Income Limits
2011	$65,800
2012	$66,700
2013	$66,700
2014	$66,700
2015	$66,700
2016	$66,700
2017	$66,700
2018	$66,700
2019	$66,700
2020	$71,600
2021	$75,600
2022	$84,300
2023	$97,700

Source: Department of Housing and Community Development, Official State Income Limits for 2023
Note: The yearly State HCD Income Limits represent the median income for a four-person household

State income limits based on household size are provided in **Table 2.19.**

TABLE 2.19
STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
2023 HOUSEHOLD INCOME TUOLUMNE COUNTY

Income Level	Number of Persons in Family							
	1	2	3	4	5	6	7	8
Acutely Low	$10,250	$11,700	$13,200	$14,650	$15,800	$17,000	$18,150	$19,350
Extremely Low	$18,550	$21,200	$24,860	$30,000	$35,140	$40,280	$45,420	$50,560
Very Low	$30,850	$35,250	$39,650	$44,050	$47,600	$51,100	$54,650	$58,150
Low	$49,350	$56,400	$63,450	$70,450	$76,100	$81,750	$87,400	$93,000
Median	$68,400	$78,150	$87,950	$97,700	$105,500	$113,350	$121,150	$128,950
Moderate	$82,100	$93,800	$105,550	$117,250	$126,650	$136,000	$145,400	$154,750

Source: Department of Housing and Community Development, Official State Income Limits for 2023

Income limits are defined by HCD as:

- Extremely Low-Income: Income not exceeding 30 percent of the median income.
- Very Low: Income between 31 and 50 percent of the median income.
- Low: Income between 51 and 80 percent of the median income.

- Moderate: Income between 81 and 120 percent of the median income.
- Above Moderate: Income above 120 percent of the median income.

Table 2.20 shows the number of renter and owner households in the entire county, including the city of Sonora, that fall within each of the income categories.

TABLE 2.20
INCOME DISTRIBUTION AMONG
HOMEOWNERS AND RENTERS IN TUOLUMNE COUNTY

Household Income	Owner	Renter	Total
Extremely Low Income <30% AMI*	1,810	1,425	3,235
Very Low Income 30%-50% AMI	1,230	1,280	2,510
Low Income 50%-80% AMI	2,110	1,380	3,490
Median Income 80%-100% AMI	1,600	725	2,325
Income above 100% AMI	9,290	1,650	10,940
Total	**16,040**	**6,460**	**22,500**

Source: 2015-2019 CHAS Data Sets/ www.huduser.gov/portal/datasets.

*AMI = Area Median Income

Poverty Rates

There are 797 families in Tuolumne County in 2020 that fall below the poverty level and 362 of those families are those with a female householder, no husband present, as displayed in **Table 2.21**. In **Table 2.22**, the 2022 Federal Poverty Level is displayed by the number of people in a family.

TABLE 2.21
FAMILIES BELOW THE POVERTY LEVEL IN THE UNINCORPORATED COUNTY IN 2020

Families	797
Families with female householder, no husband present	362

Source: ACS 2015-2020 (HCD Data Package 2023).

TABLE 2.22
FEDERAL POVERTY LEVEL IN 2022

Size of Family	Annual Income ($)
1	13,590
2	18,310
3	23,030
4	27,750
5	32,470
6	37,190
7	41,910
8	46,630

Source: United States Department of Health and Human Services, 2022

Housing Costs and Overpayment

Homeownership

Homeownership in Tuolumne County continues to be relatively affordable, but decreasingly so. Recent data from the California Association of Realtors, available on the Employment Development Department website, shows that as of 2021, the median home sold for $383,750 (see **Table 2.23**). Median home sales have been on a steady increase since 2014, when the median sale price for Tuolumne County was $224,873.

TABLE 2.23
HOME SALES IN TUOLUMNE COUNTY

Year	Median Sales Price
2014	$224,873
2015	$239,111
2016	$245,082
2017	$285,071
2018	$295,351
2019	$300,000
2020	$318,500
2021	$383,750

Source: Employment Development Department, State of California, 2021

Rent Affordability

An affordable monthly rental payment is generally calculated based on 30 percent of the household gross monthly income and includes both rent and utilities. HUD publishes Fair Market Rents by county on an annual basis based on rental data collected by local housing authorities. **Table 2.24** shows current market rents by unit size. These rents include utility costs.

TABLE 2.24
2023 FAIR MARKET RENTS FOR TUOLUMNE COUNTY

Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
$870	$988	$1,301	$1,717	$2,216

Source: HUD User 2023.

A rent survey of available rental units in June 2023 (Zillow.com), shown in **Table 2.55** in the Assessment of Fair Housing chapter, found that the average rent for a two-bedroom unit in the unincorporated area of the county is $1,804. The lowest rent for a two-bedroom unit was $1,350, and the highest rent for a two-bedroom unit was $3,000. HUD Fair Market Rents are in line with local data only for studio units and four-bedroom units. HUD Fair Market Rents for Tuolumne County are $870, while the average rental price for a studio unit is $825; the rental price range for this unit type is $700 to $950. Only one unit was surveyed for four-bedroom units, so the rental price range and average is set by one unit. So, rent for four-bedroom apartments are within HUD Fair Market Rents.

In Tuolumne County, many jobs are low-paying retail and service jobs paying at or slightly above minimum wage. Many of these jobs are not full-time. The current minimum wage as of January 1, 2023, is $15.50 for all employees. A worker earning $15.50 per hour can afford $720 per month for rent and utilities. Thus, a typical worker in retail, the service industry, and other low-wage sectors, cannot afford the average rent plus utilities in Tuolumne County. As a result, these households often pay more than they can afford for housing, which results in households having less to spend on other essentials, such as food, medical care, and transportation. The County will have a continued need to meet the housing needs of these lower-wage workers who make up a significant portion of the workforce.

An affordable housing payment for homeowners is considered to be approximately 30 to 35 percent of the gross household income. The monthly housing payment includes the principal and interest, property taxes, homeowner's insurance, private mortgage insurance, and utilities. Affordability is influenced by home prices and interest rates.

Table 2.25 calculates an affordable monthly housing payment that includes both rent and utilities for extremely low-, very low-, and lower-income households based on current median income figures. When compared to the 2023 Fair Market Rents (Studio - $870, 1 bedroom - $988, 2 bedroom - $1,301, 3 bedroom - $1,7175, and 4 bedroom - $2,216), many lower-income households cannot afford rental housing (rent and utilities) based on these average rates. Extremely low-income households (30 percent of median income) cannot afford market rents. Very low-income households (50 percent of median income) cannot afford a unit of sufficient size so as to not create overcrowding. Low-income households (80 percent of median income) can afford rents for studios, one-, and two-bedroom rentals. Larger units would generally be unaffordable, making it difficult for large families.

Median income data in Tuolumne County is published annually by HCD. Affordability calculations for purchasing a home shown in **Table 2.25** us the current (August 2023) average interest rate of 6.75 percent and a median sales price of $383,750 and assumes that the borrower secures a typical 30-year fixed-rate FHA-type loan. Affordability is based on 30 percent of the household's gross income. The actual amount a household can afford is based on household income and debt, the interest rate on the loan, the size of the down payment, and the other terms and fees of their specific loan. A median-priced home is estimated to be affordable to a family earning $105,500 and would be 127 percent of the median income.

TABLE 2.25
HOUSING AFFORDABILITY BY INCOME LEVEL – TUOLUMNE COUNTY

Number of Persons	1	2	3	4
Extremely Low-Income Households at 30% of 2023 Area Median Income				
Income Level	$18,550.00	$21,200.00	$24,860.00	$35,140.00
Max. Monthly Gross Rent	$464.00	$530.00	$621.50	$879.00
Max. Purchase Price	$75,304.11	$86,015.00	$100,865.32	$142,656.00
Very Low-Income Households at 50% of 2023 Area Median Income				
Income Level	$30,850.00	$35,250.00	$39,650.00	$47,600.00
Max. Monthly Gross Rent	$771.25	$881.25	$991.25	$1,190.00
Max. Purchase Price	$125,168.75	$143,021.01	$160,873.28	$193,129.09
Low-Income Households at 80% of 2023 Area Median Income				
Income Level	$49,350.00	$56,400.00	$63,450.00	$76,100.00
Max. Monthly Gross Rent	$1,233.75	$1,410.00	$1,586.25	$1,902.50
Max. Purchase Price	$200,229.42	$228,833.62	$257,437.83	$308,763.10
Median-Income Households at 100% of 2023 Area Median Income				
Income Level	$68,400.00	$78,150.00	$87,950.00	$105,500.00
Max. Monthly Gross Rent	$1,710.00	$1,953.75	$2,198.75	$2,637.50
Max. Purchase Price	$277,521.63	$317,080.63	$356,842.50	$428,048.71
Moderate-Income Households at 120% of 2023 Area Median Income				
Income Level	$82,100.00	$93,800.00	$105,550.00	$126,650.00
Max. Monthly Gross Rent	$2,052.50	$2,345.00	$2,638.75	$3,166.25
Max. Purchase Price	$33,107.10	$380,577.91	$428,251.58	$513,861.32

Source: HCD 2023 Income Limits.

Notes:

Assumes that 30% of income is available for either: monthly rent, including utilities, or mortgage payment, taxes, mortgage insurance, and homeowners' insurance.

Assumes 6.75% interest rate, 5% down payment, and 30-year term

The transition from renter to first-time homebuyer, especially for the lower-income households, is challenging because saving for a down payment is difficult given current rents in the county. To assist renters to become first-time homebuyers, Tuolumne County offers a First Time Homebuyer Program through the Home Investments Partnership (HOME) Program. This program offers silent second mortgage loans of up to $100,000 to lower-income households to pay for closing costs and supplement first mortgage loans. The purchaser must provide 3 percent of the purchase price of the house (or sweat equity) and housing costs must not exceed 35 percent of the monthly household income. The 3 percent simple interest loan is deferred for 30 years or until transfer of title.

Overpayment

As shown in **Table 2.26, Cost Burdened Households – Unincorporated Tuolumne County,** among the 20,305 households in the unincorporated county, 6,781 households are paying more than 30 percent of their household income (cost burdened) and 3,075 households are paying more than 50 percent of their household income (severely cost burdened). Within the extremely low-income category, 80 percent of extremely low-income households are cost burdened by paying more than 30 percent of their household income.

In general, renter households are cost-burdened at higher rates than owner households. For instance, 50.8 percent of renter households experience a cost burden greater than 30 percent, while 25.4 percent experience a cost burden greater than 50 percent. By contrast, 31.4 percent of owner households experience a cost burden greater than 30 percent, while only 12.5 percent experience a cost burden greater than 50 percent.

Within the low-income category, 59.7 percent of low-income renter households are considered cost burdened, while 10.2 are severely cost burdened. By contrast, 53.6 percent of low-income owner households are considered cost burdened, while 14.1 percent are severely cost burdened.

Within the very low-income category, 76.5 percent of very low-income renter households are considered cost burdened, while 26.3 percent are severely cost burdened. By contrast, 55.2 percent of very low-income owner households are considered cost burdened, while 23.4 percent are severely cost burdened.

Within the extremely low-income category, 82.1 percent of extremely low-income renter households are considered cost burdened, while 71.7 percent are severely cost burdened. By contrast, 79.2 percent of extremely low-income owner households are considered cost burdened, while 65.1 percent are severely cost burdened.

Across all three income categories, renter households experienced higher rates of overpayment. Across the three categories, extremely low-income households were most likely to be severely cost burdened, regardless of tenure.

TABLE 2.26
COST-BURDENED HOUSEHOLDS - UNINCORPORATED TUOLUMNE COUNTY

	Cost-Burdened Households –Unincorporated Tuolumne County	Total Households – Unincorporated Tuolumne County	Percentage of Total Households Cost Burdened
Cost-Burdened Households Greater than 30% Owner and Renter Occupied			
Extremely Low Income (0-30%)	1,756	2,195	80.0%
Very Low Income (30%-50%)	1,245	1,880	66.2%
Low Income (50%-80%)	1,620	3,015	53.7%
Moderate Income (80%-100%)	575	1,670	34.4%
Above Moderate (>100%)	1,585	11,545	13.7%
Total	**6,781**	**20,305**	**33.4%**
Cost-Burdened Households Greater 50% Owner and Renter Occupied			
Extremely Low Income (0-30%)	1,530	2,195	69.7%
Very Low Income (30%-50%)	680	1,880	36.2%
Low Income (50%-80%)	440	3,015	14.6%

Moderate Income (80% -100%)	135		1,670	8.1%	
Above Moderate (>100%)	290		11,545	2.5%	
Total	**3,075**		**20,305**	**15.1%**	
Cost-Burdened Households, Renter Occupied					
	Cost burden > 30%	**Cost burden > 50%**	**Total Households**	**Percentage > 30%**	**Percentage > 50%**
Extremely Low Income (0-30%)	985	860	1,200	82.1%	71.7%
Very Low Income (30%-50%)	960	330	1,255	76.5%	26.3%
Low Income (50%-80%)	555	95	930	59.7%	10.2%
Moderate Income (80%-100%)	74	4	485	15.3%	0.8%
Above Moderate (>100%)	30	15	1,255	2.4%	1.2%
Total	**2,604**	**1,304**	**5,130**	**50.8%**	**25.4%**
Cost-Burdened Households, Owner Occupied					
Extremely Low Income (0-30%)	1,315	1,080	1,660	79.2%	65.1%
Very Low Income (30%-50%)	555	235	1,005	55.2%	23.4%
Low Income (50%-80%)	1,235	325	2,305	53.6%	14.1%
Moderate Income (80%-100%)	515	150	1,675	30.7%	9.0%
Above Moderate (>100%)	1,325	180	9,115	14.5%	2.0%
Total	**4,945**	**1,970**	**15,760**	**31.4%**	**12.5%**

Source: HUD User 2015-2019 ACS (HCD Data Package 2023). CHAS data 2016-2020.

Housing Problems

The U.S. Census and HUD provide limited data that can be used to infer the condition of Tuolumne County's housing stock. **Table 2.27** displays households with one of the four housing problems: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden is greater than 30 percent. Housing problems are often correlated with the either the age and condition of a housing unit and can indicate the need for rehabilitation. Furthermore, households experiencing housing problems are often cost burdened. Of the 22,500 households in Tuolumne County, 8,260 of them are households with at least one of four housing problems.

TABLE 2.27
HOUSING PROBLEMS – TUOLUMNE COUNTY

Total Households Characteristics			Total
Housing Problems Overview	**Owner**	**Renter**	
Household has at least 1 of 4 Housing Problems	5,170	3,090	8,260
Household has 0 of 4 Housing Problems OR Cost Burden not available, no other problems	10,870	3,370	14,240
Total	**16,040**	**6,460**	**22,500**
Severe Housing Problems Overview	**Owner**	**Renter**	
Household has at least 1 of 4 Severe Housing Problems	2,475	1,830	4,305
Household has 0 of 4 Housing Problems OR Cost Burden not available, no other problems	13,565	4,635	18,200
Total	**16,040**	**6,465**	**22,500**
Income by Housing Problems (Owners and Renters)	**Household has at least 1 of 4 Housing Problems**	**Household has 0 of 4 Housing Problems OR cost burden not available, no other problems**	**Total**
Household Income (0-30%)	2,545	690	3,235
Household Income (30%-50%)	1,580	930	2,510
Household Income (50%-80%)	1,870	1,615	2,490
Household Income (80%-100%	700	1,625	3,490
Household Income (>100%)	1,555	9,385	2,325
Total	**8,260**	**14,240**	**22,500**

Source: 2015-2019 ACS, HUD User.

Housing Characteristics

Overcrowding

Overcrowding is defined as a housing unit that is occupied by 1.01 or more persons per habitable room (excluding kitchens and bathrooms), and severe overcrowding is defined as units with more than 1.5 persons per room. As shown in **Table 2.28**, in 2020, out of a total of 21,006 occupied housing units within the unincorporated area of Tuolumne County, 555 or 2.6 percent were categorized as being overcrowded, of which, 66 of those overcrowded units are considered severely overcrowded. There are more overcrowded renter-occupied units (286) than overcrowded owner-occupied units (269), particularly when considering the number of units that are owner v. renter-occupied in the unincorporated county overall. Overcrowding in renter-occupied units as a percentage of total rental units is 6.0 percent, as compared to 1.7 percent for owner-occupied units. Severe overcrowding is also higher in rental units with 1.0 percent of rentals with severe overcrowding and only 0.12 percent of owner-occupied housing being severely overcrowded. This suggests that provision of rental housing with more than the standard two bedrooms is needed for large families. Overcrowding also suggests that households may need to double up to afford housing. More affordable housing can help alleviate overcrowding situations.

TABLE 2.28
OVERCROWDED UNITS
UNINCORPORATED AREA OF TUOLUMNE COUNTY

Category	Unincorporated Tuolumne County	Percentage
Total Owner-Occupied Units	**16,217**	**77.2%**
Overcrowded Owner Occupied	269	1.7%
Severely Overcrowded Owner Occupied	20	.12%
Total Renter-Occupied Units	**4,789**	**2.8%**
Overcrowded Renter Occupied	286	6.0%
Severely Overcrowded Renter occupied	46	1.0%
Total Occupied Units	**21,006**	**100%**
Total Overcrowded Units	**555**	**2.6%**
Total Severely Overcrowded	**66**	**.31%**

Source: ACS 2016-2020 from US Census Bureau. (HCD Data Package 2023).

Group Quarters

The housing category of "group quarters" includes all persons not living in households. The U.S. Census Bureau recognizes two categories of group quarters: (1) institutionalized persons and (2) other persons in group quarters that are not institutionalized. Institutionalized persons include those in correctional institutions, nursing homes, and hospices. Noninstitutionalized persons include those in college dormitories. **Table 2.29** indicates that 3,757 Tuolumne County residents reside in group quarters in the unincorporated area of the county. Data is taken from the 2020 Census. Group quarter data by type of institution has not been updated since the 2010 Census.

TABLE 2.29
GROUP QUARTERS IN THE UNINCORPORATED COUNTY

Group Quarters	Individuals	Percentage
Correctional Institutions for Adults	2,841	75.6%
Nursing facilities	219	5.8%
College/University Student Housing	91	2.4%
Juvenile Facilities	23	0.6%
Noninstitutional facilities	583	15.5%
Total Group Quarters Population	**3,757**	

Source: Census 2020

Correctional institutions in the unincorporated area of Tuolumne County include the Sierra Conservation Center operated by the California Department of Corrections. The Tuolumne County Jail operated by the Tuolumne County Sheriff's Department is in Sonora. Dormitories (in the noninstitutional facilities category) include those associated with Columbia College. Safe housing is operated by the Center for a Nonviolent Community and provides 13 beds. These shelters are included within the noninstitutional group quarters. The Amador-Tuolumne Community Action

Agency (ATCAA) operates a homeless shelter with 25 beds. The shelter is open to anyone in the county in need of housing but is in the city of Sonora and thus excluded from the figures for the unincorporated area of the county.

Housing Stock

The total number of housing units in the unincorporated area of Tuolumne County in 2020 was 29,137. This is 8,131 more than the number of occupied housing units/households in the unincorporated county, which is indicative of the substantial percentage of housing units in the county that are used seasonally or are second homes. **Table 2.30** breaks down housing by type. In 2020, there were 23,751 single-family detached units, while there were 525 single-family attached units. Multifamily housing complexes with five or more units make up 3.2 percent of total housing units, whereas, multifamily housing complexes with two to four units make up 3.0 percent of total housing units. It should be noted that mobile homes make up 9.7 percent of total housing units, which is more than multifamily housing complexes with five or more Units And Two To Four Units Combined.

TABLE 2.30
HOUSING UNITS IN UNINCORPORATED AREA OF TUOLUMNE COUNTY BY TYPE

Type	Unincorporated Tuolumne County	Percentage
Single Detached	23,751	81.5%
Single Attached	525	1.8%
Two to Four	877	3.0%
Five Plus	946	3.2%
Mobile Homes	2,825	9.7%
Boat, RV, Van, etc.	213	0.7%
Total Housing Units	**29,137**	**100.0%**

Source: U.S. Census 2015-2020 (HCD Data Package 2023).

Occupancy/Vacancy Rate

As seen in **Table 2.31**, of the 29,137 housing units within the unincorporated area of Tuolumne County, 8,131, or 27.9 percent, were vacant in 2020 according to the 2015-2020 ACS.

TABLE 2.31
HOUSING STOCK BY TYPE OF VACANCY IN UNINCORPORATED AREA OF TUOLUMNE COUNTY

Total housing units	Occupied housing units	Vacant housing units	For rent	Rented, not occupied	For-sale only	Sold, not occupied	Seasonal, recreational, or occasional use	All other vacant
29,137	21,006	8,131	400	15	299	191	6,572	654

Source: U.S. Census 2015-2020 ACS (HCD Data Package 2023).

Housing Conditions

Housing Stock by Year Built

Since housing stock age and condition are correlated, information about the age of the housing stock helps assess likely housing condition. As shown in **Table 2.32**, approximately 50.7 percent of Tuolumne County's housing units were built before 1980. About 1.2 percent of Tuolumne County's housing units were built after 2010 and 9.2 percent were built between 2000 and 2009.

TABLE 2.32
HOUSING UNITS BY YEAR BUILT IN UNINCORPORATED AREAS

Year Built	Number of Houses	Percentage
Total:	**29,137**	**100.0%**
Built 2014 or later	17	0.1%
Built 2010 to 2013	309	1.1%
Built 2000 to 2009	2,686	9.2%
Built 1990 to 1999	4,059	13.9%
Built 1980 to 1989	7,266	24.9%
Built 1970 to 1979	6,795	23.3%
Built 1960 to 1969	3,757	12.9%
Built 1950 to 1959	2,131	7.3%
Built 1940 to 1949	768	2.6%
Built 1939 or earlier	1,349	4.6%

Source: U.S. Census 2015-2020 ACS (HCD Data Package 2023).

Tuolumne County conducted a survey of the condition of the housing stock in the unincorporated area of the county as part of the 2003 Housing Element update. The survey was conducted by Tuolumne County Building Inspectors during the months of March to June 2003. Residential units in the older communities of Groveland, Big Oak Flat, Chinese Camp, Jamestown, Columbia, Soulsbyville, Tuolumne, Twain Harte, and the high country communities of Long Barn and Strawberry were surveyed at 25 percent coverage. In other words, every fourth unit was surveyed. A total of 864 units, approximately 3.3 percent of the housing units within the unincorporated area of the county, were surveyed. The survey results indicated that approximately 73.6 percent of the units surveyed were sound, 12.7 percent needed minor rehabilitation, 11.0 percent required moderate rehabilitation, 1.0 percent were in need of substantial rehabilitation, and 1.6 percent were dilapidated. These definitions are consistent with guidelines used by HCD. For example, if a unit requires a new roof structure or foundation, the unit needs moderate rehabilitation. If siding or windows need replacement, minor rehabilitation is necessary. The survey targeted the older communities within the unincorporated area of the county. Therefore, it was appropriate to assume that the percentage of sound housing units overall was greater than 73.6 percent. However, the need for housing rehabilitation programs in these older communities is borne out by the results of the survey. The results of the 2003 survey are listed in **Table 2.33**.

TABLE 2.33
SUBSTANDARD UNITS

Community	Sound	Minor Rehabilitation	Moderate Rehabilitation	Substantial Rehabilitation	Dilapidated	Total
Columbia	37	4	8	2	2	53
Soulsbyville	11	1	2	0	1	15
Groveland	16	1	6	0	0	23
Big Oak Flat	16	1	6	0	2	25
Tuolumne	69	17	26	2	6	120
Strawberry	49	15	13	2	0	79
Long Barn	49	18	11	0	1	79
Twain Harte	264	43	14	0	0	321
Jamestown	119	8	8	1	0	136
Chinese Camp	6	2	1	2	2	13
Total	**636**	**110**	**95**	**9**	**14**	**864**
Percentage	73.6	12.7	11.0	1.0	1.6	100

Source: Tuolumne County, 2003

For the 2013 Housing Element update, the Building and Safety Division staff of the County conducted a survey of 19 older subdivisions to obtain data regarding changes in housing stock that occurred in the county since the 2003 Survey. These subdivisions are about 50 years old. Approximately 6 percent of the units were inspected. Every 18th parcel was chosen using Assessor's Parcel Numbers (APNs). There are 5,262 lots within these 19 subdivisions and approximately 300 housing units were surveyed. A 10 percent random sample of the structures observed in 2003 was selected for an update. Of the 87 structures re-evaluated, 75 structures were in the same condition, 8 structures showed improvement, 3 were deteriorated, and 1 home had been demolished. This snapshot of the 2003 survey leads to the conclusion that the overall condition of the housing stock in the county in 2008 was generally the same with some improvement.

The results provided in **Table 2.34** indicate that the housing stock in older subdivisions, as of 2013, was in better condition than the housing stock in the older neighborhoods. The older neighborhoods have a broad range of housing, some of which is over 100 years old. The subdivisions surveyed, as mentioned, are all approximately 50 years old and were built prior to or under the County's planning and building standards.

TABLE 2.34
HOUSING ELEMENT HOUSING CONDITIONS SURVEY OLDER TUOLUMNE COUNTY SUBDIVISIONS
SURVEYED OCTOBER-DECEMBER 2013

Subdivision	Sound	Minor Rehab	Moderate Rehab	Substantial Rehab	Dilapidated	Total
Blue Bell	2					2
Cedar Ridge	35	7				42
Cedar Springs	1					1
Crystal Falls Ranch	44	2	1			47
Cuesta Serena	7					7
Gold Springs	8					8
Leisure Pines	6					6
Mi-Wuk Village	40	13	1			54
Monte Grande Heights	3					3
Mother Lode West	4	1	1			6
Phoenix Lake Country Club	22					22
Ponderosa Hills Subdivision	19	1				20
Race Track Estates	6					6
Rancho Sonora Estates	9					9
Rolling Hills	4					4
Sonora Meadows	28	1				29
Volponi Acres	4					4
Willow Springs Ranch	26	1				27
Wild Cat Ridge	1					1
Total Surveyed	**269**	**26**	**3**	**0**	**0**	**298**
Percentage by Category	**90.3**	**8.7**	**1.0**	**0.0**	**0.0**	**100.0**

Source: Tuolumne County, 2003

According to the County's Chief Building Official, the housing stock in 2019 appeared to be in a similar condition as it was in 2013. There has been minimal new construction. A total of 296 residential units were added and 35 were demolished during 2014-2018. The demolished units were all lost due to fire. During this same period, there has been substantial building permit activity for home improvements. **Table 2.35** shows building permits issued for "Residential Repairs and Remodel," which includes home repairs such as roof replacement, interior remodels, deck repair, siding, solar, water heater replacement, and other home improvements that do not add square footage to the residence. It also shows permits issued for residential additions. Between 2014 and 2023, there were 350 residential additions and 10,182 residential repairs.

TABLE 2.35
HOME REPAIR AND ADDITIONS
COUNTY OF TUOLUMNE UNINCORPORATED AREA

Calendar Year	Residential Additions	Residential Repair	Total
2014	45	731	776
2015	44	729	773
2016	44	782	826
2017	41	961	1,002
2018	47	974	1,021
2019	25	1,285	1,310
2020	28	1,064	1,092
2021	30	1,229	1,259
2022	32	1,228	1,260
2023*	14	849	863
TOTAL	**350**	**9,832**	**10,182**
AVERAGE	**35.0**	**983.2**	**1,018.2**

Source: County of Tuolumne Building Division Building Permits 2019 and 2023.

Since 2000, Tuolumne County approved 20 housing rehabilitation loans through the HOME and Community Development Block Grant (CDBG) Programs. The program did not have funding between 2004 and 2011. Current funding is inadequate to meet the need, and program requirements make it difficult to use.

As of 2023, Tuolumne County has an aging housing inventory with the majority of housing units built before 1970. As reported by County staff, a number of conditions exist that allow older homes to fall into disrepair, including an aging population that is already financially burdened by housing costs, absentee owners, and increasingly extreme weather events that cause significant structural damage. Though there is assistance available to many homeowners who have experienced storm damage, there are long waits for qualified professionals to perform the necessary work and concerns that homes in certain areas will continue to sustain damage in subsequent storms.

There are over 1,800 mobile homes in Tuolumne County with the vast majority built before 1985. It is estimated that more than 80 percent of the mobile homes in the county need significant repairs to conditions that threaten the residents' health and safety. The County's housing partners report that many elderly residents live in mobile homes with conditions so deteriorated that they are unable to be repaired. Many mobile home residents are unable to afford the necessary repairs or replacement.

In the last year (period of July 1, 2022, through June 30,2023), the Tuolumne County Community Development Department has received approximately 140 complaints related to dangerous or substandard housing, as well as concerns of mold and failed septic systems. This is likely an undercount of homes in the county in need of repair or rehabilitation since homeowners are unlikely to report themselves and renters who may fear eviction or retaliation for reporting substandard living conditions.

It should be noted that in the past year, the Community Development Department has received 80 complaints of residential use of recreational vehicles. While local ordinance code prohibits the use of recreational vehicles for residential purposes, they are commonly being used as dwelling structures in the absence of other types of affordable housing units.

Mobile Home Park Communities

The County of Tuolumne has 45 mobile home and recreational vehicle (RV) parks and all but one are in the unincorporated area of the county. There are a total of 3,132 spaces; 1,932 are mobile home spaces and 1,200 are specifically for RVs (see **Table 2.36**). Mobile home parks provide a significant amount of affordable housing. The County administers a Mobile Home Rent Control Ordinance to help preserve affordability within the mobile home rental communities.

TABLE 2.36
TUOLUMNE COUNTY MOBILEHOME AND RV PARKS

Park	Mobile Home Spaces	RV Spaces
Airport Village	6	0
(Sonora) Cascade MH Park	113	0
Cassaretto MH Park	3	0
Cedar Oaks MH Park	25	0
Columbia 49er Trailer Park	34	46
Columbia MH Park	52	5
Columbia RV PARK	0	13
Columbia Sky MH Park	140	0
Evergreen Lodge	0	12
Gold Rush MH Park	46	12
Groveland Motel & Trailer Park	14	0
Hemmingway's Retreat	12	0
Hill Haven MH Park	4	0
Lake Tulloch Marina	11	119
Lazy Z MH Park	18	0
Marble Quarry Resort	2	85
Mill Villa Estates	228	0
Mono Vista Ranch MH Park	29	1
Mother Lode MH Estates	66	23
OLA Rambling Hills	51	0
Peppermint Creek MH Park	100	0

Park	Mobile Home Spaces	RV Spaces
Pine Mt. Lake Campgrounds	1	48
Ponderosa MH Park	61	0
Rawhide MH Park	100	0
RV at the Lakes	1	7
Sierra Pines MH Park	20	0
Sierra Trailer Park	6	0
Sierra TWAIN HARTE MH Park	44	0
Sierra Village Trailer Park	27	0
Sonora Estates	69	15
Sonora Hills Estates	236	0
Star Mobile Estates	34	0
Stony Brook MH Park	10	4
Sugarpine RV Park	17	74
Sylvan Court (City of Sonora)	6	0
Tamarron MH Estates	90	12
Twin Pines MH Park	60	6
Willow Street MH Park	10	0
Woods Creek MH & RV Resort	67	21
Yosemite Lake Campground	0	460
Yosemite Pines RV Park	0	200
Yosemite Vista MH Estates	87	0
Yosemite Ridge Resort	32	0
Yosemite Riverside Inn	0	3
Dardanelle Resort	0	34
45 Parks/3,132 Total Spaces	1,932	1200

Source: Tuolumne County, 2019

Special-Needs Households

Seniors

Households age 65 and over account for 39.8 percent of all households. Seniors age 65 and over comprise 34.4 percent of all owner-occupied households and represent 5.4 percent of renter households. **Table 2.37** provides a breakdown of households by age and tenure.

TABLE 2.37
TUOLUMNE COUNTY UNINCORPORATED AREA
HOUSEHOLDS BY TENURE AND AGE (2020)

Age Category	Unincorporated Tuolumne County	Percentage
Owner Occupied	**16,217**	**77.2%**
Householder 15 to 24 years	57	.27%
Householder 25 to 34 years	1,097	5.2%
Householder 35 to 44 years	1,398	6.7%
Householder 45 to 54 years	2,463	11.7%
Householder 55 to 59 years	1,718	8.2%
Householder 60 to 64 years	2,257	10.7%
Householder 65 to 74 years	4,352	20.7%
Householder 75 to 84 years	1,997	9.5%
Householder 85 years and over	878	4.2%
Renter Occupied	**4,789**	**22.8%**
Householder 15 to 24 years	294	1.4%
Householder 25 to 34 years	1,062	5.1%
Householder 35 to 44 years	848	4.0%
Householder 45 to 54 years	710	3.4%
Householder 55 to 59 years	396	1.9%
Householder 60 to 64 years	341	1.6%
Householder 65 to 74 years	708	3.4%
Householder 75 to 84 years	201	0.9%
Householder 85 years and over	229	1.1%
Total	**21,006**	**100%**

Source: U.S. Census 2015-2020 ACS (HCD Data Package 2023).

Seniors face special housing needs regarding accessibility, mobility, and support services. Many seniors are living on a fixed income and have difficulty affording housing and other basic needs. Housing for seniors should ideally be within walking distance of commercial services, be near local public transportation routes, and be developed with construction standards focused on occupant safety, accessibility, and convenience. The foothill topography and rural nature of Tuolumne County presents challenges to the development of senior housing. Very little land is flat, making walking to services a challenge. Homes in most locations are spread out and not within walking distance of services. As discussed in the Assessment of Fair Housing chapter, public transit in Tuolumne County is largely isolated within the incorporated jurisdiction of Sonora and surrounding unincorporated communities, including East Sonora, Columbia, Jamestown, Twain Harte, and Tuolumne City in the western portion of the county. There are customized transportation options for seniors and those with disabilities or medical needs. These include Common Grounds' "Silver Streak" program, WHEELS, Tuolumne Trip Program, and DIAL-A-RIDE. More information regarding these programs is provided in the Assessment of Fair Housing chapter.

There are short-term and long-term housing solutions for the homeless population. **Table 2.38** displays the available capacity by beds that different programs within Tuolumne County provide.

TABLE 2.38
HOMELESS ASSISTANCE PROGRAMS

	Family Units	Family Beds	Adult Only	Total Year-Round Beds
Emergency, Safe Haven, and Transitional Housing	**41**	**143**	**91**	**234**
Emergency Shelter	28	102	74	176
Transitional Housing	13	41	17	58
Permanent Housing	**19**	**52**	**71**	**123**
Permanent Supportive Housing	13	35	47	82
Rapid Re-Housing	6	17	24	41
Total	**60**	**195**	**162**	**357**

Source: HUD 2022 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report (HCD Data Package 2023).

As shown in **Tables 2.39, 2.40, 2.41,** and **2.42,** there are four types of housing solutions for homeless people: emergency shelters, transitional housing, permanent supportive housing, and rapid re-housing. Emergency shelters have the most capacity, with 234 beds, while permanent supportive housing has 82 total beds. Both programs need to have a variety of capacity to meet the demand of homeless people in Tuolumne County.

TABLE 2.39
EMERGENCY SHELTER FACILITIES

Facility Name	Capacity (Beds)
Mountain Crisis Services Emergency Shelter	8
COVID-19 Emergency Shelter	20
COVID 19- Amador Emergency Shelter	5
Tuolumne HSP	10
Sonora Emergency Shelter	25
Amador HSP	10
Amador Emergency Shelter	23
CNVC Emergency Shelter	12
COVID-19 Mariposa	8
Connection Emergency Shelter Mariposa	40
Safe House	13
HRC Emergency Shelter	23
Resiliency Village Emergency Shelter	12

Source: HUD 2022 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report (HCD Data Package 2023).

TABLE 2.40
TRANSITIONAL HOUSING

Facility Name	Capacity (Beds)
Mountain Crisis Services	8
CNVC Transitional Housing	20
Mariposa Transitional Housing	7
Calaveras Transitional Shelter	13
Victory Village Amador	10

Source: HUD 2022 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report (HCD Data Package 2023).

TABLE 2.41
PERMANENT SUPPORTIVE HOUSING

Facility Name	Capacity (Beds)
Tuolumne Supportive Housing	4
Tuolumne Permanent Supportive Housing (2014)	2
Amador Supportive Housing	2
CC HCD PLHA Permanent Housing	1
Permanent Supportive Housing	5
SHP-1	4
StanCOHA VASH Mariposa	3
StanCOHA VASH Amador County	19
VASH Voucher Program	21
Varley Place	21

Source: HUD 2022 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report, (HCD Data Package 2023).

TABLE 2.42
RAPID RE-HOUSING

Facility Name	Capacity (Beds)
Homesafe COC RR	4
Amador HSP RR	11
Homesafe NC ESG RR	0
Homesafe HSP RR	8
Tuolumne HSP RR	2
Roads Home RR	6
CC HUD ESG-CV RR	0
Mariposa HSP RR	4
Calaveras Rapid-Rehousing	6

Source: HUD 2022 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report (HCD Data Package 2023).

Given the large senior population in the county, there will be a continued need for all types of housing (independent, assisted living, and skilled nursing) and related support services. The development of senior housing depends on developers bringing projects to the community as market conditions allow.

Female Heads of Household

Female-headed households often have more challenges with finding adequate, affordable housing than families with two adults due to limited incomes. Female-headed households with small children may need to pay for child care, which further reduces disposable income. This special-needs group will benefit generally from expanded affordable housing opportunities. More specifically, the need for dependent care also makes it important that housing for single-headed families be near child care facilities, schools, youth services, and medical facilities. Female-headed households with children also need housing that is large enough to accommodate their families. Many of the rentals in Tuolumne County are single-family homes of sufficient size for larger families. However, lower-income households have trouble affording market rents, especially for larger units. As seen in **Table 2.43**, of the 1,345 female-headed householders within the unincorporated area of Tuolumne County, 273, or 2 percent, live below the poverty level (ACS 2015-2020). Housing affordability is a primary issue because frequently only one income is available to support the needs of the household—and only a limited amount of funds can be allocated to housing. While some of these households may find housing assistance through the Section 8 Housing Choice Voucher Program, many others struggle with high rents or overcrowded conditions.

TABLE 2.43
FEMALE HEADED HOUSEHOLDS 2020

Householder Type	Unincorporated Tuolumne County	Percentage of Total Householders
Female-Headed householders	1,345	10%
Female Heads with Own Children	735	6%
Female Heads without Children	610	5%
Total Householders	12,903	100%
Female-Headed Householders Under the Poverty level	273	2%
Total Families Under the Poverty Level	672	5%

Sources: U.S. Census 2015-2020 ACS (HCD Data Package 2023).

The Center for a Non-Violent Community (CNVC, formerly known as the Mountain Women's Resource Center) provides services and resources (including shelter) to victims of domestic violence, sexual assault, and human trafficking. The CNVC Shelter provides 11 beds for women and children, and the stay length is 30 days. The reported average client profile is a White married woman under 30, with at least one child under the age of six, in the very low-income category. CNVC offers counseling services, life skills classes, and other resources to those staying in the shelter.

The County is working with child care entities through Economic Development Department Executive Team including the Local Child Care Planning Council to ensure planning activities consider child care and needs of families with children.

The County is working to coordinate housing and child care planning efforts by working with stakeholders, including the Local Child Care Planning Council, Small Business Administration, the local community college, and developers to identify opportunities to increase the access and affordability of high-quality child care located close to housing. Efforts include identifying changes to ordinance code, funding sources, educational and mentorship opportunities for child care providers, and small business support.

The County has included **Programs 3.B.b, 3.B.c and 3.F.a** to support construction of higher-density housing in areas with better access to opportunities and encourage integration of a variety of unit types to facilitate homeowner and rental opportunities for lower-income households in mixed-income neighborhoods, reduce patterns of overpayment and overcrowding, and provide housing mobility opportunities for a range of households, including female-headed households. **Program 3.E.b** calls for the County to consider establishing a program to require on-site child care and assessment of child care needs for certain housing projects in addition to promoting intergenerational facilities such as senior centers be located in the same place with child care centers.

People with Disabilities

The ACS for 2020 places the disabled population into six categories: (1) hearing difficulty, (2) vision difficulty, (3) cognitive difficulty, (4) ambulatory difficulty, (5) self-care difficulty, and (6) independent living difficulty. Ambulatory difficulties include issues such as not being able to go outside the home alone to go to the grocery store or medical appointments. Self-care limitations prevent individuals from being able to take care of personal needs such as dressing, bathing, or getting around within the home. Many disabled persons may suffer from two or more disabilities. The ACS for 2015-2020 characterizes the County's disabled population, as shown in **Table 2.44**.

- Of the 50,617 people living in the unincorporated area of Tuolumne County, 9,342 or 18.5 percent, report having a disability.
- Among those over age 65, 4,741 of the 8,365 individuals (56.7 percent) report having a disability.

As noted previously, many people with disabilities have more than one disability and thus the total number of disabled by category is higher than the total disabled population. The statistics on disability by type of difficulty help suggest the types of services and housing types that might assist people with various difficulties. The most common difficulties were ambulatory (4,348 people), cognitive (3,316 people), hearing (3,559 people), and independent living (2,638 people).

TABLE 2.44
TUOLUMNE COUNTY UNINCORPORATED AREA
PERSONS WITH DISABILITIES BY DISABILITY TYPE AND AGE

Status	Unincorporated Tuolumne County
Total Disabilities Tallied	9,342
Total Disabilities for Ages 5-64	4,379
Hearing Difficulty	1,376
Vision Difficulty	999
Cognitive Difficulty	2,108
Ambulatory Difficulty	1,450
Self-Care Difficulty	318
Independent Living Difficulty	1,146
Total Disabilities for Ages 65 and Over	4,741
Hearing Difficulty	2,183
Vision Difficulty	716
Cognitive Difficulty	1,208
Ambulatory Difficulty	2,898
Self-Care Difficulty	828
Independent Living Difficulty	1,492

Source: Census Bureau ACS 2016-2020 (HCD Data Package 2023).

As shown in **Table 2.45**, approximately 1,577 of the 19,100 people working in the unincorporated area of Tuolumne County have a disability. Of the 7,043 people in the unincorporated area of the county who are not in the labor force, 2,577 have a disability.

TABLE 2.45
TUOLUMNE COUNTY UNINCORPORATED AREA
PERSONS WITH DISABILILTY BY EMPLOYMENT STATUS (ACS 2020)

Status	Unincorporated Tuolumne County	Percent
Total:	**26,153**	
In the labor force:	19,100	73.0%
Employed:	17,500	66.9%
With a disability	1,577	6.0%
No disability	15,923	60.9%
Unemployed:	1,610	6.2%
With a disability	225	0.9%
No disability	1,385	5.3%
Not in labor force:	7,043	26.9%
With a disability	2,577	9.9%
No disability	4,466	17.1%

Source: US Census Bureau, ACS 2016-2020

The County has included **Programs 3.D.c and 3.F.a** to support the needs of those with disabilities including to address health conditions in older homes and to look for funding opportunities for programs and housing.

People with a Developmental Disability

Housing elements must include an analysis of the special housing needs of the disabled, including persons with developmental disabilities. A developmental disability is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes cerebral palsy, epilepsy, and autism.

According to the State Department of Developmental Services *Consumer Characteristics at the End of March 2019 for Consumers Residing in Tuolumne County*, there are 364 people with developmental disabilities in Tuolumne County, including the city of Sonora. Approximately 60 percent live with a parent or guardian, 12 percent live in a community care facility, 27 percent live independently, and 1 percent live either in a skilled nursing facility or other type of living situation. Those that live independently may benefit from permanent supportive housing and affordable housing in general that is located near services. Current data on those with Developmental Disabilities in the unincorporated area could not be found, **Table 2.46** displays data pertaining to the city of Sonora within Tuolumne County. According to **Table 2.46**, there are 179 persons with developmental disabilities living with a parent, family member, or guardian.

TABLE 2.46
RESIDENTS IN SONORA WITH DEVELOPMENTAL DISABILITIES

	Residents	Percentage
Home of Parent/Family/Guardian	179	64.4%
Independent/Support Living	73	26.3%
Community Care Facility	26	9.4%
Intermediate Care Facility	0	0%
Foster/Family Home	0	0%
Other	Approximately 11	4.0%
Total Residents	**Approximately 289**	**104.0%**

Source: State of California, Department of Developmental Services 2021 (HCD Data Package 2023).

The County has included **Program 3.F.a** to coordinate with the Valley Mountain Regional center and work on other efforts to support those with developmental disabilities.

Housing to meet the needs of persons with disabilities should be affordable and contain universal design features. It is difficult to accurately determine the need for housing for people with disabilities because people with disabilities can live in many types of dwellings with minimal modification. They often rely more on the myriad of services offered by local nonprofit organizations, the County Department of Social Services, and the County Behavioral Health.

Service providers for people with disabilities include:

- County of Tuolumne Health and Human Services Agency
- County of Tuolumne Behavioral Health
- Disability Resource Agency for Independent Living (DRAIL), which provides advocacy, resources, and services to people with a disability to help them lead independent lives
- National Alliance for the Mentally Ill (NAMI)
- WATCH Resources for people with development disabilities helps with work and life skills training, sheltered employment, transportation, and social activities
- The Area 12 Agency on Aging serves seniors and persons with disabilities and has funding to provide minor home repairs to individuals with accessibility issues.
- The Valley Mountain Regional Center serves five counties, including Tuolumne County. They provide services and coordinate with other service providers who assist people with developmental disabilities.
- Aging and Disability Resource Center (ADRC) of the Mother Lode provides long-term care counseling and service coordination to allow individuals with a disability to remain in their homes and communities for as long as possible.

As nearly 57% of seniors in Tuolumne County report at least one disability, there is an anticipated need for more accessible housing and units that allow seniors to age in place. The prevalence of older homes, multi-story homes, and homes with front-step entries, makes it difficult for those with disabilities, especially ambulatory disabilities to find suitable housing. Features that accommodate ambulatory disabilities including no-step entries, and wide hallways and doors, can be encouraged and incentivized in new housing construction to ensure adequate units to meet the needs of residents, of all ages, with disabilities. By encouraging new construction to include universal design features and more accessible units, seniors can have more options for aging place and remaining independent for longer. As detailed in **Program 3.F.a**, the county will work with Habitat for Humanity, with guidance from Area 12 Agency on Aging and other providers, to encourage the development of accessible housing units and greater incorporation of universal design features. Additionally, the county will work with stakeholders to identify universal features that may be included in the Objective Site and Design Standards to effectively incentivize universal design in new multifamily construction.

Large Households

Families consisting of five or more persons occupy a total of 1,428 housing units within the unincorporated area of Tuolumne County, of which, 455 of these are occupied by renters (see **Table 2.47**). These families are often in the low- to moderate-income range and face a housing market that does not have an adequate supply of units that are able to accommodate their housing needs. In Tuolumne County, many of the rentals are single-family homes offered for rent. This provides opportunities for large families to secure rental housing of sufficient size for their family if they have the financial resources to afford the monthly payment. Tuolumne County will continue to encourage affordable housing developers to consider including three-bedroom units in affordable projects.

TABLE 2.47
LARGE HOUSEHOLDS IN UNINCORPORATED TUOLUMNE COUNTY 2020

Number of Persons	Total No. of Occupied Units	Owner Occupied	Renter Occupied
5+	1,428	973	455

Source: U.S. Census 2015-2020 ACS (HCD Data Package 2023).

Approximately 63.2 percent of the housing stock has three or more bedrooms. However, larger households may not actually be residing in these units, as the price for larger units may be a barrier to ownership or rental, leaving a portion of this population underserved. Additionally, large households may choose to reside in the larger housing units that are above their financial means, thus resulting in overpayment and the potential for displacement.

Gaps in Resources (Needs)

In spite of the number of larger dwelling units that exist in the unincorporated county (18,372 housing units with three or more bedrooms) and the relatively lower percent of households living in overcrowded conditions (2.6% percent of total occupied housing units in the unincorporated county), there is still a need to maintain the unincorporated county's supply of large units. In addition, many older families live in houses which are too large for their household, but are reluctant to move because they fear that they will lose their lower Proposition 13 stabilized tax rate. Finally, the fact that of the 8,131 total vacant housing units in the unincorporated county, only 699 were available for rent or for sale at the time of the 2020 Census, illustrates the true limitations of the available housing supply. The rest of the vacant housing units were primarily for seasonal, recreational or occasional use (see Table 2.31).

As with other special needs groups, large families would benefit from multi-family housing development that includes three or more bedrooms. Housing for large families should be located near transit and other amenities such as parks and schools. **Program 3.C.a** "Infill Development" aims to incorporate flexibility in development standards, which can encourage the inclusion of large units in affordable housing projects.

The County has also included **Programs 3.B.b, 3.B.c and 3.F.a** to support construction of higher-density housing in areas with better access to opportunities and encourage integration of a variety of unit types to facilitate homeowner and rental opportunities for lower-income households in mixed-income neighborhoods, reduce patterns of overpayment and overcrowding, and provide housing mobility opportunities for a range of households, including large households.

Extremely Low-Income Households

An extremely low-income household is defined as a household earning 30 percent or less than the area median. According to HCD, the median income for a four-person household in Tuolumne was $97,700 in 2023. Based on the above definition, an extremely low-income household of four earns less than $30,000 a year. Employees earning the minimum wage in California ($14 per hour) and working 40 hours a week would be considered extremely low income, as their total annual earnings would be $29,120.

Households with extremely low incomes have a variety of housing situations and needs. This population includes persons who are homeless, persons with disabilities, farmworkers, college students, single parents, seniors living on fixed incomes, and the long-term unemployed. Some extremely low-income individuals and households are homeless. As noted previously, this population also includes minimum wage workers or part-time employees. For some extremely low-income residents, housing may not be an issue—for example, domestic workers and students may live in in-law units at low (or no) rents. Other extremely low-income residents spend a substantial amount of their monthly incomes on housing or may alternate between homelessness and temporary living arrangements with friends and relatives. Households and individuals with extremely low incomes may experience the greatest challenges in finding suitable, affordable housing. Extremely low-income households often have a combination of housing challenges related to income, credit status, disability or mobility status, family size, household characteristics, supportive service needs, or exacerbated by a lack of affordable housing opportunities. Many extremely low-income households seek rental housing and most likely face overpayment, overcrowding, or substandard housing conditions and also face the risk of displacement. Some extremely low-income households could have members with mental or other disabilities and special needs.

When looking at households in Tuolumne County, 34.4 percent of owner-occupied housing and 51.2 percent of renter-occupied housing were overpaying for housing. Cost burden occurs when a household is paying between more than 30 percent of monthly income for housing. The majority of extremely low-income households are renters, comprising 22.0 percent of all occupied rental housing, compared to homeowners comprising 11.3 percent of extremely low-income households. In addition, 80.0 percent of extremely low-income households are severely overpaying, while 69.7 percent of extremely low-income households were severely overpaying. These statistics suggest that extremely low-income households most likely have a more difficult time purchasing a home than households in higher-income categories, and those households that have recently or currently reside in an owner-occupied unit are experiencing a challenge in making payments, which places this population at risk of displacement.

Further, the high proportion of extremely low-income renter households experiencing severe overpayment challenges indicates that existing affordable housing opportunities in the county are not sufficient to meet the demand, combined with waiting lists for housing assistance programs, potentially placing these households at risk of displacement and homelessness. In addition, while these households may be able to find an affordable housing opportunity, in cases of large households or single, female-headed households with children, renting an appropriately sized unit may result in overpayment, overcrowding, or both. Some of the agencies in or near Tuolumne County that provide other types of support services to extremely low-income households include:

- **Housing Choice Voucher Program (Section 8)** - Assistance program that provides direct funding for rental subsidies for extremely low-income families.
- **Section 202** - Grants to private nonprofit developers supportive housing for extremely low-income seniors.
- **Amador-Tuolumne Community Action Agency (ATCAA)** - provides adults and children with emergency and transitional shelter in Tuolumne County, Homeless Prevention rent and utility assistance and Housing and Budget Counseling. In addition, ATCAA provides a deposit assistance program that provides funding for individuals and families covering the necessary funds required for security deposits on rental units.

The County is incorporating **Program 3.B.a** to waive the County Services Impact Mitigation Fee for extremely low-income housing, as well as **Program 3.F.a** in order to create housing opportunities for extremely low-income persons and vulnerable populations.

Homelessness and Supportive Housing

To apply for federal and State funds for homeless housing and services, communities are required to conduct a census of people who are homeless on a single day during the last 10 days in January. Tuolumne County is a member of the Central Sierra Continuum of Care (COC), which is made up of homeless advocates and service providers in the foothill counties of Amador, Calaveras, Tuolumne, and Mariposa Counties. The COC conducts the annual Point-in-Time (PIT) Count with assistance from groups such as churches, food banks, shelters, social service agencies, law enforcement, and various county social services and behavioral health staff. Annual counts are conducted by volunteers from the Central Sierra Continuum of Care, which does not have any funding to pay for the cost of the PIT Count. As a result, the extent of the effort is limited due to lack of funds. It is also difficult to collect accurate data on homelessness in a rural county where individuals are spread out in remote areas among rugged terrain. Given the lack of resources, and the challenge of accurately counting people who are experiencing homelessness, many believe that the number of people who are homeless is much higher than reported.

The annual PIT count includes people experiencing homelessness that are sheltered in places such as emergency shelters, transitional housing, and safe havens, and every other year also measures people who are unsheltered and living in places such as cars, camps, and other open places.

The PIT Count serves to demonstrate the number of beds and units available for homeless individuals through services such as emergency shelters, transitional housing, rapid re-housing programs such as temporary rental assistance and security deposit assistance, safe havens such as domestic violence shelters, and permanent supportive housing, which is service-enriched housing for people who are homeless or in danger of becoming homeless who also have mental illness. The unsheltered count is intended to demonstrate the unmet need.

The results of the PIT Count are critical when applying for programs such as the HCD No Place Like Home (NPLH) Program, which provides funding for permanent supportive housing, and the Veteran's Housing and Homelessness Prevention (VHHP) Program, which provides funds for affordable rental housing, supportive and transitional housing for veterans and their families who are experiencing homelessness. The HUD Veterans Affairs Supportive Housing (VASH) Voucher Program, which provides rental assistance vouchers and services to homeless Veterans and their families, determines which communities will receive VASH vouchers based largely on the number of veterans identified in the local PIT Count. Statistics collected from the Central Sierra PIT Count also determine the amount of Emergency Shelter Grant Funds and other homeless services funds that are provided to each county through the local COC.

January 2022 PIT Survey

The January 2022 PIT Count, conducted on January 27, 2022, included homeless individuals and families that were both sheltered and unsheltered in the four foothill counties. There were 266 people experiencing homelessness in Tuolumne County based on the HUD definition of homelessness, which excludes couch surfers. Results for Tuolumne County (see **Table 2.48**) show that there were 169 households (222 individuals) who were unsheltered and 33 sheltered households (44 individuals).

TABLE 2.48
2022 TOTAL POINT-IN-TIME COUNT
SHELTERED AND UNSHELTERED UNINCORPORTED TUOLUMNE COUNTY

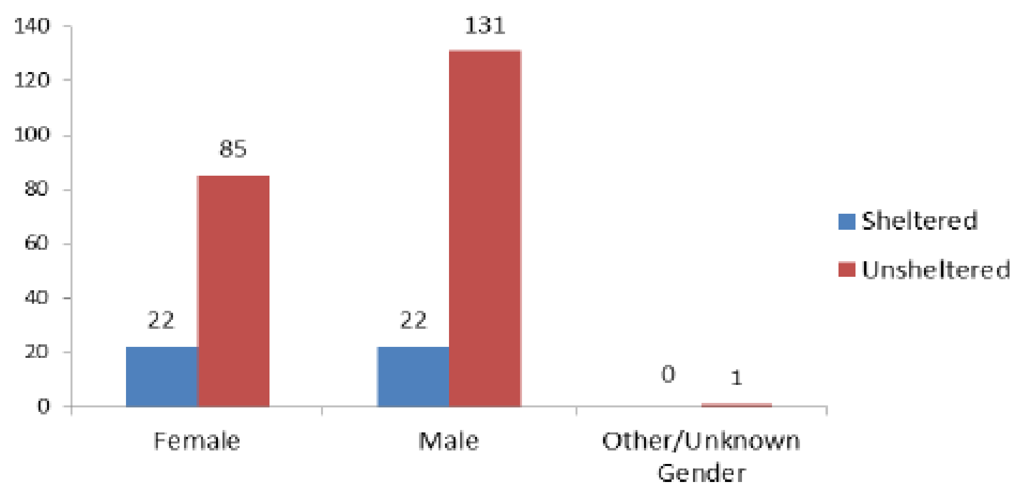
Unsheltered		Sheltered		Total Count	Total Count
Households	Individuals	Households	Individuals	Households	Individuals
169	222	33	44	202	266

Source: Preliminary PIT Count results, December 27, 2022.

Gender, Age, and Ethnicity

Of those that answered the question regarding gender in the 2022 PIT Count, 107 (41 percent) were female and 153 (59 percent) were male, as shown in **Figure 2.1**.

FIGURE 2.1, PIT COUNT GENDERS

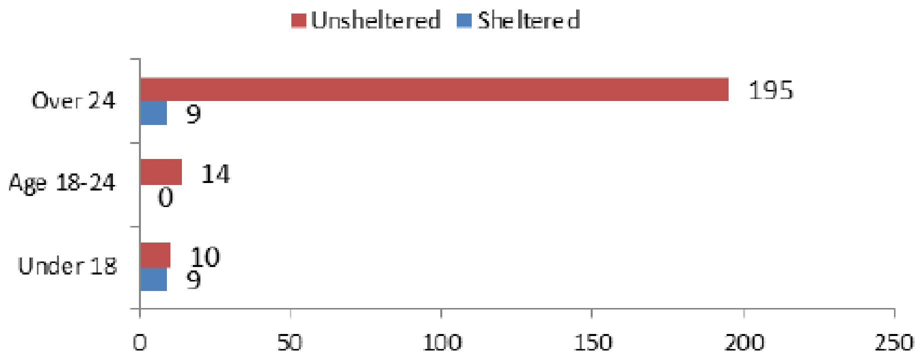


Source: Preliminary PIT Count results, January 27, 2022.

The majority of people experiencing homelessness were in the over 24 age category. **Figure 2.2** provides a breakdown showing homelessness among children under the age of 18, young adults between the ages of 18 and

24 (transition-aged youth), and adults over 24. According to **Figure 2.2**, 195 people are unsheltered and over 24 in Tuolumne County.

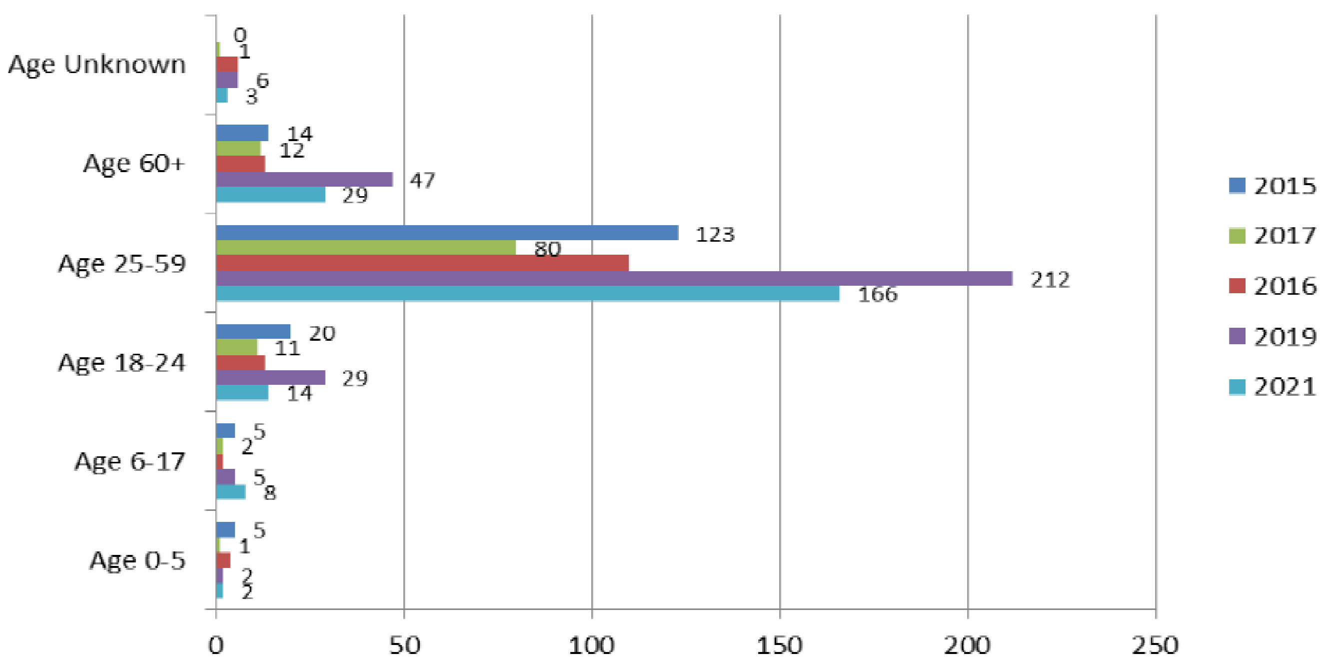
FIGURE 2.2, PIT COUNT AGE GROUPS



Source: Preliminary PIT Count results, January 27, 2022.

Figure 2.3 displays the unsheltered age groups in Tuolumne County from 2015 to 2021. Between the ages of 25 and 59, there has been a gradual increase in unsheltered individuals within that age category until 2021 when the count dropped from 212 in 2019 to 166 in 2021.

FIGURE 2.3, UNSHELTERED AGE GROUPS TUOLUMNE COUNTY



Source: Preliminary PIT Count results, January 27, 2022.

Race and ethnicity statistics are provided in **Table 2.49**. They show that the race and ethnicity breakdown among those that are experiencing homelessness is similar to the race and ethnicity breakdown countywide.

TABLE 2.49
RACE AND ETHNICITY
2022 POINT-IN-TIME COUNT
UNINCORPORATED AREAS

Ethnicity	Sheltered	Unsheltered
Latino	6	17
Not Latino	37	205
Race		
White	39	168
African American	0	0
Asian	0	0
American Indian	0	20
Native Hawaiian/Pacific Island.	0	0
Multi-Race	5	30
Race Unknown	0	4

Source: Preliminary PIT Count results, January 27, 2022.

Domestic Violence

A total of 53 individuals indicated that they were homeless because they are fleeing domestic violence. Of these, three were in shelters, motels, or "other" location.

People with Disabilities Experiencing Homelessness

The PIT Count collected information from interviewees as to whether or not they have a mental or physical disability (see **Table 2.50**). There were a total of 129 responses indicating some type of disability. However, a single respondent could have identified multiple disabilities. As a result, the data does not provide accurate information on the number of respondents with a disability. However, it does provide some indication as to the types of disabilities. A total of 37 respondents indicated that they have a substance abuse disorder, 61 indicated that they have a mental illness, 0 indicated that he/she has HIV/AIDS, and 31 indicated they are a veteran.

TABLE 2.50
2022 PIT COUNT TOR UNINCORPORATED AREAS

Disability	Sheltered	Unsheltered
Substance Use Disorder	1	36
Mental Illness	7	54
HIV AIDS	0	0
Veterans	2	15
Chronic Homeless Vets.	0	14

Source: Preliminary PIT Count results, January 27, 2022.

Unaccompanied Youth

It is indicated that there are seven unaccompanied youths under the age of 18 unsheltered.

Local Knowledge

The PIT Count is generally regarded as low, an undercount due to the conditions during the count and the inherent limitations of PIT Counts in general. However, there is some consensus that the County's PIT number is lower than in 2019 due to some success in housing people in the last two years. The encampments where unhoused individuals are staying are generally smaller and more dispersed now than they have been in the past few years. This may be due to increased City and County efforts to prevent encampments in dry brush areas along creeks where there is risk of both fires and flooding. The larger camps currently observed in the unincorporated areas of the county tend to have six to eight tents at a time, with most camps having fewer than six. There are believed to be more unhoused individuals and families living in cars and motorhomes, some in camping areas, that are harder to identify. Law enforcement reports that most unhoused individuals they contact are older teens/young adults showing signs of addiction and elderly individuals struggling with mental health conditions, which may be either the primary driver or a secondary result of long-term homelessness.

Shelters and Rapid Rehousing

The Amador-Tuolumne Community Action Agency (ATCAA) has provided services for people experiencing homelessness since 1983. ATCAA operates a family shelter with 25 beds in downtown Sonora.

The Center for a Non Violent Community operates a shelter in the County for survivors of domestic abuse. They have 12 beds.

Permanent Supportive Housing

The County of Tuolumne Behavioral Health Department operates supportive housing for people with mental illness in a downtown Sonora location. The County Behavioral Health Department successfully utilized California Mental Health Services Act (MHSA) funding to purchase one home in downtown Sonora to serve 6 people with mental illness. All of the beds are occupied. They also operate the Cabrini House in Jamestown which assists five individuals. They provide case management at each of these locations and off-site services, activities, and referrals. Intensive case management is available 24 hours a day.

Farmworker Housing

Agriculture in Tuolumne County consists primarily of cattle ranching, though the Diestel Turkey Ranch is a major employer and there are several apple ranches in the county, including Cover's, Cedar Ridge Apple Ranch, and Indigeny Reserve. The vast majority of the more than 120,091 acres under Williamson Act land conservation contracts within the county claim grazing as their agricultural use. Tuolumne County has no prime agricultural land based on soil type. Of the agricultural acreage protected under the Williamson Act, 14,928 acres is under nonrenewal and the contracts will expire within 10 years. This will reduce the potential amount of agriculture in Tuolumne County and could affect the need for farmworker housing.

The U.S. Department of Agriculture (USDA) 2017 Census of Agriculture, reports that Tuolumne County had 417 farms and ranches in 2017. Of these, 106 farms were cropland and 194 were for livestock and poultry. At that time, 82 farms in Tuolumne County hired a total of 240 agricultural workers (see **Table 2.51**). Of the 82 farms, 29 hired 78 workers (working more than 150 days per year), and 38 farms hired 133 workers (less than 150 days per year). A total of 19 workers were considered migrant farmworkers.

TABLE 2.51
HIRED FARM LABOR IN 2017
TUOLUMNE COUNTY

Hired Farm Labor	Number of Farms	Number of Workers
Farms with 1 worker	38	38
Farms with 2 workers	17	34
Farms with 3 or 4 workers	2	-
Farms with 5-9 workers	18	-
Farms with 10+ workers	7	168
Total Farms with Hired Farm Labor	82	-

Source: USDA 2017 Census of Agriculture-County Data (HCD Data Package 2023).

Given the small size of the farmworker population in Tuolumne County, it is not surprising that few farms and ranches in Tuolumne County provide housing for farmworkers. At present, farmworkers find housing among the existing housing stock.

Tuolumne County is in compliance with State Health and Safety Code Section 17021.5 for employee housing and Section 17021.6 for agricultural labor.

On June 15, 2004, the County adopted Resolution 106-04, which implements the Land Conservation Act of 1965, or the Williamson Act, as it is more commonly known within Tuolumne County. All property owners of agricultural land covered under the previous Resolutions 122-70 and 134-85 were required to execute a new Williamson Act contract under Resolution 106-04. A total of 336 new contracts were requested; all contracts have been completed. Resolution 106-04 mirrors Resolutions 122-70 and 134-85 in that it allows single-family residences or other housing units when occupied by persons engaged in the operation of the farm or ranch to which the contract applies. Land under a Resolution 106-04 contract is zoned AE-37:AP (Exclusive Agricultural, Thirty Seven Acre Minimum: Agricultural Preserve Combining). When a parcel is under contract and zoned AE-37:AP, one single-family dwelling is allowed per parcel when the parcel meets the minimum acreage relative to the agricultural use. If no parcel meets the minimum acreage, one residence is allowed per contract

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ASSESSMENT OF FAIR HOUSING

Introduction

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

California Government Code Section 65583 (10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. Although this is the Housing Element for Tuolumne County, Government Code Section 65583 (subds. (c)(9), (c)(10), 8899.50, subds. (a), (b), (c)) requires all local jurisdictions to address patterns locally and regionally to compare conditions at the local level to the rest of the region. To that end, the incorporated city of Sonora, is preparing a local AFH. The 18 census-designated places in the county are analyzed in this document.

This section is organized by fair housing topics. For each topic, the regional assessment is first, followed by the unincorporated county area assessment. Strategies to address the identified issues are included throughout the section. Through discussions with housing service providers, fair housing advocates, and this assessment of fair housing issues, Tuolumne County identified factors that contribute to fair housing issues. These contributing factors are included in **Table 2.61, Factors Contributing to Fair-Housing Issues,** with associated actions to meaningfully affirmatively further fair housing related to these factors. Additional programs to affirmatively further fair housing are included in Chapter 1, Goals, Objectives, Policies, and Programs, of the Housing Element.

This section also includes an analysis of the Housing Element's sites inventory as compared with fair housing factors. The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. Assembly Bill (AB) 686 added a new requirement for housing elements to analyze the distribution of projected units by income category and access to high resource areas and other fair housing indicators compared to countywide patterns to understand how the projected locations of units will affirmatively further fair housing.

Various sources of information contribute to the Housing Element. The California Department of Housing and Community Development (HCD) provided a pre-approved data package for Tuolumne County that serves as the primary data source for population and household characteristics. Dates for data included in the data package may vary depending on the selection of data that was made to provide the best data on the topic. These datasets rely on data reported by the American Community Survey (ACS), California Department of Finance, California Economic Development Department, U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing

Affordability Strategy (CHAS), and the United States Department of Agriculture Agricultural Census. Where more current information is available, it has been provided. Please note that numbers for the same type of data (e.g., households) may not exactly match in different tables and sections because of the different data sources and samples used. The main data source for the AFH was the HCD's AFFH 2.0 Data Viewer mapping tool and 2021 census data (data.census.gov) for tabulations not included in the data packet. Additional data sources used to supplement the 2023 data package include housing market information, such as home sales, construction costs, and rents, updated via online surveys, including Zillow.com and Redfin.com.

Public Participation

Pursuant to Section 65583(c) of the Government Code, each local government is required to make a diligent effort to achieve the public participation of all economic segments of the community during updates of the Housing Element. Comments from interested persons, groups, organizations, and agencies are essential to developing a comprehensive Housing Element. As discussed in the Public Participation section of this Housing Element near the end of the document, the County took diligent efforts to encourage public and stakeholder participation in the Housing Element update process. So far, these efforts included two community meetings in July 2023, one in Groveland and one in Sonora, a Housing Element Steering Committee meeting in July 2023, and a virtual community meeting in August 2023.

On July 26, 2023, the County held two community meetings, one in Groveland and one in Sonora that had the same format and presented the same content. The County held a virtual community meeting on August 9, 2023 to present the same information presented at the two in person meetings. More than 30 community members attended. There were several commonly expressed key issues related to fair housing brought up by participants. Frequently mentioned were a lack of opportunities for housing mobility in terms of moving to the county due to lack of supply of housing affordable to teachers and other members of the workforce, concerns about rental housing not allowing pets, concern about the condition of older housing stock in the county, and a need for a greater variety of housing types to provide housing mobility opportunities to a greater variety of people.

On July 27, 2023, the County held a meeting with the Housing Element Steering Committee. Seven committee members attended. Comments related to fair housing included comments about ensuring the County's zoning regulations are in compliance with state laws intended to promote fair housing, the need for a variety of housing types to provide housing mobility opportunities to a greater variety of people, including workforce and employee housing.

Several programs have been developed to address these issues based on breakout session feedback and fair housing findings, as identified in **Table 2.61.**

Fair Housing Issues

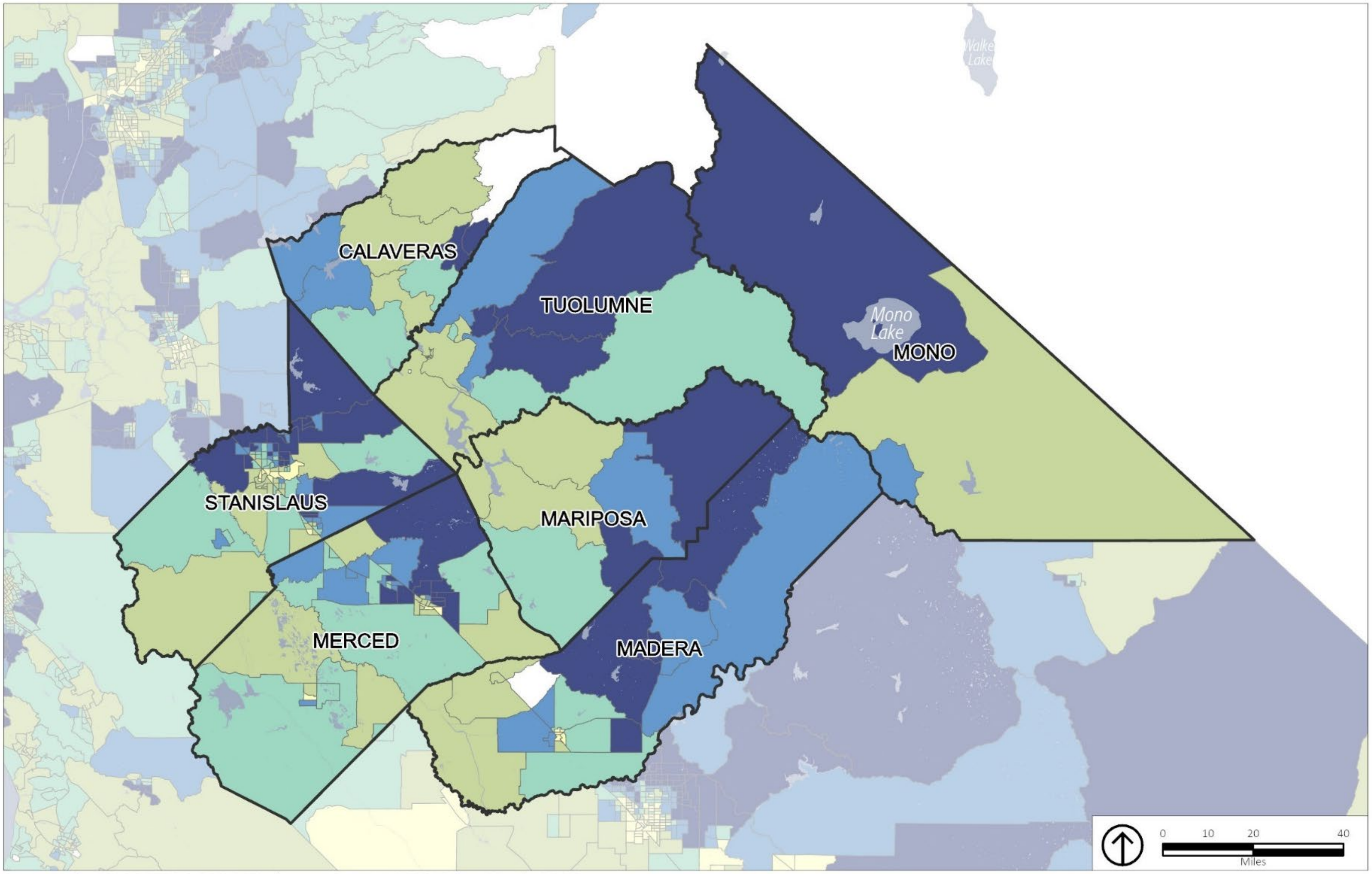
Since 2017, the California Tax Credit Allocation Committee (CTCAC) and HCD have developed annual maps of access to resources, such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. This effort has been dubbed "opportunity mapping" and is available to all jurisdictions to assess access to opportunities within their community.

The CTCAC/HCD Opportunity Maps can help to identify areas within the community that provide strong access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas. CTCAC/HCD categorized census tracts into high-, moderate-, or low-resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. The 2022 CTCAC/HCD Opportunity Maps compare each tract against others within the county itself, as Tuolumne County is not participating in a Council of Governments (COG) to determine categorization as high, moderate, and low resource, as well as areas of high segregation and poverty.

Areas designated as "highest resource" are the top 20-percent highest-scoring census tracts in the region. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and education attainment. Census tracts designated "high resource" score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment. "Moderate resource" areas are in the 41st to 70th percentile and those designated as "moderate resource (rapidly changing)" have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education; or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment). Low-resource areas are those that score above the 70th percentile and indicate a lack of access to positive outcomes and poor access to opportunities. The final designation are those areas identified as having "high segregation and poverty;" these are census tracts that have an overrepresentation of people of color compared to the county as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line ($30,000 annually for a family of four in 2023).

As illustrated in **Figure 2.4, Regional CTCAC/HCD Resource Designations,** most of the region, particularly in the incorporated cities along State Route (SR) 99 in Stanislaus, Madera, and Merced Counties is primarily a mix of low-resource or moderate-resource areas and areas of high segregation and poverty, with pockets of high-resource designations surrounding and between the cities, and to the east towards the Tuolumne and Calaveras County boundaries. The unincorporated areas east and west of SR 49 through Calaveras, Tuolumne, and Mariposa Counties are primarily designated low resource, with most of the land along SR 120, including Yosemite National Park, which is predominantly rural and sparsely inhabited, designated moderate resource in Tuolumne County and highest resource in Mariposa County. Similar patterns are found to the east in Mono County with most of the land east of Interstate (I-) 395 in low-resource designations with a pocket of moderate opportunity around the Mammoth Lakes resort area. Given that much of the unincorporated portions of surrounding counties are sparsely populated, with large agricultural and natural open space areas, the low- and moderate-resource areas may not accurately represent the access to opportunities for residents of unincorporated communities, where there is typically a concentration of resources.

FIGURE 2.4, REGIONAL CTCAC/HCD RESOURCE CATEGORIES



Source: Esri 2023, TCAC 2021, Tuolumne County 2023, PlaceWorks 2023

County Boundary

Opportunity Areas - Composite Score

Highest Resource

High Resource

Moderate Resource (Rapidly Changing)

Moderate Resource

Low Resource

High Segregation & Poverty

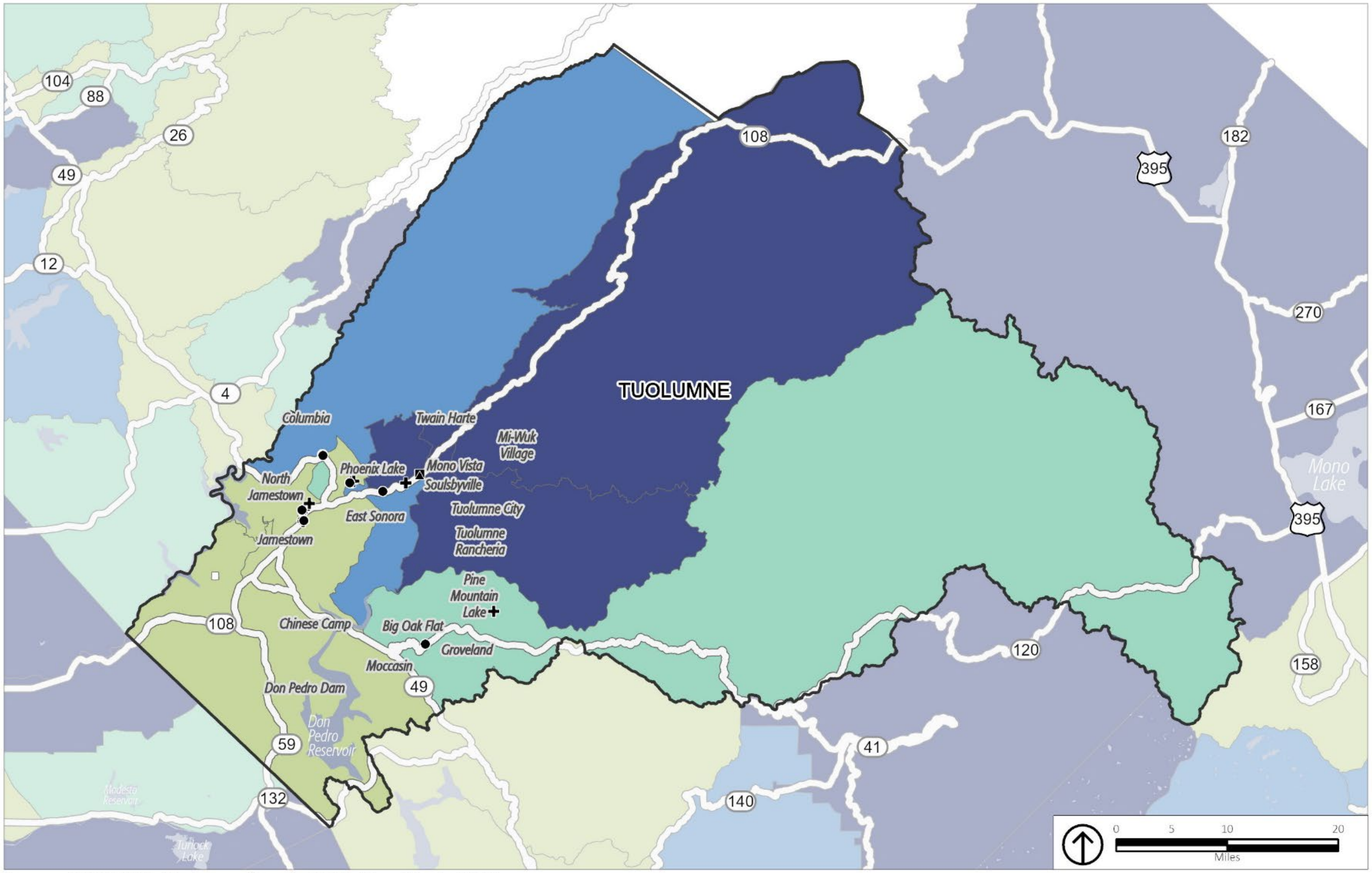
Missing/Insufficient Data

As seen in **Figure 2.5, CTCAC/HCD Resource Designations in Tuolumne County**, Tuolumne County is divided into three major geographical areas generally defined by major transportation corridors and topography. The northeastern section is designated as highest resource along Sonora Pass Highway (SR 108), including most of the Stanislaus National Forest and the unincorporated communities of Dardanelle, Strawberry, Pinecrest, Long Barn, Mi-Wuk Village, Twain Harte, Mono Vista, and Soulsbyville, with Cherry Creek forming the southern edge of the highest-resource designation. The land and unincorporated community of Columbia at the northernmost edge of the county to the Calaveras County line is designated high resource. South of Cherry Creek, bounded by Mono County to the east and Madera and Mariposa County boundaries to the south, inclusive of parts of Yosemite National Park; and the unincorporated communities of Groveland, Big Oak Flat, and Moccasin, which are along portions of SR 120, the unincorporated county is designated moderate resource. The western and southwestern portions of the county are designated low resource surrounding the incorporated city of Sonora, and the unincorporated communities of Jamestown and Chinese Camp. Tract 11.00 includes the City of Sonora, with unincorporated area in the northwest portion of the tract, which is designated moderate resource. Given that most of Tuolumne County is sparsely populated, with large mountainous areas, the low- and moderate-resource areas may not accurately represent the access to opportunities for residents of unincorporated communities, where there is typically a concentration of resources. There are no areas within the unincorporated county designated as high segregation and poverty.

Patterns of Integration and Segregation

Segregation exists when there are concentrations of a population, usually a protected class in a certain area. In the context of housing discrimination, Section 3604 of the Fair Housing Act enumerates seven protected characteristics: race, color, national origin, religion, sex, familial status, and disability. It is illegal to refuse to rent or sell property to a person based on one of those characteristics. Segregation can result from several factors, including local policies, the availability and accessibility of housing that meets the needs of that population, or a community culture or amenity that attracts the population. In the context of fair housing, segregation may indicate an issue where it creates disparities in access to opportunity, is a result of negative experiences such as discrimination or disproportionate housing need, or other concerns. Integration, in contrast, usually indicates a more balanced representation of a variety of population characteristics and is often considered to reflect fair housing opportunities and mobility. This analysis assesses four characteristics that may indicate patterns of integration or segregation throughout the region and local Tuolumne County jurisdictions: income distribution, racial and ethnic characteristics, familial status, and disability rates. These indicators are presented in **Table 2.60**, **Residential Unit Capacity by Census Tracts in Unincorporated Tuolumne County** in the Sites Analysis portion of this chapter by census tract to clearly identify patterns and statistics.

FIGURE 2.5, CTCAC/HCD RESOURCE DESIGNATIONS IN TUOLUMNE COUNTY



Source: TCAC 2021, Tuolumne County 2023, PlaceWorks 2023

County Boundary

Sites by Income Category
- ▲ Above-Moderate
- ✚ Moderate and Above-Moderate
- ■ Moderate
- ● Lower, Moderate, and Above Moderate

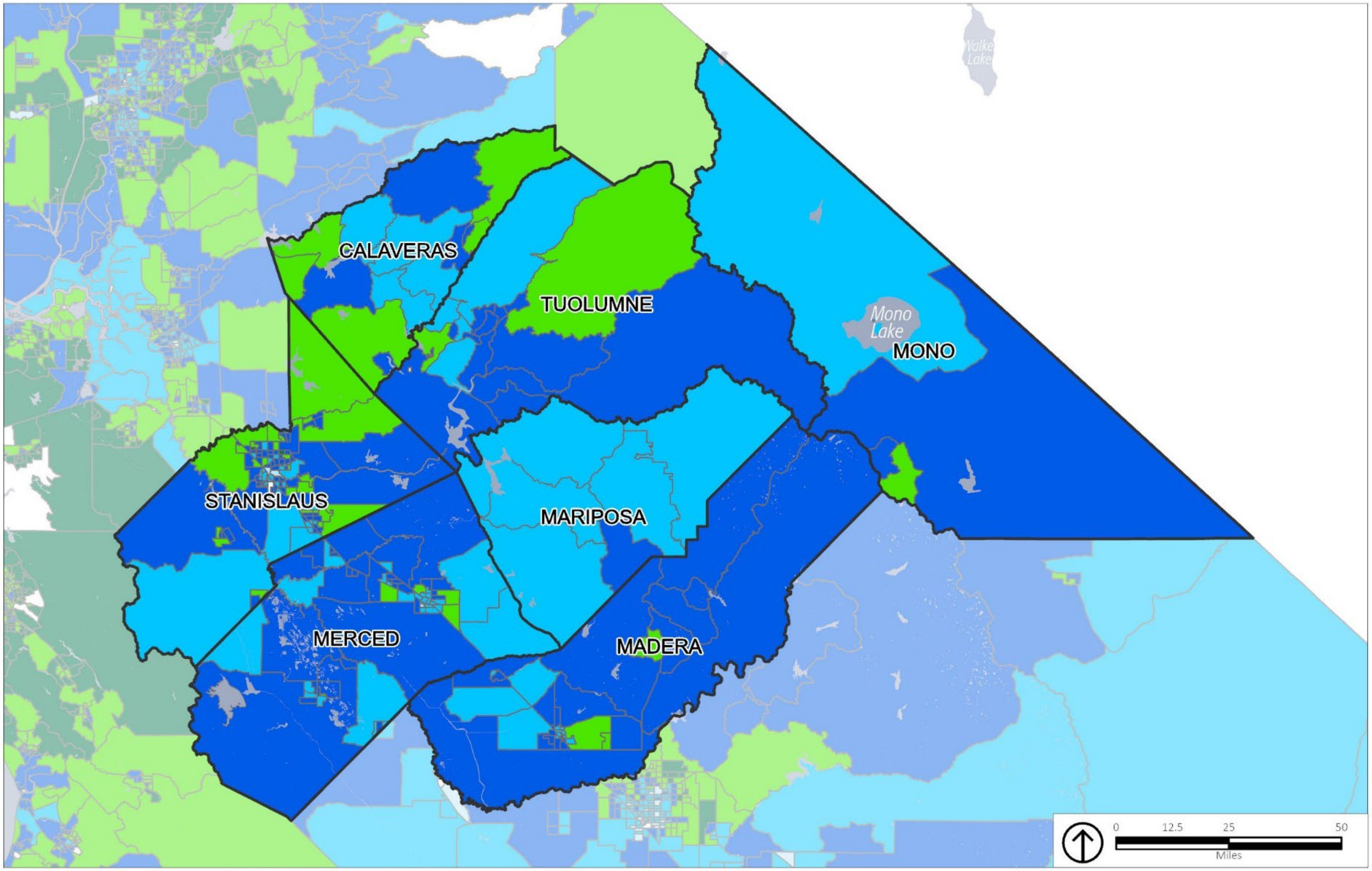
Opportunity Areas - Composite Score
- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data

Income Distribution

Regional Median Income Trends

When comparing income groups between neighboring counties (**Figure 2.6, Income Distribution in Surrounding Region Map,** and **Figure 2.7, Income Distribution in Surrounding Region, 2021**), the income distribution pattern in Tuolumne County (median income $66,846) is fairly comparable to Calaveras County to the west/northwest (median income of $70,119). To the southwest, Stanislaus County (median income of $73,982), has a slightly lower distribution of incomes below $50,000. There are higher concentrations of very low- and low-income households in Mariposa County to the south than is found in Tuolumne County, while Alpine County at the northeast tip of Tuolumne County has the highest median income and proportion of incomes above $100,000. Although the median income in Mono County to the east is categorized as moderate, and generally comparable to that in Calaveras and Stanislaus County, it has the greatest proportion of households with incomes between $50,000 and $100,000. Throughout the region, the highest median income is often found in suburban areas. In areas with a higher-density population and uses, often correlating with major transportation corridors, there are a greater number of lower-income households.

FIGURE 2.6, INCOME DISTRIBUTION IN SURROUNDING REGION MAP, 2021



Source: American Community Survey 2017-2021, Tuolumne County 2023, PlaceWorks 2023

County Boundary

Median Income

< \$30,000

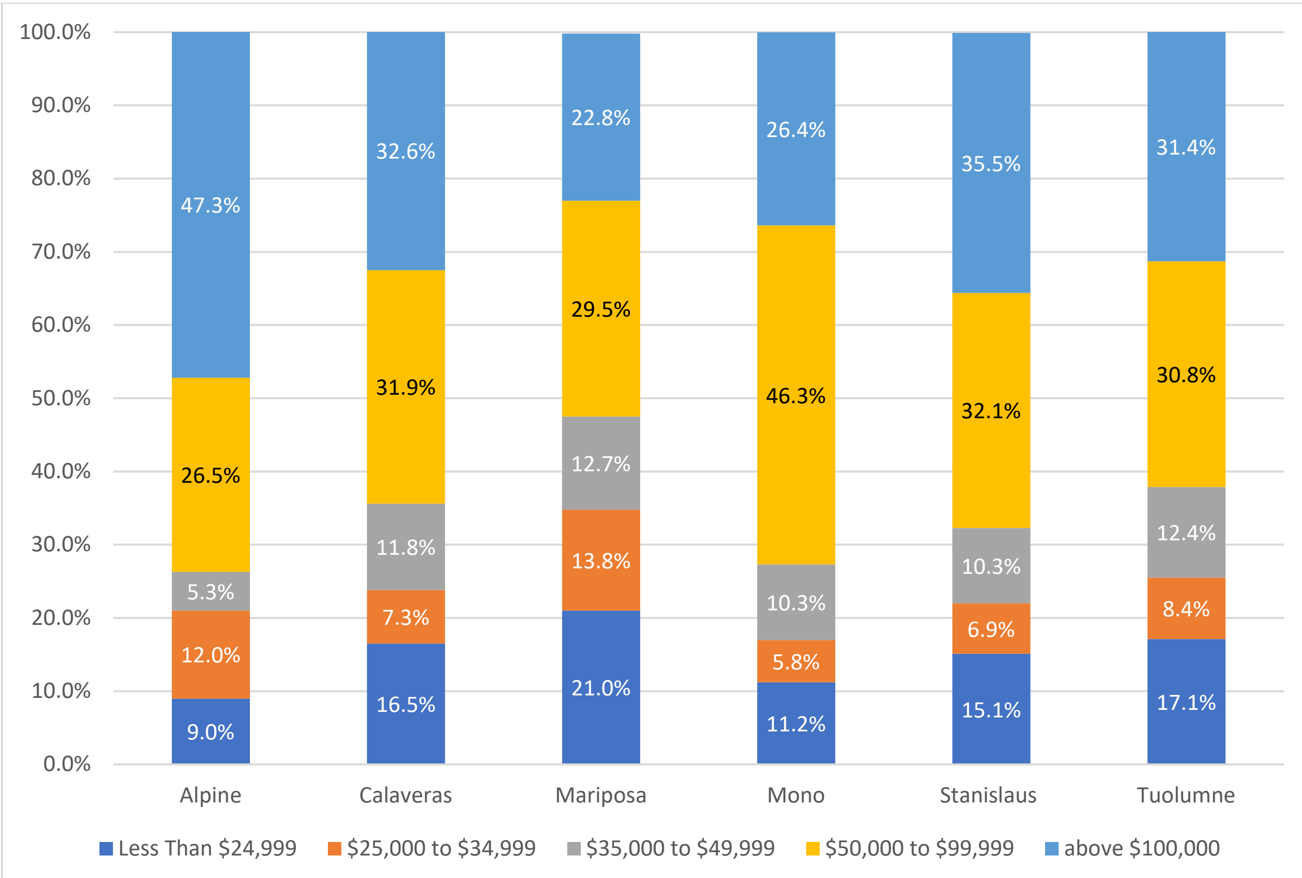
< \$55,000

< \$87,100

< \$125,000

Greater than \$125,000

FIGURE 2.7, INCOME DISTRIBUTION IN SURROUNDING REGION, 2021

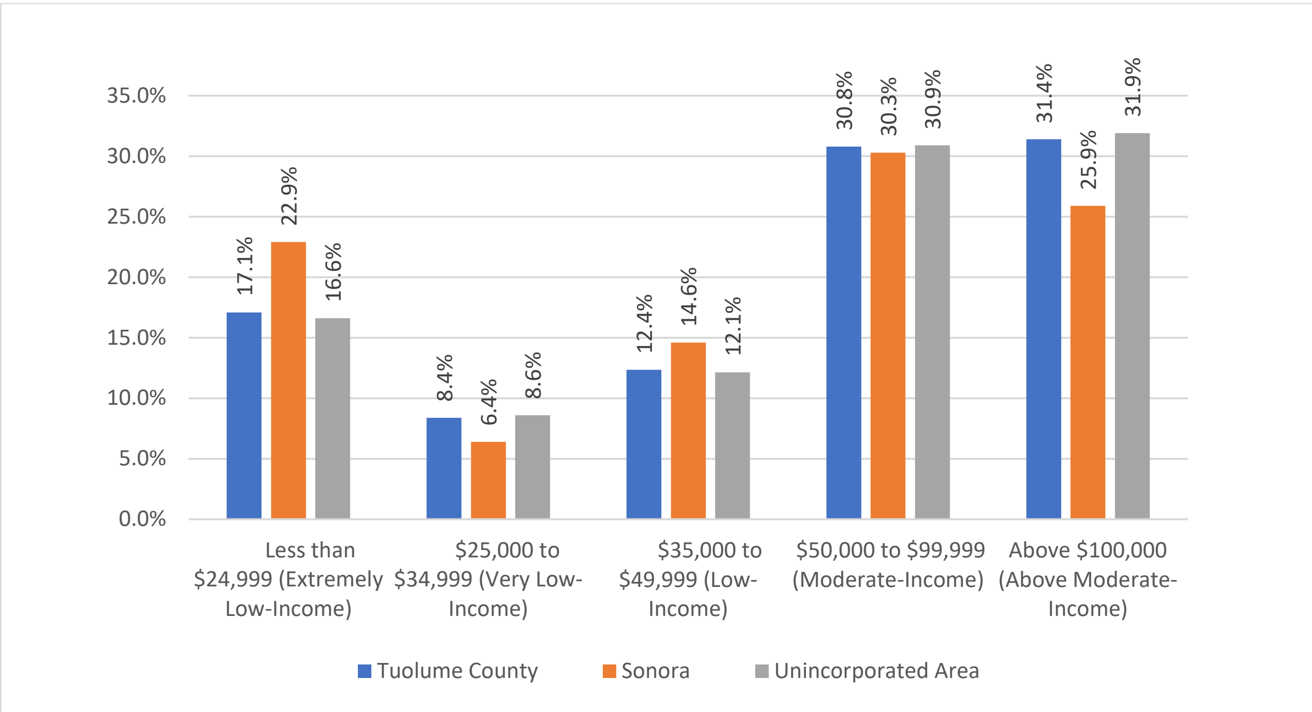


Source: 2016-2021 ACS

Local Median Income Trends

The unincorporated areas of Tuolumne County include the census-designated places of Cedar Ridge, Chinese Camp, Cold Springs, Columbia, East Sonora, Groveland, Jamestown, Long Barn, Mi-Wuk Village, Mono Vista, Phoenix Lake, Pine Mountain Lake, Sierra Village, Soulsbyville, Strawberry, Tuolumne, Tuttletown, and Twain Harte. Unincorporated communities include Blanchard, Buchanan, Bumblebee, Confidence, Dardanelle, Deadwood, Mather, Moccasin, Pinecrest, Priest, and Standard. Due to small population sizes, the ACS does not provide estimates of the median income of census-designated communities in unincorporated Tuolumne County. According to the 2017-2021 ACS, the median income countywide is $66,846, compared to $56,279 in the incorporated city of Sonora. Although a specific median income is not available for the unincorporated county, it can be assumed that the unincorporated portion of the county would have a higher median income than both Sonora and the county as a whole. **Figure 2.8, Tuolumne County Jurisdictions Income Distribution,** indicates that the unincorporated county has the largest proportion of moderate- and above moderate-income households, earning more than 80.0 percent of the Area Median Income ($75,600, HCD Income Limits, 2021), whereas the city of Sonora has a higher proportion of households with incomes roughly equivalent to the poverty threshold. Sonora's rate is above the county average of 17.1 percent, indicating that lower-income households make up a smaller proportion of households in unincorporated communities as compared with the incorporated jurisdiction in the county. The distribution of households in the moderate-income category is comparable between the overall county, Sonora, and unincorporated county areas. The distribution of income groups within Tuolumne County may be representative of the availability of affordable or accessible housing and other opportunities that create mixed-income communities.

FIGURE 2.8, TUOLUMNE COUNTY JURISDICTIONS INCOME DISTRIBUTION

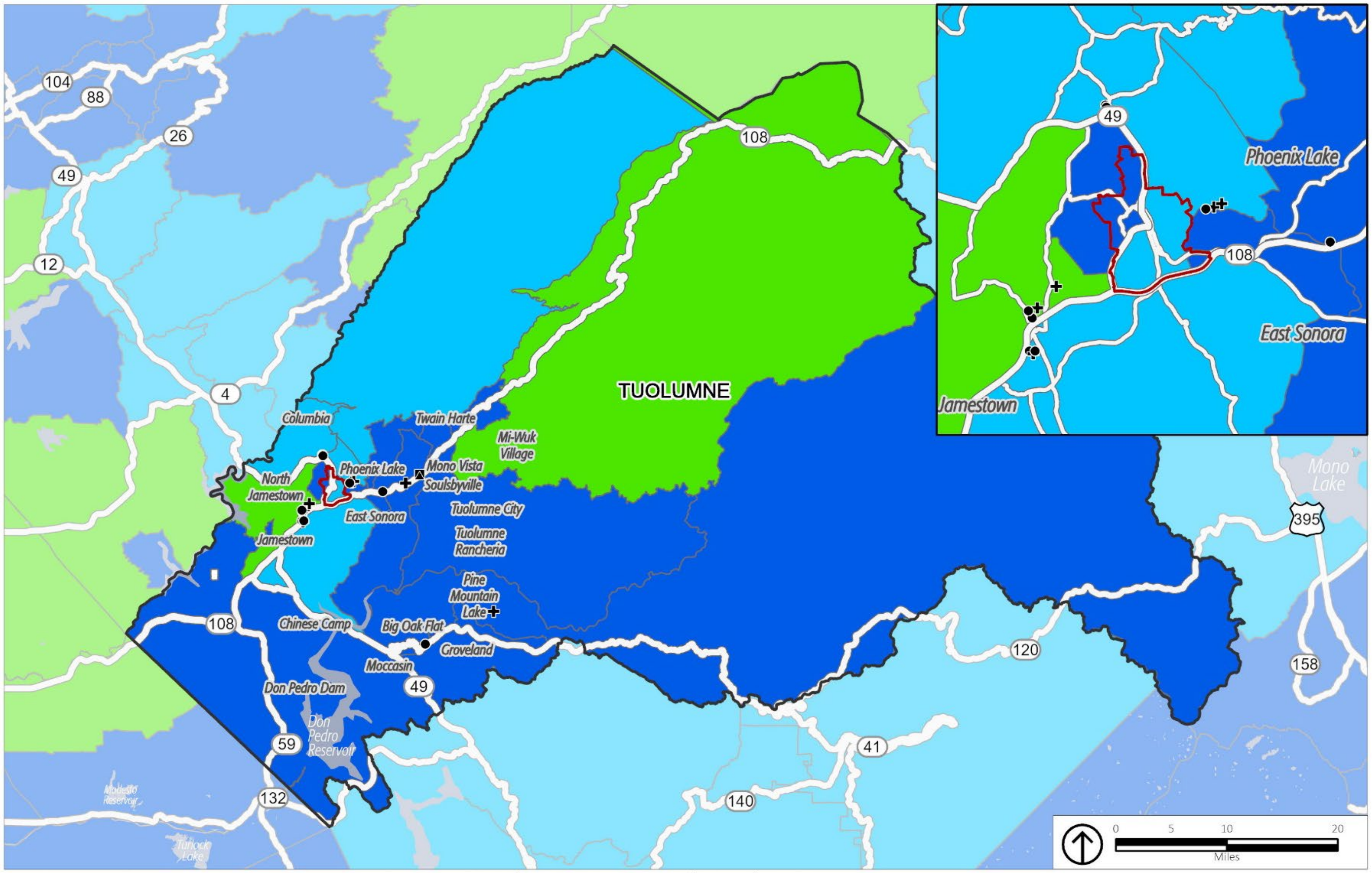


At the county level, income distribution can be measured between the Sonora and unincorporated county area. **Figure 2.8, Tuolumne County Jurisdictions Income Distribution,** and **Figure 2.9, Income Distribution Map**, present the proportional and spatial distribution of income groups in Tuolumne County's unincorporated area and Sonora. In general, the unincorporated communities of Tuolumne County are included within a larger census tract; therefore, it is difficult to specifically delineate whether the median household income for the tract more highly reflects incomes for residents within or outside of the unincorporated community or is spread more along the winding roads through the forest. However, residential areas within the unincorporated communities are typically denser, indicating that data on these tracts may more accurately reflect conditions for residents of Sonora. Higher concentrations of very low- and low-income households are identified in four contiguous tracts in the southwest portion of the county, including the majority of Sonora and northern suburbs ($42,378), Columbia ($41,854), Jamestown and Chinese Camp ($46,600) unincorporated communities, and tract 21.02 northwest of the Middle Fork Stanislaus River, which includes the Yankee Hill neighborhood adjacent to Columbia, the Cedar Ridge and Camp Pendola neighborhoods, and residential development generally following the alignment of the multiple creeks in the more rural portion to the northeast ($51,125). The southern and southwestern portions of Tuolumne County fall in the HCD 2021 Income Limits moderate-income category, including the northwest portion of tract 11.0 ($77,269), tract 42.02 - Big Oak Flat/Groveland/Pine Mountain Lake ($58,452), tract 32.00 - Soulsbyville and Tuolumne ($64,758), tract 22.01 - Phoenix Lake/Mono Vista ($64,781), tract 31.01 - Twain Harte/Cedar Lodge ($76,875), tract 42.01 - Moccasin/Pine Mountain Airport/Groveland/Big Oak Flat ($78,421), tract 31.02 - Twain Harte, Sierra Village, Confidence, Sugar Pine and Mi-Wuk Village ($80,927), and tract 41.01 - Standard ($83,400) communities. The central portion of the county, tract 31.03, including the Stanislaus National Forest and the communities of Dardanelle, Pinecrest, Long Barn, Deadwood, Cold Springs, Bumblebee and Strawberry ($90,754); and the New Melones Lake and North Jamestown communities on the west side of the county in tract 51.02 ($92,500), have the highest incomes in the county. However, given analysis of additional socioeconomic indicators, it is likely that the eastern portion of tract 51.02, the North Jamestown area, may include a concentration of lower-income households. Based on a cursory market survey of units available in the vicinity of these communities, it is likely that a portion of the units are retirement or vacation homes for higher-income households from other areas in the region.

Regional Poverty Trends

Patterns of poverty throughout the region (**Figure 2.10, Regional Poverty Rates**) generally correspond to tracts with communities that have a concentration of lower-income households, a higher proportion of the population that identifies as non-White, and population densities in the vicinity are higher. These indicators suggest that older, more affordable housing stock may be available near incorporated cities or larger unincorporated communities that offer access to commercial and services uses, as well as employment opportunities. However, while this pattern is evident in surrounding jurisdictions with a greater availability of resources, there are also tracts that are predominantly open space and forest, with homesites scattered along mountain roads, where a higher proportion of lower-income households are concentrated, suggesting that housing stock may be older, smaller, or possibly modular or mobile homes on permanent foundations, and therefore more affordable, and land costs may also not be as high as in other portions of the county. A similar pattern of poverty rates of between 10.0 and 20.0 percent in rural forested areas is evident in portions of adjacent counties. The portions of Mariposa and Mono Counties adjacent to Tuolumne County to the west and far southwest have rates of poverty below 10.0 percent, comparable to the low poverty rates in the adjoining central and eastern tracts in Tuolumne County.

FIGURE 2.9, TUOLUMNE COUNTY INCOME DISTRIBUTION MAP



Source: Esri 2023, American Community Survey 2017-2021, Tuolumne County 2023, PlaceWorks 2023

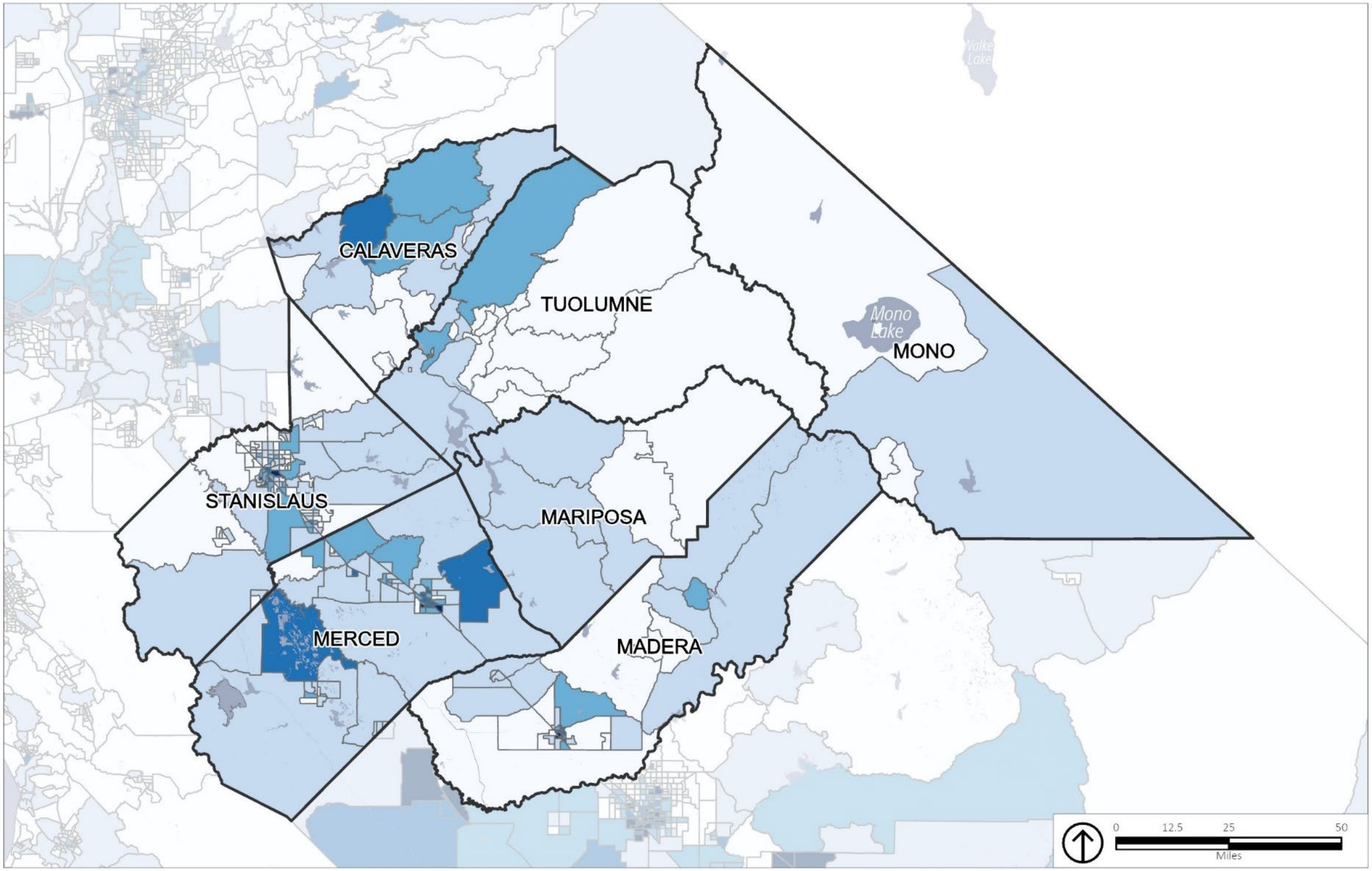
City of Sonora

County Boundary

Sites by Income Category
- ▲ Above-Moderate
- ✚ Moderate and Above-Moderate
- ■ Moderate
- ● Lower, Moderate, and Above Moderate

Median Income
- < $30,000
- < $55,000
- < $87,100
- < $125,000
- Greater than $125,000

FIGURE 2.10, REGIONAL POVERTY RATES



Source: Esri 2023, American Community Survey 2017-2021, Tuolumne County 2023, PlaceWorks 2023

County Boundary

Poverty Rate

< 10%

10% - 20%

20% - 30%

30% - 40%

> 40%

Local Poverty Trends

The unincorporated communities in Tuolumne County generally have poverty rates lower than 20.0 percent. However, elevated poverty rates above 20.0 percent are seen in tract 51.02, including the North Jamestown area, the small Rawhide and Shaw's Creek hamlets, and the Peppermint Creek and Reynold's Ferry neighborhoods; and the Yankee Hill/Stanislaus National Forest tract 21.02 previously identified in the income discussion (**Figure 2.10, Regional Poverty Rates**). Both tracts correspond to concentrations of lower incomes. The unincorporated portion of tract 12.00 northeast of Sonora, as well as Columbia (tract 21.01), and Jamestown/Chinese Camp (tract 51.01) to the northwest and south of the city, including also have rates of poverty between 10.0 and 20.0 percent. As previously shown in **Figure 2.8**, the northeastern and southern portions of the county tend to have higher median incomes than those in the northwestern and western portions. These patterns of poverty throughout the region generally correspond to tracts with communities that have a concentration of lower-income households, a higher proportion of the population that identifies as non-White, and population densities in the vicinity are higher, suggesting that more affordable housing stock may be available near incorporated cities, which also offers closer access to commercial uses and services. The exception in Tuolumne County is the northwestern tract 21.02, which is predominantly open space and forest, with scattered rural residential development, suggesting that in this tract, similar to other predominantly rural tracts in adjacent counties, lower-income households are concentrated in an area where housing may typically be older, and land costs may not be as high as in other portions of the county. The county's lowest incomes and concentrations of households in poverty within unincorporated tracts generally correspond to areas surrounding Sonora.

The spatial distribution pattern of median household income in unincorporated Tuolumne County has experienced shifts between 2014 and 2021. In 2014, the entire county had median incomes between $40,000 and $60,000, inclusive of all unincorporated communities, which corresponded to incomes in the low- and moderate-income categories according to the State Income Limits for 2014. However, tract 12.00 was an exception, with a median income of $27,213, corresponding to the very low-income category. There were no tracts with incomes above $60,000 in 2014. Incomes in all tracts have increased during this period with the exception of the Jamestown and Chinese Camp tract 51.01. However, in 2014, tracts 51.01 and 51.02 were combined as a single tract with a median income of $47,153. As of 2021, this tract has been divided, with tract 51.02 now classified in the above moderate-income category, tract 51.01, including the Mountain Springs Golf Club area, has a 2021 median income in the low-income category. In 2014, tract 31.01 in the Stanislaus National Forest, encompassed the communities of Dardanelle, Long Barn, Strawberry, Pinecrest Bumblebee, Mi-Wuk Village, Twain Harte, and others along SR 108, with a 2014 median income of $46,512, which was in the low-income category. Tract 32.00 directly to the west, including the communities of Soulsbyville, Tuolumne City, Cherokee, and Willow Springs, had a median income in the moderate category ($56,011), whereas the southwestern communities of Big Oak Flat, Moccasin, and Groveland had a median income corresponding to the low category ($45,114). The 2014 tract boundaries have been adjusted as of 2021 to separate the unincorporated communities in tract 31.02, which are moderate income, from the above moderate-income tract 31.03, including the Sylvan Lodge, Long Barn, Cold Springs, Strawberry, Bumblebee, and Dardanelle communities.

This data confirms that unincorporated Tuolumne County has developed into distinct higher- and lower-income areas, although boundaries have changed over time, which may have suppressed expression of higher incomes in 2014 reporting. However, rates of poverty have also changed significantly, with the entire portion of the county east of Sonora and SR 49/108 (with the exception of the Jamestown tract) reflecting rates of poverty below 10.0 percent in 2021, as compared to the entire county in 2014 having poverty rates between 10.0 and 20.0 percent. Only tracts 22.01, 22.02 and 11.00 were not within this poverty range in 2014 (poverty rates below 10.0 percent), which continue to reflect lower poverty rates. In contrast, the city of Sonora had a poverty rate above 30.0 percent in 2014, which has now decreased to below 20.0 percent, reflecting an increase from a median income of $27,213 in 2014 to $42,378 in 2021.

To improve access to areas of higher opportunity for lower-income households in the unincorporated county primarily in the vicinity of Sonora and in the portions of the county northwest of the South Fork Stanislaus River, the County will implement **Program 3.E.b** and work to improve access to services in currently underserved areas**.**

Race and Ethnicity

Regional Patterns

Tuolumne County and tracts in surrounding counties directly adjacent to the county are predominantly White non-Hispanic, ranging at the lower end from 48.3 percent in Merced County adjacent to the southwest tip of the county, to a high of 93.6 percent in the Calaveras County tract north of Tuolumne County (**Figure 2.11, Regional Racial and Ethnic Patterns**). Non-White populations in adjacent tracts in Mono County to the east are between 30.0 and 33.0 percent; 12.7 percent in the adjacent tract in Madera County south of the eastern boundary; 23.2 to 27.6 percent in adjacent tracts in Mariposa County to the south; 26.4 to 48.4 percent in adjacent tracts of Stanislaus County to the west; and 6.4 to 28.9 percent in adjoining tracts in Calaveras County. The population becomes more diverse and predominantly Hispanic towards SR 99 to the west of the county as the land in unincorporated areas in the vicinity of larger jurisdictions, such as Modesto, Ripon, Turlock, Shackelford, and Ceres become more agriculturally based and development is more intensely concentrated. In addition, studies and surveys conducted among farmworkers in agriculturally based jurisdictions in the San Joaquin and Central Valley as a whole have found that the majority of farmworkers are Hispanic, family units have become more prevalent, and thus the need to live in areas in the vicinity of educational facilities, services, and resources has become more important, which may contribute to the higher proportions of non-White populations in these jurisdictions. Overall, the proportions of non-White populations in census tracts directly adjoining Tuolumne County in adjacent counties are generally comparable to those of the county, reflecting the types of industries found in more heavily vegetated and topographically varied areas that are not as conducive to agricultural crop industries.

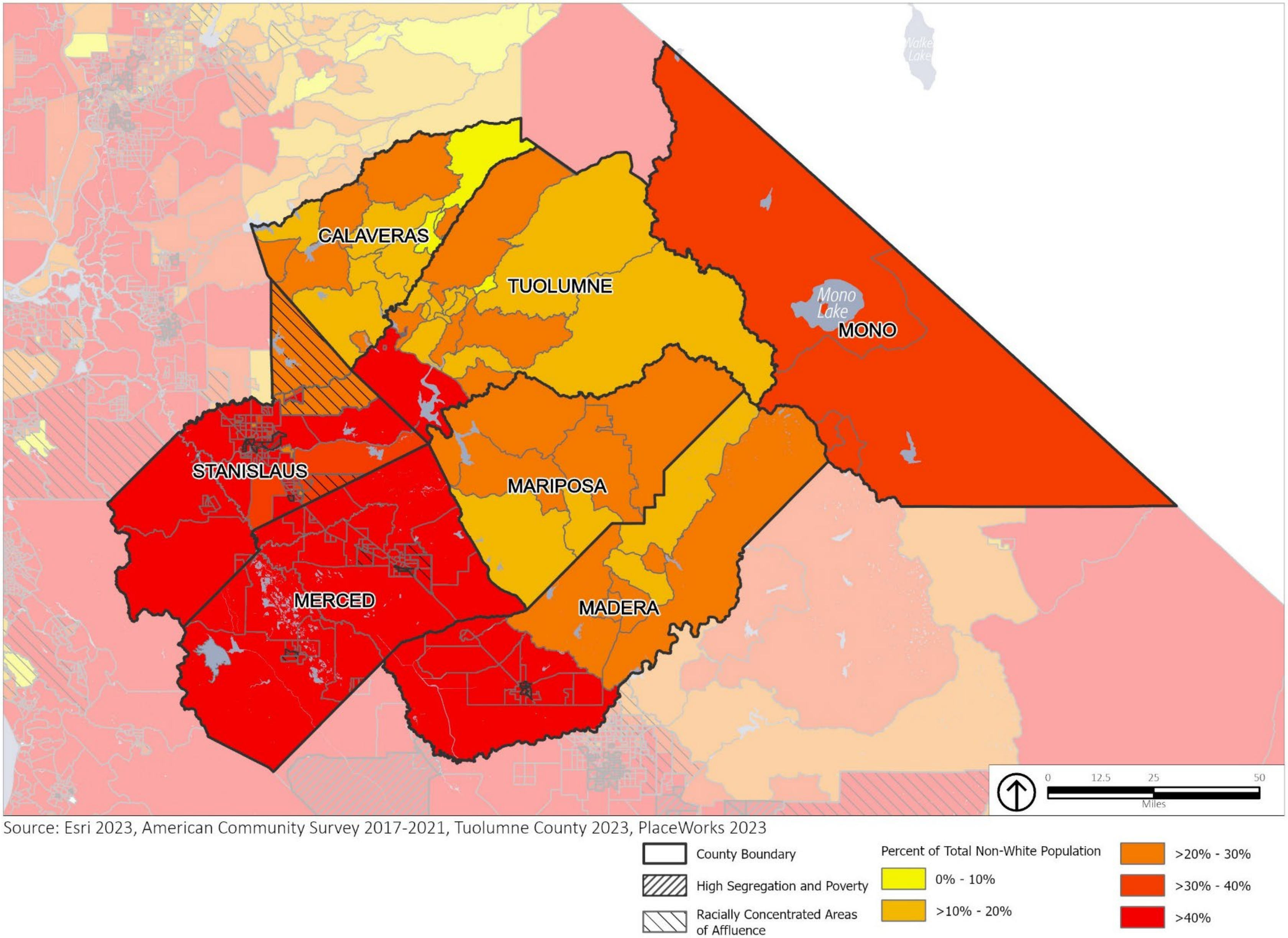
Concentrations of minority populations, or concentrations of affluence, may indicate a fair housing issue despite relative integration compared to the region. Although the regional 2021 Tax Credit Allocation Committee (TCAC)/California Department of Housing and Community Development (HCD) Opportunity Map methodology was used during the preparation of this Affirmatively Furthering Fair Housing (AFFH) chapter, as described previously, the data that methodology relied on for the United States Department of Housing and Urban Development's (HUD's) Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) designation is from 2013 and prior. Therefore, the 2023 COG and/or County Geography TCAC/HCD Opportunity Map - High Segregation and Poverty indicator is used instead. It uses the same methodology for measuring high segregation and poverty areas as the 2023 TCAC/HCD Opportunity Map. The 2023 TCAC/HCD Opportunity Map includes a poverty concentration and racial segregation filter that aligns with HUD's previous R/ECAP methodology but is intended to more effectively reflect the level of racial and ethnic diversity unique to many parts of California.

The 2023 methodology identifies areas of concentrated poverty where at least 30 percent of the population is living below the poverty line. The filter relies on a measure of racial segregation to capture the block groups and/or tracts that have a disproportionate share of households of color. The HUD R/ECAP metric sets an absolute threshold that does not account for substantial variation in the racial and ethnic population across California's counties. To reflect unique racial and poverty interrelationships unique to the jurisdiction, a relative segregation measure is calculated at the block group/census tract level in the 2023 methodology to identify how much more segregated that area is relative to Tuolumne County overall. Local geographical areas that have both a poverty rate of over 30 percent and are designated as being racially segregated are filtered into the "High Segregation & Poverty" category.

There are no Areas of High Segregation and Poverty identified in Tuolumne County or in any tract in a surrounding jurisdiction directly adjacent to the county, although Areas of High Segregation and Poverty are found in the jurisdictions of Modesto and Merced along the SR 99 corridor in Stanislaus and Merced Counties to the west of Tuolumne County. Conversely, racially concentrated areas of affluence (RCAAs) exist when the percentage of a population in a census tract that identifies as White is 1.5 times the percentage that identifies as White in the County, and the median income is at least 1.25 times greater than the County ($64,429 in 2019), the tract is considered a RCAA. There are no RCAAs in Tuolumne County.

There is a large triangular-shaped tract in Stanislaus County bounded by San Joaquin County to the west, and both Calaveras and Tuolumne Counties to the east, that has been determined to meet the parameters of an RCAA, primarily based on the positive quality of life indicators in the East Oakdale neighborhoods north of SR 108/120, with median incomes in these two tracts exceeding $100,000, well above the Stanislaus (STAN COG) 2019 area median income (AMI) of $60,058, in combination with White-identifying populations above the 62.9 percent threshold.

FIGURE 2.11, REGIONAL RACIAL AND ETHNIC PATTERNS, AREAS OF HIGH SEGREGATION AND POVERTY AND RCAAS



Source: Esri 2023, American Community Survey 2017-2021, Tuolumne County 2023, PlaceWorks 2023

Local Racial and Ethnic Patterns

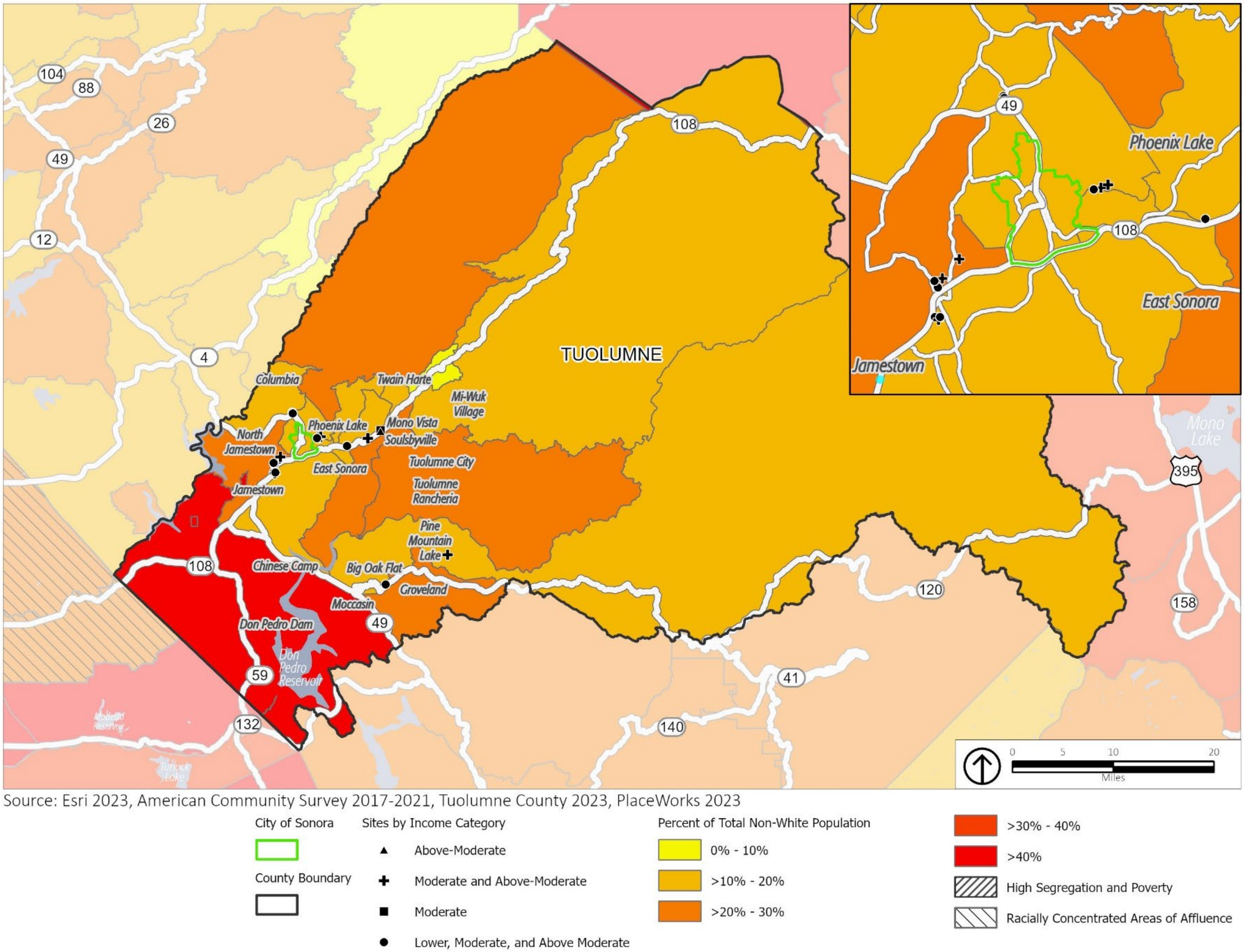
Overall, Tuolumne County has a predominantly White non-Hispanic population. Approximately 79.1 percent of overall Tuolumne County residents identify as White non-Hispanic, 12.9 percent identify as Hispanic or Latino, and an additional 8.0 percent identify as non-Hispanic: Asian (1.1 percent), American Indian or Alaska Native and Native Hawaiian or Pacific Islander (1.3 percent combined), Black (1.7 percent), and Other and Two or More Races (3.5 percent combined). The distribution of communities of color in the unincorporated county (**Figure 2.12, Tuolumne County Racial and Ethnic Distribution**) closely mirrors the countywide pattern, with 79.0 percent of residents identifying as White non-Hispanic, 13.1 percent as Hispanic or Latino, and an additional 7.9 percent as non-Hispanic Other Races. Higher proportions of non-White populations (between 20.0 and 30.0 percent of the total population) reside in the North Jamestown/New Melones Lake and in the Groveland/Big Oak Flat/Pine Mountain Lake areas. The Tuolumne Rancheria neighborhood north of the Tuolumne City community in tract 32.00 was established in 1910 as one of two local reservations for landless tribes and includes the Black Oak Casino and associated resort and amenities. According to the Tuolumne Band of Me-Wuk Indians website, there are approximately 200 residents living on the Rancheria and an additional 200 nonresident members of the Tribe. The Don Pedro Dam tract 52.01 adjacent to the more agricultural jurisdictions in Stanislaus and San Joaquin Counties exhibits the highest concentration of non-White populations (42.5 percent).Racial Segregation and Integration data reported by the Othering and Belonging Institute at UC Berkeley, 2020, supports the findings presented in this section, indicating a low/medium level of segregation of communities of color in areas including the city of Sonora and surrounding census tracts, the Mono Vista and Tuolumne communities, and the Tuolumne Rancheria neighborhood. A small cluster determined as an area of high segregation of populations of color is identified off O'Brynes Ferry Road.

The racial and ethnic demographic patterns in unincorporated Tuolumne County appear to generally reflect poverty and income patterns, adjacency to primary transportation corridors, and in some cases more densely populated areas, with smaller proportions of non-White residents in higher-income communities, and larger proportions in lower- and moderate-income communities with higher rates of poverty.

Tuolumne County has become more diverse since 2014, following the trends in the region and the state. The majority of the county was over 90.0 percent White in 2014, including most of the areas identified in this section, which are over 20.0 percent non-White in 2021. Only the city of Sonora, Jamestown, Tuolumne City, a portion of Columbia, and the Tuolumne Rancheria neighborhood had non-White populations above 10.0 percent in 2014. However, the Tuolumne Rancheria, with a rate just above 20.0 percent, is Me-Wuk Indian land, and therefore the concentration of non-White population is based on the historical establishment of the reservation and not based on other factors.

Although there are pockets of concentrated poverty in the areas surrounding and including the city of Sonora, and a high proportion of very low-income households spread throughout tract 21.02, which includes the Yankee Hill neighborhood adjacent to Columbia, the Cedar Ridge and Camp Pendola neighborhoods, as well as tract 32.00 (Tuolumne Rancheria) and those discussed that reflect non-White populations above 20.0 percent of total tract residents, there are no Areas of Segregation and Poverty in Tuolumne County, nor are there any RCAAs.

FIGURE 2.12, TUOLUMNE COUNTY RACIAL AND ETHNIC DISTRIBUTION



To increase housing mobility opportunities for lower- and moderate-income households and non-White households, the County will implement **Program 3.B.b** to continue to support construction housing for lower-income households in areas with better access to opportunities, and sufficient service capacity to accommodate such housing, to facilitate economic mobility for lower-income residents and will promote construction of a range of housing types to meet a variety of needs (**Programs 3.F.a**). Where services are limited, the County will encourage development of accessory dwelling units (ADUs) to provide alternative housing choices for lower- and moderate-income households (**Programs 3.A.b**).

Familial Status

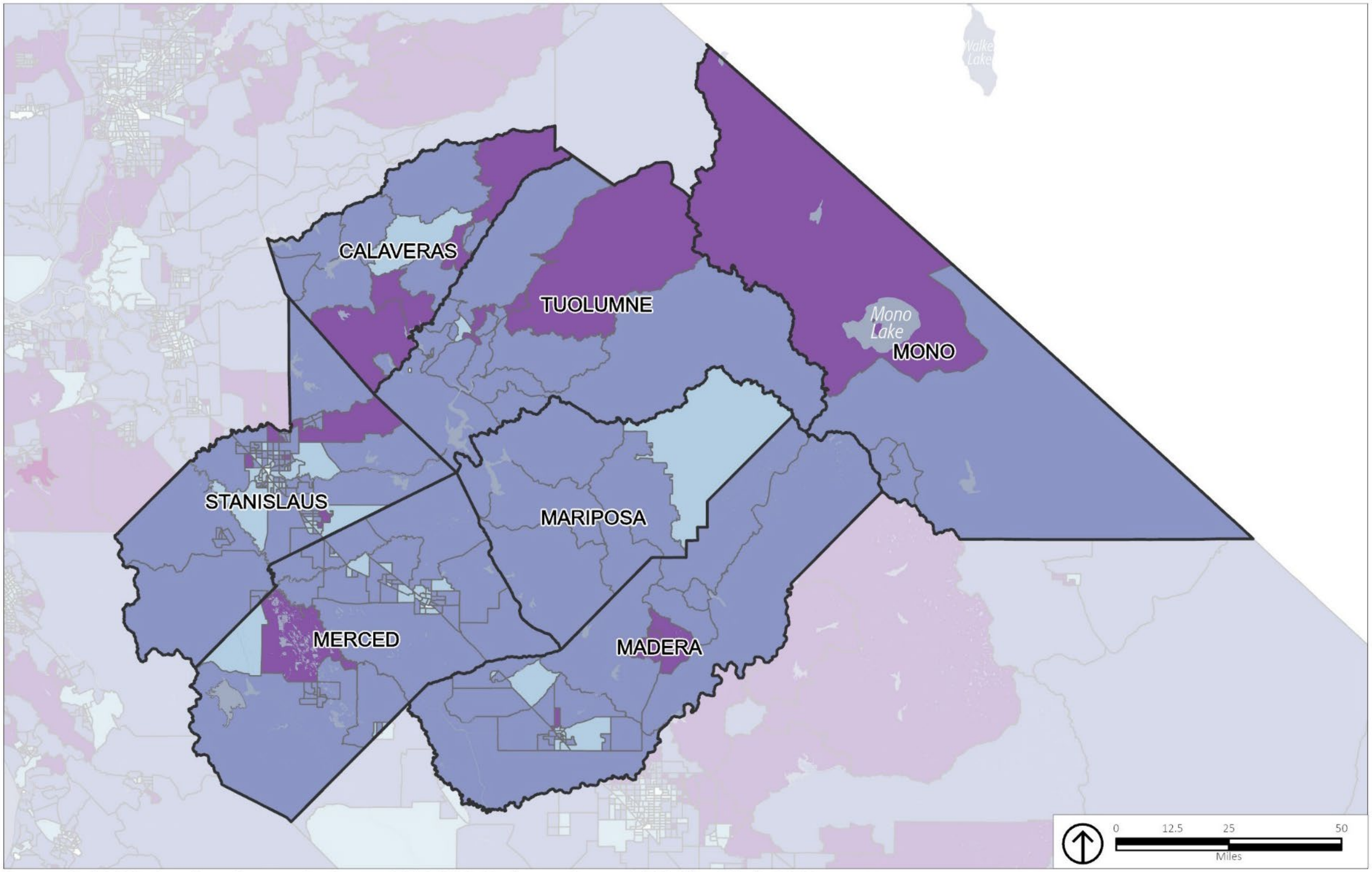
Regional Patterns

Patterns of familial status present a potential indicator of fair housing issues, as it relates to availability of appropriately sized or priced housing when certain family types are concentrated. As a protected characteristic, concentrations of family types may also occur as a result of discrimination by housing providers, such as against families with children or unmarried partners. Furthermore, single-parent female-headed households are considered to have a greater risk of experiencing poverty than single-parent male-headed households due to factors including the gender wage gap, high cost of child care, and difficulty in securing higher-wage jobs.

As discussed in the Housing Needs Assessment, over three-quarters of family households in Tuolumne County are married couples. Spatial distribution indicates a dominance (between 60.0 and 80.0 percent of households) of married couples in tracts 31.02 and 31.03, in the Phoenix Lake Golf Course neighborhood tract 22.02, and the East Sonora tract 41.02, with the remainder of the county in the 40.0 to 60.0 percent range. This trend in Tuolumne County is similar to Calaveras County in the Mother Lode region (**Figure 2.13, Regional Married Couple Households**), yet differs from neighboring Mariposa County, in which a rate of 40.0 to 60.0 percent of married-couple households predominates with a higher rate of married-couple households only in the tract encompassing Yosemite Lakes. In the adjacent northern portion of Mono County, there is a higher rate of married-couple households than in Tuolumne County, although the southern portions of Mono County reflect a similar composition. Tuolumne County differs from the other counties in the region with which it shares boundaries, including Stanislaus, Merced, and Madera Counties, which include a sizeable distribution of tracts with lower rates of married couples, between 20.0 and 40.0 percent along the SR 99 corridor.

Regionally, the distribution of children in single female-headed households generally corresponds to tracts with lower rates of married-couple households (**Figure 2.14, Regional Percentage of Children in Female-Headed Households**). Higher rates of children in female-headed households also generally, although not exclusively, correlate to tracts with higher rates of poverty and lower incomes, as well as proximity to primary transportation corridors and communities of higher densities, which may offer more positive access to services, educational facilities, and other resources. This pattern is also seen in Tuolumne County.

FIGURE 2.13, REGIONAL MARRIED-COUPLE HOUSEHOLDS



Source: Esri 2023, American Community Survey 2017-2021, Tuolumne County 2023, PlaceWorks 2023

County Boundary

Percent of Population 18 Years and Over in Households Living with Spouse

0% - 20%

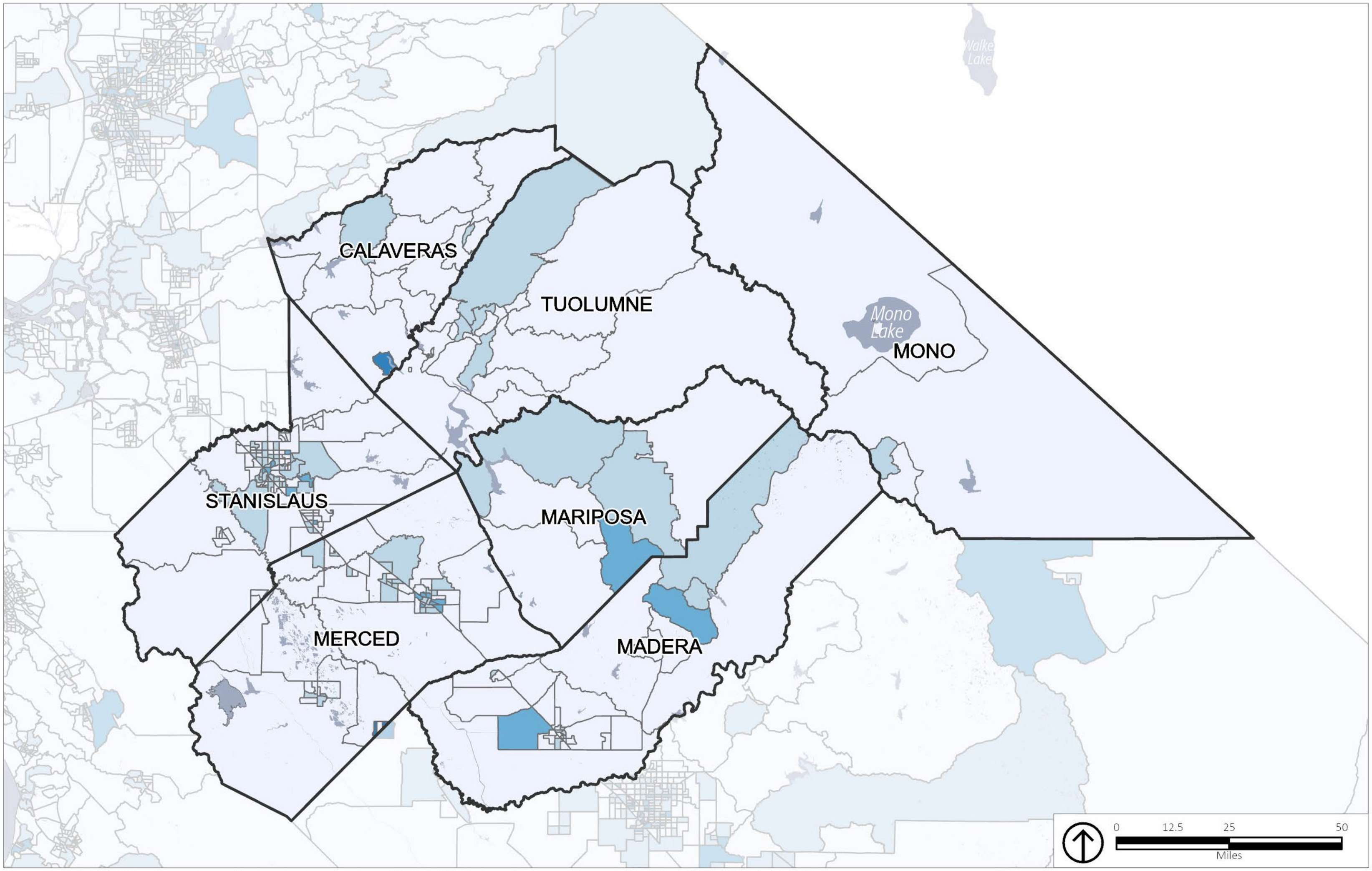
20% - 40%

40% - 60%

60% - 80%

80% - 100%

FIGURE 2.14, REGIONAL PERCENTAGE OF CHILDREN IN FEMALE-HEADED HOUSEHOLDS



Source: Esri 2023, American Community Survey 2017-2021, Tuolumne County 2023, PlaceWorks 2023

County Boundary

Percent of Children in Female Householder, No Spouse/Partner Present Households

- Less than 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- 80% - 100%

Local Patterns

Unincorporated Tuolumne County has a large percentage of households that are married couples (50.4 percent), higher than the countywide rate . Married-couple households make up more than 60.0 percent of the population within tracts 32.02 and 32.03 **(Figure 2.13, Regional Married Couple Households)**, as well as East Sonora tract 41.02 and adjacent tract 22.02 to the northeast. While 27.0 percent of households in the East Sonora community are persons living alone, less than 20.0 percent of children reside in a single female-headed household, while 23.6 percent of children in the Phoenix Golf Course neighborhood reside in a single female-headed household, only 12.8 percent of households are persons living alone. These tracts fall within the moderate-income range, have low rates of poverty, and low rates of non-White households.

In contrast, the proportion of the married population within tract 12.00, which includes the unincorporated area to the northeast of the city, is 34.4 percent, with 23.6 percent of the children in that tract residing in a female-headed household, and 25.5 percent of the households are single persons living alone. Tract 11.00 on the western side of Sonora, which also includes unincorporated area, is more comparable to the majority of the county, exhibiting a larger proportion of married-couple households (44.1 percent), a lower proportion of children in female-headed households (13.9 percent), and a lower proportion of households living alone (17.4 percent). All of the other tracts in the county see rates of married-couple households between 40.0 and 60.0 percent.

Higher proportions of children (between 20.0 and 40.0 percent of children in a tract) that live in a single-parent, female-headed household are identified in tract 12.00, and tract 22.02 as previously discussed (**Figure 2.14, Regional Percentage of Children in Female-Headed Households).** Additionally, a greater proportion of single-parent households potentially reside in tract 21.02 north of the South Fork Stanislaus River and tract 41.01 southeast of SR 108 including the Standard, Soulsbyville, and Sunshine Camp communities; although these areas are very rural, and estimates may not accurately represent the composition of the population. These patterns of household composition suggest a need for housing and services to support single-parent households and ensure these households do not face additional fair housing issues.

Persons living alone are also more highly represented in the tracts in the vicinity of Sonora as previously discussed, including south of the city in the Jamestown and Chinese Camp tract 51.01, and the tracts 41.02 and 21.01. The southern portion of the unincorporated county, including Big Oak Flat, Groveland, and Pine Mountain communities also sees rates of single-person households over 20.0 percent. In the west Sonora and Columbia tracts 11.00 and 21.01, over 10.0 percent of the housing stock is multifamily units. Within tract 12.00 northeast of Sonora, 31.7 percent of the housing stock is multifamily units, the highest in the county, which likely contributes to the higher incidence of persons living alone in these areas.

Local Patterns – Local Data and Knowledge

It should be noted, as mentioned above, that the very rural nature of some areas of the county may distort aspects of the fair housing analysis. Areas of the county, such as the 120 corridor and the communities of Big Oak Flat, Groveland and Pine Mountain Lake have historically been attractive for older, retired households with higher incomes. Those areas lack many of the services and amenities of other communities within the county, with commerce and amenities emerging to meet the demand of the residents residing in the area. As a result, these communities may be less attractive for younger households with children, single-parent households, and households with less disposable income. However, an increase in tourism development in recent years in the same corridor has created a demand for employee housing, child care, and other services that are not currently sufficiently met. Hospitality industry jobs, many of them low-paying, attract single households and single-parent households, but the lack of rental units and the high price of housing make it difficult for employers to fill open positions. Employees who can find housing frequently overpay and the need to pay for child care in addition to housing makes it difficult or impossible for single-parent households to remain in the hospitality jobs in the area. Employers report that recruiting employees, even for management positions, is challenging due to the lack of desirable housing, the price of housing, limited child care resources, and the cost of commuting for other services. The development of housing to meet the needs of employees is complicated, in part, by the high and very high fire severity zone designation of most of the area.

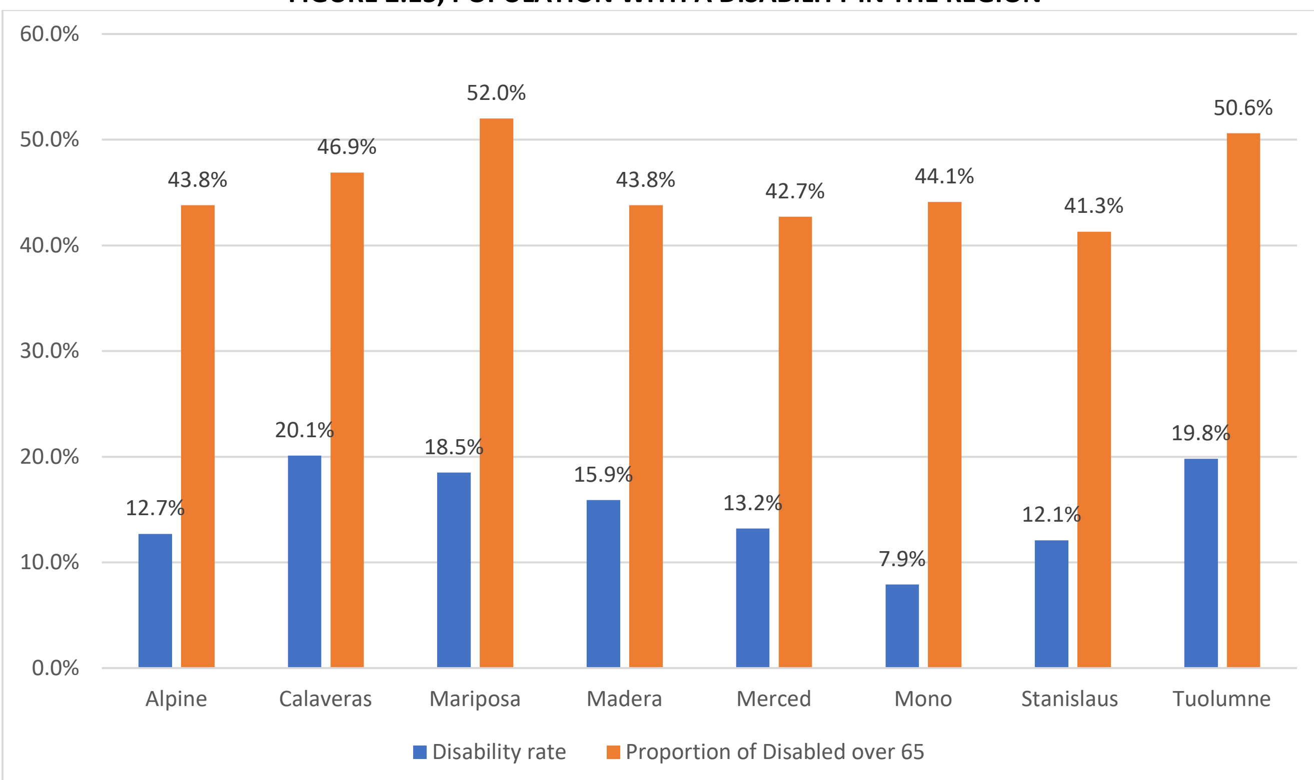
Program E.F.a is included to improve access to affordable housing for single-parent female-headed households in areas of higher opportunity by encouraging construction of affordable units in a range of sizes, exploring opportunities to provide assistance for child care to reduce the household monthly income going to child care, and working with schools and transit agencies to ensure all students have equitable access to educational opportunities, therefore removing any barriers to residing in more rural unincorporated areas.

Disability Rate and Services

Countywide Patterns

As presented by **Figure 2.15, Population with a Disability in the Region**, Tuolumne County's disability rate is generally comparable to the adjacent Calaveras and Mariposa Counties. The County has the second-highest total disability rate among all adjacent counties in the region after Calaveras County, as well as the second-highest proportion of disabled population who are seniors after Mariposa County. This is also reflected in the geographic distribution of persons with disabilities, with concentrations of higher disability rates in Tuolumne County compared to Stanislaus and Merced Counties to the west, Alpine and Mono Counties to the east, and Madera and Mariposa Counties to the south and southwest.

FIGURE 2.15, POPULATION WITH A DISABILITY IN THE REGION



Source: 2017-2021 ACS

Local Disability Patterns

The rate of persons with a disability in Tuolumne County is one of the highest in the region, as previously discussed. There is a distinct spatial distribution pattern (**Figure 2.16 Tuolumne County Disability Rates)** of persons with a higher rate of disabilities (between 20.0 and 25.0 percent) in Yosemite National Park, and tracts 41.01, 41.02 and 52.01 to the southwest; as well as tracts 41.01, 31.01, 21.01, 11.00 and 12.00 surrounding Sonora, in Columbia and Twain Harte/Cedar Rock Lodge. Higher rates of disability in these tracts may reflect more positive access to available services and medical facilities that cater to persons with disabilities in these areas as well as access along major transportation corridors to more highly populated jurisdictions to the west where more highly specialized medical facilities and services may be available. The East Sonora community has the highest rate of disability, over 30.0 percent, likely associated with the presence of the Sonora Regional Medical Center. The percentage of the population with a disability is relatively low (between 15.0 to 20.0 percent of the population) in the more rural tracts 21.01 and 31.03 in the Stanislaus National Forest; central low density residential tracts 32.00 and 22.01, and Jamestown and North Jamestown area tracts 51.01 and 51.02.

The distribution of the population with a disability has remained constant in tract 31.03, yet the rate of disability in tract 42.01, which includes Yosemite National Park and the communities of Moccasin, Big Oak Flat, and Groveland, has shifted since 2014 from 17.5 to 24.3 percent, potentially associated with residents aging in place. While this tract has experienced an increase in the rate of disability, tract 21.02 has decreased from 24.5 percent in 2014 to 16.8 percent in 2021. As well, southwestern Don Pedro Reservoir tract 52.01 has shifted from a rate of 14.1 percent in 2014 to 22.9 percent in 2021, whereas the rate in both tracts 51.01 and 51.02 (which was a single tract in 2014) has decreased from 21.2 percent in 2014 to 16.8 and 19.8 percent respectively in 2021. The most notable shift is evident in the city of Sonora and its environs, particularly the community of East Sonora, from disability rates below 20.0 percent in 2014 to disability rates ranging from 21.3 to 31.8 percent in 2021. Despite these differences, there are no concentrations of poverty or areas that may prevent persons with disabilities in this portion of the county from accessing services; in fact, the increasing shift in the rates indicates that persons with disabilities are actually concentrating in areas in the vicinity of Sonora, Mono Vista, Columbia, and Jamestown, with more positive access to services and resources that assist this segment of the population.

Local Disability Patterns – Local Data and Knowledge

The communities of Big Oak Flat and Groveland are likely experiencing increased rates of disability due to the aging in place of residents who own homes and chose to retire within these areas. Residents of these communities have noted that it has become more difficult to live in more remote areas and the lack of services becomes more impactful as they age and require more assistance to reside in and maintain their homes. The homes on the Highway 120 corridor, including in the Big Oak Flat, Groveland and Pine Mountain Lake communities, were largely built prior to 2006 and many require accessibility improvements, renovations, and repairs. As residents have grown older and the cost of improvement, repair, and renovation has increased, many homes have fallen into disrepair, making it difficult for those with age-related and other disabilities to remain in their homes. Older residents residing in large homes in remote, rural areas of the county may be expected in the coming years to seek housing in more populated areas of the county that have more smaller and multi-unit rental and ownership opportunities. The concentration of medical services and care in the vicinity of Sonora, East Sonora, and Mono Village may also attract older residents wishing to move from more rural and remote communities in the near future.

Increased rates of disability noted in and around Sonora are most likely attributed to the concentration of residents relying on medical services and care in proximity to providers. With increasing transportation costs and limited transportation assistance, residents with disabilities are expected to prefer living close to providers. These are also the communities with higher numbers of multi-family units and lower rents.

Access to Opportunity

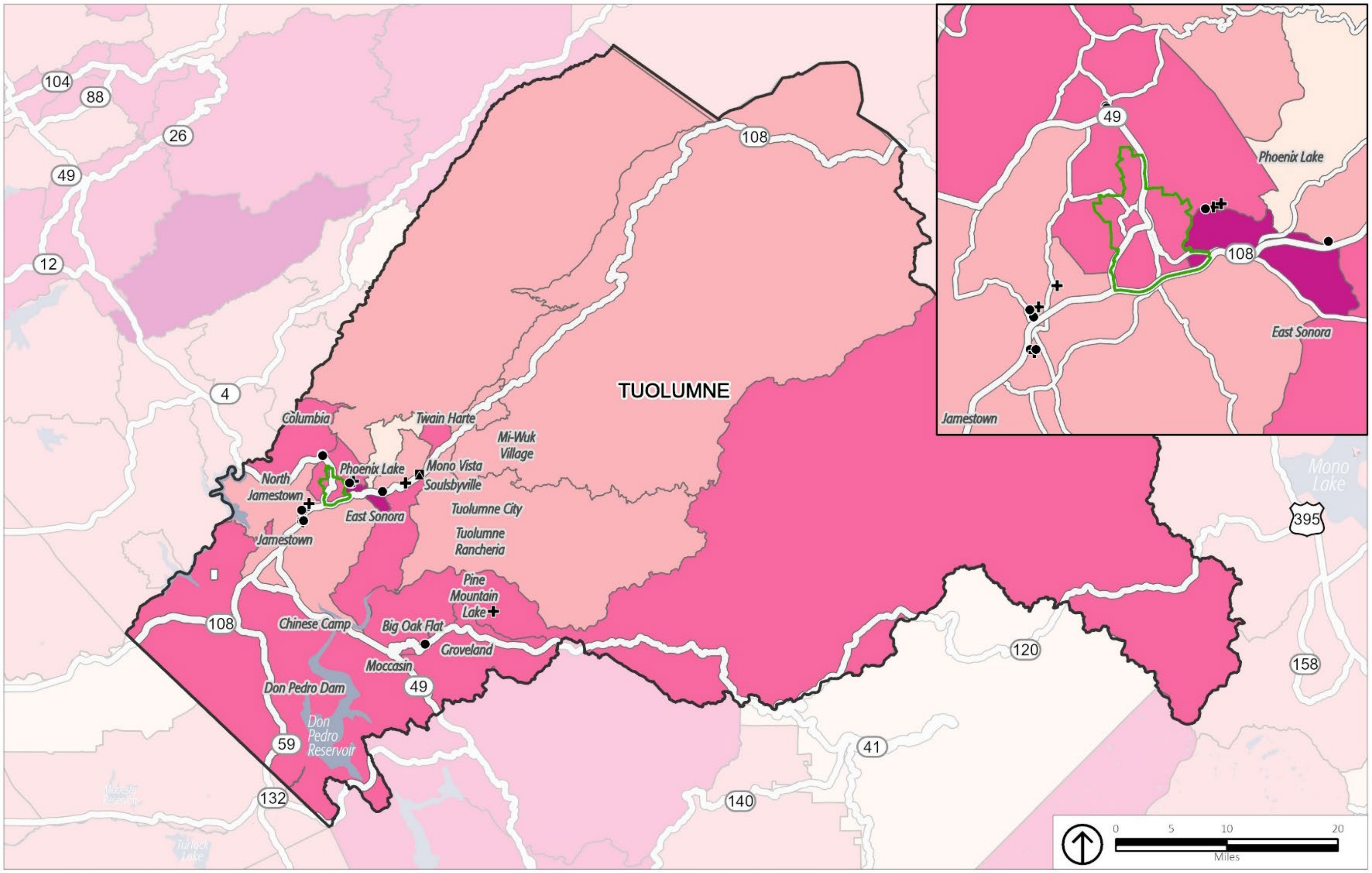
Transit Mobility

Transit mobility refers to an individual’s ability to navigate a region to regularly access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit.

Regional Patterns

AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at the city, county, and regional levels on a scale of 1 to 10. **Figure 2.17, Regional AllTransit Transit Access,** depicts where in Tuolumne County transit is available and areas with higher connectivity scores. As shown, public transit in Tuolumne County is largely isolated within the incorporated jurisdiction of Sonora and surrounding unincorporated communities, including East Sonora, Columbia, Jamestown, Twain Harte, and Tuolumne City in the western portion of the county. Connections between unincorporated communities in the southern portion of the county along SR 120 also exist, yet there is not any connectivity to communities north of Twain Harte. Overall, there is very limited available transit between the Sonora micropolitan area and unincorporated areas in the majority of the county.

FIGURE 2.16, TUOLUMNE COUNTY DISABILITY RATES



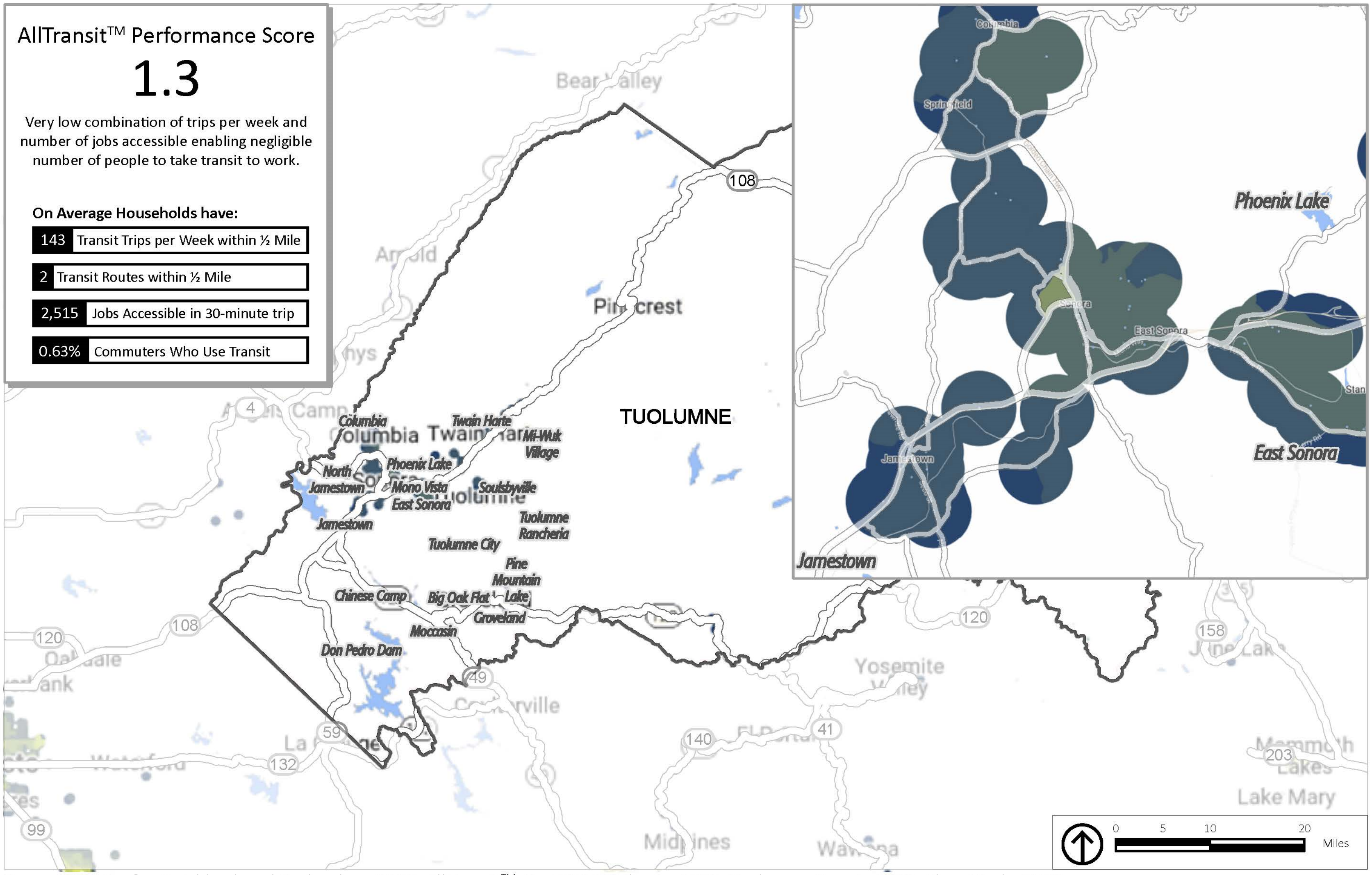
Source: Esri 2023, American Community Survey 2017-2021, Tuolumne County 2023, PlaceWorks 2023

City of Sonora
County Boundary

Sites by Income Category
- ▲ Above-Moderate
- ✚ Moderate and Above-Moderate
- ■ Moderate
- ● Lower, Moderate, and Above Moderate

Percent of Population With a Disability
- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%
- > 40%

FIGURE 2.17, REGIONAL ALLTRANSIT TRANSIT ACCESS, 2023



Source: Center for Neighborhood Technology 2019, AllTransit™, Esri 2023, CalTrans 2022, Tuolumne County 2023, PlaceWorks 2023

County Boundary

Overall transit score that looks at connectivity, access to jobs, and frequency of service.

< 1 | 1-2 | 2-4 | 4-5 | 5-6 | 6-7 | 7-9 | 9 +

Table 2.52, Regional AllTransit Performance Scores, reflects scores of neighboring counties that share a boundary with Tuolumne County, which is far more limited than more urban jurisdictions in the region. The lowest scores are in Alpine County, the adjacent Mariposa, and Calaveras counties, and Madera County. All of these counties are characterized by significant amounts of acreage in national parkland or open space/forests and semi-rural to rural development similar to Tuolumne County, although SR 99 does intersect Madera County through the city of Madera. Higher scores are found in Merced County, Mono County, and Stanislaus County, which either benefit from direct accessibility to SR 99 or I-395, include larger, more urbanized jurisdictions and less physically constraining terrain; or, in the case of Mono County, the recreational tourism economy is dependent on an intra-city public transportation system and local connectivity to the airport in the Mammoth Lakes area.

TABLE 2.52
REGIONAL ALLTRANSIT PERFORMANCE SCORES

Jurisdiction/Region	Score
Alpine County	0.0
Calaveras County	0.6
Madera County	1.2
Mariposa County	0.4
Merced County	2.4
Mono County	3.5
Stanislaus County	3.6
Tuolumne County	**1.3**

Source: AllTransit.cnt.org, 2023

Tuolumne County is served by Tuolumne County Transit, which provides regular service along five routes and seasonal SkiBUS service departing from Sugar Pine to Dodge Ridge ski area December through April. The routes include fixed stops, on-demand stops (made by calling Tuolumne County Transit 15 minutes ahead of the scheduled stop time, which is only available within the central portion of the county), and flag stops (made by standing in a location along an existing route that the bus can safely stop at and flagging an approaching bus, although flag stops are made at the discretion of the driver, taking into consideration the safety of passengers on board). Most routes are only operated on weekdays, providing access to services, employment centers, recreation, and educational facilities. Dial-a-ride providing door-to-door service is available weekdays for persons with disabilities and persons over 60 years of age only, and for the general public as well on Saturdays when the other scheduled routes are not operable. This is a separate service than the on-demand stops on regularly scheduled routes. Discounted fares are available for all routes for students, seniors, veterans, and persons with disabilities, and monthly passes or ticket books may be purchased, also with reduced fares available.

- Route 1 Sonora Loop provides intra-city stops within Sonora and East Sonora.
- Route 2 (Sierra Village – Sonora – Columbia) connects Sierra Village to the Sonora Transit Center along SR 108 with fixed stops in Sugar Pine, Twain Harte, Willow Springs, Junction Shopping Center, Crossroads Shopping Center, Transit Center R1 in East Sonora, Courthouse Park, Columbia State Park, and Columbia College. Numerous other stops can be served by calling for an On-Demand pick-up, or at Flag Stop locations

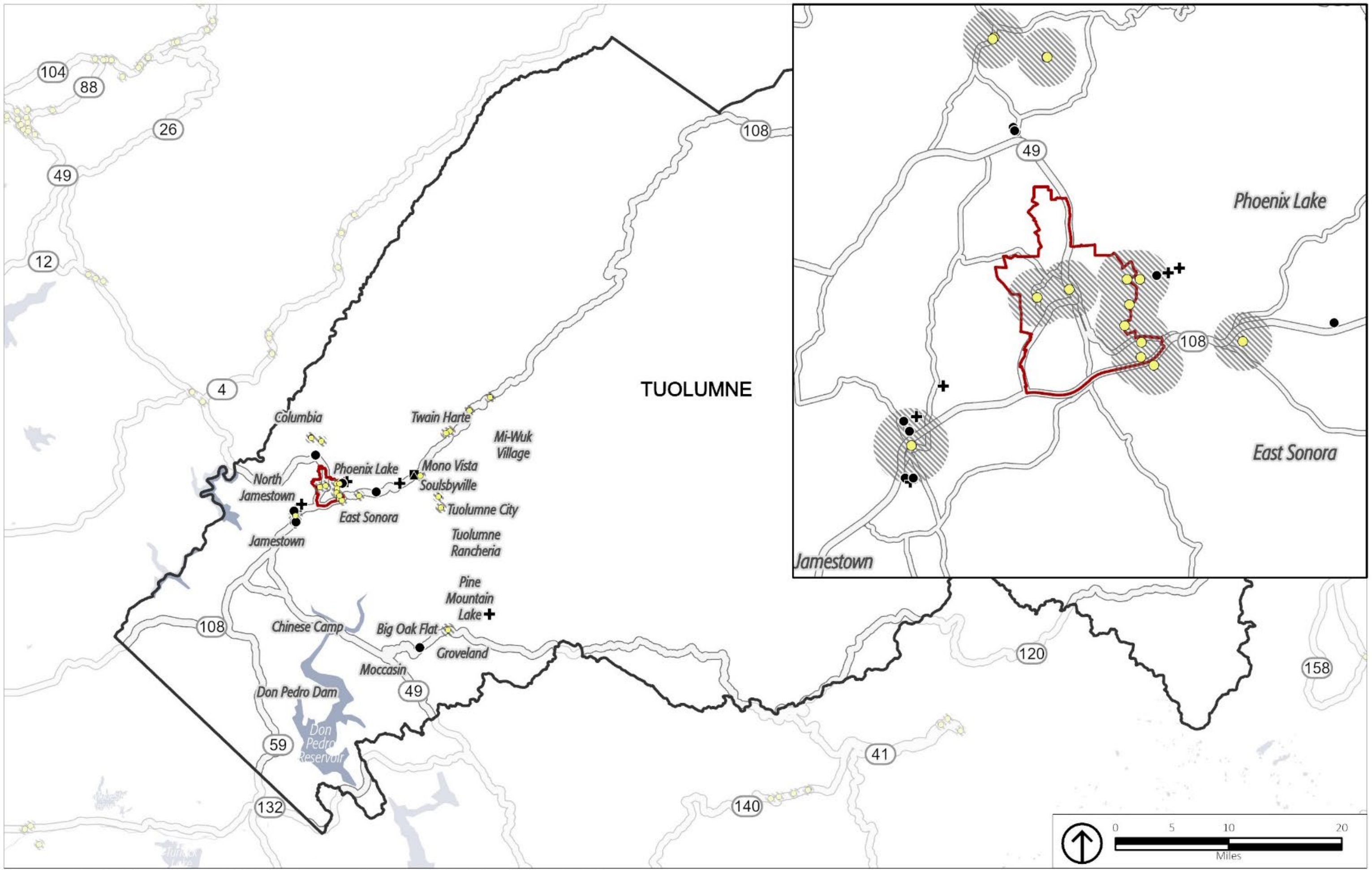
in Mi-Wuk Village, Mono Way at both Indian Rock Center and Fir Drive, Sonora Plaza, Washington/Church Street, Sonora High School, Shaws Flat, and Yankee Hill. Additional connection options are available to the Calaveras Connect system at the Columbia College stop or transfer options to other routes serving Jamestown and the southwestern communities along SR 120 at Transit Center R1.

- Route 3 operates between Jamestown and Columbia with stops in Sonora.
- Route 4 is a shuttle between Sonora and Columbia.
- Route 5 connects the community of Tuolumne City to the East Sonora Transit Center for transfer to Routes 1, 2, 3, and 4.
- Route 6 (Groveland – Sonora Express Route) serves the communities along SR 120, including Groveland, Big Oak Flat, and Moccasin. Recent reconstruction and improvements to portions of the primary roadway system in the vicinity of Groveland disrupted the Groveland to Sonora route. However, service resumed operation in June 2023 with scheduled stops in Groveland, Sonora and Columbia College, and on-demand stops available in Big Oak Flat, Moccasin, and Chinese Camp.

While fixed-route schedules do not include the central portion of the county within the Stanislaus National Forest, it is within the on-demand service area. However, the rural northern portion of the county is unserved (**Figure 2.18, Transit Stop Areas Within ½ Mile**). Overall, however, most of the residential neighborhoods are outside of the one-half mile accessibility distance, which likely contributes to the very low ridership rates and low transit performance scores.

There are also four additional transportation providers that offer more customized transportation options for seniors and those with disabilities or medical needs. These include Common Grounds Senior Services' Silver Streak program, which provides scheduled non-emergency medical transportation within Tuolumne County for age 60+ residents who are unable to use public transit. The service is partially funded by the Area 12 Agency on Aging to assist age 60+ individuals to live independently by providing transportation to and from their home to primarily medical appointments and other medical related destinations such as pharmacy, dialysis, physical therapy, laboratory for tests, or other related medical errands. WHEELS is a transportation program for seniors aged 60 and over in the Groveland area as well as persons with disabilities. WHEELS uses volunteer drivers to provide trips for daily living activities of older adults. Most trips are provided locally but capacity exists for trips to Sonora. The WHEELS' volunteer driver program uses online scheduling similar to a LYFT program. The Veterans Administration operates a 40-passenger bus that leaves Sonora each weekday around 5:00 a.m. from the Community-Based Outpatient Clinic and transports veterans to the Central Valley where connections can be made to travel to the Palo Alto Veterans Administration Medical Center. This bus returns between 3:00 and 4:00 p.m. daily. The Tuolumne Trip Program intended to provide seniors, veterans, and disabled residents a transportation alternative for isolated and homebound individuals who cannot use traditional fixed-route, Dial-a-Ride, or WHEELS services, or are a current Americans with Disabilities Act (ADA)-Certified Dial A Ride user wishing to substitute more convenient travel options using LYFT or taxi services, by reimbursing eligible residents for mileage at Internal Revenue Service standard mileage rates. Tuolumne County Transit has also partnered with Yosemite Area Regional Transit Service (YARTS) and Yosemite National Park to help promote the public transit alternative into the park with stops in Sonora, Jamestown, Groveland, and many lodging establishments.

FIGURE 2.18, TRANSIT STOP AREAS WITHIN ½ MILE



Source: Esri 2023, CalTrans 2022, Tuolumne County 2023, PlaceWorks 2023

City of Sonora
County Boundary
Transit Stops
1/2 Mile from Transit Stop

Sites by Income Category
Above-Moderate
Moderate and Above-Moderate
Moderate
Lower, Moderate, and Above Moderate

According to the United States Department of Housing and Urban Development (HUD) Location Affordability Index, housing and transportation costs consume about half of the average household budget. In dispersed areas such as the majority of unincorporated Tuolumne County, people typically own more vehicles and rely on driving them farther distances, which also drives up the cost of living. The Housing and Transportation Cost Index (**Figure 2.19, Tuolumne County Housing and Transportation Cost Index**) values provide estimates of household housing and transportation costs at the neighborhood level along with data on the built environment and demographics. Findings indicate that public transit is less costly than commuting with one's own car countywide, although less than 2.0 percent of residents countywide use transit options more than 10 times a year.

Households spending between 28.0 and 30.0 percent of their income on combined housing and transportation are found in the Chinese Camp and Mountain Springs Golf Club area, low-density residential areas surrounding and east of Tuolumne City (although not including Tuolumne City), and Mi-Wuk Village. Households in the west Columbia and adjoining unincorporated portion of north Sonora, East Sonora, Jamestown, northern Phoenix Lakes, Tuolumne City, Groveland, Pine Mountain Airport, and Twain Harte/Cedar Rock Lodge areas, spend between 30.0 and 49.9 percent of their income on housing and transportation costs. Housing and transportation costs between 51.0 and 75.0 percent are found within the majority of unincorporated Tuolumne County. Residents of the Pine Mountain Lake Airport area spend 77.0 percent of their incomes on transportation and housing, the highest rate in the county. However, based on the July 2023 survey of housing prices in the Pine Mountain community, the greater portion of that expenditure is associated with high housing costs.

Overall, the majority of residents of unincorporated Tuolumne County are served by traditional and alternative transportation options, and in several circumstances, transit for persons with disabilities, seniors, students, and veterans may be discounted or reimbursed. However, extremely low transit ridership rates for job commutes and the limitation of these routes primarily along SR 108 and SR 49, suggests that although intra-county public and private alternatives to personal vehicle transportation do exist, they may not conveniently connect place of origin and destinations, particularly for employment outside of the county, further contributing to potential risk of displacement for lower-income households already experiencing a cost burden.

Transit Mobility – Local Data and Knowledge

Residents of Tuolumne County are highly dependent on individual car ownership. Limited public transportation options and the distances from home to work and services require most working residents to own and drive their own cars. Homes, jobs, and services are dispersed and opportunities for carpooling or ride sharing are few. As a result, many households have more than one car and as a result, parking is a necessary additional cost for housing development. Even multi-unit developments experience higher demand for parking, increasing the cost associated with new multi-unit projects, especially where land is limited. Increasing density and infill housing is also affected by the need for sufficient on-site parking.

As noted above, car ownership contributes to the combined housing and transportation burden of families in Tuolumne County. Residents of Pine Mountain Lake experience the highest rate of housing and transportation burden, likely the result of high home prices, distance to services and amenities. Pine Mountain Lake is private, gated, and marketed as a vacation and retirement community with large lots. The Pine Mountain Lake Airport neighborhood has homes with hangars and taxiway access. The costs associated with transportation and housing in the Pine Mountain Lake community should not be considered representative.

Transit Mobility may be improved by increasing infill development within existing communities, increasing density, and encouraging mixed use development. Economic development efforts are concentrated on improving quality of life in the most populated town centers and efforts to coordinate active transportation planning are expected to complement those efforts. The County will continue to collaborate across departments to focus on housing development that increases opportunities to access jobs, education, and services, while reducing household car dependency.

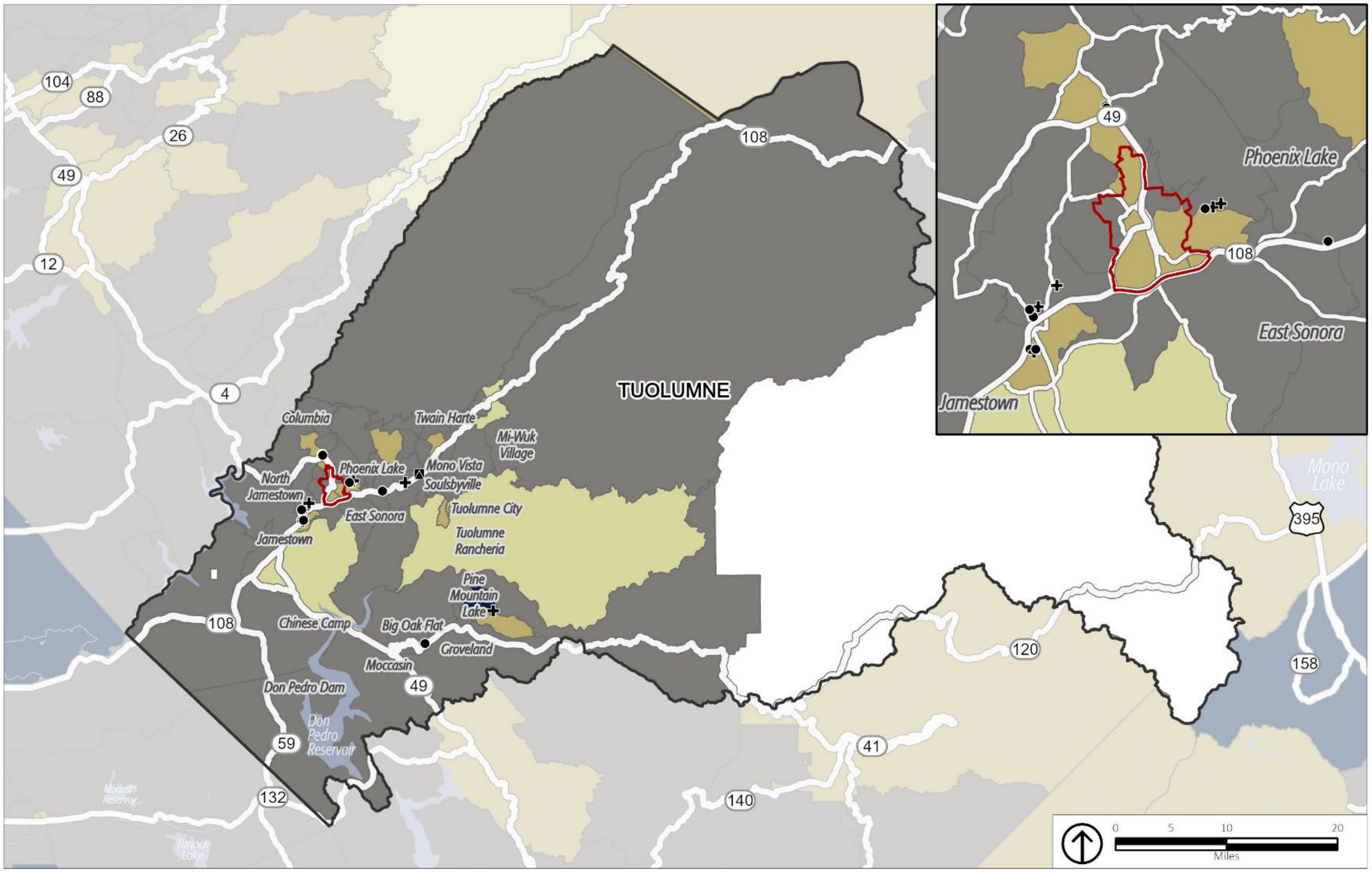
Housing Mobility

Housing mobility refers to an individual's or household's ability to secure affordable housing in areas of high opportunity, move between neighborhoods, and purchase a home if they so choose. Indicators of housing mobility include distribution of housing choice vouchers (HCVs), availability of rental and ownership opportunities throughout the county, and vacancy rates. A "healthy" vacancy rate is approximately 5.0 percent, indicating that there are available housing units for those seeking housing, but not an oversaturated market that results in homes left unused.

Regional Housing Mobility

In Tuolumne County in 2021, the vacancy rate was 27.1 percent. However, this includes units that are seasonally owner-occupied or rented and "other vacant" unit types. Without these vacancy categories, the vacancy rate in Tuolumne County is 8.6 percent, still indicating a slightly sluggish vacancy rate. However, it is possible that this data reflects the lingering effects of COVID-19 on the housing market where nationwide many households could no longer afford their housing, resulting in higher vacancy rates and availability of units on the market for sale and rent.

FIGURE 2.19, TUOLUMNE COUNTY HOUSING AND TRANSPORTATION COST INDEX



Source: Esri 2023, Housing and Transportation Index 2020, Tuolumne County 2023, PlaceWorks 2023

City of Sonora	Sites by Income Category	Housing and Transportation Affordability Index
County Boundary	▲ Above-Moderate	0% - 30%
	✚ Moderate and Above-Moderate	>30% - 50%
	■ Moderate	>50% - 75%
	● Lower, Moderate, and Above Moderate	>75% - 100%

Table 2.53, Regional Vacancy Rates 2021, identifies a distinct differential in vacancy rates between counties depending on recreational and seasonal occupancy and those that are more agricultural or urbanized in character. The vacancy rate in Tuolumne County reflects a similar rate of vacancy as the other Mother Lode region counties, Calaveras and Mariposa, which also are heavily dependent on tourism and seasonal occupancy, although lower than those counties (Alpine and Mono Counties), which are predominantly dependent on tourism rentals and seasonal occupancy. This suggests that residents living in Tuolumne County or seeking to live in Tuolumne County have similar mobility options overall compared to most of the region. In contrast, Stanislaus and Merced Counties, and to an extent Madera County (which has a portion of its acreage in Yosemite National Park and therefore its economy is somewhat dependent on tourism and seasonal occupancy), have a year-round housing demand cycle, resulting in significantly lower overall vacancy rates.

TABLE 2.53
REGIONAL VACANCY RATES 2021

Geography	Total Housing Units*	Occupied Units	Vacancy Rate
Alpine County	1,550	516	66.7%
Calaveras County	25,617	17,128	33.1%
Madera County	26,996	23,724	12.1%
Mariposa County	9,794	7,535	23.1%
Merced County	27,595	26,030	5.7%
Mono County	4,178	2,488	40.4%
Stanislaus County	36,239	34,443	4.9%
Tuolumne County	28,939	20,614	27.1%

Source: Department of Finance E-5 City/County Population and Housing Estimates, 2021
Note: * Unincorporated County units – includes seasonal and other vacant units

Comparison of Tuolumne County vacancy rates in the context of the most similar jurisdictions that are within the Mother Lode region, suggests that residents living in Tuolumne County, or seeking to live in the county, have similar mobility options overall compared to the immediate region. In comparison to the more urbanized jurisdictions, there are possibly more positive opportunities for housing mobility. Mobility based on vacancy varies within Tuolumne County by incorporated and unincorporated area and is discussed further below.

Local Housing Mobility

HCVs, or Section 8 vouchers, aid lower-income households to secure housing in the private market that might otherwise be unattainable. In Tuolumne County, vouchers are allocated by the Stanislaus Regional Housing Authority to residents of the unincorporated areas and the city of Sonora. Section 8 participants can use their voucher to find the housing unit of their choice that meets health and safety standards established by the local housing authority. The housing authority will then subsidize an amount up to the fair-market rent (FMR) established by HUD toward the contract rent, with any remainder to be paid by the participant. The subsidy increases housing mobility opportunities for Section 8 participants and ensures that they are provided safe housing options. Tuolumne County falls within its own statistical area, for which HUD establishes FMRs annually to be used as the baseline for Section 8 subsidies (**Table 2.54, Tuolumne County FMRs, 2023**).

TABLE 2.54
TUOLUMNE COUNTY FMRS, 2023

Unit Size	Fair-Market Rent
Studio	$870
1 - Bedroom	$988
2 - Bedroom	$1,301
3 - Bedroom	$1,717
4 - Bedroom	$2,216

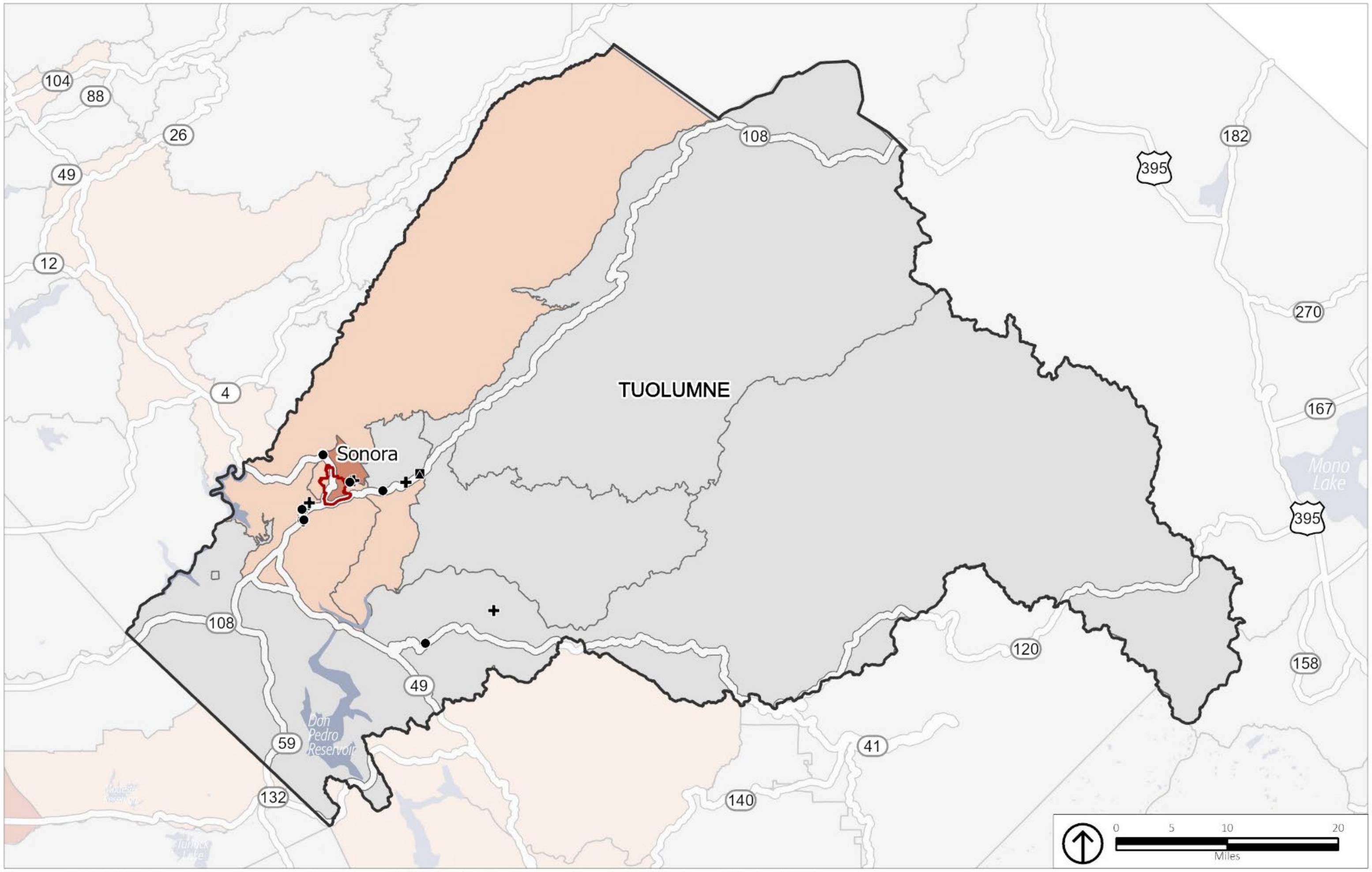
Source: HUD, 2023

As presented in the Housing Needs Assessment **Table 2.16, Households by Tenure,** approximately 22.8 percent of households in the unincorporated area are renters compared to 50.2 percent in Sonora and 25.3 percent countywide. According to the 2017-2021 ACS, the homeownership vacancy rate in the unincorporated county was 3.7 percent, fairly comparable to that in Sonora at 3.4 percent, although in the city there were no rental units available while the renter vacancy rate in the unincorporated county was 4.9 percent. The higher rental vacancy rate reflects more mobility opportunities in the unincorporated communities compared to Sonora.

According to HUD, renter households using HCVs are most heavily concentrated in tract 11.00 (6.8 percent), although it cannot be determined if voucher holders within this tract reside in the unincorporated area or City and at what rate (**Figure 2.20, Tuolumne County Housing Choice Voucher Use**). Tracts 21.01, 51.01, 51.02 and 41.01 and 41.02 surrounding Sonora have rates of HCV usage averaging 3.1 percent. However, for HUD reporting, tracts 21.01 and 21.02 are combined, including the rural homesites scattered throughout the Stanislaus National Forest; therefore, it is difficult to spatially determine if HCV use is more concentrated in the vicinity of the Columbia community. However, it is more highly populated in the vicinity of Columbia proper, and 10.6 percent of the structures have two or more units; compared to the more rural portion of the reporting area in which 85.7 percent of units are single family, 12.6 percent are mobile homes, and the remaining 1.7 percent are duplex or triplex units. Distribution of unit types suggests that a higher concentration of voucher users would reside in the vicinity of Columbia where a greater amount of more typical multifamily rental opportunities are available.

Approximately 22.8 percent of households in the unincorporated county are renters. Therefore, with a limited inventory of multifamily units throughout the county, single-family units and mobile homes are also likely to be included in the rental unit pool to meet demand for rental units.

FIGURE 2.20, TUOLUMNE COUNTY HOUSING CHOICE VOUCHER USE



Source: Esri 2023, American Community Survey 2017-2021, Tuolumne County 2023, PlaceWorks 2023

City of Sonora

County Boundary

Sites by Income Category

▲ Above-Moderate

✚ Moderate and Above-Moderate

■ Moderate

● Lower, Moderate, and Above Moderate

Housing Choice Vouchers As Percent of Renter Occupied Housing Units

No Data

≤5%

5% -15%

15% - 30%

30% - 60%

Greater than 60%

A survey of rental prices was conducted in June 2023 (Zillow.com) in the unincorporated area (**Table 2.55, Rental Price Survey 2023**). Single-family homes are the most common available rental type (79.0 percent), and 21.0 percent are duplexes or units in small apartments. Almost one-half of the available rentals surveyed are in the Sierra Village, Mi-Wuk Village, Tuolumne, Mono Vista/Soulsbyville, and Twain Harte communities, and all rental prices, even for a four-bedroom unit, were below $2,000 in this area of the county along SR 108. However, the average rental price for all unit sizes exceeds the FMR for the county. **Table 2.25** in the Housing Needs Assessment indicates that only a one-bedroom unit would be affordable to a very low-income household of four persons, while exceeding the ability to pay for a two-person household, thus resulting in an overcrowded situation. However, the average two-bedroom rental unit would be within the affordability range for a four-person low-income household, resulting in an overcrowded situation unless doubling up in bedrooms is intentional. A few of the three-bedroom units at the lower end of the survey range might be affordable for those lower-income households at the cusp of the moderate-income category. Overall, however, available three-bedroom and a portion of the two-bedroom rentals in this portion of the county would not be affordable to lower-income households, particularly larger, and very low- and extremely low-income households without overcrowding, indicating a need for additional affordable rental housing or landlords/property managers accepting HCVs. Rental prices in the vicinity of Sonora for units available in Phoenix Lakes, North Jamestown, and Columbia are higher, well exceeding the FMR and lower-income households' ability to pay.

TABLE 2.55
RENTAL PRICE SURVEY 2023

Unit Count	Number of Bedrooms	Rental Price Range	Average Rental Price
2	studio	$700 - $950	$825
3	1-bedroom	$1,000 - $1,450	$1,167
5	2-bedroom	$1,350 - $3,000	$1,804
8	3-bedroom	$1,550 - $3,340	$2,205
1	4-bedroom	$2,000	$2,000

Source: Zillow.com, June 2023

A cursory review of available market listings for sale (Zillow.com, July 2023) range between $300,000 for small one- and two-bedroom homes to above $1,000,000 in the Phoenix Lakes, Standard/Mono Vista, and Don Pedro Dam areas. Units with asking prices below the $300,000 benchmark are generally either a tiny home (one bedroom and less than 500 square feet), or those in a maintenance-deferred condition. Homes in the Long Barn area ranged from $240,000 to $468,00 for two- and three-bedroom units, the majority of which were built prior to 1960. While the units at the lower end of the range would be outside of the financial capability of very low-income households, there are a few opportunities for a four-person low-income household to purchase an older, small two-bedroom unit. Recent listed home prices in the Twain Harte and Pine Mountain communities are generally only affordable to a moderate- or above moderate-income household, with the exception of a tiny home and two mobile home units over 50 years old.

Overall, housing prices would present barriers to housing mobility, particularly for lower-income households, larger households, and renters. To encourage housing mobility for renters in the unincorporated area, the County will work with local fair housing organizations to educate housing providers on the requirement to accept HCVs as a source of income (**Program 3.B.d**). As well, the County will facilitate the development of affordable options in higher resource and higher-income areas to promote access to opportunities for all residents.

Local Housing Mobility – Local Data and Knowledge

Though the data suggests housing mobility is comparable with surrounding counties, residents consistently report poor housing mobility conditions and employers regularly cite poor housing choices as one of the most significant barriers to recruiting and retaining employees. Community and stakeholder meetings related to housing frequently focus on limited housing availability (for rental and sale), high cost of housing, and a mismatch of housing preference and availability. Those looking for rental housing must frequently settle for units that are inconsistent with the preferences or needs of the renter. Units may be too large or too small, located far from home or work, may be in poor condition, and may exceed the budget that would allow the renter to also afford transportation, child care, utilities, and other monthly expenses. The lack of housing mobility opportunities, according to community and employer feedback, impacts lower-income residents as well as those with higher incomes.

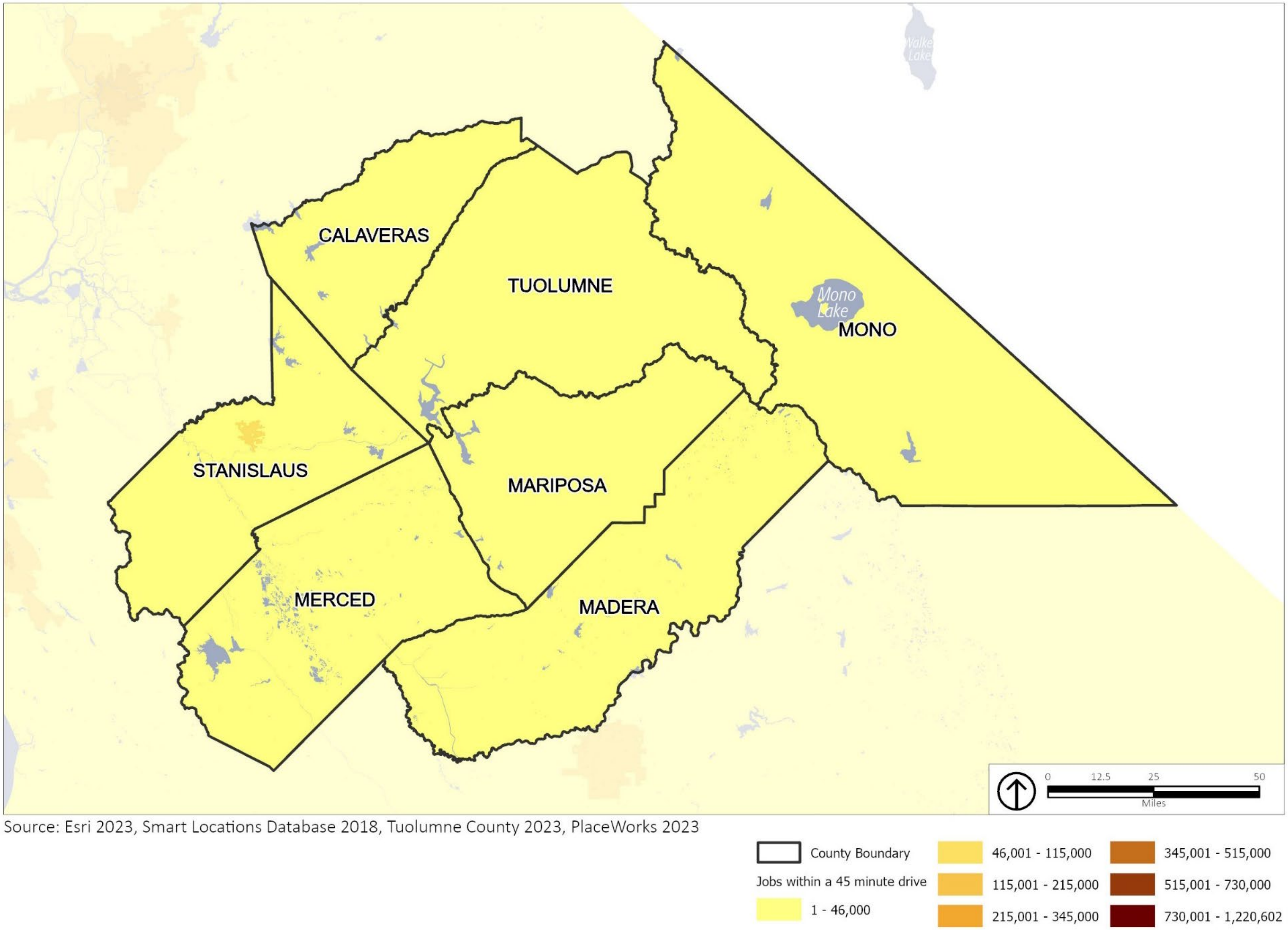
Additionally, there are few homes for sale that match the preferences of potential home buyers. Many homeowners report being “locked in” to their current home due to economic conditions and lack of homes for sale that match their needs, preferences, and budget. Limited housing mobility among homeowners restricts the filtering effect that makes homes available at a range of prices as homeowners move up the housing ladder. The dearth of home construction in the last 20 years has limited housing mobility for renters and owners, constraining opportunities to respond to opportunities and life circumstances.

Tuolumne County has nearly 9,000 vacant homes and approximately 1,000 of those are actively used as short-term rentals. As a popular vacation and recreational destination, Tuolumne County has historically developed communities to respond to the demands of second homeowners including Twain Harte and Pine Mountain Lake. Today, these communities and others along the 108 and 120 corridors continue to have a high number of vacant/seasonal homes and short-term rentals, confounding the ability for local residents to find housing in those areas. Since the motivation for second home ownership is part-time use of the residence, vacant homes in resort neighborhoods are unlikely to be converted to long-term rentals. During a County study of short-term rentals, many owners of second homes reported being unwilling to consider long-term rental of their units due to increasing protections for long-term renters compared to the limited liability presented by short-term renters. Communities that heavily cater to and depend on seasonal visitors and second home owners struggle to attract and retain employees for visitor-related industries and services, due to the lack of affordable housing units nearby.

Employment Opportunities

The EPA has developed a Smart Location Database that summarizes more than 90 indicators associated with the built environment and location, including such factors as density of development, land use diversity, roadway networks and accessibility to destinations as well as demographic, socioeconomic factors and employment statistics to estimate the number of jobs available within a 45-minute drive. According to these estimates, Tuolumne County has similar outcomes in terms of proximity to jobs as adjacent counties in the region, with all counties having less than 46,000 jobs available within a 45-minute drive in the vicinity of Tuolumne County (**Figure 2.21 Regional Jobs Within 45 Minute Commute Time**). The number of jobs within a 45-minute commute increase with proximity to SR 99. For example, the jurisdiction of Modesto in Stanislaus County shows concentrations of tracts with higher job proximity commute scores above 46,000 jobs.

FIGURE 2.21 REGIONAL JOBS WITHIN 45-MINUTE COMMUTE TIME



Source: Esri 2023, Smart Locations Database 2018, Tuolumne County 2023, PlaceWorks 2023

As shown in **Table 2.56, Unemployment Rates, 2010-2023**, the unemployment rate in Tuolumne County in 2023 was one of the lowest in the region, at 4.8 percent, as were the other two counties in the Mother Lode region in comparison to the more agricultural counties to the west and southwest. All of the counties saw decreases in unemployment since 2010, with Alpine County experiencing the least change in unemployment rate, and Mariposa County improving significantly. While the more agriculturally based counties unemployment rates improved to below 10.0 percent in 2023, they remain higher than the Mother Lode region counties.

TABLE 2.56
UNEMPLOYMENT RATES 2010-2023

County	2010	2023
Alpine County	7.9%	6.9%
Calaveras County	9.7%	3.9%
Madera County	12.7%	7.3%
Mariposa County	13.4%	4.5%
Merced County	15.7%	9.3%
Mono County	7.5%	3.9%
Stanislaus County	13.1%	6.4%
Tuolumne County	10.6%	4.8%

Source: California Economic Development Department, 2023

The U.S. Census Longitudinal Employer-Household Dynamics (LEHD) reports the distance and direction between home and work for residents of each jurisdiction and the ratio between jobs and households. According to LEHD, approximately 30.2 percent of Tuolumne County residents live within 10 miles of their job, with the greatest concentration of these jobs in Sonora (13.5 percent) and East Sonora (13.5 percent), and 54.0 percent of Tuolumne County residents report commuting more than 50 miles to their job (**Table 2.57, Regional Commute Patterns**). Comparatively, Mono County has the most comparable commute pattern, while the pattern differs in the adjacent Mother Lode counties with lower proportions of residents living near their place of work, although long distance commute patterns are similar. Merced and Madera Counties see slightly higher proportions of residents residing closer to their job, with a lower proportion of long-distance commuters. Stanislaus County provides the greatest match of jobs to residents, with fairly similar long-distance commuters to the other predominantly agricultural jurisdictions. Alpine County has dissimilar commute patterns to any of the other jurisdictions adjacent to Tuolumne County.

With respect to employment opportunities available in the county, more than one-half of the individuals that work in Tuolumne County live less than 10 miles from their place of employment, the highest in the region, followed by Merced, Stanislaus, and Madera Counties. This could partially be attributed to recent remote workplace trends, employment opportunities for residents of the Tuolumne Rancheria at the Black Oak Casino. About one-third of workers in the surrounding Mother Lode jurisdictions live within 10 miles of their job, significantly lower than in the county, and the eastern jurisdictions have the lowest proportion of persons traveling short distances to their work. Conversely, the county has the lowest rate of persons employed in the county commuting from locations over 50 miles away, with Madera, Stanislaus, Calaveras, and Merced Counties at slightly higher rates. Alpine and

Mono Counties have significantly higher proportions of employees who live more than 50 miles from their job commuting in, possibly associated with the seasonal nature of ski resorts that are a significant portion of their economy.

TABLE 2.57
REGIONAL COMMUTE PATTERNS

County	DISTANCE RESIDENTS OF COUNTY COMMUTE TO WORK		DISTANCE WORKERS EMPLOYED IN COUNTY COMMUTE	
	< 10 Mile Commute	> 50 Mile Commute	< 10 Mile Commute	> 50 Mile Commute
Alpine County	6.6%	70.8%	25.0%	39.6%
Calaveras County	14.3%	52.4%	33.6%	21.0%
Madera County	33.9%	25.1%	40.7%	19.9%
Mariposa County	19.5%	53.0%	32.3%	27.2%
Merced County	37.6%	33.2%	50.4%	22.4%
Mono County	26.2%	50.5%	26.1%	45.2%
Stanislaus County	42.9%	29.9%	49.5%	19.8%
Tuolumne County	30.2%	50.4%	56.0%	18.5%

Source: U.S. Census Bureau Longitudinal Employer-Household Dynamics, 2023

The jobs-household ratio in Tuolumne County overall, which is an indicator of whether there is a balance between the number of jobs and the number of households, was 0.56 in 2020 according to LEHD Workplace Area Characteristics (WAC). This ratio suggests that there is a shortage of jobs in Tuolumne County to support the number of households, which may partially contribute to the number of residents that commute outside of the county for work. Somewhat more balanced ratios are found in Mariposa, Calaveras, and Mono Counties, although these jurisdictions are also housing rich and jobs limited. In comparison, in the counties along SR 99, the jobs-household ratio is opposite, indicating that there is a shortage of housing to support the job base in this region. Generally, Tuolumne County has sufficient housing for available jobs in the county, but with the shortfall of employment opportunities compared to housing units, has one of the higher rates of persons that commute long distances compared with the region overall.

Local Patterns

According to Census Longitudinal-Employer Household Dynamics Origin-Destination Employment Statistics (LODES) data, 34.6 percent of the labor force in the county is employed within Tuolumne County; with 65.4 percent working outside of the county, primarily in Sacramento, Stanislaus, Santa Clara, Alameda, San Joaquin, and Fresno Counties. Over 50.0 percent of the labor force in Tuolumne County commutes over 50 miles; with 35.4 percent of these residents commuting west into Stanislaus County, 21.4 percent northwest to San Joaquin County, 15.1 percent southwest towards Madera County, and 11.6 percent south toward Fresno County. Although specific data is not available, the recent work-from-home employment trend that maximizes remote employment potential may account for a portion of the undisclosed employment locales in outlying areas.

According to LODES data, of the jobs available within the county, 46.7 percent are in the city of Sonora, with over 50.0 percent in the census-designated places in the unincorporated area, specifically in the communities of East Sonora (18.4 percent), Tuolumne City (8.0 percent), Columbia (4.9 percent), Jamestown (4.6 percent), Mono Vista (3.7 percent), Twain Harte (3.3 percent), Pine Mountain (3.2 percent), Phoenix Lake (2.0 percent), and Soulsbyville (1.6 percent), with 3.6 percent in other locales within the unincorporated county. However, the supply and types of jobs available in the unincorporated area may not meet the needs of all unincorporated residents and many may commute into Sonora, outside of the county, or work from home. The jobs/housing ratio in the unincorporated county of 0.38 (substantially lower than for the county as a whole) indicates that there is a significant imbalance between availability of housing units and jobs, despite there being jobs opportunities within the unincorporated areas. Due to the limited number of jobs in the unincorporated area, and the added cost factor incurred for commuting to employment opportunities outside of the county, access to employment opportunities does appear to be a barrier to fair housing.

Educational Opportunities

School quality is often tied to housing, with neighborhoods or communities with higher median incomes and home values often having access to higher-performing schools than residents of lower-income neighborhoods. Income distribution influences home values and property taxes, and therefore funding for public schools. As such, school districts with higher concentrations of affordable housing typically have lower test scores in schools, creating a cyclical problem of not offering these students equal educational opportunities. Therefore, disparities in access to strong school opportunities serves as an indicator of fair housing and equal access to opportunities.

Each year, the California Department of Education (DOE) publishes performance metrics for public schools in the state, including student assessment results for English Language Arts and Mathematics as they compare to the state grade-level standards and demographic characteristics of each school's student population. The characteristics reported on include rates of chronic absenteeism and suspension, percentage of students that are socioeconomically disadvantaged, percentage of students that are in foster care, percentage of students learning the English language, and the percentage of high school students that are prepared for college. Chronic absenteeism refers to the percentage of students who are absent for 10.0 percent or more of instructional days that they were enrolled at the school, with the state average being 10.1 percent of students. Students who are eligible for free or reduced-priced meals, or who have parents or guardians who did not receive a diploma, are considered socioeconomically disadvantaged.

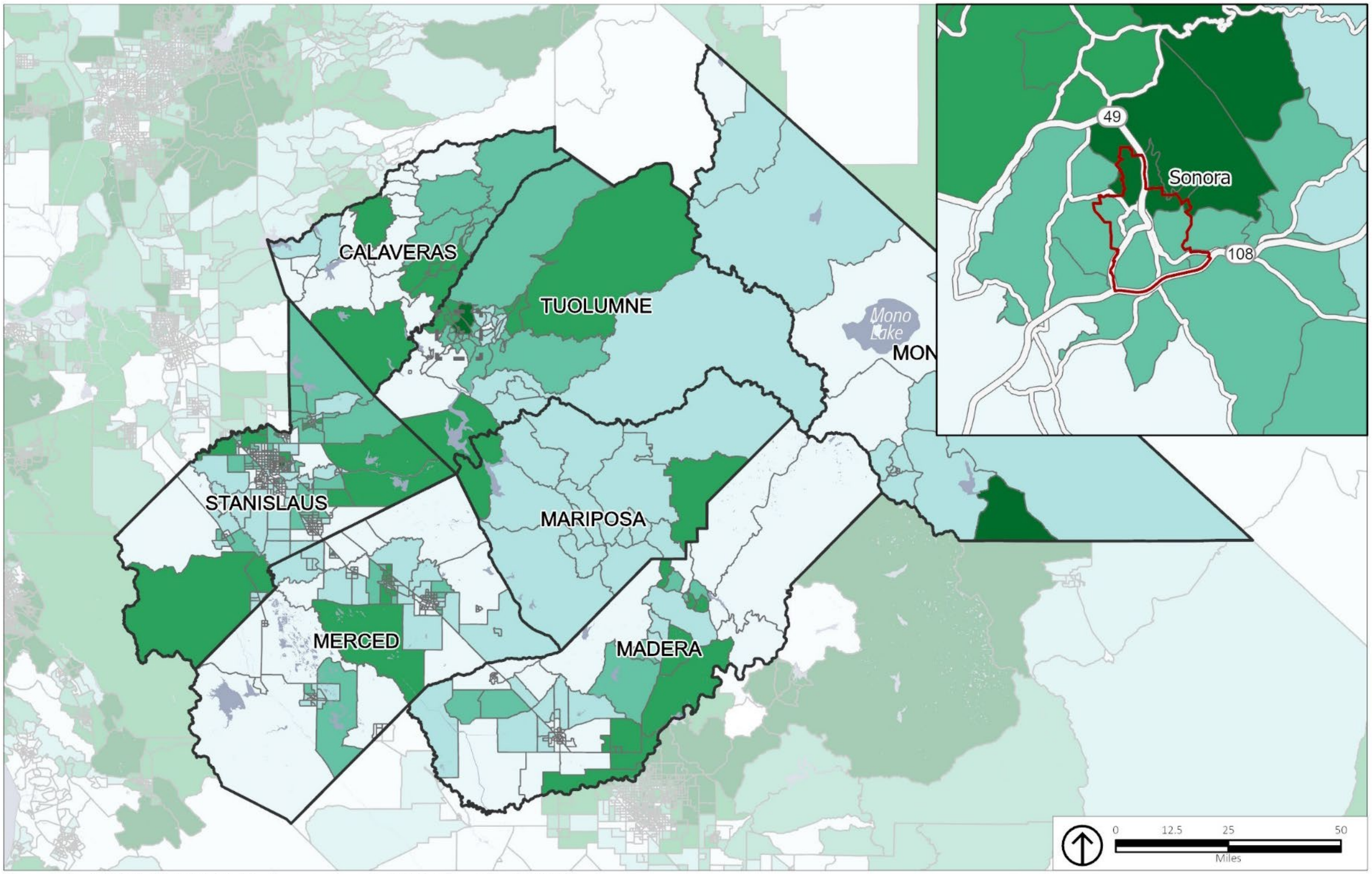
HCD relies on this data from DOE to determine the expected educational outcome in each census tract and block group within the state. CTCAC/HCD's educational domain score reflects mathematics proficiency, reading proficiency, high school graduation rates, and student poverty rates of all schools for which this data is available, culminating in a score ranging from 0 to 1, with higher values being the most positive expected educational outcome.

Regional Patterns

The HUD School Proficiency Index reflects school performance by residential living patterns in the region, using a range from 0 to 100, with higher values indicating better school performance. Though demographic patterns have changed throughout the region, typically schools in Tuolumne County and throughout the region are more proficient in areas of increased population density and affluence (see **Figure 2.22, HUD School Proficiency Index**).

Residents of the southwestern, central, and tracts surrounding Sonora areas in Tuolumne County have access to higher-performing schools than the eastern, northern, and southern portions. Schools throughout Tuolumne County generally score higher than those in much of Mariposa, Merced, Mono, Alpine, and much of Stanislaus Counties, and are fairly consistent with Calaveras County.

FIGURE 2.22, HUD SCHOOL PROFICIENCY INDEX



Source: Esri 2023, HUD 2023, Tuolumne County 2023, PlaceWorks 2023

County Boundary	40 - 59
School Proficiency Index	60 - 79
0 - 19	80 - 99
20 - 39	

Source: HUD AFFH Mapping 2023

Local Patterns

Schools in Tuolumne County are divided between Sonora and unincorporated communities. In 2021, the DOE reported on public schools in unincorporated areas of Tuolumne County; however, three of the schools are alternative high schools and have only two students enrolled. Gold Rush Charter School is another active K-12 public school in the unincorporated county with several dozen students, but is not reported on in the DOE data. **Table 2.58, School Performance Scores in Unincorporated Tuolumne County 2021** presents the locations and relevant factors that contribute to the CTCAC/HCD anticipated educational outcome and performance scores.

Educational facilities in the unincorporated county are within the unincorporated communities along SR 108 in the central portion of the county east of Sonora, and along the major transit corridors within the county in the Columbia, Jamestown, Chinese Camp, and Big Oak Flat/Groveland areas. Between these communities, and in more remote areas of the county, there are no public schools that are reported on by the DOE, aside from Don Pedro High School in the southernmost portion of the county. The percentages of students who met State standards on tests for both Math and English Language Arts in most schools in the County are well below statewide averages, yet rates of students meeting these standards are relatively higher in Chinese Camp, Tuolumne City, and Twain Harte compared to those of schools in the Columbia and Jamestown areas. Rates of students meeting State standards are relatively lower at two of the Big Oak Flat-Groveland Unified schools (Tenaya Elementary and Tioga High). There is not a distinct correlation between CTCAC/HCD resource designations, diversity, income, and school performance. For example, Chinese Camp Elementary has the highest school performance scores, although it has the highest percentage of socioeconomically disadvantaged students and is in a CTCAC/HCD low-resource designation with an anticipated educational performance score in the 22nd percentile. Jamestown Elementary has the highest proportion of students who are first-time English learners, which may suggest a correlation with lower school performance scores. However, the two schools in the Big Oak Flat-Groveland communities, although in a moderate resource designation in the 44th educational outcome percentile, with low to moderate diversity scores and low rates of English learners, and moderate to higher rates of socioeconomically disadvantaged students have the lowest performance scores and high rates of chronic absenteeism.

TABLE 2.58
PUBLIC SCHOOL PERFORMANCE SCORES IN UNINCORPORATED TUOLUMNE COUNTY

School	Community Location	EDS*	ELA Score	Math Score	Chronic Absenteeism	Suspension Rate	Socioeconomically Disadvantaged	Ethnic Diversity**	English Learners
Belleview Elementary School	Sonora	0.89	41.2%	23.4%	33.1%	0	39.9%	34	<1.0%
Chinese Camp Elementary	Chinese Camp	0.22	64.3%	39.3%	27.6%	10.3%	58.6%	27	0
Columbia Elementary	Columbia	0.56	37.3%	23.5%	47.6%	3.4%	57.9%	28	1.8%
Curtis Creek Elementary	Sonora	0.67	35.9%	35.2%	37.6%	4.7%	50.0%	28	2.8%
Don Pedro High	La Grange	0	44.4%	5.6%	42.9%	16.1%	34.0%	29	5.5%
Jamestown Elementary	Jamestown	0.22	30.1%	22.1%	38.9%	10.0%	41.1%	39	12.3%
Soulsbyville Elementary	Soulsbyville	1.00	36.3%	31.2%	28.2%	1.5%	37.6%	25	0
Summerville Elementary	Tuolumne City	0.78	46.4%	33.5%	53.0%	2.0%	49.5%	37	<1.0%
Summerville Union High	Tuolumne City	0.78	54.5%	30.9%	31.0%	8.6%	43.1%	34	<1.0%
Tenaya Elementary	Groveland	0.44	27.8%	15.0%	58.0%	2.7%	56.6%	32	1.0%
Tioga High School	Groveland	0.44	22.2%	5.6%	86.4%	7.5%	46.1%	15	1.5%
Twain Harte	Twain Harte	1.0	47.7%	43.1%	53.3%	2.8%	51.9%	28	<1.0%

Source: California Department of Education, 2023. Scores reported for 2021-2022 test year.
*EDS = HUD Education Domain Percentile Score
**Ethnic Diversity reflects how evenly distributed students are among race/ethnicity categories. The more evenly distributed the student body, the higher the number. A school where all of the students are the same ethnicity would have an index of 0.

Chronic absenteeism rates are generally high in all schools, with the lowest rates at Soulsbyville Elementary, and Summerville High School in Tuolumne City, and Chinese Camp Elementary; and the highest in the Tenaya Elementary and Tioga High. Absenteeism is a factor that may impact performance scores and may be influenced by lack of accessibility. Additionally, to provide equal access to proficient schools for all students in the county, County staff will pursue funding to facilitate the development of teacher housing in areas with lower performing schools. (**Program 3.E.b**).

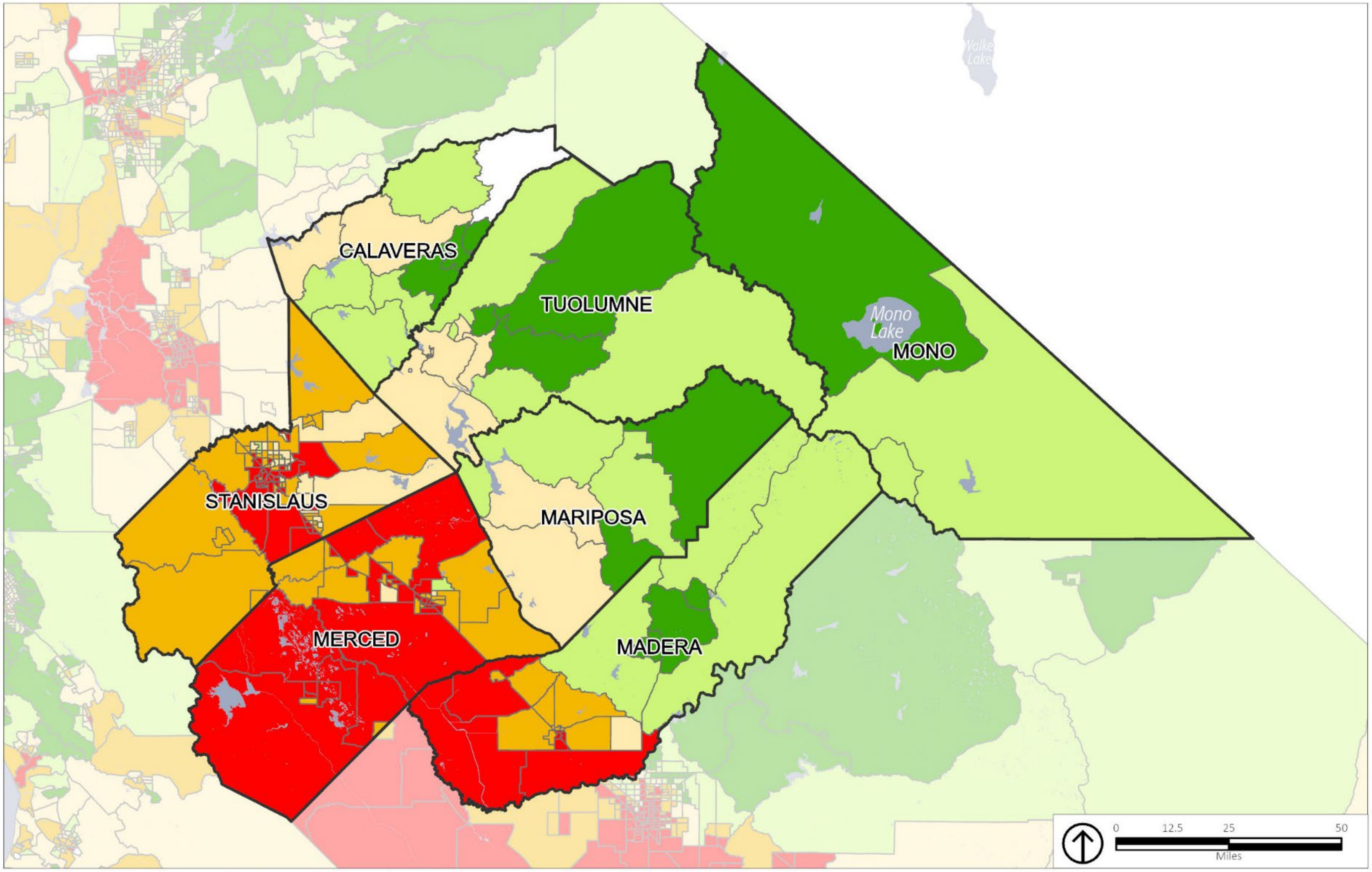
Environmental Health

A disadvantaged community or environmental justice community (EJ Community) is identified by the California Environmental Protection Agency (Cal EPA) as "areas that are disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation," and may or may not have a concentration of low-income households, high unemployment rates, low homeownership rates, overpayment for housing, or other indicators of disproportionate housing need. In February 2021, the California Office for Environmental Health Hazard Assessment (OEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community environmental scores. In the CalEnviroScreen tool, communities that have a cumulative score in the 75th percentile or above (25.0 percent highest score census tracts) are those that have been designated as disadvantaged communities under Senate Bill (SB) 535. The cumulative score that can result in a disadvantaged community designation is calculated based on individual scores from two groups of indicators: Pollution Burden and Population Characteristics. Pollution Burden scores exposure to negative environmental hazards, such as ozone concentrations, $PM_{2.5}$ concentrations, drinking water contaminants, lead risk from housing, traffic impacts, and more. Population Characteristics scores the rate of negative health conditions and access to opportunities, including asthma, cardiovascular disease, poverty, unemployment, and housing cost burden. For each indicator, as with the cumulative impact, a low score reflects positive conditions.

Regional Environmental Health Patterns

All of Tuolumne County has relatively favorable cumulative environmental scores (**Figure 2.23, Regional CalEnviroScreen Percentiles).** The northern, central, and southern portions of the county, and areas east of Sonora in the Phoenix Lakes, Mono Vista, and Soulsbyville communities have scores below the 40th percentile, indicating lower pollution burden impacts and more favorable social, health, and demographic conditions. The remainder of the county has composite scores between the 40th and 60th percentiles, likely resulting from higher scores for indicators of less positive environmental pollution and exposure characteristics, such as groundwater threats, drinking water quality, solid waste, cleanup sites, lead from housing, and ozone from adjacent highways; and socioeconomic and health characteristics of the population, including asthma and cardiovascular disease, unemployment, poverty, and housing cost burden in certain areas. In the regional context, adjacent Mother Lode region counties exhibit comparable CalEnviroScreen score patterns, with lower, more positive scores in the less-populated, more heavily forested areas and higher scores in the more populated western tracts at lower elevations adjacent to the more agriculturally based counties to the west. Alpine and Mono Counties have overall more positive environmental health scores than Tuolumne below the 40th percentile, while the three western counties (Stanislaus, Madera, and Merced) primarily include tracts above the 60th percentile, reflecting high scores indicative of disadvantaged communities, which correlate with impacts of agricultural uses and higher racial and ethnic population compositions.

FIGURE 2.23, REGIONAL CALENVIROSCREEN PERCENTILES



Source: Esri 2023, CalEnviroScreen4.0 2021, Tuolumne County 2023, PlaceWorks 2023

County Boundary

CalEnvioScreen 4.0 - Percentile Score

0 - 20 (More positive factors)

> 20 – 40

> 40 – 60

> 60 – 80

> 80 - 100 (More negative factors)

Local Environmental Health Patterns

The highly forested topography of Tuolumne County is conducive to very low-density residential development. According to OEHHA, there are no disadvantaged communities in the unincorporated areas of the county (**Figure 2.23, Regional CalEnviroScreen Percentiles**). However, while there are dispersed residences throughout tract 21.02, there are no concentrated communities or census-designated places, and therefore the socioeconomic indicators, including lower incomes and higher rates of poverty and children in female-headed households, may have contributed to the scores between the 20th and 40th percentile. It Is likely that the socioeconomic indicators in in the southernmost tracts 42.01 and 42.02 also contribute to the slightly less positive score. CTCAC/HCD identifies tracts 12.00, 51.01, 51.02, and 52.01 as having the least positive environmental conditions, likely due to low economic domain scores, low education outcome scores, and low environmental health scores. As such, possible environmental concerns in unincorporated Tuolumne County are more likely related to socioeconomic conditions rather than disproportionate access to healthy environments, recreational opportunities, or environmental health. Therefore, identified programs to address socioeconomic conditions in other subsections of this Assessment of Fair Housing section will contribute towards more positive health, economic, and educational outcomes that influence the CalEnviroScreen percentile ranking.

Disproportionate Housing Need and Displacement Risk

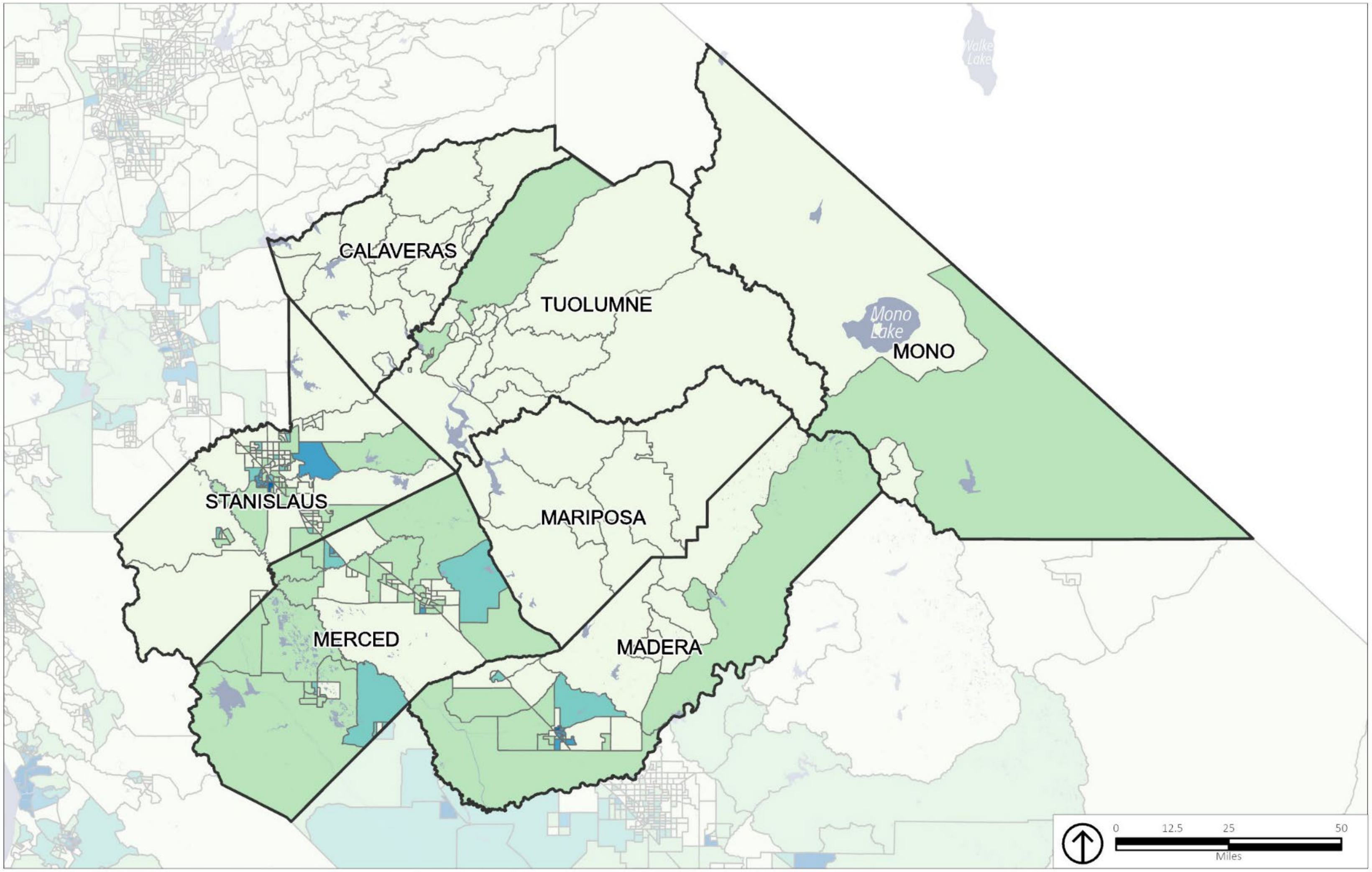
Overcrowding

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. The U.S. Census Bureau considers a household overcrowded when there is more than one person per room, excluding bathrooms, hallways, and kitchens, and severely overcrowded when there are more than 1.5 occupants per room. A typical home might have a total of five rooms that qualify for habitation under this definition (three bedrooms, living room, and dining room). If more than five people were living in the home, it would be considered overcrowded. Overcrowding is strongly related to household size, particularly for large households, and the availability of suitably sized housing. A small percentage of overcrowded units is not uncommon, and often includes families with children who share rooms or multi-generational households. However, high rates of overcrowding may indicate a fair housing issue resulting from situations such as two families or households occupying one unit to reduce housing costs (sometimes referred to as “doubling up”). Situations such as this may indicate a shortage of appropriately sized and affordable housing units as overcrowding is often related to the cost and availability of housing and can occur when demand in a jurisdiction or region is high.

Regional Patterns

In Tuolumne County, as shown in the Housing Needs Assessment **Table 2.28, Overcrowded Units,** approximately 2.2 percent of households experience overcrowding and 0.7 percent experience severe overcrowding. Over one-half of the overcrowded households countywide are renters (56.0 percent), comprising 6.4 percent of total renters in the county, compared to 1.7 percent of total homeowners experiencing overcrowding, but remains well below the statewide average of 8.2 percent. Further, the overcrowding rates in Tuolumne County are lower than the adjacent Madera, Merced, and Stanislaus Counties, with overcrowding rates at 7.9, 8.8, and 7.4 percent respectively. **Figure 2.24, Regional Overcrowded Households,** presents the percentage of households in each census tract that are overcrowded. As shown, there are two areas of overcrowding above 5.0 percent in the county compared to jurisdictions to the west and southwest with multiple tracts with overcrowded households over 5.0 percent. The adjacent Calaveras and Mariposa Mother Lode counties have no tracts with rates of overcrowding above 5.0 percent, with lower rates of overcrowding (2.2 and 2.3 percent), while Mono County contains an extremely large tract in which 9.9 percent of households are overcrowded, contributing to a higher overall overcrowding rate of 3.9 percent. Typically, areas with higher rates of lower-income households and more dense housing types have higher rates of overcrowding, as seen in census tracts in the cities of Modesto, Turlock, Merced, and Madera adjacent to SR 99. The rate and pattern of overcrowding in Tuolumne County reflects the more rural communities in the Mother Lode region. The relatively low rates of overcrowding in Tuolumne County may indicate that there are more appropriately sized housing opportunities at a range of price points to meet housing demand than is found in more urbanized and agriculturally based areas of the region.

FIGURE 2.24, REGIONAL OVERCROWDED HOUSEHOLDS



Source: Esri 2023, American Community Survey 2017-2021, Tuolumne County 2023, PlaceWorks 2023

Local Overcrowding Patterns

Overall, approximately 2.6 percent of households in unincorporated Tuolumne County are considered overcrowded, which puts the unincorporated area below the rate of overcrowding countywide. In terms of severity of overcrowding, 5.0 percent of renter households and 1.5 percent of owner households are considered overcrowded, while 1.0 percent of renter households and 0.2 percent of owner households are severely overcrowded. Unlike more densely populated areas, such as in incorporated communities, it is likely that overcrowding in the unincorporated county may be a result of multigenerational households or children sharing rooms, as 38.4 percent of the housing stock has two or less bedrooms. However, when overcrowding is combined with income or accessibility challenges, some of these households may become at risk of displacement.

Three tracts in the county experience rates of overcrowding above 5.0 percent, including the largely rural northern tract 21.01 and tract 51.02 west of the city of Sonora, although there is no severe overcrowding in these tracts. (**Figure 2.24, Regional Overcrowded Households**). However, 7.8 percent of households in tract 31.03 experience severe overcrowding. Overcrowding often disproportionately impacts lower-income households, who often are renters, and although only the median income in tract 21.01 falls within the low-income category. Over 25.0 percent of households in both of tracts 21.02 and 31.03 within the Stanislaus National Forest are renters, and the rate of children in single female-headed households exceed 30.0 percent in tract 21.02. The 2017-2021 ACS data identifies that all of the renters in tract 31.03, 63.1 percent in tract 21.02 overpay for housing, and almost 60.0 percent of renters in tract 51.02 are cost burdened. Overpayment among homeowner households is not as severe in these tracts.

It is possible that some households reported as overcrowded may have chosen to double up inhabitants in one room and therefore the condition is not necessarily based on inability to find and secure adequate housing. However, households living below the poverty line are more likely to live with other families or roommates to afford housing costs, which may result in a higher rate of overcrowding for this population. Rates of poverty above 20.0 percent are seen in both tracts 21.02 and 51.02. (see **Figure 2.10, Regional Poverty Rates**). The other areas of higher poverty in the unincorporated area do not necessarily correspond with higher rates of overcrowding.

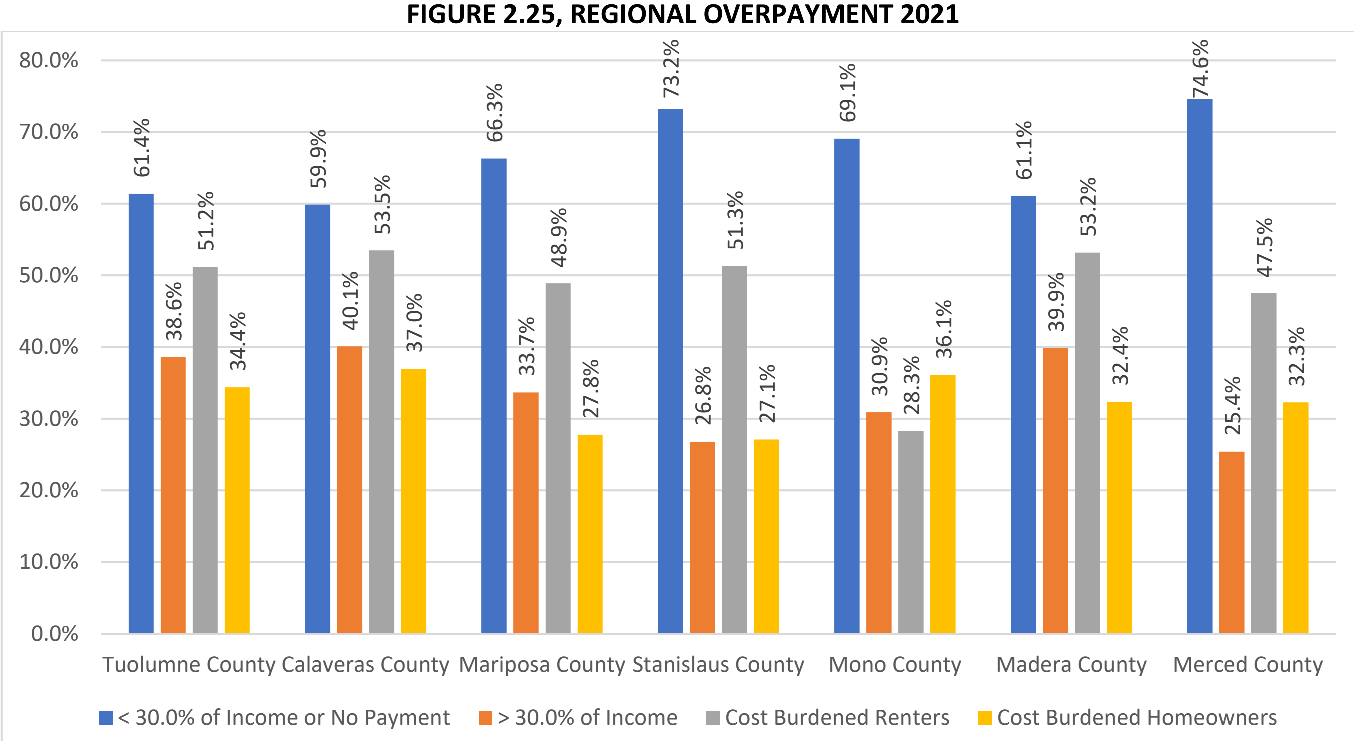
The availability of housing units in the unincorporated area adequate to house lower-income large families (with five or more persons) may also be a contributing factor to overcrowding rates. The incidence of large-family households in the unincorporated area, at 6.7 percent of all households, as presented in Housing Needs Assessment **Table 2.17, Households Size by Tenure**, is comparable to a countywide representation at 6.8 percent. Approximately 68.1 percent of large households are homeowners and 31.9 percent are renters. To meet the needs of large households in the unincorporated area, approximately 63.2 percent of the housing stock has three or more bedrooms, suitable for some large households. Of the larger units, 89.7 percent are owner-occupied, and therefore unavailable to large renter households. The remaining three-bedroom and larger units (10.3 percent) are available in the unincorporated county's rental stock, comprising 28.4 percent of the total rental stock. However, it is common for smaller households to rent larger units, therefore further limiting the availability of larger units. Although it is likely that lower-income large families are a small proportion of the total population, this group may experience challenges in finding adequately sized units within their affordability range.

In addition to the areas with more concentrated overcrowding in the unincorporated area, any household that is experiencing overcrowding, except for households with people sharing a room by choice, has a disproportionate need for affordable, larger housing units and is at risk of displacement from their housing unit or community. However, by encouraging and supporting the development of a diverse range of housing types, the County will increase housing mobility opportunities for all household types and incomes (**Programs 3.A.b, 3.B.b, 3.F.a).**

Overpayment

HUD considers housing to be affordable for a household if the household spends less than 30.0 percent of its income on housing costs. A household is considered "cost-burdened" if it spends more than 30.0 percent of its monthly income on housing costs, while those who spend more than 50.0 percent of their income on housing costs are considered "severely cost-burdened." In a regional context, rates of total cost-burdened households ranged from 25.4 percent in Merced County to 40.1 percent in Calaveras County (**Figure 2.25, Regional Overpayment 2021**). Tuolumne County is at the higher end of total cost-burdened households, at 38.6 percent, with only Calaveras and Merced Counties having higher rates of total households paying over 30.0 percent of their income for housing. Of these households, a significantly larger proportion of renters experienced overpayment than owners, with the exception of Mono County. Homeowner overpayment rates in Tuolumne County are slightly higher than the regional average of 32.4 percent; while renter overpayment rates (51.2 percent) well exceed the regional average of 43.4 percent, although comparable to Stanislaus County and slightly lower than Calaveras and Madera Counties. This reflects the shortage of affordable rental opportunities in Tuolumne County, resulting in competition for available rental units and disproportionately high prices for tenants, which increases the risk of displacement for lower-income households that overpay for housing due to limited supply of rental opportunities in their price range.

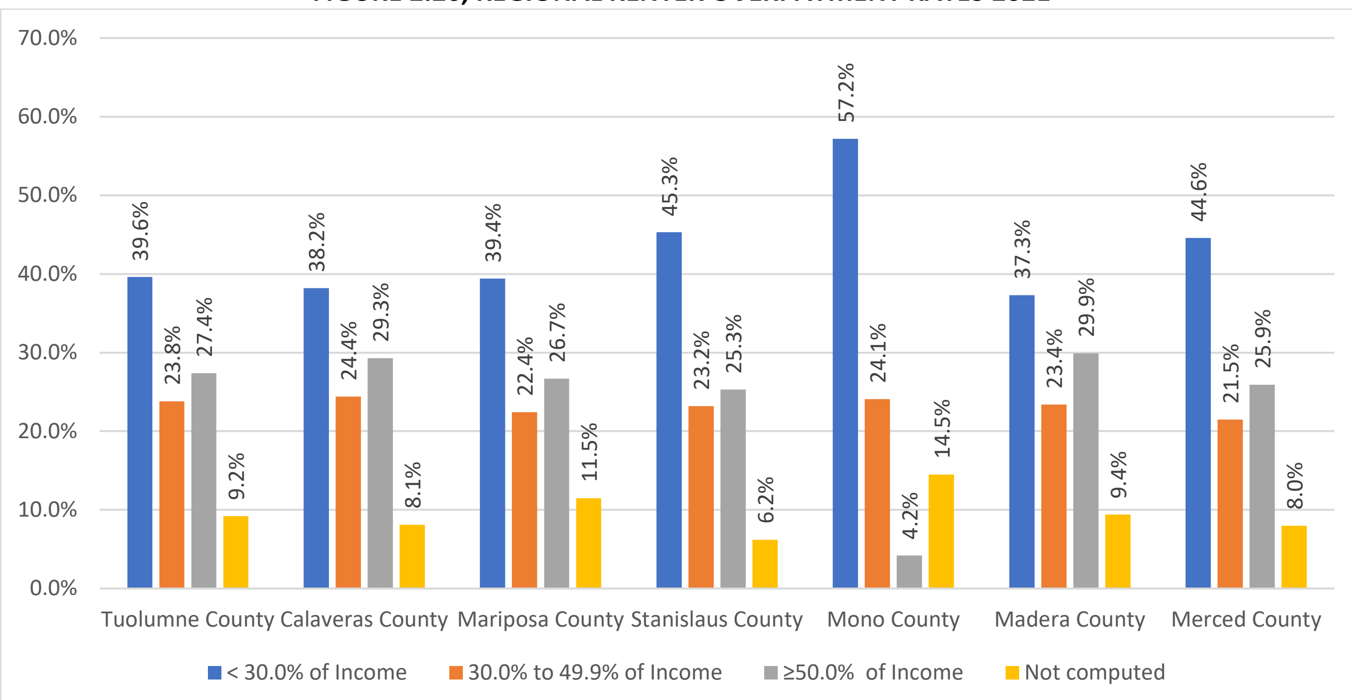
FIGURE 2.25, REGIONAL OVERPAYMENT 2021



Source: 2017-2021 ACS, U.S. Census Table S2503

In the region surrounding Tuolumne County, between 21.5 and 24.4 percent of all renter households were cost-burdened in 2021, and between 25.3 and 29.9 percent were severely cost burdened. Mono County is the exception with a low rate of severe renter overpayment at 4.2 percent (**Figure 2.26, Regional Renter Overpayment Rates 2021**). The pattern of a lower proportion of renter households paying between 30.0 to 50.0 percent of their income for housing, and higher rates of severely cost-burdened renter households (with the exception of Mono County) is found throughout the region, inclusive of Tuolumne County. Stanislaus County has the lowest proportion of extremely cost-burdened renters, and Madera and Calaveras Counties, followed by Tuolumne County, have the highest rates. The overall average rates of roughly one-half of renters region-wide experiencing a cost burden indicates a shortage of affordable rental units that extends beyond Tuolumne County.

FIGURE 2.26, REGIONAL RENTER OVERPAYMENT RATES 2021



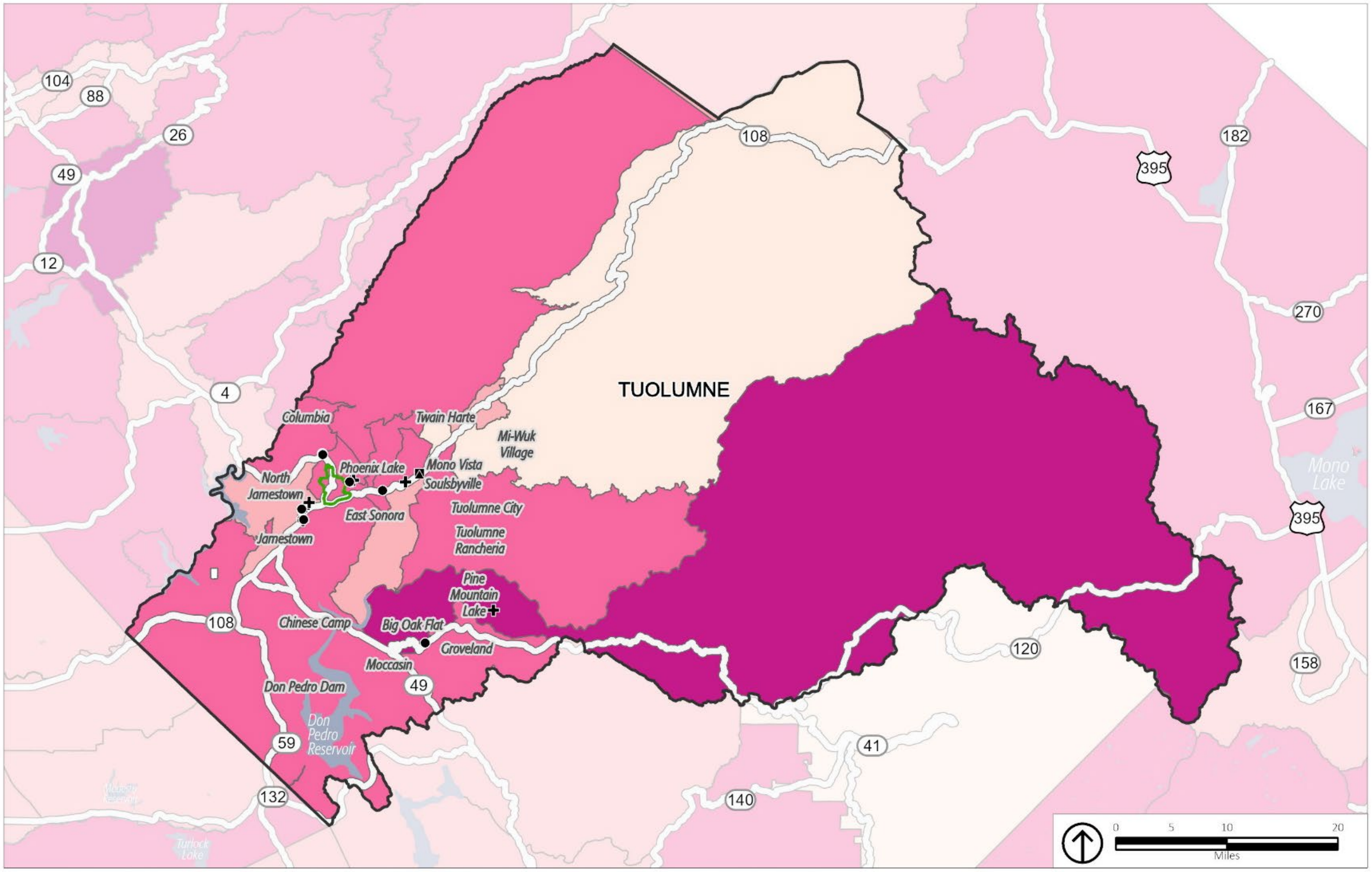
Source: 2017-2021 ACS, U.S. Census Table S2503

Local Overpayment

In total, according to the 2017-2021 ACS data, overpayment among homeowners appears to be fairly evenly dispersed throughout the unincorporated area at 20.0 to 40.0 percent in most areas, regardless of median income (**Figure 2.27, Tuolumne County Homeowner Overpayment**).

Tracts 31.03 and 31.01, have the lowest rate of cost-burdened homeowners, below 20.0 percent, as well as low rates of overcrowding. While these tracts contain some of the highest shares of housing units built prior to 1990, as well as the highest proportions of dwellings over 60 years old, residents in these tracts also have some of the highest incomes in the county. As well, the Twain Harte Golf Club/Cedar Rock Lodge neighborhood (tract 31.01) has a high proportion of residents with a disability, which often corresponds to age, suggesting that a portion of residents may have aged in place, or that this neighborhood is an attractive area for higher-income seniors to retire. Both tracts also reflect moderate Housing and Transportation Cost Index scores (50th and 52nd percentile respectively), which further corresponds to a lower rate of homeowner overpayment. A survey of available market listings (Zillow.com, July 2023) in the Long Barn area revealed two- and three-bedroom homes ranging in price from $240,000 for a unit built in 1952 to $468,000 for the newest, largest unit built in 1985, with an average market listing of $331,000. While a portion of the units would be affordable to households in the low-income category, the majority of units would only be affordable to moderate-income households. However, as the median income in this tract is in the above-moderate category, it is possible that many of these lower-priced units are being purchased as retirement, second, or vacation homes by higher-income households, removing the more affordable units from the housing stock inventory.

FIGURE 2.27, TUOLUMNE COUNTY HOMEOWNER OVERPAYMENT



Source: Esri 2023, American Community Survey 2017-2021, Tuolumne County 2023, PlaceWorks 2023

City of Sonora

County Boundary

Sites by Income Category

- ▲ Above-Moderate
- ✚ Moderate and Above-Moderate
- ■ Moderate
- ● Lower, Moderate, and Above Moderate

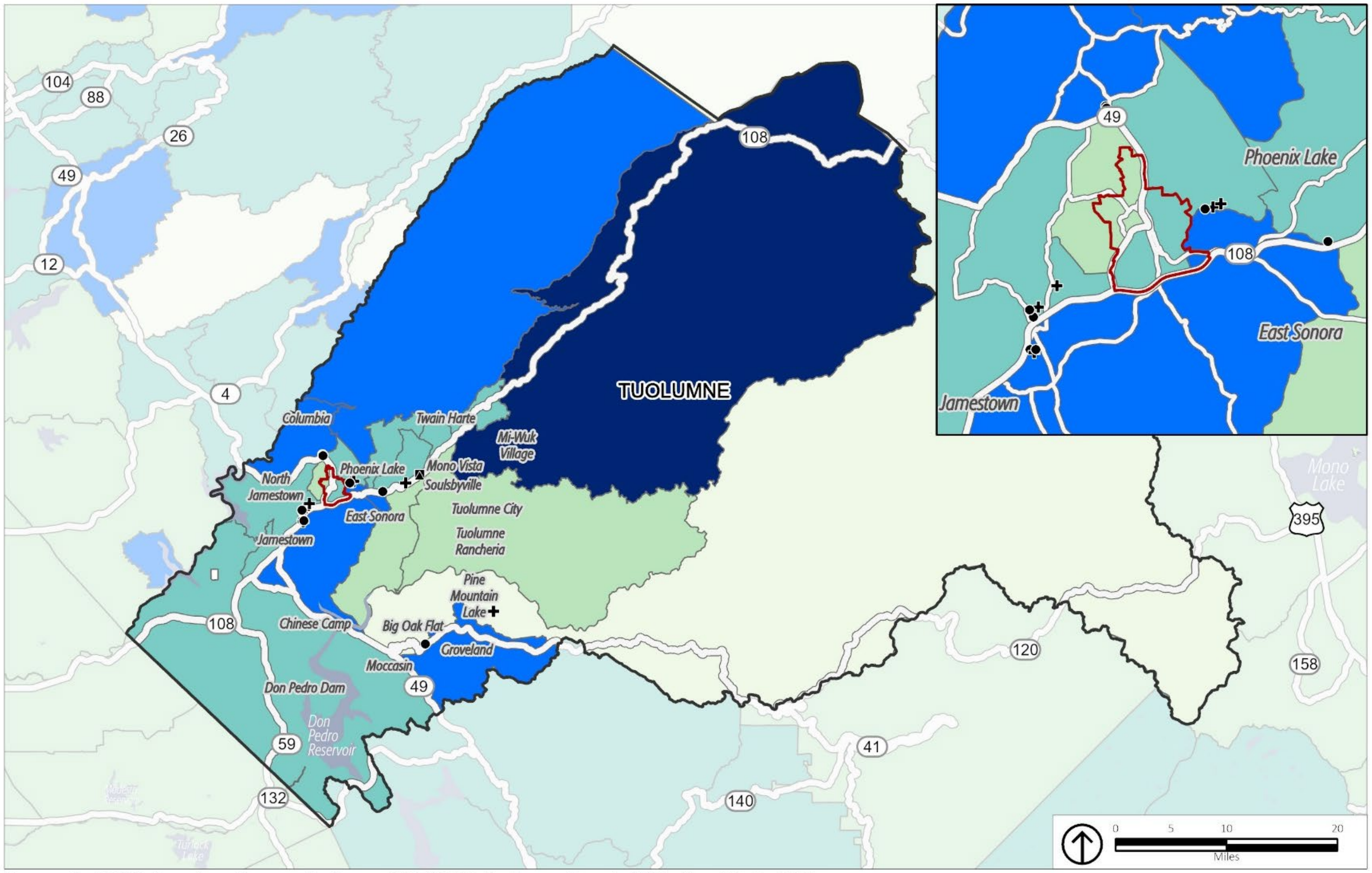
Percent of Owner Households with Monthly Owner Costs are 30.0 Percent or More of Household Income

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

In comparison, tract 42.01 including Moccasin, Priest, portions of Groveland and Big Oak Flat, and the Pine Mountain Lakes Airport residential neighborhood, has the highest rate of homeowner overpayment. This tract has a high proportion of married-couple families with children, a median income in the moderate category, and the majority of households are homeowners. Almost one-quarter of the population experiences a disability. Recent data from the California Association of Realtors, available on the Employment Development Department website, reports the median sales price of a home in 2021 at $383,750 (**Table 2.23, Home Sales in Tuolumne County**, in the Housing Needs Assessment). However, in the Pine Mountain Lakes Golf Course and Airport neighborhoods, which have the largest concentrations of homes in the tract, the lowest-priced single-family unit was listed at $360,000, ranging up to $1,000,000, with the average price for a three-bedroom home at $463,000, and a four-bedroom home over $600,000 (Zillow.com, July 2023). Based on these prices, only above moderate-income households would be able to afford the average-priced home in this area. There were only two units available that would be affordable for lower-income households within the tract, yet well outside of the Pine Mountain Lakes area; a 50-year-old mobile home and one manufactured home, both two-bedroom units, both showing signs of deferred maintenance, and therefore generally not suited for families, or other lower-income households without assistance in addressing housing condition.

Between 60.0 and 100.0 percent of renters are overpaying in a significant portion (**Figure 2.28, Tuolumne County Renter Overpayment**) of the county. Whereas tract 31.03, discussed previously, had the lowest rate of homeowner overpayment, in 2021, this tract has the highest rate (100.00 percent) of renter overpayment, a significant increase from 60.7 percent in 2014. While 26.3 percent of the households in this tract are renters, there are no affordable deed-restricted units in this tract, and only 2.5 percent of the housing stock are multifamily units; therefore, the remainder of rental opportunities are likely to be single-family units. While the median income in this tract is above moderate, the high rate of cost-burdened renters suggests that there is a significant shortage of affordable and varied rental housing stock opportunities.

FIGURE 2.28, TUOLUMNE COUNTY RENTER OVERPAYMENT



Source: Esri 2023, American Community Survey 2017-2021, Tuolumne County 2023, PlaceWorks 2023

City of Sonora

County Boundary

Sites by Income Category

- ▲ Above-Moderate
- ✚ Moderate and Above-Moderate
- ■ Moderate
- ● Lower, Moderate, and Above Moderate

Percent of Renter Households for whom Gross Rent (Contract Rent plus Tenant-Paid Utilities) is 30.0 Percent or More of Household Income

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

Overpayment rates between 62.7 and 73.9 percent are found in Big Oak Flats/Groveland/Pine Mountain Lake, East Sonora, Columbia, Yankee Hill, and Jamestown/Chinese Camp (tracts 42.02, 41.02, 21.01, 21.02 and 51.01), increasing from rates between 40.0 and 60.0 percent in 2014. The proportion of renter households in these tracts ranges between 13.3 and 32.8 percent. Median incomes are in the low-income category with the exception of East Sonora, which falls within the lower end of the moderate-income category, as well as having a low rate of poverty. Columbia, Yankee Hill/northeastern, and Jamestown/Chinese Camp have poverty rates between 13.5 and 20.0 percent. However, poverty rates do not consistently correlate to representation of cost-burdened households; tract 42.02 has a poverty rate of 7.1 percent and although only 13.5 percent of the households are renters, a limited supply of available affordable rental units may be a significant factor in the rate of cost-burdened renters in that tract. In Columbia, 10.6 percent of the housing stock is multifamily, including two complexes with 119 affordable units; therefore, approximately 14.0 percent of the rental units are single-family properties or units in one of the eight mobile home parks in the community. Available rental properties (Zillow.com, July 2023) ranged from $1,025 for a two-bedroom manufactured home to $5,000 for an estate home, with only one other available unit at $1,700 monthly. In the Jamestown and Mountain Springs community, 7.4 percent of the housing stock are multifamily units, including three complexes with 186 affordable deed-restricted units (90.3 percent of total multifamily in tract), with single-family and mobile home units comprising the remainder of rental stock. Similar conditions exist in the Big Oak Flat/Groveland area, with 4.5 percent of housing stock in multifamily units, including 39 affordable deed-restricted units, with the remaining rental units either single family or mobile homes in one of the two mobile home parks.

The central portion of unincorporated county east and west of Sonora, including the unincorporated county portions of tracts 11.00 and 12.00, reflects renter overpayment rates ranging from 40.4 percent in tract 31.02 to 57.8 percent in tract 31.01. Tracts 52.01 and 51.02 also have renter overpayment rates between 40.0 and 60.0 percent. With the exception of Columbia and East Sonora, and tracts 11.00 and 12.00, multifamily housing comprises less than 5.0 percent of the total housing stock in the county. The rate of cost-burdened renter households in the tracts with higher rates of cost-burdened renters is fairly comparable to incidence of overpayment in 2014.

Special-needs groups that may be disproportionately affected by high housing costs include large families, single-parent households, and seniors. As discussed in the Overcrowding analysis, large-family households often face housing challenges due to a lack of adequately sized affordable housing available. The higher costs of homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden and increase the risk of housing insecurity and risk of displacement. The ACS reports that female-headed, single-parent households comprise 12.8 percent of families in the unincorporated area, slightly lower than in both Tuolumne County at 15.9 percent and the surrounding counties with rates of single female-headed households above 20.0 percent. Of female-headed, single-parent households in the unincorporated area, 2.0 percent are below the poverty threshold. This indicates that, although numerically a very small proportion of total households, extremely low-income female-headed households may have to spend a greater percentage of their income on housing and, therefore, are at risk for displacement without assistance.

Seniors, comprising 26.3 percent of the population in the unincorporated area, often face increased displacement risk due to overpayment as this population more frequently relies on fixed incomes, such as retirement savings or social security. The County has indicated that a large portion of the senior population have aged in place, and many of their homes exhibit deferred maintenance, with limited funds to repair or rehabilitate, furthering the potential for displacement risk. In total, approximately 35.1 percent of seniors are cost burdened. To address the high rate of overpayment, particularly among lower-income senior households, the County will provide affordable housing mobility opportunities in areas where adequate services are available. (**Program 3.F.a**)

Overall, the increase in cost-burdened households likely is a result of the increase in housing market prices, and lower-income and special-needs groups are particularly at risk of displacement. Further, as discussed in the housing conditions analysis, 50.0 percent of the housing stock is over 50 years old. A significant quantity of the more affordable stock, particularly mobile homes, is in substandard condition and beyond the point of rehabilitation, which increases the risk of displacement. Overpayment remains a significant issue to be addressed through rental and homeowner assistance programs, and the provision of increased housing stock options affordable to households at all levels.

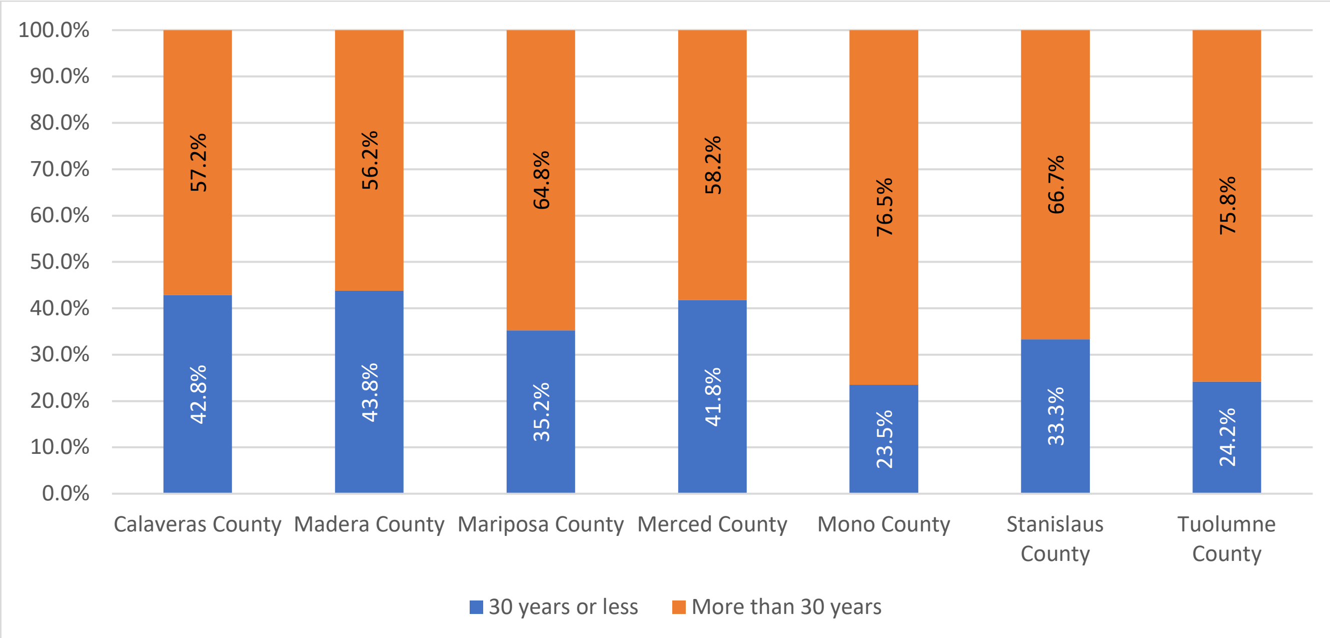
Substandard Housing Conditions

As discussed in the Housing Needs Assessment, housing condition can be an indicator of quality of life. Substandard conditions present a barrier to fair housing as occupants are susceptible to health and safety risks associated with poor housing conditions, as well as at risk of displacement if conditions make the unit unhabitable or if property owners must vacate the property to conduct repairs. As housing units age, they deteriorate without ongoing maintenance, which can present a fair housing issue for occupants, reduce property values, and discourage private reinvestment in neighborhoods dominated by substandard conditions. Typically, housing over 30 years is more likely to need repairs or rehabilitation than newer units.

Regional Patterns

As shown in **Figure 2.29, Regional Age of Housing Stock**, approximately 75.8 percent of housing units in Tuolumne County are older than 30 years and may need repairs. This is notably higher than the region as a whole, where between 56.0 and 67.0 percent of units are older than 30 years but is comparable to Mono County, which has a slightly higher stock of older housing. This may indicate a greater need for rehabilitation in Tuolumne County compared to the greater region. Within the unincorporated Tuolumne County communities, this need has informed the inclusion of several programs, including rehabilitation assistance, relocation assistance, and more.

FIGURE 2.29, REGIONAL AGE OF HOUSING STOCK



Source: 2017-2021 ACS

Local Patterns

Tuolumne County has an aging housing inventory with over 50.0 percent of the housing stock built before 1970, and 75.7 percent of housing units in the unincorporated area were built prior to 1990. Typically, homes older than 30 years are more likely to need repairs, regular maintenance, or rehabilitation. A number of conditions exist that allow older homes to fall into disrepair, including an aging population that may have a limited fixed income, a high proportion of absentee owners, and increasingly extreme weather events that cause significant structural damage. Although there is assistance available to many homeowners who have experienced storm damage, there are long waits for qualified professionals to perform the necessary work and concerns that homes in certain areas will continue to sustain damage in subsequent storms.

Tract 31.03 contains a large share of the older housing stock, with 83.2 percent of the units constructed prior to 1990, the majority of which were built during the 1960s and 1970s. Units over 60 years old make up 31.3 percent of the tract's housing stock. The Twain Harte and Mono Vista communities experienced their boom between 1970 and 1990, with 56.3 percent of the stock built in that decade, although 23.4 percent of the stock was constructed before 1960. Overall, 89.3 percent of the housing is over 30 years old. In tract 51.02, 69.1 percent of the housing is over 30 years old, with 42.6 percent built between 1960 and 1979 and another growth spurt between 1990 and 1999. Approximately 64.6 percent of the housing stock in the Don Pedro Dam area is also over 30 years of age; 69.4 percent of the housing stock in tracts 42.01 and 42.02 is also over 30 years old. The city of Sonora and the unincorporated county areas in tracts 11.00 and 12.00 also have a significant proportion of older housing stock. Units constructed prior to 1990 on the east side comprise 77.2 percent of the housing stock, and 75.6 percent on the west side.

A housing condition survey of housing stock in 19 older subdivisions (over 50 years old) was conducted in 2013, (**Table 2.34** in the Housing Needs Assessment). The results of the survey indicate that the housing stock in the planned subdivisions, which generally adhered to building codes and County planning and building standards and requirements, was in better condition than the broad range of housing types and construction design seen throughout the older neighborhoods, in which some of the units are over 100 years old.

According to Doug Oliver, Chief Building Official (at the time), the housing stock in 2019 appeared to be in a similar condition as it was in 2013. There has been minimal new construction, and 35 units were demolished during 2014-2018 due to fire damage. During this same period, permits were issued for 221 residential additions and 4,177 for residential repairs (see **Table 2.35** in the Housing Needs Assessment), many of which may have been in response to weather-related event, in addition to maintenance and rehabilitation improvements. However, between July 2022 and July 2023, the Tuolumne County Community Development Department (~~C~~CDD) received approximately 140 complaints related to dangerous or substandard housing, as well as concerns for mold and failed septic systems. This is likely an undercount of homes in the county in need of repair or rehabilitation since homeowners are unlikely to report themselves and renters who may fear eviction or retaliation for reporting substandard living conditions. Additionally, there are over 1,800 mobile homes in Unincorporated Tuolumne County, with the majority built before 1985 (see **Table 2.36** in the Housing Needs Assessment), and over 1,100 recreational vehicle spaces. The mobile home parks are more highly concentrated west of Sonora in the Woods Creek, Peppermint Creek, and Rawhide neighborhoods; Columbia; Jamestown; East Sonora; Mono Vista; Twain Harte; Mi-Wuk Village; and Big Oak Flat/Groveland communities. It is estimated that more than 80.0 percent of the mobile homes in the county need significant repairs to be safely inhabitable. The ~~C~~CDD indicates that many elderly residents live in mobile homes with conditions so deteriorated that they are unable to be repaired and are recommended for demolition. However, as discussed previously, many mobile home residents, including seniors and lower-income households, are unable to afford the necessary repairs or replacement.

The 2017-2021 ACS data report the percentage of households that lack complete kitchens and/or complete plumbing. In the unincorporated area, less than 1.0 percent of units lack complete plumbing and 3.1 and 2.6 percent lack a complete kitchen in the Columbia and Jamestown/Chinese Camp communities respectively. In East Sonora, 0.9 percent of households lack complete plumbing and 6.8 percent complete kitchens. CHAS data reports the percentage of households experiencing one or more of the following conditions: lacks complete kitchen, lacks complete plumbing, is severely overcrowded, or is severely cost burdened. There were no renters living in units lacking complete plumbing facilities, though 1.6 percent reported being without kitchens, 0.4 percent of homeowners lacked plumbing, and 0.9 percent lacked complete kitchens. Data is not available at the census tract level regarding rehabilitation need beyond the presence of plumbing and kitchen facilities. However, the median income in the areas with the highest concentration of old housing units that may need maintenance due to age ranges from $42,378 surrounding the city of Sonora, which is considered low income, to $90,754 west of Twain Harte. Therefore, homeowners in areas with lower median incomes may not be able to afford ongoing maintenance of their home, indicating that rehabilitation needs might be higher than in areas with higher median incomes.

Due to the low incidence of kitchen or plumbing problems, most of the households experiencing housing problems according to CHAS (**Table 2.27** in the Housing Needs Assessment) are possibly partially attributed to either severe overcrowding, severe overpayment, or both. However, as discussed, estimates indicate that approximately three-quarters of the housing units are older than 30 years, and older homes, particularly mobile homes, typically require regular maintenance and repair as they age. ~~C~~CDD has reported many units, and the majority of mobile homes need some level of rehabilitation, or complete removal from the housing stock inventory. As well, renters typically do not have control over the condition of their units when repairs or maintenance is required. For many householders, often due to limited income, physical disability, age, and other factors, the cost of repairs can be prohibitive, resulting in the owner or renter living in substandard housing conditions or being displaced if the house is designated as uninhabitable. However, with the exception of residents in the scattered mobile home parks and the clusters of older non-subdivision housing stock in the communities along SR 108, it is unlikely that residents in any specific geographical neighborhood are more at risk of displacement due to housing condition. However, to assist those owners of properties in need of repairs or rehabilitation, the County has identified **Program 3.D.c** to improve communication of rehabilitation assistance programs currently available for lower-income property owners and will assist homeowners to identify and apply for rehabilitation funding.

Homelessness

In December 2022, the Central Sierra Continuum of Care (COC), which consists of homeless advocates and service providers in Amador, Calaveras, Tuolumne, and Mariposa Counties, conducted a Point-in-Time (PIT) survey of Tuolumne County, although due to funding shortages the breadth of the effort was limited. This count, conducted in late December in communities across the county, assesses the size and characteristics of the homeless population. However, it is difficult to collect accurate data on homelessness in a rural county where individuals are spread out in remote areas among rugged terrain, often hidden by forest and vegetation in tents and other forms of shelter; therefore, it is likely that the number of homeless in Tuolumne County is much higher than reported. Overall, Tuolumne County had the highest count of homeless persons, at 43.4 percent of the regional homeless population.

The 2022 PIT survey (see **Table 2.48** in the Housing Needs Assessment) counted both sheltered and unsheltered individuals and reported 202 total households (169 unsheltered and 33 sheltered), totaling 266 homeless individuals. The total number of homeless indicates a decrease from 404 in 2019, yet an increase from 222 persons in 2021. Approximately 73.8 percent of the total homeless population of Tuolumne County were unsheltered, 14.6 percent were sheltered, and 11.6 percent of the individuals moved around during the year and reported sleeping in multiple locations at friends' or relatives' homes (i.e., couch surfers). While the 35 couch surfers are not included by HUD in the official PIT count, their existence indicates a group of displaced persons at risk of becoming a homeless statistic.

While the 2022 PIT did not identify unsheltered locations throughout the county, past surveys indicate that the majority sleep in an encampment or outside, weather permitting, or in their vehicles. The CCDC reported that over 80 recreational vehicles or trailers were being used in lieu of a residence. The County has reported that encampments where unhoused individuals are staying in 2022 to 2023 are generally smaller and more dispersed now than they have been in the past few years. This may be due to increased City of Sonora and County efforts to prevent encampments in dry brush areas along creeks where there is risk of both fires and flooding. Camps have been identified in and around East Sonora/Mono Vista and Jamestown and dispersed in more remote, rural locations throughout the county. The larger camps currently observed in the unincorporated areas of the county tend to have six to eight tents at a time, with most camps being smaller. The County reports that nonprofit service providers visit the camps periodically; yet specific information, including a more detailed count of the numbers of unhoused persons they are serving, the conditions of the camps or the inhabitants, and the general locations have not been disclosed. Law enforcement is routinely responding to calls and complaints regarding unsheltered people and camps to the point that it has become a regular component of their workload. However, movement to clear the camps has not been initiated. The County recently purchased a building that will become a navigation center to serve homeless individuals referred by Health and Human Services, which is located in the Soulsbyville area.

There are believed to be more unhoused individuals and families living in cars, RVs, and motorhomes that are harder to identify. While some are registered in camping areas and established RV parks, and paying a monthly or weekly fee, RV inhabitation tends to more often be individual RVs on residential lots, which may include a lot with a house, a vacant parcel, and even sometimes squatting on a parcel. RVs have also been located in commercial or business parking and even on residential streets. On occasion, RVs might cluster at or near a camp, but they tend to move around more often than tent communities. Code compliance deals with complaints of individuals living in RVs parked at homes or vacant parcels. Law enforcement reports that most unhoused individuals they make contact with are older teens/young adults showing signs of addiction and elderly individuals struggling with mental health conditions, which may be either the primary driver or a secondary result of long-term homelessness.

Of the total homeless population, approximately 36.2 percent were chronically homeless (not including veterans), meaning they had been homeless for a year or longer or had experienced at least four episodes of homelessness, totaling 12 months in the last three years. Veterans made up 10.9 percent of the homeless population, of which, almost one-half were chronically homeless. Additionally, there were approximately 14 families with children, totaling 37 people or 12.3 percent of the homeless population, and there were seven unsheltered unaccompanied youth between age 18 and 24 recorded, of which, two each had a child.

The 2022 PIT surveyed for the following protected characteristics: gender identity, sexual orientation, veteran status, race and ethnicity, disability status, and age (**Figures 2.1** and **2.2** in the Housing Needs Assessment). The majority of homeless individuals were White (68.8 percent), followed by Multiple Race (11.6 percent), and American Indian/Alaskan Native (6.6 percent), both of which are over-represented in the homeless population compared to the proportional representation in the overall unincorporated county (3.0 percent and 1.1 percent, respectively). Men were more highly represented at 59.0 percent with a greater proportion unsheltered than women. Approximately 20.3 percent of homeless individuals reported mental health issues, 12.3 percent had substance abuse issues, and 17.6 percent were homeless due to domestic violence.

Homelessness is often a cross-jurisdictional issue, as represented by individuals reporting sleeping in multiple jurisdictions within the year. Therefore, the County participates in, and offers, several homelessness resources and programs that are available regionally and locally, including:

- The Amador-Tuolumne Community Action Agency (ATCAA) has provided services for people experiencing homelessness since 1983. ATCAA operates a family shelter with 25 beds in downtown Sonora.
- The Center for a Nonviolent Community operates a shelter in the county for survivors of domestic abuse. They have 12 beds.

In 2018, the County partnered with the Stanislaus County Housing Authority to use $302,412 in Homeless Emergency Aid Program (HEAP) grant funding from the COC to purchase an existing 10-unit rental project at 241 Hospital Road, which is a block away from the County Behavioral Health Enrichment Center. The units can be used for permanent supportive housing and as affordable units that can be made available to local nonprofit agencies, such as the ATCAA, Sierra HOPE, and the Center for a Nonviolent Community to master lease for their clients participating in programs such as the CESH Program, Emergency Solutions Grant Program, and the Rapid Rehousing Program. Additional service providers and programs available to homeless persons, the near homeless, persons with mental or behavioral health conditions, or other risk factors contributing to displacement and fair housing are listed in **Table 2.64** in the At Risk Units section of this Housing Element.

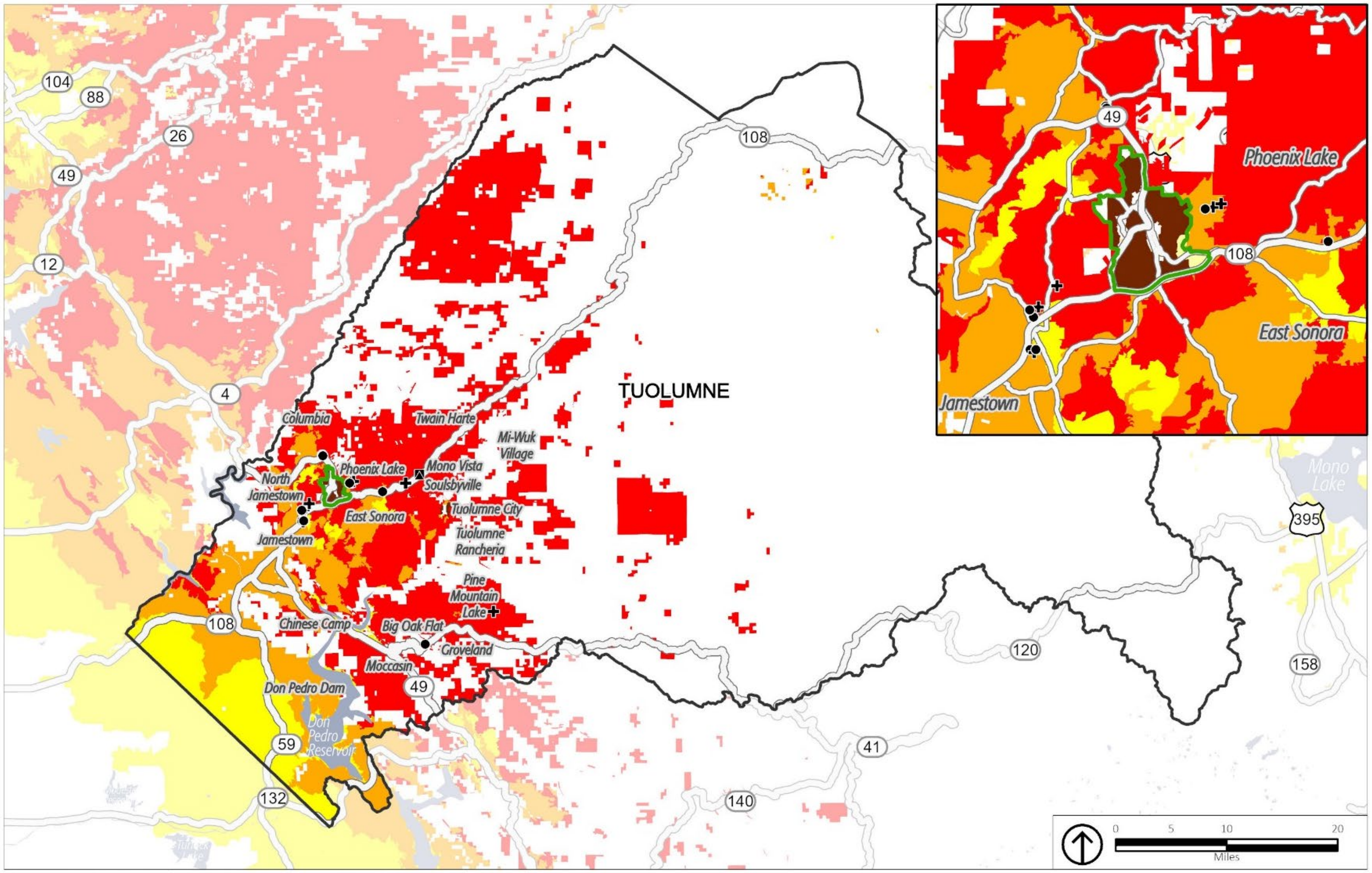
To address this issue throughout the region, **Program 3.F.c** has been included to coordinate with the other County jurisdictions to increase the availability of emergency shelters, transitional housing, and homelessness service generally as well as develop targeted assistance and outreach for overrepresented populations.

Disaster-Driven Displacement

As shown in **Figure 2.30, Fire Hazard Severity Zones**, much of unincorporated Tuolumne County is projected to have a very high wildfire hazard risk according to CalFire identification of State Responsibility Area (SRA) mapping. This includes the northernmost heavily forested portion of the county within the Stanislaus National Forest and open spaces surrounding development within the unincorporated communities along SR 108. Additionally, most of the land in tracts 21.01 22.01, 22.02, 31.01, 31.02, 32.00, 42.01, and 42.02 are designated a combination of Very High and High Fire Hazard Severity Risk. In August 2013, the Rim Fire, the third-largest wildfire on record in California, devastated portions of the Groveland community and 10.0 percent of Yosemite National Park in the southern portion of the county. In addition to the loss of many homes, local resort operations, and ranch properties, roadways were damaged, and the community's local economy severely compromised.

Communities identified as subject to a combination of high and moderate fire hazard severity risk include Jamestown, Chinese Camp, North Jamestown and Don Pedro Dam areas. The fire hazard risk drops south of SR 108 in the Yosemite National Park region. In these areas, residential development is typically rural in nature with no high-intensity areas, thus reducing wildfire risk to more urbanized areas, which are designated very high fire hazard severity zone in the Local Responsibility Area. These designations include the incorporated area within the city of Sonora and portions of Tuolumne City.

FIGURE 2.30, FIRE HAZARD SEVERITY ZONES



Source: Esri 2023, CalFire2020, Tuolumne County 2023, PlaceWorks 2023

City of Sonora

County Boundary

Sites by Income Category

- ▲ Above-Moderate
- ✚ Moderate and Above-Moderate
- ■ Moderate
- ● Lower, Moderate, and Above Moderate

Fire Hazard Severity Zones in Local Responsibility Areas

- Fire Hazard Severity Zones in Local Responsibility Areas

Fire Hazard Severity Zones in State Responsibility Areas

- Very High
- High
- Moderate

The communities in the very high fire hazard severity zones generally have moderate and above moderate-median incomes; the communities in the lower median-income categories are within the high and moderate fire hazard zones. While wildfires present a displacement risk for all households, a loss of the limited multifamily units and affordable units due to a wildfire disaster disproportionately affect lower-income households, renters, seniors, and persons with disabilities who may already face more limited housing options and have fewer financial resources post-disaster than homeowners do. Over 20.0 percent of the households in tract 21.02 are renters, which may be a population more at risk of displacement than homeowners. As the residents in communities in elevated fire hazard zones are moderate to above moderate income and predominantly homeowners, most households likely face fewer long-term displacement risks due to wildfire. However, actions and strategies to reduce wildfire risk in unincorporated Tuolumne County are included in the County's General Plan Public Health and Safety Element.

The Federal Emergency Management Agency (FEMA) develops maps that identify areas with the highest risk of flooding, differentiating the degree of severity and frequency of flooding anticipated. In contrast to fire hazard severity zones, flood hazard is not a major concern in Tuolumne County. The only areas identified as subject to 100-year flooding risks are bodies of water, including New Melones Lake, Don Pedro Reservoir, and Moccasin Creek/Reservoir. Residents in unincorporated Tuolumne County are not expected to face increased displacement risk due to flood hazards.

Displacement Risk

A combination of factors can result in increased displacement risk, particularly for lower-income households. These factors include those listed previously, as well as vacancy rates, availability of a variety of housing options, and increasing housing prices compared to wage increases.

According to an analysis of median sales prices conducted by Redfin, the average home price in Tuolumne County has increased between June 2021 and June 2023, from $400,000 to $446,000, for an average increase of approximately 11.5 percent annually. It is important to note that Redfin reports on all of Tuolumne County. However, home price trends identified in a market survey conducted in July 2023 (Zillow.com) where homes are listed in the unincorporated areas, indicates that housing stock prices have increased at a similar rate (see **Table 2.59, For-Sale Market Price Survey 2023**). Therefore, the average home price in unincorporated Tuolumne County is generally only affordable to moderate- and above moderate-income households, with a few small, older units and mobile homes at the lower end of the range affordable to four-person, low-income households. While rent prices in Tuolumne County have also increased and overall present a barrier to lower-income households, it has been at a slower rate than home values. However, without assistance, generally only four-person households at the upper end of the low-income category and moderate-income and above households can afford to pay market-rate rental prices.

TABLE 2.59
FOR-SALE MARKET PRICE SURVEY 2023

Unit Count	Number of Bedrooms	Listing Price Range	Year Constructed	Average Listing Price
Long Barn				
2	2-bedroom	$285,000 - $299,000	1952 - 1960	$292,000
6	3-bedroom	$240,000 - $385,000	1952-1980	$333,600
1	4-bedroom	$400,000	1952	$400,000
Twain Harte				
1	Tiny 1-bedroom	$259,000	1940	$259,000
6	3-bedroom	$354,000 - $750,000	1966 - 2000	$545,000
1	4-bedroom	$435,000	1984	$435,000
Pine Mountain/Groveland				
1	2-bedroom	$575,000	2021	$575,000
7	3-bedroom	$360,000 - $550,000	1981 - 1990	$447,000
3	4-bedroom	$499,000 - $675,000	1979 - 2006	$601,000
1	5-bedroom	$829,000	2005	$829,000
2	Mobile/manufactured home	$170,000 - $219,000	1968 - 1987	$194,500

Source: Zillow.com, July 2023

Mobile homes tend to be a more naturally affordable housing type, with 33 mobile homes or trailer parks providing a total of 3,004 spaces that have served as an alternative to higher-density development throughout the county; 1,869 are mobile home spaces and 1,135 are specifically for recreational vehicles (see **Table 2.36, Tuolumne County Mobile Home Parks and Trailers**, in the Housing Needs Assessment). To protect mobile home owners from cost burden associated with significant increases in land leasing fees, the County has adopted the Mobile Home Stabilization Ordinance, which helps protect mobile home owners from unreasonable rent increases, while recognizing the need of mobile home park owners to make a reasonable profit. The amount of rent charged has a direct correlation to the salability of the home. However, a park owner may raise lot rental fees when an ownership or occupancy change occurs not to exceed 10.0 percent more than the previous space rent.

While housing costs have increased rapidly, wages have not kept pace. The median income in Tuolumne County has increased minimally from $66,700 in 2018 to $66,846 in 2021, according to the ACS. The difference in these trends indicates a growing housing affordability gap in Tuolumne County. It should be noted that according to Redfin.com, while housing prices have declined between 5.0 and 33.0 percent throughout the county from the 2022 inflationary peak, interest rates have been climbing since early 2022, which has significantly increased monthly payments and further contributes towards overpayment and overcrowding.

Displacement risk increases when a household is paying more for housing than their income can support, their housing condition is unstable or unsafe, and when the household is overcrowded. Each of these present barriers to stable housing for the occupants. While there are patterns of disproportionate need for affordable housing, the need is visible across the entire county. Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. In the past year, CDD has received 80 complaints of residential use of recreational vehicles. While local ordinance code prohibits the use of recreational vehicles for residential purposes, they are commonly being used as dwelling structures in the absence of other types of affordable housing units. To address displacement risks due to overpayment, the County will provide incentives to encourage affordable development, particularly in higher-opportunity areas, and will develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities within the county, and market availability of financial assistance for first-time homebuyers (**Program 3.B.c**).

Other Relevant Factors

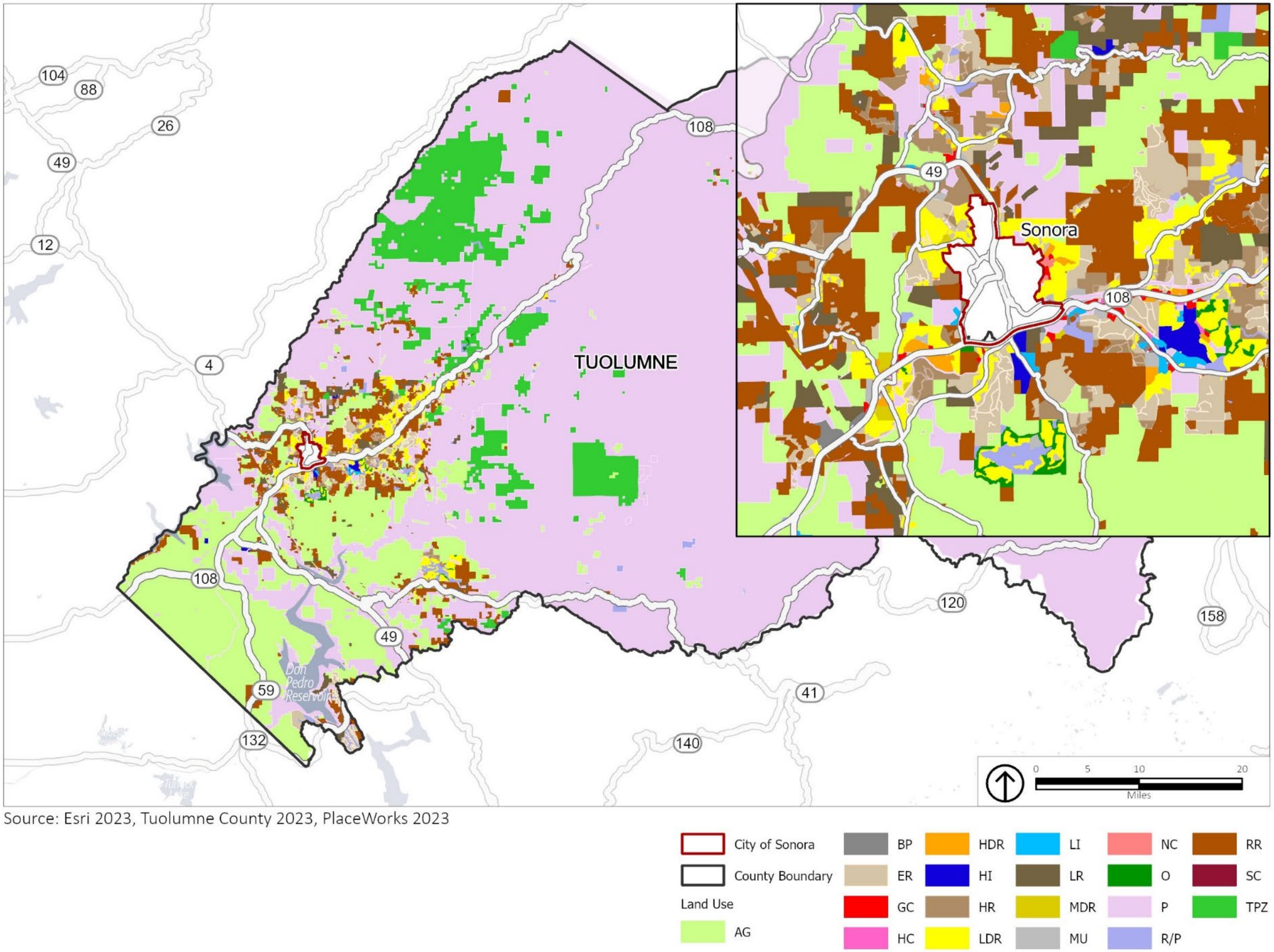
In addition to the indicators analyzed previously, there are several other factors that can influence housing mobility and access to opportunity in a jurisdiction. For example, land use patterns influence where residential uses are built, at what density, and their proximity to other uses. As is common in unincorporated areas throughout the state, unincorporated Tuolumne County is largely low-density development, with most services in or adjacent to the incorporated city of Sonora. Other factors may include mortgage lending patterns, public and private investment, and historic policies.

Land Use and Zoning Patterns

The rural environment of Tuolumne County is physically characterized by small communities separated by large open forested areas, pockets of agriculture, native vegetation, and low-density residential development. The individuality of the communities has been maintained by the conscious effort to focus development within identified community boundaries.

Land use in unincorporated Tuolumne County is predominantly shaped by topography, resource conservation, and timber production, with concentrations of residential development and more urban mixes of uses aligning with the roadway system. Development is extremely rural in the northern and eastern portions of the county, gradually increasing in intensity of development in proximity to the city of Sonora and the commercial activity center in East Sonora. Where there is residential land use, particularly in the retained open space areas between communities (**Figure 2.31, Land Uses in Tuolumne County**), it is dominated by low-density, single-family development.

FIGURE 2.31, LAND USES IN TUOLUMNE COUNTY



Source: Esri 2023, Tuolumne County 2023, PlaceWorks 2023

Development in the county is guided by a Distinctive Communities Growth Scenario that was adopted in 2012 following a coordinated effort between the City of Sonora, Tuolumne County, Tuolumne County Transportation Council, and community members. This framework is based on establishing a distinct boundary for each unincorporated community around an identifiable central core, with residential development diminishing in density as it radiates out towards the community boundary. The concept emphasizes maximizing development to where existing infrastructure is already in place, directing revitalization activity to infilling vacant parcels and reuse of underutilized sites. Mixed-use development in the core area is promoted to keep the commercial core compact, and as a transitional land use between commercial and business uses and higher-density residential development around the core. Rural development outside the community boundaries serves as a buffer between communities and allows for preservation of the natural environment and agricultural and forestry operations. Community Plans that establish specific development goals, policies, and standards as guidance for future growth have been adopted for the Columbia, Jamestown, Twain Harte, Tuolumne City, and East Sonora Unincorporated Communities which reflect the individual character and unique history of development in each communities. These include land use, housing, circulation, provision of public services, and other specifically relevant concerns, largely to maintain compact urban boundaries, optimize provision of urban services, and minimize intrusion of urban development on the natural environment and productive agricultural land. Design standards in the Community Plans are intended to encourage developers to create a link between the past and future and to perpetuate authentic architectural heritage of the communities, among other goals, and do not extend the permit process or increase submittal requirements.

There are no identified Census-Designated Places in the northern tract, although there are small communities along SR 108, including Dardanelle. Land uses generally reflect the presence of the Stanislaus National Forest, with large expanses of public designations interspersed with Timber Production, Agricultural, and Parks/Recreation General Plan land use designations. Residential uses are limited to Rural, Estate, and Large Lot Residential with a few Low-Density Residential areas, at densities that accommodate the preservation of most of a parcel's native vegetation.

The largest expanses of single-family land use designations are found in unincorporated communities along SR 108. Small pockets of low-density residential uses are identified in Strawberry, Long Barn, Sylvan Lodge, and Sierra Village, with residential areas increasing in size and density in a westward direction. Within the Sierra Village, Mi-Wuk Village, and Sugar Pine communities, clusters of Estate and Rural Residential land uses are established, and a few scattered pockets of high-density areas are located in the core of these communities. These predominantly low-density residential patterns continue along SR 108, extending further to the north towards Cedar Ridge between Confidence, Twain Harte, and Cedar Rock Lodge; and to the south between Confidence and Mono Vista, including the southeastern communities of Soulsbyville and Tuolumne City. Larger higher-density residential sites are established in Tuolumne City, which historically was one of the original settlements in Tuolumne County (originally named Summerville) and laid out in a more traditional grid pattern with higher-density and mixed-use residential uses surrounding the commercial core. As SR 108 approaches the city of Sonora, pockets of medium- and high-density residential uses become more prevalent, particularly in the vicinity of Standard surrounding the industrial area between Tuolumne and Standard Roads.

Residential uses east of Sonora and north of SR 108 include the Phoenix Lake neighborhoods, all lower-density residential, and the East Sonora Unincorporated Community, which includes a mix of residential densities. Larger concentrations of multifamily complexes are established in the high-density residential areas in the vicinity of the Adventist Health medical facilities, Sonora Convalescent Hospital, and other services and resources. The largest assemblages of land for high-density residential are present in the Columbia community along Columbia College Drive, Parrott's Ferry Road, and Perierra Street; southwest of Sonora in Jamestown, which also reflects a mix of low- and moderate-density residential uses in a more traditional grid layout. The remainder of the unincorporated area is generally rural low-density residential, with the exception of a few multifamily complexes in Groveland.

There are two public use airports in the county, which are located near Columbia and Pine Mountain Lake. The Airport Land Use Compatibility Plan contains policies regarding noise, safety, airspace protection, and aircraft overflights, which apply primarily to property within the airport influence area boundaries associated with the two airports. The Plan serves as the primary tool for use by the Tuolumne County Airport Land Use Commission (ALUC) in its review of land development proposals generally within two to three miles of the airports.

Overall, land use designations generally reflect the built environment, and single-family residential uses predominate in the unincorporated county. There are only two locations in the county where more than 10.0 percent of the housing stock consists of two or more units, in the Columbia community (10.1 percent) and the tract that includes the eastern portion of Sonora and unincorporated land to the northeast of the city (31.7 percent), as previously described. Although a significant portion of the unincorporated land in that tract is designated for high-density residential, it is difficult to identify the exact proportional distribution of this land use type within each of the jurisdictions.

As seen **Figure 2.5, CTCAC/HCD Resource Designations in Tuolumne County,** the lower-density areas along SR 108 and east of Sonora generally coincide with high- and highest-resource CTCAC/HCD designations, consistent with a countywide pattern finding a predominance of single-family housing in highest-resource areas and higher-density or multifamily housing primarily in low- and moderate-resource areas. The existing higher-density residential areas also correlate with location of industrial, regional commercial, and other more intense nonresidential uses. In response to the need for more affordable housing mobility opportunities in the unincorporated communities, the County will encourage the construction of ADUs as a middle-density option to meet a wider range of housing needs than is traditionally served by single-family development (**Program 3.A.b)** and mixed-use development with higher-density and multifamily units.

Historical Development Patterns

Prior to the urbanization of Tuolumne County, the area was inhabited by the Me-Wuk Indians, and later by Mexicans during the period when this part of California was part of Mexico. Tuolumne County's urbanization began with the discovery of gold in 1848 along a branch of the Tuolumne River near the present location of Jamestown. Originally named Wood's Crossing, a mining camp was established north of the creek by Colonel George James, and named after himself, later to become Jamestown, and was known as the gateway to the Mother Lode and the southern mines. Similar gold strikes were made at the present site of Tuttletown; upstream of Jamestown, later to become northern Sonora; and in what is currently the Standard, Mountain Springs Golf Club, China Camp, Big Oak Flat, Soulsbyville, Confidence, Independence, and Tuolumne City communities. Columbia was known as the "Gem of the Southern Mines." Columbia State Historic Park was created in 1945 to preserve its historic buildings and sites. Small hamlets developed along what became SR 108 as wagon stops along the Sonora Pass. While gold was not found in Twain Harte, it served as the flume-and-ditch building site to supply water for surface mining. Later, the Sugar Pine Railway was built through the community.

Many of the area's first miners were Mexican, with later immigration of Chinese miners increasing the area's diversity. However, in an effort to exclude immigrant communities from mining, in 1850 the State of California instituted a requirement that immigrant miners must pay $20 each month for a Foreign Miner's License. In reality, only Chinese and Latino miners were forced to pay this tax, while European immigrant miners were not required to. Through protests and changes in elected officials, in 1852 the tax was reduced to $4, but the cost of this license drove many Latino miners out of the community.

In 1850, Tuolumne County was established by the California Legislature and divided into five townships: Sonora, Mormon Camp, Jacksonville, Don Pedro's Bar, and Tuolumne City. Sonora served as the County seat and incorporated in 1851. The discovery of gold on the Nevada side of the Sierra Nevada range at the Comstock mines in 1860 reduced interest in mining the Mother Lode as surface deposits were exhausted, although mining in the county experienced a resurgence in the late 1800s as extraction techniques evolved. However, each technique was more invasive and destructive to the environment, leaving hillsides demolished; piles of gravel, rubble, and rock from hydraulic mining; altered water courses; and chemical runoff from cyanide and mercury used to remove gold from poor-grade ores. The Sawyer decision in 1884 severely limited hydraulic mining going forward.

Tuolumne County's lumber industry is closely intertwined with its roots in gold mining, as wood was an integral component of the mining industry, as well as a primary building material for settlements that grew around the mines. The incorporation of the Sierra Railway provided the impetus for the export of lumber, as well as produce and mining ore, while supplying the necessities for expansion of the lumber industry and the growing population in the unincorporated communities and Sonora. At the turn of the century, West Side Lumber Company opened a large mill in Tuolumne City with its own West Side Railroad to transport the lumber to the mill; and the Standard Lumber Company and its Sugar Pine Railroad was established in Standard when the operation relocated from Sonora. The Great Depression caused a cease in operations, in 1930 which resumed in 1934, although the private railroad lines became obsolete and logging trucks became the transport method of choice. By the 1960s, these logging facilities had ceased operation, although Louisiana Pacific purchased Standard Lumber, later as Sierra Pacific Industries (SPI), a subsidiary of the Sierra Railroad. Operations by the community of Standard continue to operate at the present time.

As with many of the jurisdictions in California, the introduction of the Sierra Railway of California in 1897 was integral in shaping the development of the county, extending Stanislaus County to Jamestown, through to Sonora and later to Tuolumne City (originally Carters-Summersville). Sierra Railway connected to the local railroad lines at the West Side Lumber Mill and Standard Lumber Company, which were the primary source of revenue for the County, although ranching and agriculture had also taken hold following the scaling back of mining operations in the county with the extension of the railway system. The Sierra Railway depot in Stanislaus County (Oakdale) served as the passenger connection to the Santa Fe and Southern Pacific railroads, providing access to a national network of railroad systems. The Sierra Railway also served as the major route for supplying materials during the 1920s when the Don Pedro Dam, New Melones Dam, Hetch Hetchy Dam, and Tri-Dam projects were under construction. By 1939, the railroad became exclusively a freight line, and the introduction of diesel-electric engines ended the need for steam power facilities. In 1982, the original Jamestown maintenance facilities became the State of California Park and Recreation Department's Railtown 1897 State Historic Park. The Sierra Railway, combined with the rugged landscape and mountain range in the distance, also brought in revenue from the film industry beginning in 1919 and continuing to the present, which provided the steam engines and rolling stock for over 200 movies and television shows.

The original settlements of mining camps and logging operations established the framework for what would later become the hamlets and communities that presently define the unincorporated county. Many of these areas are no more than a manufacturing, heavy commercial, or general commercial use around which a few blocks of residential uses were established. The Twain Harte area was developed as a resort and golf course community in the 1920s and 1930s, thought to be the location of the first private housing subdivisions in the Sierras. Many of the portions of the Sugar Pine Railroad have been converted from rails to trails.

Yosemite became the third national park on October 1, 1890, after Yellowstone (1872) and Sequoia (1890). Yosemite Valley and the Mariposa Grove of Giant Sequoias were ceded to the federal government and included in Yosemite National Park in 1906. The county's economy has slowly shifted from mining, lumber, and ranching to recreation and tourism industries associated with the National Park and the wealth of recreational opportunities available on a year-round basis, as well as the State Park facilities in Columbia and Jamestown, and the preservation of historic properties and characteristics of many of the county's original communities as additional tourist attractions. This trend has driven growth in the county in recent decades but has contributed to disparities between the supply of housing and the workforce.

Until 1961, the Me-Wuk Indian community lived in an area known as the Chicken Ranch Rancheria, a community that historically extended from Table Mountain near Sonora to the Red Hills area south of Chinese Camp. As part of a series of legislation in the 1950s referred to collectively as the California Rancheria Termination Acts, this area was removed from tribal control. In 1983, in response to the US Federal Court Decision *Tillie Hardwick, et al. v. United States of America, et al.,* 50.58 acres of the rancheria's original area was reinstated. However, at present the rancheria only covers 2.85 acres just south of Jamestown due to purchases of repatriated land in the area by non-Me-Wuk residents.

In the 1960s, Tuolumne County experienced a wave of growth within the communities along SR 108, with almost 40.0 percent of the housing units built between 1960 and 1979, coinciding with the advent of planned residential subdivisions. Other communities in the county experienced a similar explosion of housing development, with 54.0 percent of the housing units in the Columbia community constructed between 1960 and 1989 following construction of Columbia College. Columbia experienced a second wave of residential construction between 1990 and 2010 during a time when many people moving to the County sought out single-family homes in more rural setting. A similar trend was seen in the Jamestown community, with 57.0 percent of the residential stock built between 1960 and 1989, and 20.0 percent constructed during a second wave between 1990 and 2010. Overall, almost 50.0 percent of the county's entire stock of housing was developed between 1970 and 1990. The dominance of single-family development in the county aligns with the concept of condensed development at a community core with single-family residential in the outlying areas and between communities to preserve the natural environment. Mobile homes and trailer parks are also a prevalent dwelling type, comprising 9.7 percent of the housing stock in the unincorporated county, while only 6.3 percent of the entire housing stock in the county are multifamily units, 80.0 percent of which were added in the boom years between 1960 and 2000. Other land uses included golf courses, community parks, schools, and a community shopping center in the East Sonora area, uses that typically attract families with children.

Additionally, Tuolumne County has become a second home retreat for affluent homebuyers, many of whom purchase second homes and vacation home rentals as evidenced by the extremely high seasonal vacancy rates found in the county. Analysis of development trends in the county also discloses that in the majority of the county, only 1.2 percent of the housing stock has been constructed since 2010. The demand for single-family development and rural properties from households looking to relocate, the high seasonal vacancy rate associated with vacation homeownership, increased numbers of short-term rentals, an aging population, and a shortage of more affordable housing types has driven up the prices in the residential market, resulting in patterns of overpayment, a very limited stock of rental properties, and use of alternative types of dwellings identified in the Housing Needs Assessment and this AFH.

Public Investment Patterns

In line with development, historic investment in public infrastructure aligned with areas of growth when needed, while maintaining infrastructure throughout the county. The rural nature of the majority of Tuolumne County has resulted in denser populations near employment resources and services, such as those communities along SR 108 and SR 49. These corridors are where most development occurred historically, and outside of these areas residential units are primarily occupied by owners. The growth patterns associated with this have influenced where public infrastructure is needed and where greatest demand is located, dictating where investment in infrastructure is focused. However, ongoing investment and enforcement programs have remained balanced throughout the county, and extension of services and facilities focused in specific areas where need is greatest. Given the systematic method of investment, there is no history of disproportionate investment and therefore no patterns of disproportionate access to opportunity as a result of public investment.

Public and private investment typically includes construction, maintenance, and improvements to public facilities, including infrastructure, acquisition of land, and major equipment. Historically, investment in unincorporated Tuolumne County has been prioritized based on need and available funding, which has prevented disinvestment in any area of the county. County facilities and infrastructure in remote areas typically experience less “wear and tear” due to less-frequent usage; however, any infrastructure or facilities in need of improvement are identified for investment in the County’s five-year Capital Improvement Plan (CIP). The CIP is funded from a variety of sources that can each be used for specific purposes such as expansion of waste facilities and service capacity, libraries, water and wastewater improvements, and parks, amongst other projects. Funds are allocated to improve roadways and other transportation infrastructure in the Tuolumne County Regional Transportation Plan. Priority for funding is based on projects that will result in the greatest community benefit, mitigate existing issues, and address public demand and need, therefore ensuring that projects occur throughout the county. The County of Tuolumne Public Works Engineering Division is working on over two dozen active Capital Improvement Projects, including bridge replacement, road rehabilitation, traffic signal installation, and sidewalk improvements. The County applied for $3,085,000 in the 2023 round of Regional Early Action Planning (REAP) 2.0 funding to support water infrastructure in the community of Jamestown and for the undergrounding of utilities in Tuolumne, identified in the following. Recent target areas for investment include, but are not limited to:

- **Bridge Replacement Projects**. The County has allocated funding to replace nine functionally obsolete existing bridge crossings, most of which are over 80 years old, to provide the public safe routes of travel throughout the county.
- **Wastewater Treatment Facilities.** The Jamestown Sanitary District is constructing a new sewage treatment plant south of Jamestown, which will increase capacity for future residential development.
- **Roadway Improvements**. The County proposes to reconstruct and widen 7.4 miles of Evergreen Road, located almost exclusively within the Stanislaus National Forest, to improve the safety and improved capacity for travelers to the Hetch Hetchy entrance to Yosemite National Park, the historic Evergreen Lodge, numerous campgrounds, and recreational destinations. Additional projects include Kewin Mill Road reconstruction, repairs to Standard Road from Mono Way to Camage Avenue (1.43 miles), pedestrian improvements in Standard Townsite, reconstruction of Tuolumne Road North from Ponderosa Way to SR 108 (3.45 miles), and from Mono Way to Tuolumne Road North (6.97 miles).
- **Connectivity Projects**. Improvements to sections of SR 120, including ADA-compliant sidewalks with curb ramps, new multi-use Class I pathways to replace informal paths and crumbling sidewalks and infrastructure, and new crosswalks implemented at key crossing locations will expand pedestrian infrastructure and improve safety in Groveland.
- **Public Facilities Improvements.** The County has allocated funding to create human-scale improvements to the County-owned parking facility on Ponderosa Lane directly behind the town core on SR 120 in Groveland to address public health, accessibility deficiencies, and pedestrian access in the community core. Additional funding has been identified for undergrounding of overhead utilities in the Tuolumne Townsite Underground Utility District, which encompasses the civic and public recreation areas of Tuolumne to promote aesthetic improvements in the core area.
- **Storm Drainage Projects**. The County proposes to replace the existing one-lane concrete ford with a two-lane culvert to provide the public a safe way of travel on Red Hills Road crossing Six Bit Creek approximately 1.5 miles southwest of the town of Chinese Camp. Intermittent closures during storm events due to overtopping of the ford crossing has been a safety problem along Red Hills Road.
- **Senate Bill 1 Local Streets and Culverts Rehabilitation Programs**. Tuolumne County has adopted improvements that address basic road maintenance, rehabilitation, and critical safety needs, such as updates to traffic signal equipment and drainage culvert replacements, to improve traveler safety and traffic flow.

The Non-Motorized Element of the Tuolumne County Regional Transportation Plan provides for bicycle and pedestrian facilities as an alternative to the traditional motorized routes throughout the county as well as a means of energy conservation. In 2002, Tuolumne County adopted a Recreation Master Plan that promotes the construction of a trail system throughout the county. The trail plan in the Recreation Master Plan has been coordinated with the Non-Motorized Element of the Regional Transportation Plan. The Tuolumne County General Plan and Community Plan land use diagrams designate areas for multiple-family housing within community centers where pedestrian routes are provided to shopping, school, and recreational areas and public transit is available. The Tuolumne County Transportation Council is developing an Active Transportation Plan (a plan to help improve walking, bicycling, and access to public transit).

Additional necessary improvements that may be required to accommodate anticipated growth in the county include piping sections of the raw water ditch system, replacement of water and sewer mains and interceptors, extending water mains, development of additional groundwater supplies, and planned enlargement of the regional wastewater treatment plant operated by the Tuolumne Utilities District and wastewater treatment plants operated by the Jamestown Sanitary District, Tuolumne Sanitary District, and Groveland Community Services District. The County will continue public investment throughout its communities and will encourage the same from private investment, so all residents have access to improved transportation, safer streets, additional recreational amenities, and other outcomes of public and private investment.

Jamestown Sanitary District issued a moratorium on new sewer connections in December 2023, as a result of reaching the plant's maximum treatment capacity. At this time, there is no definite date for the moratorium to be lifted and no identified plan for increasing capacity for wastewater treatment in Jamestown. However, resolution is expected on this issue at which time new service connections would resume in this area. Growth that may otherwise have been anticipated in Jamestown will likely shift to other identified communities with sufficient infrastructure capacity for the time being. The only sites in the Housing Element sites inventory in the Jamestown Sanitary District service area are Sites 4, 5, and 6 (all have the same owner) in Table 2.63 and while they must wait until the moratorium is lifted to fully develop, the owner is moving forward with an application for a project on the three parcels in anticipation that they will be ready to build when the moratorium is lifted.

Enforcement and Outreach Capacity

Compliance with Fair Housing Laws

In addition to assessing demographic characteristics as indicators of fair housing, jurisdictions must identify how they currently comply with fair housing laws or identify programs to become in compliance. Tuolumne County enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of local policies and codes for compliance with State law, and referral of fair housing complaints to appropriate agencies. The County has not had any past or current fair housing lawsuits, findings, settlements, judgements, or complaints. The following identify how the County complies with the following fair housing laws:

Density Bonus Law (Government Code Section 65915). The County has included **Program 3.B.f** to amend the density bonus ordinance to allow up to a 50.0 percent increase in project density depending on the proportion of units that are dedicated as affordable, and up to 80.0 percent for projects that are completely affordable, in compliance with State law.

No-Net-Loss (Government Code Section 65863). The County has identified a surplus of sites available to meet the Regional Housing Needs Assessment allocation of two lower-income units.

Housing Accountability Act (HAA) (Government Code Section 65589.5). The County does not condition the approval of housing development projects for very low-, low-, or moderate-income households or emergency shelters unless specified written findings are made. Further, the County currently allows emergency shelter by-right in the C-1 commercial zone, MU mixed-use zone, medium-density R-2, and high-density R-3 residential zones.

Senate Bill 35 (Government Code Section 65913.4). The County will comply with Senate Bill (SB) 35 by establishing a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects (**Program 3.C.b**).

Senate Bill 330 (Government Code Section 65589.5). The County complies with SB 330, relying on regulations set forth in the law for processing preliminary application for housing development projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an environmental report for an affordable housing project. The County has developed a checklist/application form to ensure conformance with SB 330.

California Fair Employment and Housing Act (FEHA) and Federal Fair Housing Act. The County provides protections to residents through referrals to HUD and has included **Program 3.B.d** to work with the Stanislaus Regional Housing Authority to distribute informational materials produced by SRHA on resources for renters, tenant information, and landlord information at least annually with the intent of reducing, or eliminating, discrimination.

Review Processes (Government Code Section 65008). The County reviews affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment, including, but not limited to, on residential sites subject to Assembly Bill 1397.

Assembly Bill 686 (Government Code Section 8899.50). The County has completed this AFH and included programs to address identified fair-housing issues in **Table 2.61, Factors Contributing to Fair-Housing Issues.**

Equal Access (Government Code Section 11135 et seq.). The County has included **Program 3.E.a** to provide translation services for Planning Commission and Board of Supervisors meetings and materials and currently offers accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the State, regardless of membership or perceived membership in a protected class.

Fair Housing Outreach

The County has reviewed the Zoning Ordinance as part of the recently completed comprehensive update to ensure compliance with fair housing law, and will continue to examine land use policies, permitting practices, and building codes to comply with State and federal fair-housing laws. Additionally, when considering development proposals, including Community Plans or other policy documents, the County will endeavor to ensure that all persons have equal access to sound and affordable housing (**Policy 3.E.2**).

Tuolumne County refers discrimination complaints to the HUD Office of Fair Housing and Equal Opportunity (www.hud.gov/fairhousing) and provides follow-up to ensure complaints are resolved. The County provides referral information to ATCAA (Amador-Tuolumne Community Action Agency), a local nonprofit organization for assistance with fair housing or tenant/landlord issues and Central California Legal Services (CCLS) for assistance with tenant/landlord legal matters. CCLS is a nonprofit, civil-rights organization dedicated to the elimination of discrimination in housing and the expansion of housing opportunities for all persons. They accomplish this through advocacy, assistance for victims of discrimination, and enforcement of fair housing laws. In addition, the HUD Housing Discrimination Under the Fair Housing Act and California Tenants “A Guide to Residential Tenants’ and Landlord’s Rights and Responsibilities” booklets are posted on their website in both English and Spanish. Implementation of **Program 3.E.a** addresses the County’s commitment to disseminate fair housing information to the public and provide referrals for resolution of fair-housing complaints. The County will expand on efforts to ensure the complaint process includes a policy for maintaining records on fair-housing inquiries, complaints filed, and referrals for fair-housing assistance (**Policy 3.E.3**).

ATCAA's Housing Program plays a leading role in advocating for, developing, and managing affordable housing for low- and moderate-income families and individuals in our region. ATCAA offers a variety of assistance and services to the community. Services include securing and stabilizing housing for homeless families and individuals as well as those at risk of becoming homeless.

In response to the analysis, the County has included **Program 3.E.a** to improve fair housing outreach capacity and multilingual accessibility. This program also includes steps to establish a procedure to connect residents with local fair housing organizations, make information readily available and accessible on the County's website and in public buildings, and conduct biannual trainings for landlords on fair housing laws, rights, and responsibilities.

Discrimination Cases

The California Civil Rights Department (previously Department of Fair Employment and Housing) has received one housing complaint, discussed in the following paragraph, from residents of unincorporated Tuolumne County between 2013 and 2022, less than 1.0 percent of the total number of housing cases in the state. As part of the Fair Housing Assistance Program (FHAP), the Civil Rights Department also dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO), reporting them by the origin of the issue.

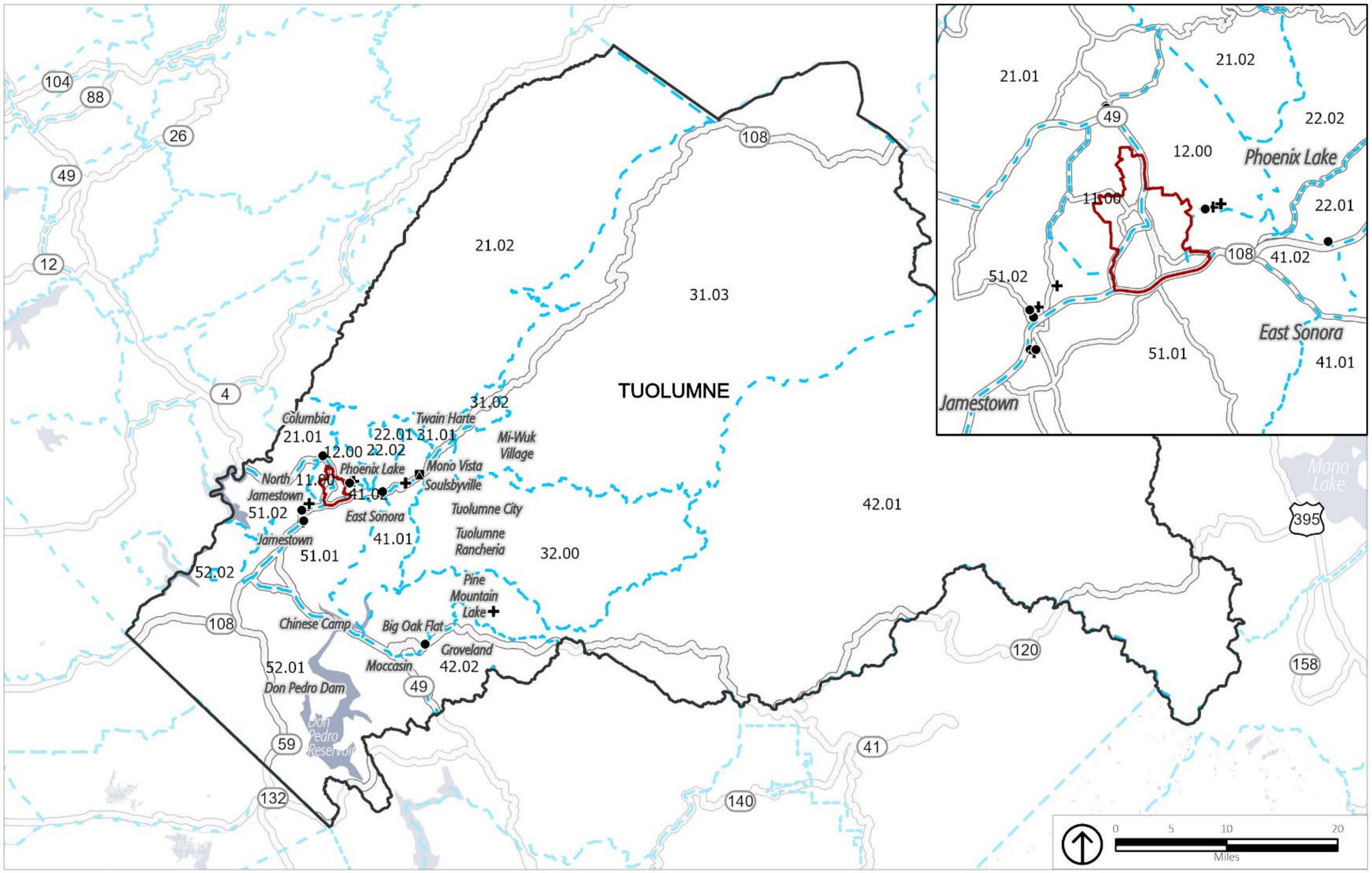
HUD FHEO reported that six inquiries were made between 2013 and 2022 in the unincorporated county, and 12 in Sonora. Five of the inquiries in the unincorporated county were determined to not be valid issues. As mentioned above, there has been only one complaint case stemming from an inquiry that was filed by residents of unincorporated Tuolumne County (in Twain Harte) between January 2013 and December 2022 on the basis of failure to make reasonable accommodation for disability and retaliation. The case was closed with a successful reconciliation. However, although there were very few formal cases from residents of the unincorporated area, this does not necessarily mean that there is no discrimination. In some cases, residents may be hesitant to report discrimination, such as in the case of undocumented residents that fear retaliation or may not be aware of fair housing legal assistance available to them.

Sites Inventory Analysis

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of high opportunity.

Table 2.60, Residential Unit Capacity by Census Tracts in Unincorporated Tuolumne County, presents the residential unit capacity by census tracts in the unincorporated county where potential sites have been identified. Unincorporated Tuolumne County covers 27 census tracts. However, acreage within nine of these tracts is partially located within a census tract primarily contained within an adjacent county and therefore are not included in the analysis of sites, as no unit capacity has been identified in these tracts (**Figure 2.32, Census Tracts in Unincorporated Tuolumne County**). There are 16 tracts encompassed entirely within the unincorporated area and two tracts that partially overlap with the city of Sonora (Tracts 11.00 and 12.00).

FIGURE 2.32, CENSUS TRACTS IN UNINCORPORATED TUOLUMNE COUNTY



Source: Esri 2023, US Census Bureau 2021, Tuolumne County 2023, PlaceWorks 2023

City of Sonora
County Boundary
California Census Tracts

Sites by Income Category
- ▲ Above-Moderate
- ✚ Moderate and Above-Moderate
- ■ Moderate
- ● Lower, Moderate, and Above Moderate

TABLE 2.60
RESIDENTIAL UNIT CAPACITY BY CENSUS TRACTS IN UNINCORPORATED TUOLUMNE COUNTY

Census Tract	Community	Existing Households	Residential Unit Capacity			AFFH Indicators							
						Integration and Segregation				Access to Opportunity			
			Lower	Mod.	Above Mod.	Median Income	Poverty Rate	Non-White Population	Disability Rate	Resource Designation	Housing & Transportation Costs as a % of Household Income	% of Multifamily Units in Existing Housing Stock	CalEnviroScreen Percentile
21.01	Columbia	1,214	16	32	32	$41,854	18.30%	18.90%	25.90%	High Resource	49% - 73%	10.60%	35.5
22.01	Phoenix Lake/ Mono Vista	2,703	3	102	103	$64,781	8.30%	11.60%	19.40%	Highest Resource	74.00%	5.10%	18.5
41.02	East Sonora	1,362	8	17	19	$66,111	4.90%	11.20%	31.80%	High Resource	46%-60%	7.00%	47.7
42.01	Pine Mountain Airport/Big Oak Flat/Moccasin/ Groveland	824	11	64	66	$78,421	5.50%	11.90%	24.30%	Moderate Resource	71.00%	0.90%	20
51.01	Jamestown/ Chinese Camp	2,604	11	27	29	$46,600	13.50%	12.50%	16.80%	Low Resource	28%-54%	7.40%	53.9
51.02	North Jamestown/New Melones Lake	1,198	22	272	276	$92,500	21.30%	28.70%	19.80%	Low Resource	68.00%	0.30%	53.9
12.00	East of Sonora	1,590	0	56	56	$42,378	19.80%	27.20%	22.10%	Low Resource	47.00%	31.70%	56.8
TOTAL			**71**	**570**	**581**								
11.00	West of Sonora	1,627*	NO UNIT CAPACITY			$77,269	8.20%	18.00%	21.30%	Moderate Resource	61%	13.30%	35.2
21.02	Yankee Hill/ North Stanislaus National Forest	718	NO UNIT CAPACITY			$51,125	20.30%	24.50%	18.20%	High Resource	58.00%	1.70%	35.5
22.02	Phoenix Lake Golf Course	1,155	NO UNIT CAPACITY			$76,738	4.60%	15.90%	9.20%	Highest Resource	66.00%	0.00%	18.5
31.01	Twain Harte/ Cedar Ridge	998	NO UNIT CAPACITY			$76,875	4.10%	17.30%	21.80%	Highest Resource	57.00%	1.30%	17.3
31.02	Twain Harte/Mi-Wuk Village	1,217	NO UNIT CAPACITY			$80,927	5.80%	8.70%	19.90%	Highest Resource	28%-56%	3.50%	17.3
31.03	Long Barn/ Sierra Village/Strawberry/Dardanelle	1,155	NO UNIT CAPACITY			$90,754	5.80%	16.30%	17.30%	Highest Resource	52%-65%	2.50%	17.3
32.00	Soulsbyville Tuolumne city	2,323	NO UNIT CAPACITY			$64,758	4.20%	22.10%	13.20%	Highest Resource	30%-39%	3.80%	11.1
41.01	Standard	1,108	NO UNIT CAPACITY			$83,400	4.70%	22.20%	20.60%	High Resource	61.00%	2.40%	47.7
42.02	Groveland/Pine Mountain Lake/Big Oak Flat	989	NO UNIT CAPACITY			$58,452	7.10%	20.90%	24.40%	Moderate Resource	53%-54%	4.50%	20
52.01	Don Pedro Dam	1,025	NO UNIT CAPACITY			$66,875	13.70%	42.50%	22.90%	Low Resource	60.00%	0.00%	43.5
* Includes households within the City of Sonora and Unincorporated Area													

Source: 2017-2021 ACS; TCAC/HCD 2023; HUD 2021; OEHHA 2021; CHHS 2023

As discussed in the Sites section of this Housing Element, specific sites have been identified to meet a portion of the County’s low-, moderate-, and above moderate-income housing needs. As presented in **Table 2.60**, unit capacity has been identified in 12 of the census tracts. As shown, each tract includes unique sites identifying units within one of the income categories; there are no tracts with mixed-income sites. No unit capacity has been identified in census tracts 11.00, 21.02, 22.02, 31.01, 31.02, 31.03, 32.00, 41.01, 42.02, and 52.01, and therefore they are not included in the sites analysis. Similar percentages of unit capacity have been identified within the above-moderate and moderate-income categories, 47.5 and 46.6 percent, respectively. Above moderate-income housing is generally considered to be affordable to households earning $90,700 or more per year based on 2021 HCD State Income Limits. Moderate-income housing is generally affordable to households with incomes between $59,500 and $90,700. An additional 5.8 percent of the unit capacity has been identified in the lower-income category. Lower-income housing is generally affordable to households with incomes below $59,500. Sub-categories within the lower-income housing range include very low income housing, affordable to households earning $37,200 or less, and extremely low income housing, affordable to households earning $26,500 or less. Overall, this income distribution is intended to increase the supply of multi-family housing in areas with limited supply and promote housing opportunities in integrated neighborhoods.

As identified in the analysis of Patterns of Integration and Segregation, there are no census tracts in Tuolumne County that meet the criteria of being considered a R/ECAP or a RCAA. However tract 22.01 in the Phoenix Lake/Mono Vista area was designated by CTCAC/HCD as Highest Resource. This tract has a median income in the moderate category, a lower- to moderate-income household rate below 40.0 percent, and one of the most positive CalEnviroScreen percentile scores in the unincorporated county. The rate of poverty is 8.3 percent in tract 22.01. Disability rates in this tract is relatively low compared to other tracts in the unincorporated county. These tracts also have relatively low rates of renter-occupied units below 20.0 percent. Overcrowding, similar to the rest of the unincorporated County, is very low in tract 22.01.

The County has identified 17.0 percent of total unit capacity in the Phoenix Lake~~s~~/Mono Vista tract 22.01, with sites for 17.7 percent of above moderate-income, 17.9 percent of moderate-income, and 4.2 percent of lower-income unit capacity primarily along SR 108 and near Mono Vista Road, a major commercial corridor, providing transit connections, concentrations of commercial and services uses and other resource opportunities. The addition of these units to the housing stock facilitates housing mobility opportunities in a high resource area where the majority of available housing units are priced at the top of the moderate-income range and above, which may also help alleviate the extremely high proportion of income (74.0 percent) expended on housing and transportation costs according to the Housing and Transportation Cost Index (H&T index). Much of the unincorporated county is made up of forested, natural resource acreage, which offers potential for low-density residential development although access to non-nature-related resource opportunities may be limited. However, the County’s Community Plan growth policies protect these lands from conversion to higher-density residential and commercial uses by maintaining a rural residential and low-density residential buffer between unincorporated communities. Therefore, development of medium- and higher-density housing types in a more urbanized locale within the county, with proximity to Sonora and the junction of the two major transportation corridors, supports the Community Plan concept of preserving open space conservation and concentrating higher-density residential in activity nodes.

The County has identified the greatest unit capacity distribution (46.6 percent of total unit capacity) in the North Jamestown/New Melones Lake tract (51.02) to the west of Sonora, including an undeveloped portion of the

Jamestown community to the north of SR 108. While this tract has a low-resource designation, and the highest poverty rate in the unincorporated county, it also is the only tract with an above-moderate median income. The high rate of poverty may be partially attributed to the seven mobile home parks in the tract, generally located in the Woods Creek and Peppermint Creek neighborhoods in the vicinity of Jamestown and Sonora, which constitute just under 35.0 percent of the total households; as well as older, more affordable housing stock, much of which are manufactured homes, in Tuttletown and neighborhoods in the Yankee Hill and rural Stanislaus National Forest tracts. Based on a review of mobile home listings in the Peppermint Creek Mobile Home Park (Zillow.com, July 2023) and homes in the surrounding area, this type of housing would be affordable to very low- and low-income households. The County has indicated that many of the seniors throughout the unincorporated county, often on fixed incomes, reside in mobile homes and older, more affordable housing stock, where they have aged in place. CalEnviroScreen scores this tract as one of the least positive in the county, with higher scores for several pollution burden and environmental effects indicators likely remaining from the historic surface and hydraulic mining operations, rather than the overall socioeconomic and health factors scores. However, the unemployment rate is scored high, and the proportion of housing and transportation costs as a percentage of total income (68.0 percent) is the second highest in the unincorporated county. While just under 20.0 percent of households are renters, over 99.5 percent of the housing stock are single-family units and mobile homes, indicating that affordable multifamily rental housing stock is not available in this tract. Overcrowding is also high in this tract in comparison with other areas countywide, and almost 60.0 percent of renter households are cost burdened compared to approximately one-quarter of homeowners (one of the lowest rates in the county), suggesting that renter households are underserved and at higher risk of displacement. To reduce displacement risk for lower-income households, particularly renters, the County proposes the inclusion of 31.0 percent of lower-income unit capacity in the North Jamestown area to foster improved housing mobility and increase the availability of rental opportunities in a portion of the county where these housing types are more limited, relieve pressure on the existing rental stock, and help reduce overpayment and overcrowding among renter households. The inclusion of 47.7 percent of the total moderate-income unit capacity and 47.5 percent of the total above-moderate income capacity on mixed-income sites is expected to foster future rental or homeownership housing mobility opportunities for middle-income households and facilitates a new income-integrated neighborhood. While a typical household in this census tract was identified as spending 68.0 percent of their income on combined housing and transportation costs, this may be strongly influenced by conditions in more remote parts of the census tract, as the RHNA sites identified are in proximity to regional public transit stops located in Jamestown. This census tract also ranks higher on HUD's school proficiency index than other nearby communities to the southwest and has the highest median household income in the county. Therefore, while the census tract may be a low-opportunity tract, identifying lower-income sites in this area can both alleviate the shortage of rental housing and put residents in proximity to necessary services such as schools and transit. It should also be noted that the Chicken Ranch Resort and Casino is expected to open in mid-2024 and will add 150-200 new jobs to this area.

A significant proportion of lower-income unit capacity (22.5 percent) is identified in tract 21.01, which includes the Columbia community. This tract has the lowest median income in the unincorporated county and a high poverty rate compared to many other unincorporated areas. However, it is designated high resource, likely partially owing to the Columbia State Historic Park encompassing the historic downtown, the presence of Columbia College, visitor-serving amenities, and the Columbia Airport. The lower median income likely correlates with the location of eight mobile home parks and two affordable multifamily complexes with deed-restricted units in the tract.

Multifamily rental complexes comprise 10.6 percent of the housing stock, although approximately 25.0 percent of households are renters. In addition, the high proportion of persons with disabilities combined with almost one-quarter of the households in the tract living alone and lower incomes is correlated to notable a concentration of seniors and students that reside in this tract, with 27.7 percent of the population over 65 years old. Conversely, the rate of overcrowding in tract 21.01 is more than four times higher than in any other tract with unit capacity, and the rate of cost-burdened renters is the highest in the county. The identification of lower-income unit capacity, identified on sites along Parrott's Ferry Road, is expected to increase the supply of lower-income housing opportunities to address the disproportionate need for affordable housing and elevated displacement risk for this population, as well as other lower-income residents.

The centrally located East Sonora community (tract 41.02) is also designated as a high resource opportunity area. The tract has a median household income in the moderate range, and a poverty rate below 5.0 percent.. The proportion of renters in tract 41.02 exceeds 30.0 percent of the total households in the tract, and female-headed households with children, single persons living alone, and persons with disabilities are disproportionately represented compared to other unincorporated areas in the county. A concentration of senior households (31.3 percent) resides in this tract in relation to the affordable Forest View Senior Housing complex, several assisted living facilities, one of the largest mobile home communities in the county, and proximity to the Adventist Medical Center Sonora facility with satellite medical practices. These factors are compounded with the second-highest renter and homeowner overpayment rates in comparison with other unincorporated areas. A moderate CalEnviroScreen score near the 50th percentile is seen, which is typical for a more urbanized area, with slightly higher scores for pollution burden and exposure to elements associated with the lumber mill and industrial operations in nearby Standard, and increased travel patterns, whereas the highest-scoring population characteristics were health-related asthma and cardiovascular conditions often associated with an aging population. However, scores in this range are well below the threshold for a disadvantaged community determination, and therefore is not considered an indicator of a vulnerable population. The County has identified 3.6 percent of the total unit capacity in tract 41.02, including 11.3 percent of total lower-income unit potential and 3.0 percent of moderate-income unit potential to promote a more mixed-income housing community, reduce existing high rates of overpayment, and relieve pressure on the competition for available rental units, while fostering opportunities for moderate-income homeownership opportunities to meet the needs of residents in a high resource tract with access to medical, shopping, and commercial services, transit stops and connections at the transfer center, and adjacency to the SR 108 corridor for commuting convenience.

In the southwestern portion of the county, 11.5 percent of the total unit capacity is located within tract 42.01 (Moccasin/Pine Mountain Airport/Big Oak Flat), which has a moderate-resource designation. Tract 42.01 has a median income in the moderate category. The tract has a low poverty rate and the least low- to moderate-income rate of the communities with identified unit inventory. Approximately one-quarter of the population experience disabilities, with seniors comprising 39.5 percent of the population, and 16.3 percent of households live alone. Only 12.3 percent of the households in tract 42.01 are renters, less than 1.0 percent of the housing stock are multifamily rental units, and only 6.9 percent of renters are cost burdened, although the rate of cost-burdened homeowners is the highest in the unincorporated county, suggesting a shortage of affordable housing stock for homeownership. Also there are no reported single female-headed households with children in tract 42.01.

The inclusion of 15.5 percent of lower-income unit capacity in tract 42.01 on the north side of SR 120 (Big Oak Flat) will foster improved housing mobility and rental opportunities in the moderate-resource southern portions of the county where there is need for these housing types. Including lower-income unit capacity in these tracts will also de-concentrate patterns of higher rates of poverty in other neighborhoods throughout the unincorporated county, help reduce overpayment, and lower the potential for displacement. For this area and the area in the previous paragraph, housing will be developed to meet the need of resort employees both year around and seasonal to address current need as well as the need created by the three new resorts coming online in the next few years.

In the community located to the east of Sonora (tract 12.00), a small amount of moderate and above moderate-income unit capacity has been identified in a low-resource area. The median household income in this area is the second-lowest in the county, at $42,378. It also has the third-highest rate of non-white residents, at 27.2 percent, and one of the higher rates of poverty in the county at 19.8 percent. No lower-income unit capacity was identified in this census tract, while 9.8 percent of moderate-income units and 9.6 percent of above moderate-income units were identified on two parcels. Inclusion of units in this income level is expected to foster a more income-integrated neighborhood and prevent an over-concentration of lower-income households.

The remaining unit capacity (5.5 percent) has been identified in Jamestown (tract 51.01) In this tract, the median income is in the low category, which potentially can be attributed in part to the presence of three affordable multifamily housing complexes and mobile homes comprising 32.6 percent of the housing stock. he poverty rate in the tract is 13.5 percent. The higher rates of poverty, proportion of renter households, and cost-burdened renter households, as well as higher proportions of single-person and female-headed households in this tract shows characteristics of vulnerability to displacement. Including 15.5 percent of lower-income unit capacity in this area will help reduce overpayment, provide additional lower-income housing stock where it is most needed, allowing residents to remain in their neighborhoods, and lower the potential for displacement. The inclusion of moderate and above moderate-income housing potential (4.7 percent of moderate-income unit capacity and 5.0 percent of above moderate-income unit capacity) in tract 51.01 provides mobility options for existing and future higher-income households, while facilitating more income-integrated neighborhoods.

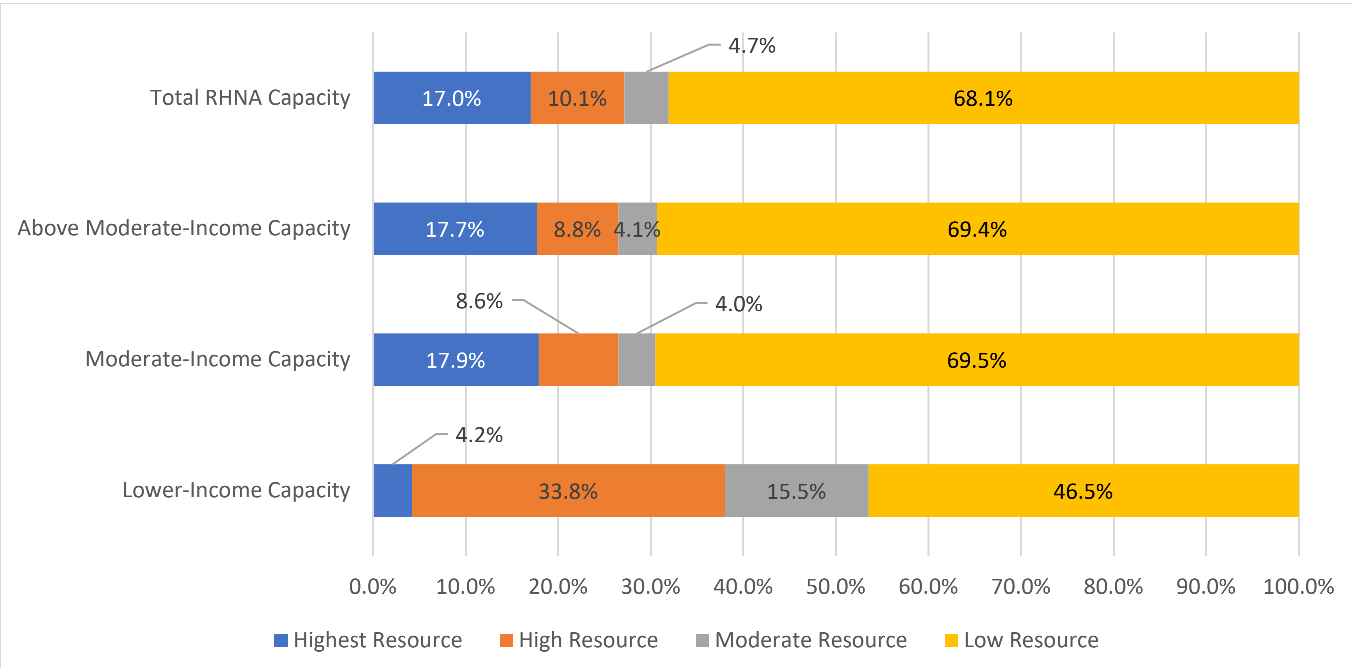
The County has included **Programs 3.B.b, 3.B.c and 3.F.a** to support construction of higher-density housing in areas with better access to opportunities and encourage integration of a variety of unit types to facilitate homeowner and rental opportunities for lower-income households in mixed-income neighborhoods, reduce patterns of overpayment and overcrowding, and provide housing mobility opportunities for a range of households. **Figures 2.33** through **2.44** compare the distribution of projected units by income category of the following indicators compared to unincorporated countywide patterns to understand how the projected locations of units will affirmatively further fair housing: CTCAC opportunity areas, median income, poverty, predominant population, familial status, disability rates, environmental health, overcrowding, and overpayment.

Potential Effect on Patterns of Integration and Segregation

The County examined the opportunity map prepared by CTCAC and HCD (**Figure 2.4**) paired with the additional analysis completed as part of the fair housing assessment to confirm that the sites identified to meet the County's RHNA/housing need would support affirmatively further fair housing.

As seen in **Figure 2.4, CTCAC/HCD Resource Areas,** sites identified to meet the County's RHNA/housing need are located throughout the county, and in a variety of resource area categories. (**Figure 2.33, Distribution of Residential Unit Capacity by CTCAC/HCD Resource Designations)**, presents the breakdown of unit capacity in unincorporated Tuolumne County by resource area designation and income category. As seen previously, the high and highest resource areas in Tuolumne County are within the northern and eastern portions of the county. The western and southern portions are designated low resource, and areas of moderate resource are generally in the central area.

FIGURE 2.33, DISTRIBUTION OF RESIDENTIAL UNIT CAPACITY BY CTCAC/HCD RESOURCE DESIGNATIONS



Sources: 2017-2021 ACS; CTCAC/HCD 2023; and County of Tuolumne 2023.

As shown in **Figure 2.33**, 68.1 percent of the total unit capacity identified to meet the housing need is in low-resource areas, including 46.5 percent of lower-income, 69.5 percent of moderate-income, and 69.4 percent of above moderate-income unit capacity. The lower-resource areas are concentrated in Jamestown, North Jamestown/New Melones Lake, and East of Sonora communities in the western portion of the county, where poverty rates are above 13.0 percent, and CalEnviroScreen percentile scores are less positive than in the majority of central, northern, and eastern portions the county. Older housing stock is more prevalent in the New Melones Lake community, whereas mobile homes and multifamily unit types comprise a higher proportion of the housing stock in Jamestown. The rate of populations of color in the New Melones Lake and East of Sonora communities are the highest in the county, although there is not a correlation between race or ethnicity and income in these communities. The majority of lower- and moderate-income unit capacity (66.7 percent of total unit capacity in the lower-resource tracts) has been identified in the North Jamestown/New Melones Lake community where it is needed to help reduce the high rate of renter overpayment and overcrowding resulting from a lack of multifamily rentals and affordable single-family unit rental stock, offers an opportunity for lower- and moderate-income housing mobility, and helps reduce potential concentration of lower-income units in other areas of the unincorporated county.

Sites within the moderate-resource designation account for 4.7 percent of the total unit capacity, the majority of which has been identified in the central Moccasin and Big Oak Flat areas of the unincorporated county, including neighborhoods in the vicinity of Pine Mountain Lake and Pine Mountain Airport. While this portion of the unincorporated county has been designated very high fire hazard severity zone by Cal Fire, 15.5percent of lower-income, 11.2 percent of moderate-income, and 11.4 percent of above moderate-income potential unit capacity has been distributed to portions of these communities that are more developed, with sufficient water distribution infrastructure and capacity to accommodate additional residential unit potential. Proximity of these sites to the visitor-serving core areas of these communities is not expected to negatively concentrate lower-income residents in areas with limited access to resources. The high costs of housing in the Pine Mountain Lake neighborhood and lack of multifamily rental housing opportunities to meet the needs of a renter population comprising almost one-third of households has resulted in high rates of renter overpayment. The identification of the lower-income unit capacity will aid in relieving overpayment and increase lower-income housing mobility opportunities in a moderate-resource area rather than concentrating affordable housing in the lower-resource communities in the unincorporated county. The inclusion of moderate-income unit potential provides homeowner opportunities and also helps reduce the high rates of homeowner overpayment due to competition for housing and elevated housing market prices in the vicinity of Pine Mountain and Pine Mountain Lakes neighborhoods.

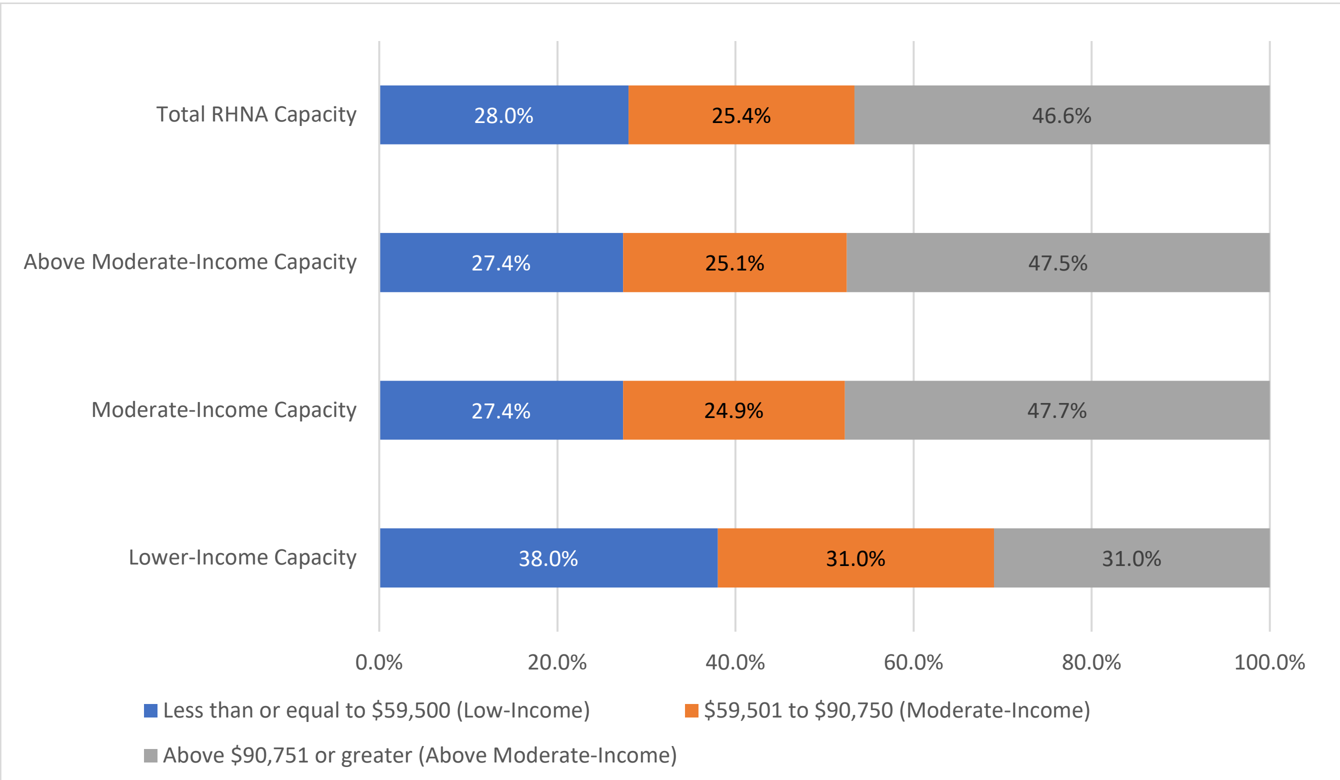
The remaining 27.1 percent of housing potential is within high and highest resource designations to provide housing mobility opportunities for households at all income levels in higher-resource communities. Approximately 22.5 percent of the lower-income unit capacity is identified in Columbia to counter potential displacement of existing residents by increasing the stock of affordable housing opportunities where pockets of poverty may exist and rates of overpayment and overcrowding are high; and potentially provide options for lower-income households to become homeowners. An additional 10.7 percent of lower-income unit potential is identified in high resource East Sonora and 3.9 percent is within the highest-resource Mono Vista community, contributing to more mixed-income neighborhoods. The potential for a total of 17.9 percent of moderate-income unit capacity is sited in highest-resource areas in the Mono Vista community. An additional 8.6 percent of moderate-income unit housing mobility potential is identified in both the Columbia and East Sonora communities. Sites for lower- and moderate-income housing mobility have been identified within high-resource designations to maximize benefits of location in proximity to commercial uses and services, as well as transit stops and access to major transportation corridors, and encourages future integration of moderate- and lower-income housing mobility opportunities in higher-resource areas.

Because the County has planned for mixed-income sites, above moderate-income unit capacity is evenly distributed between highest-resource designated areas in Mono Vista, high-resource designated areas in Columbia and East Sonora, moderate-resource designated areas near Big Oak Flat, and low-resource designated areas in Jamestown, Chinese Camp and the community east of Sonora. This will help to facilitate mixed-income neighborhoods while the remaining sites provide additional housing resource potential for higher-income households.

Income

As previously discussed, Tuolumne County has a range of household income levels distributed between higher- and lower-income sections of the county, regardless of CTCAC/HCD resource designations. These relatively lower-income communities feature higher proportions of renter households, high rates of renter overpayment, and several affordable multifamily housing complexes.

FIGURE 2.34, PERCENTAGE UNIT CAPACITY BY MEDIAN INCOME



Sources: 2017-2021 ACS; County of Tuolumne 2023.

As shown in **Figure 2.34, Percentage Unit Capacity by Median Income**, the distribution of the unit capacity is fairly comparable within the moderate- and above moderate-income categories, with the remainder (28.0 percent) on sites within lower-income communities. Capacity for 38.0 percent of lower-income units is identified in the lower-income communities of Columbia, South Jamestown, and East of Sonora, which expands the more affordable housing stock resources and provides opportunities for residents currently overpaying or living in overcrowded conditions who want to move yet remain within their existing neighborhoods, thereby preventing displacement, as well housing mobility opportunities for lower-income households relocating from throughout the county. Equal proportions of lower-income unit potential have been identified in moderate-income Phoenix Lake, East Sonora, and Moccasin/Pine Mountain/Big Oak Flat communities; and above moderate-income North Jamestown/New Melones Lake, which facilitates de-concentration of lower-income households from the western portions of the county to higher-income portions of the county, contributing to more mixed-income neighborhoods in these areas. However, although the median income in the North Jamestown/New Melones Lake community is the highest in the county, likely partially attributed to higher-income households relocating or retiring at custom estate properties in the vicinity of the lake as well as absentee owners of second and/or vacation homes based on high vacancy rates, it also encompasses a portion of the Jamestown community, which reflects the highest rate of poverty in the unincorporated county. Construction of these lower-income units in the North Jamestown area, adjacent to an identified large moderate-income site will help to alleviate existing patterns of overpayment and overcrowding, and encourage a mixed-income neighborhood, providing new, safe housing in an area of more concentrated poverty.

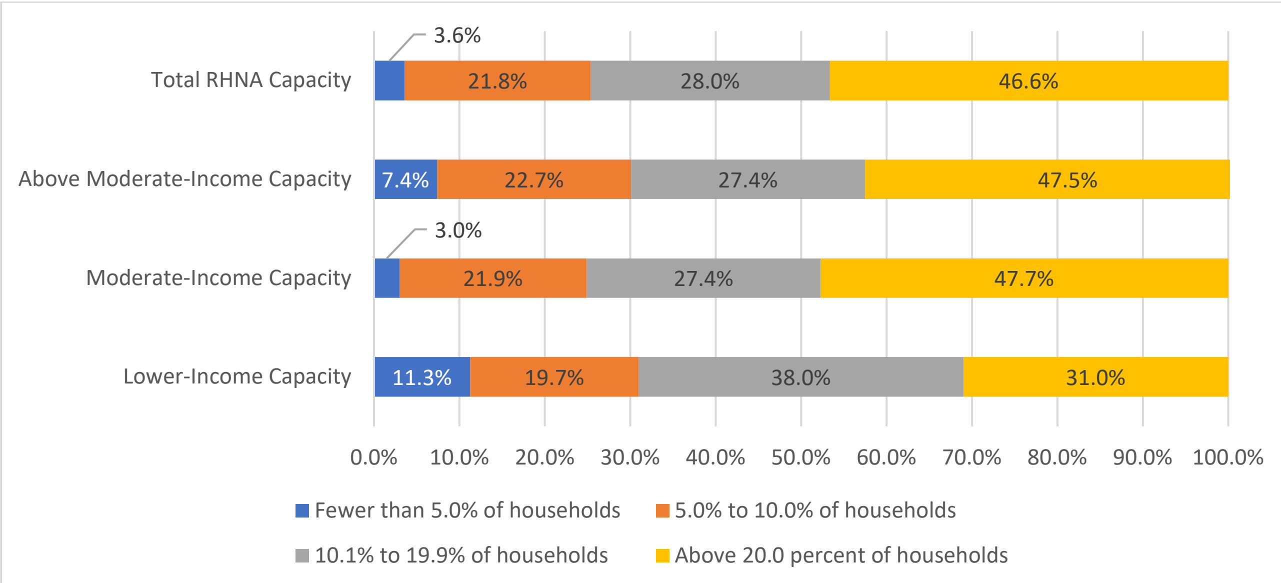
The inclusion of almost one-half of the moderate-income unit potential in the higher-income North Jamestown/New Melones Lake community will help to facilitate a mixed-income neighborhood with adjacent lower-income unit potential and encourage future income integration in a portion of the tract that likely has a concentration of cost-burdened households in poverty, many of which may also be experiencing overcrowding. An additional 32.1 percent of moderate-income unit capacity is found in the central and southern communities, which have median incomes in the moderate-income range, with the majority of the potential distributed in the Mono Vista community, fostering additional housing mobility opportunities in high-resource areas. The remaining 20.2 percent is divided between Columbia, Jamestown, and the East of Sonora area to help reduce existing lower-income patterns and ease pressure on affordable housing shortages in areas of concentrated need.

Identified sites for above-moderate housing are incorporated within mixed-income sites in communities of all income levels While these sites foster additional housing mobility opportunities for higher-income households, they also contribute towards integrating the income mix in lower-income areas.

Poverty

As presented in **Figure 2.35, Percentage Unit Capacity by Poverty Rate**, approximately 32.2 percent of total unit capacity is identified in the central and southern communities with poverty rates below 10.0 percent. In the western and southwestern Columbia, Jamestown, and east of Sonora communities, poverty rates are between 10.0 and 19.9 percent, providing an additional 21.2 percent of the unit capacity. Further, 46.6 percent of the total unit capacity is identified in the North Jamestown/New Melones Lake tract, which has a poverty rate of 21.3 percent. Just under one-fifth of lower-income unit capacity (19.7 percent) is identified on sites in the central and southern tracts with low rates of poverty to encourage the development of housing mobility opportunities for lower-income households in more stable neighborhoods while reducing the concentration of households in poverty in other areas of the unincorporated county. Another 38.0 percent of the lower-income site capacity is projected in Columbia and Jamestown where there is an existing need for an increased supply of affordable housing for lower-income and overcrowded households to remain in their neighborhoods and reduce risk of displacement. The remaining 31.0 percent of lower-income unit capacity is identified in a future income-integrated neighborhood in the North Jamestown area where construction of these lower-income units will help to alleviate existing patterns of overpayment and overcrowding in an area of more concentrated poverty.

FIGURE 2.35, PERCENTAGE UNIT CAPACITY BY POVERTY RATE



Sources: 2017-2021 ACS; County of Tuolumne 2023.

In addition to these lower-income units, 47.7 percent of moderate-income units and 47.5 percent of above moderate-income units are projected in this high poverty neighborhood to promote a mixed-income neighborhood and de-concentration of extremely low-income households in this tract. The inclusion of 32.1 percent of moderate-income unit capacity in the central and southern communities, predominantly in the Phoenix Lake/Mono Vista area, accommodates the development of housing mobility opportunities, including increasing potential homeownership stock, for moderate-income households in more stable neighborhoods. Above moderate-income unit capacity is distributed throughout the parts of the county with RHNA inventory, with the highest percentage in the higher-poverty North Jamestown/Melones Lake area. The limited amount of above moderate-income unit potential is not sufficient to significantly encourage income integration and de-concentration of pockets of poverty, and sites are anticipated to develop with mixed affordability levels. In addition, the County has included **Program 3.A.b** to actively promote construction of ADUs in higher median income and resource areas.

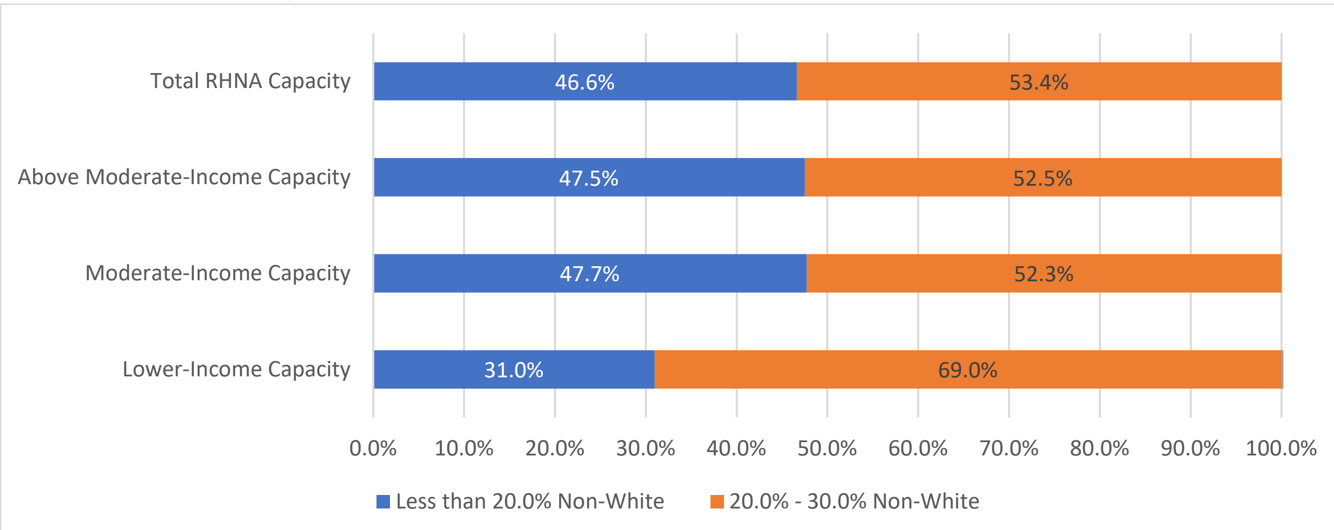
The development of these sites will make the county more accessible to households with a wider range of incomes, while simultaneously increasing housing mobility opportunities, and the moderate-income unit capacity in the North Jamestown area will help reduce this concentrated area of poverty.

Race and Ethnicity

As discussed previously, the distribution of race and ethnicity in the unincorporated county (**Figure 2.12, Local Racial and Ethnic Distribution**) is predominantly White non-Hispanic, with approximately 21.0 percent of the population representing a population of color. Slightly higher proportions of non-White residents are found in portions of communities to the south and west of the city of Sonora; the North Jamestown/New Melones Lakes tract community reflects the highest concentration of non-White population of any community with RHNA sites, followed by the tract east of Sonora.

As shown in **Figure 2.36, Percentage of Unit Capacity by Percentage Non-White Population,** 20.6 percent of the unit capacity is in communities where between 20.0 and 30.0 percent of the population identifies as non-White. The remainder of unit capacity. Of the lower-income unit capacity, 69.0 percent is identified on sites in areas in which less than 20.0 percent of the population identifies as non-White. This offers an opportunity for lower-income, non-White households that may have been priced out and excluded from housing mobility opportunities to access resources in generally higher-income and/or higher resource neighborhoods while providing potential to reduce concentrations of non-White populations elsewhere in the unincorporated county. The remaining 31.0 percent of lower-income units are distributed in the North Jamestown community with higher concentrations of non-White households to increase housing resources for residents who may otherwise be priced out and are vulnerable to displacement in their own neighborhoods.

FIGURE 2.36, PERCENTAGE OF UNIT CAPACITY BY PERCENTAGE NON-WHITE POPULATION



Sources: 2017-2021 ACS; County of Tuolumne 2023.

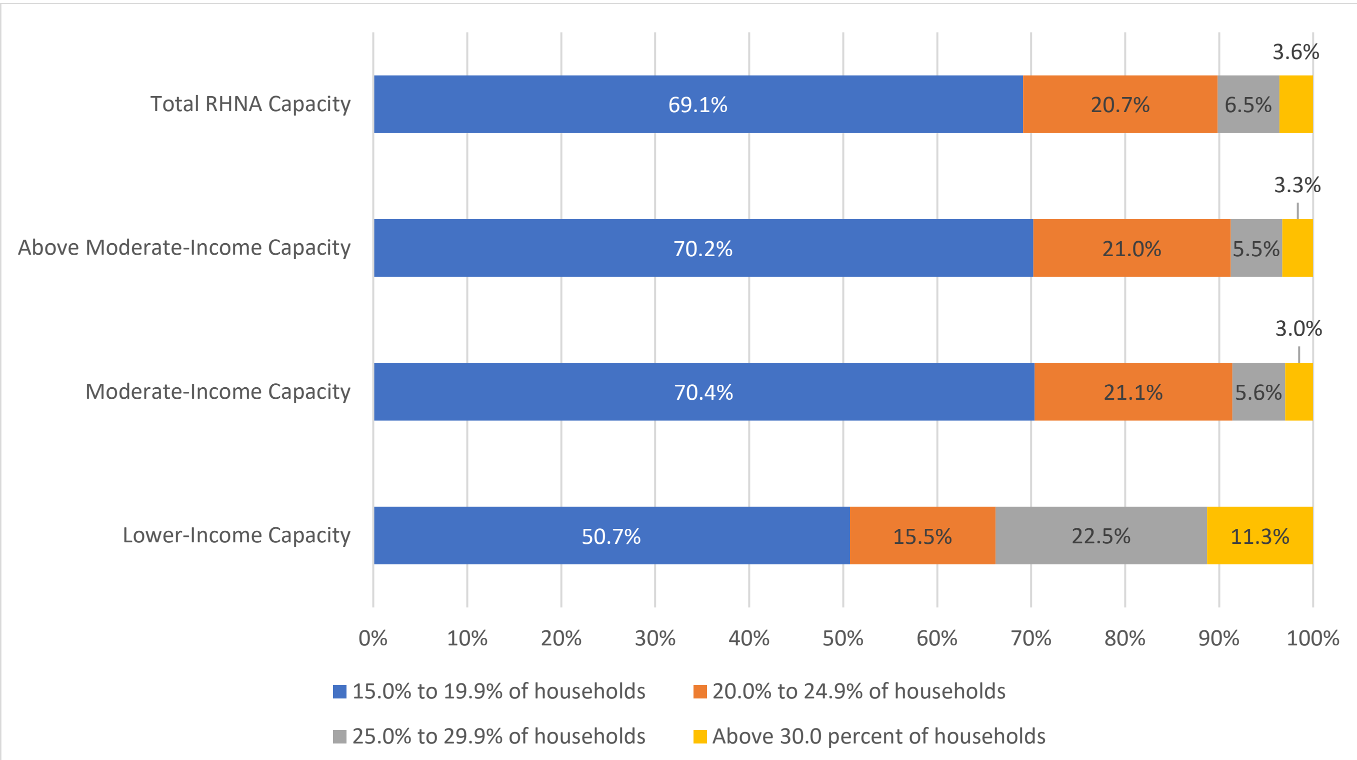
Moderate-income and above moderate-income unit capacity is fairly equally distributed between communities below and above 20.0 percent non-White populations. Additional unit potential in these affordability levels will increase affordable homeownership and market-rate rental housing mobility opportunities in less diverse areas of the county, and provide a range of affordable housing types in the North Jamestown area where there are households reflecting indicators associated with an increased risk of displacement, a portion of which are likely to be residents of color.

Disability

Approximately 19.8 percent of Tuolumne County's population lives with one or more types of disability, as shown on **Table 2.44, Persons with a Disabilities,** in the Housing Needs Assessment. As previously discussed, higher rates of persons with disabilities are generally found in the vicinity of the city of Sonora, East Sonora, in Columbia, and within the Moccasin/Big Oak Flat/Pine Mountain Airport area. As discussed, higher rates of disability in these tracts may reflect more positive access to available services and medical facilities that cater to persons with disabilities in these areas, as well as access along major transportation corridors to more highly populated jurisdictions to the west where more highly specialized medical facilities and services may be available, as well as higher concentrations of seniors.

Figure 2.37, Percentage of Unit Capacity by Disability Rate, shows that approximately 69.1 percent of the total unit capacity is in communities in which fewer than 20.0 percent of residents have a disability, including the Jamestown, Phoenix Lake/Mono Vista, and North Jamestown/New Melones Lake areas. The majority of moderate-income and above moderate-income and almost one-half of the lower-income unit capacity has been distributed within these communities, which helps to de-concentrate the higher rates of seniors and persons with disabilities in other areas of the unincorporated county. Locating units affordable to lower- and moderate-income residents around Sonora, medical facilities and major commercial center in East Sonora and Mono Vista, will help to improve access for and accommodate the needs of persons living with disabilities, who benefit from close access to services and amenities as well as proximity to transit.

FIGURE 2.37, PERCENTAGE OF UNIT CAPACITY BY DISABILITY RATE



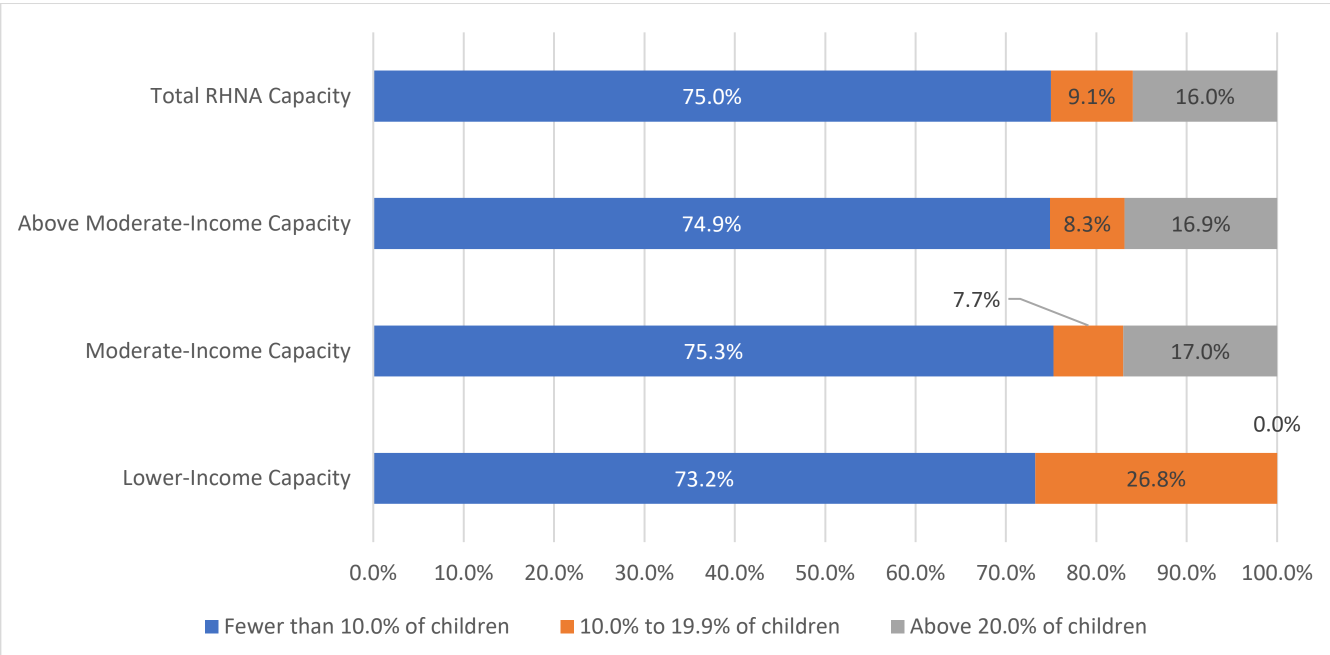
Sources: 2017-2021 ACS; County of Tuolumne 2023.

Additionally, 9.3 percent of unit capacity is identified in the unincorporated portion of tracts 12.00 and 42.01, in which 20.0 to 24.9 percent of residents have a disability, including 15.5 percent of lower-income, 21.1 percent of the moderate-income unit capacity and 21.0 percent of the above moderate-income unit potential. Unit capacity of 6.5 percent has been identified in Columbia, in which between 25.0 and 29.9 percent have a disability, and 3.6 percent in East Sonora, where more than 30.0 percent of residents have a disability. The lower proportions of unit potential in the communities with higher rates of disabilities does not further contribute to the concentration of persons with disabilities, while providing housing mobility and additional affordable housing supply opportunities to access resources for lower- and moderate-income households, including persons with disabilities.

Familial Status

Analysis in the Housing Needs Assessment discussed that 7.1 percent of the households in the county are single females with children, of whom, 21.1 percent had incomes below the poverty level, which suggests that single-parent, female-headed households may have more limited access to housing. The spatial distribution of single-parent, female-headed households with children as a percentage of total households is generally higher in tracts 11.00, 12.00, 32.00, 41.01, 41.02, 51.01, likely in relation to availability of resources, affordable housing and larger stock of rental units, and transit opportunities.

FIGURE 2.38, PERCENTAGE OF UNIT CAPACITY BY PERCENTAGE OF CHILDREN IN FEMALE-HEADED HOUSEHOLDS



Sources: 2017-2021 ACS; County of Tuolumne 2023.

As presented in **Figure 2.38, Percentage of Unit Capacity by Percentage of Children in Female-Headed Households**, the majority of unit capacity has been identified in communities with a lower rate of children in single female-headed households to help reduce the competition for affordable housing resources and potential for risk of displacement in other locales in the unincorporated county. No lower-income units were identified in the census tract with the highest rate of female-headed households. Approximately 26.8 percent of lower-income unit capacity is in East Sonora and Jamestown with higher rates of children in female-headed households. Housing unit potential on these sites increases the opportunities for female-headed households currently experiencing overpayment and/or overcrowding to acquire affordable and adequately sized housing with access to businesses and services in Jamestown, Sonora, and the East Sonora/Mono Vista regional commercial node. Additionally, 75.3 percent of the moderate-income anticipated units and 74.9 percent of above moderate-income unit capacity in the areas with lower representations of children in female-headed households will increase housing mobility opportunities for moderate-income single, female-headed households, as well as all other household types, to find appropriate units while contributing toward de-concentration of high rates of poverty, inclusive of female-headed households with children with incomes below the poverty level. Overall, female-headed households of any economic status will have access to new housing opportunities, as well as other single-parent households, persons living alone, seniors, lower-income families, and other households.

Potential Effect on Access to Opportunity

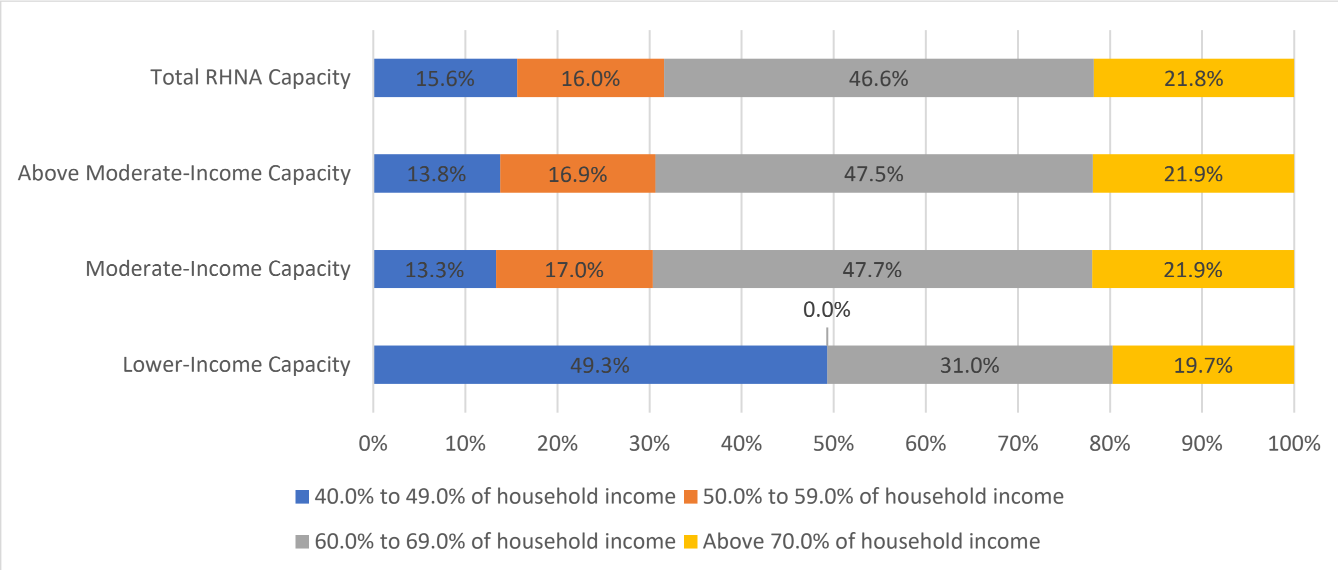
Job and Transit Proximity

Tuolumne County residents are served by Tuolumne County Transit, which provides regular service along five routes connecting the larger communities and serving the smaller communities along SR 108. Most routes are only operated on weekdays, providing access to services, employment centers, recreation, and educational facilities. Dial-a-ride providing door-to-door service is available weekdays for persons with disabilities and persons over 60 years of age only, and for the general public as well on Saturdays when the other scheduled routes are not operable.

In dispersed areas, which includes a large portion of unincorporated Tuolumne County, people typically own more vehicles and rely on driving them farther distances, which also drives up the cost of living. The Housing and Transportation Cost Index (H&T) (**Figure 2.19, Tuolumne County Housing and Transportation Cost Index**) values provide estimates of household housing and transportation costs at the neighborhood level along with data on the built environment and demographics. It should be noted that, based on market surveys of housing prices and rents, higher H&T generally correspond to the communities with higher home prices, and as most of the rental housing stock are single-family units, rents in these areas are also correspondingly higher. Therefore, in Tuolumne County, housing costs generally influence the overall H&T scores more profoundly than transportation costs, although in combination may be a quite significant proportion of income.

As the county is predominantly residential, analysis has indicated that the majority of residents either commute outside of the county for employment, or commute from more remote areas to employment nodes in the central area of the county. This trend may be partially attributed to the differential in the type of employment the residents of the county are engaged in, compared to the types of employment available. Therefore, siting of unit capacity at all income levels in the higher housing cost areas will aid in improving the combined housing and transportation cost burdens experienced by many residents by increasing housing stock affordable to all income levels and contribute towards reducing overpayment. As shown in **Figure 2.39, Percentage of Unit Capacity by Housing and Transportation Cost Index,** 21.8 percent of the unit capacity is sited in communities with the highest H&T index scores. However, the specific location of these sites is at the edge of the census tract and closer to transit, so housing and transportation costs may be lower here than in the rest of the tract. The inclusion of 19.7 percent of lower-income, 21.9 percent of moderate-income, and 21.9 percent of above moderate-income unit capacity in this area increases the inventory of affordable housing stock to provide housing mobility opportunities where it is needed, thus helping to reduce the high costs of housing portion of the H&T index. Above moderate-income unit capacity in the Columbia and west Sonora tract with high H&T scores locates potential housing near county employment centers and close proximity to major transportation corridors for those who commute and reduces competition for the limited availability of housing stock for higher-income households in these areas.

FIGURE 2.39, PERCENTAGE OF UNIT CAPACITY BY HOUSING AND TRANSPORTATION COST INDEX



Sources: 2017-2021 ACS; County of Tuolumne 2023.

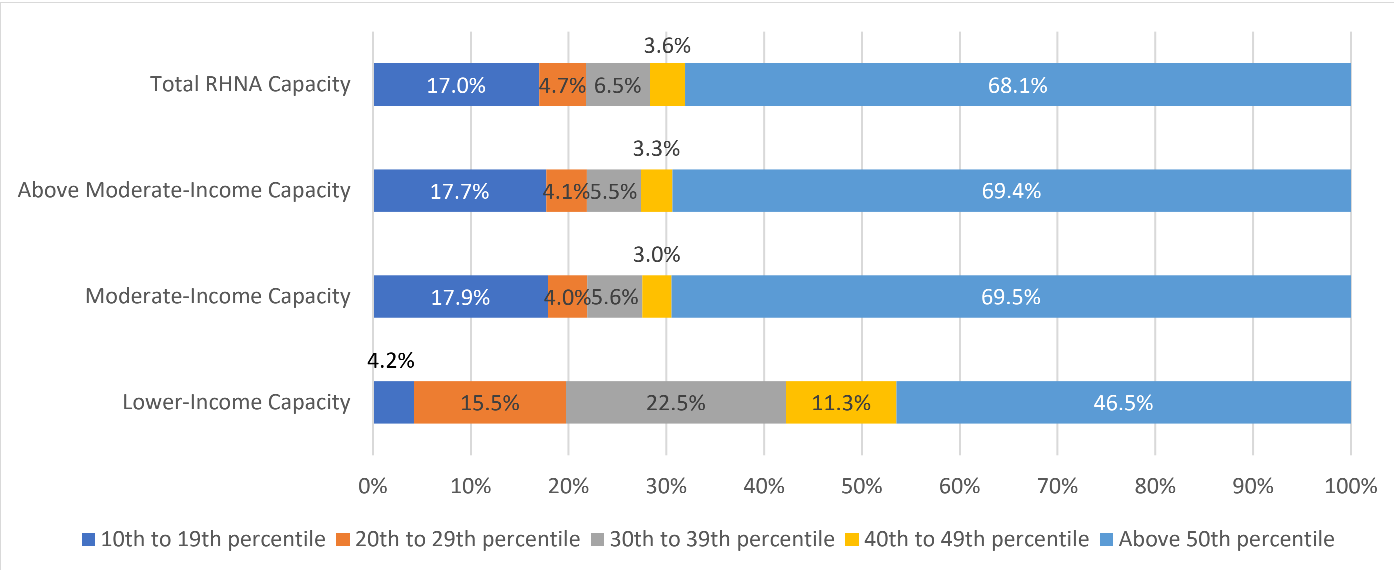
Nearly half of lower-income unit capacity (49.3 percent) is projected in areas scoring between 40.0 and 49.0 percent H&T costs, which include locations within Columbia, East Sonora, and Jamestown, providing improved housing mobility opportunities and convenient access to jobs available within the city of Sonora and the larger unincorporated communities, as well as transit stops and major highway accessibility to other parts in the region.

Environmental Health

As shown on **Figure 2.23, Regional CalEnviroScreen Percentiles,** western communities and those surrounding the city of Sonora exhibit less positive overall CalEnviroScreen scores. With the exception of environmental concerns in Jamestown, North Jamestown/New Melones Lake, and the more industrial portions of Mono Vista/Standard and East Sonora, higher scores are more likely related to socioeconomic conditions rather than disproportionate access to healthy environments, recreational opportunities, or environmental health.

As presented in **Figure 2.40**, **Percentage of Unit Capacity by CalEnviroScreen Percentiles**, approximately 68.1 percent of the sites inventory capacity has been identified in the East of Sonora, Jamestown, and North Jamestown areas with the highest overall scores based on both socioeconomic and environmental concerns. These sites have capacity for 69.4 percent of above moderate-income, 69.5 percent of the moderate-income, and 46.5 percent of lower-income capacity. While the higher overall tract-level pollution burden may be attributed largely to historical mining practices, and exposure to the effects of the major transportation routes, both rail and auto, the sites are all clustered in the core portion of the developed area along SR 108, and therefore exposure to the contributing pollution burden factors is not considered a significant impact to potential development. Development potential is envisioned to improve environmental conditions through incorporation of outdoor spaces, transitional buffers and screening between residential and nonresidential uses, and promotion of pedestrian and bicycle circulation, thus promoting environmental sustainability; and will increase the supply of affordable housing in an area susceptible to displacement due to high poverty rates, renter overpayment rates, and housing costs while also encouraging an income-integrated neighborhood in North Jamestown. The remainder of the unit capacity in lower-scoring portions of the unincorporated county provides housing mobility opportunities for households at all income levels in moderate- and high-resource communities.

FIGURE 2.40, PERCENTAGE OF UNIT CAPACITY BY CALENVIROSCREEN PERCENTILES



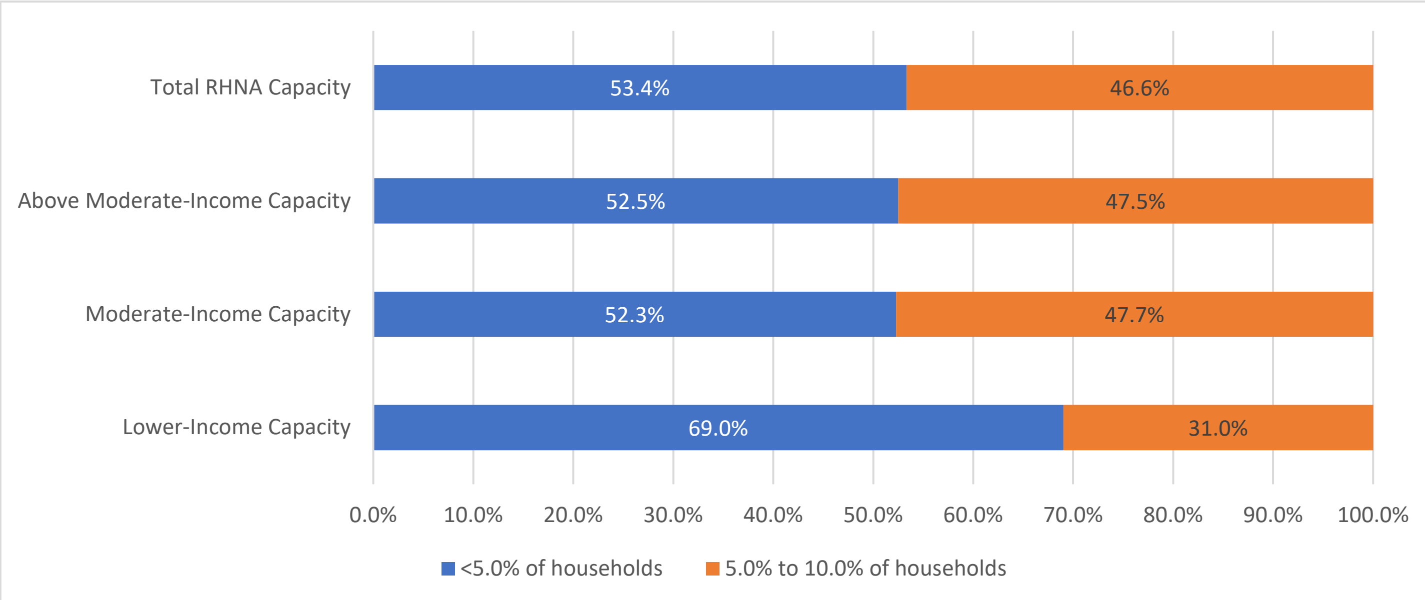
Sources: 2017-2021 ACS; County of Tuolumne 2023.

Potential Effect on Displacement Risk

Overcrowding

Overall, rates of overcrowding are low in the unincorporated county with the exception of the eastern portion of the North Jamestown/New Melones Lake tract. The higher rate is likely associated with the highest poverty rate in the unincorporated county where site inventory is proposed; a high rate of renter overpayment; the current high cost of market rate housing combined with a lack of affordable rental units; and a high representation of mobile homes, which typically have fewer bedrooms than single-family units, yet likely serve as one of the few affordable housing options in the tract. As presented in **Figure 2.41, Percentage Unit Capacity by Overcrowding**, potential for 47.5 of above moderate-income units, 47.7 of the moderate-income units and 31.0 percent of lower-income units have been identified on adjacent sites in the East of Sonora and North Jamestown/New Melones Lake tracts to help to alleviate this issue by increasing the housing supply in a new mixed-income neighborhood to ease pressure on the housing stock, thus potentially reducing displacement risk and overcrowding for these households as well as more units become available.

FIGURE 2.41, PERCENTAGE UNIT CAPACITY BY OVERCROWDING



Sources: 2017-2021 ACS; County of Tuolumne 2023.

In contrast, the largest proportion of the unit capacity is identified in communities with lower overcrowding rates, including 69.0 percent of lower-income, 52.3 percent of moderate-income, and 52.5 of the above moderate-income unit capacity. The addition of these units to the housing stock will facilitate housing mobility opportunities throughout the county near services and resources for households at all income levels and helping to reduce overcrowding and overpayment where overcrowded conditions do exist.

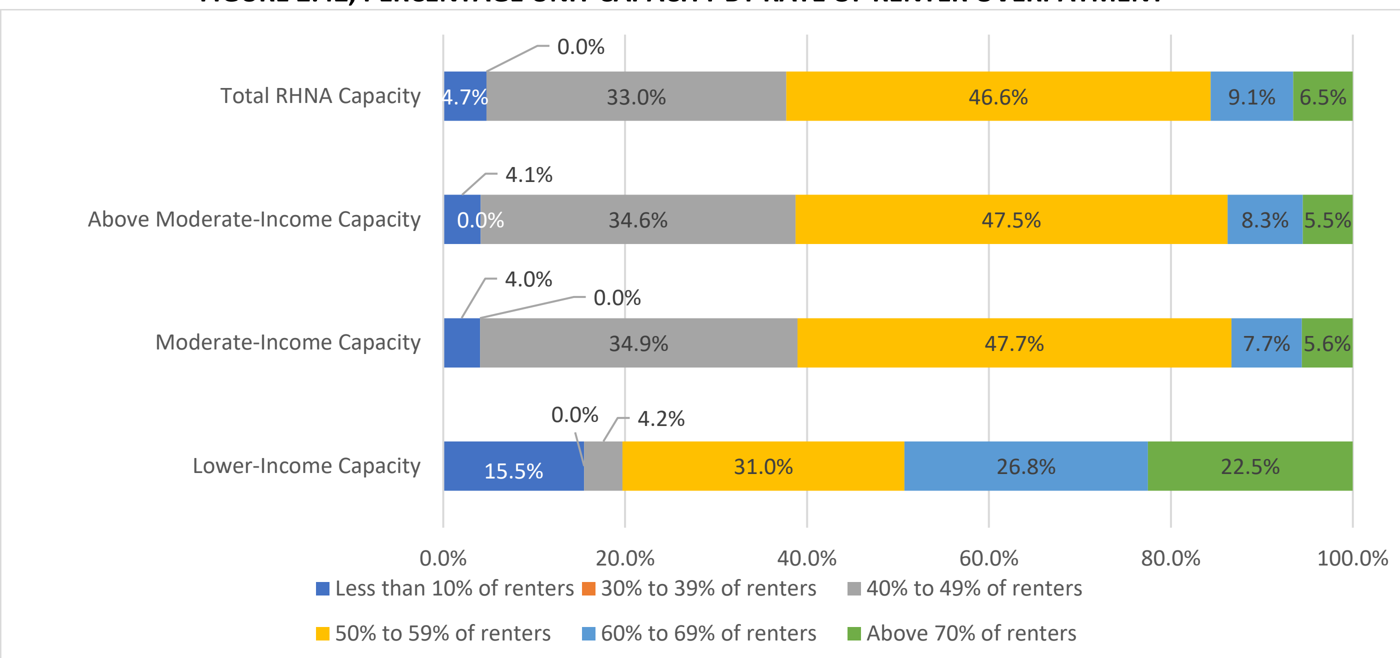
Overpayment

Owners and renters throughout the county are overpaying for housing, likely due to increases in housing costs that have outpaced wage increases, with 39.6 percent of the households experiencing some level of overpayment, as shown by **Figure 2.25, Regional Overpayment**; **Figure 2.26, Homeowner Overpayment; and Figure 2.27, Renter Overpayment**. Lower- and moderate-income households, as well as households in special-needs groups are most at risk of displacement due to overpayment, particularly renter households. While almost one-quarter of the households in the unincorporated county are renters, only 6.3 percent of the housing stock in the unincorporated county are multifamily rental units, of which, 13.0 percent are affordable deed-restricted units; therefore, the remainder of rental opportunities are likely to be single-family units or mobile homes. The overall high rates of cost-burdened renters suggests that there is a significant shortage of affordable and varied rental housing stock opportunities.

Generally, the area's higher rates of rental overpayment correspond with either high poverty levels, lower incomes, higher proportions of renter households, and/or a concentration of special-needs populations, putting these households at risk of displacement when housing opportunities at affordable costs, sizes, or access to resources are not available. By identifying sites to meet the lower-income needs across the unincorporated county, the County aims to combat potential income segregation spurred by available housing that may have resulted in existing patterns of renter overpayment and household income concentration. As shown in **Figure 2.42, Percentage**

Unit Capacity by Rate of Renter Overpayment**, the distribution of unit capacity identifies 6.5 percent of total unit potential, including 22.5 percent of lower-income units, 5.6 percent of moderate-income units, and 5.5 percent of above moderate-income unit capacity in Columbia and Groveland/Big Oak Flat/Pine Mountain Lakes communities with over 70.0 percent of renters overpaying, median incomes in the low category, and high renter populations. Columbia also has the second-highest poverty rate of tracts with site inventory. A similar distribution of unit capacity is identified in the Jamestown and East Sonora tracts with rates of cost-burdened renters between 60.0 and 70.0 percent. An increase in the supply of lower-income units in close proximity to commercial and service resources in these communities will help to alleviate conditions that contribute to overpayment by reducing the gap between supply and demand for this type of housing. The above moderate-income units will facilitate more income-integrated communities.

FIGURE 2.42, PERCENTAGE UNIT CAPACITY BY RATE OF RENTER OVERPAYMENT

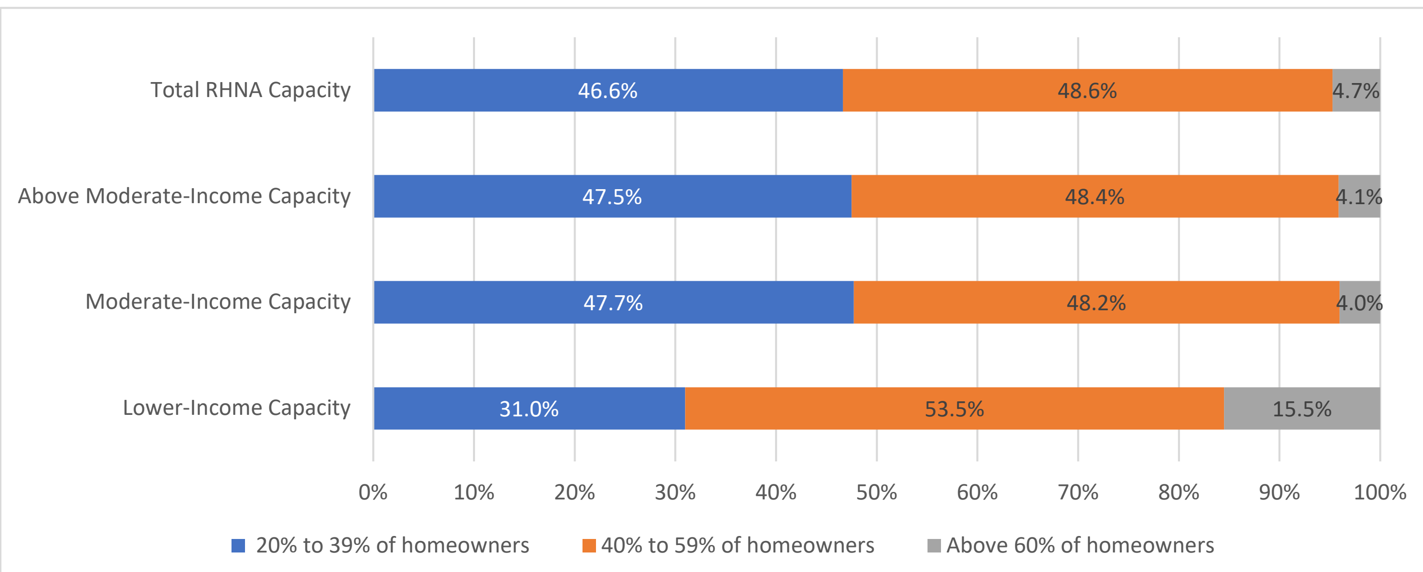


Sources: 2017-2021 ACS; County of Tuolumne 2023.

In communities where between 40.0 and 59.9 percent of renters are cost burdened, the County has identified 79.6 percent of unit capacity to facilitate mobility opportunities for all income households. In two of the four census tracts in this category, multifamily housing makes up less than ten percent of the available housing stock. The addition of these units will help to alleviate existing overpayment by offering lower- and moderate-income units to current and future residents where there is need and increasing the housing stock overall to alleviate the demand on an existing shortage of housing. The remainder of unit capacity is primarily lower-income units (15.5 percent of above moderate-income unit capacity) in areas with relatively low renter populations or a stock of more affordable rental housing.

Rates of cost-burdened homeowners over 60.0 percent are not as prevalent as seen by renters. However, as shown by **Figure 2.43, Percentage of Unit Capacity by Homeowner Overpayment**, 4.7 percent of total site capacity, including 15.5 percent of lower-income, 4.0 percent of moderate-income, and 4.1 percent of above moderate-income unit capacity has been distributed in the Moccasin/Big Oak Flat/Groveland/Pine Mountain Airport area, with rates over 60.0 percent and the highest incidence of overcrowding. Homeowner overpayment between 40.0 and 59.0 percent is seen in just under one half of tracts with identified site potential, in which 53.5 percent of lower-income, 48.2 percent of moderate-income, and 48.4 percent of above moderate-income unit capacity has been identified. Typically, above moderate-income units are unaffordable to cost-burdened households yet will provide housing mobility opportunities for higher-income households that may be overpaying due to limited availability of housing stock, while lower- and moderate-income housing units can help alleviate overpayment. The remainder of unit capacity is proposed in the North Jamestown/New Melones Lake tract with a low rate of cost-burdened homeowners, the high income in this tract suggests that the costs of owner-occupied units are within the ability to pay of higher-income households; conversely coupled with high poverty rates, a concentration of populations of color, and a significant stock of mobile homes indicates that the addition of one half of the moderate-income and 31.0 percent of lower-income unit capacity will help to alleviate existing overpayment by offering lower- and moderate-income units to current and future residents where there is need and increasing the housing stock overall to alleviate the demand on an existing shortage of housing at affordable price points.

FIGURE 2.43, PERCENTAGE OF UNIT CAPACITY BY HOMEOWNER OVERPAYMENT



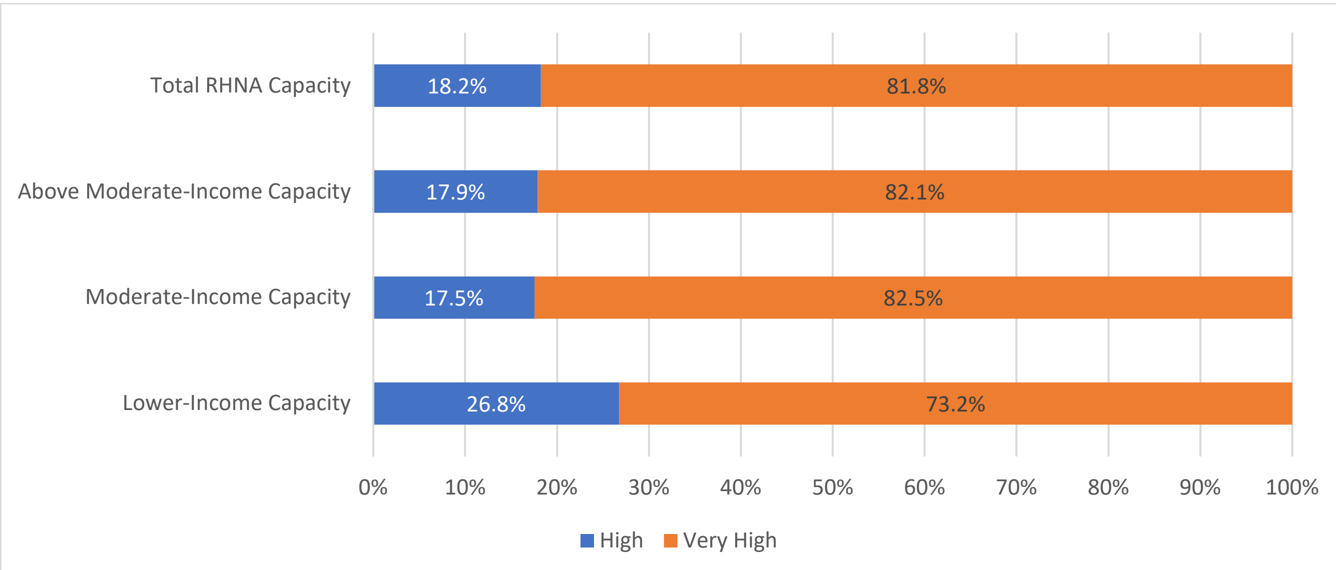
Sources: 2017-2021 ACS; County of Tuolumne 2023.

Special-needs groups that may be disproportionately affected by high housing costs include large families, single-parent households, and seniors. However, the identification of 39.0 percent of lower-income unit capacity in tracts with high and highest resource opportunity provides additional housing supply to alleviate overpayment suggests that special-needs populations may be able to obtain housing in the vicinity of higher-resource opportunities. Further, the site capacity and distribution of units by income category will facilitate mobility opportunities for all households.

Disaster-Driven Displacement

According to **Figure 2.30, Fire Hazard Severity Zones**, much of unincorporated Tuolumne County is projected to have a very high wildfire hazard risk according to CalFire identification of State Responsibility Area (SRA) mapping. Of all units in the RHNA inventory, 18.2 percent are located in a high fire hazard severity zone, including 26.8 percent of lower-income unit capacity, 17.5 percent of moderate-income unit capacity, and 17.9 percent of above moderate-income unit capacity (**Figure 2.44, Fire Hazard Severity Zones, State Responsibility Areas**).

FIGURE 2.44, FIRE HAZARD SEVERITY ZONES, STATE RESPONSIBILITY AREAS



Sources: CalFire 2023; County of Tuolumne 2023.

The County has identified 81.8 percent of unit capacity within the very high fire hazard severity zone, as this zone covers much of the most populated area of the county, including areas in close proximity to services. These sites are within developed communities with established water provision infrastructure with capacity to accommodate additional housing development and public safety services and will be required to meet all applicable codes and standards for fire protection. Fire-prevention measures, such as vegetation clearing, will be undertaken during and following the construction process.

Though wildfires present a displacement risk for households at all income levels, a loss of housing stock affordable to lower-income households, multifamily units, and mobile homes due to a wildfire disaster disproportionately affect renters, seniors, lower-income households, and persons with disabilities. Persons in these groups already experience more limited housing options and have fewer financial resources post-disaster than higher-income households. Actions and strategies to reduce wildfire risk in unincorporated Tuolumne County are included in the County's General Plan Public Health and Safety Element.

The Federal Emergency Management Agency (FEMA) develops maps that identify areas with the highest risk of flooding, differentiating the degree of severity and frequency of flooding anticipated. In contrast to fire hazard severity zones, flood hazard is not a major concern in Tuolumne County. There are no sites with unit capacity identified within a flood hazard area.

Contributing Factors

Through this assessment of fair housing issues, the County identified factors that contribute to fair housing issues, as shown in **Table 2.61, Factors Contributing to Fair-Housing Issues**. While there are several strategies identified to address the fair-housing issues, the most pressing issues are the shortage of affordable rental housing, rising housing costs, housing conditions, and limited employment and transit mobility, which contribute to overpayment and risk of displacement. The combination of these factors presents challenges to housing and economic mobility in the short and near term for many households, particularly lower-income households. Prioritized contributing factors are **bolded** and associated actions to meaningfully affirmatively further fair housing related to these factors are ***bold and italicized***. Additional programs to affirmatively further fair housing are included in Housing Goals, Policies, and Programs section of this Housing Element.

TABLE 2.61
FACTORS CONTRIBUTING TO FAIR-HOUSING ISSUES

Fair Housing Issues	Contributing Factors	Meaningful Actions
Lack of variety and inventory of rental housing types	Dominance of single-family zoning Competition for affordable rental housing units Condition of older rental units, particularly single-family rentals	3.A.a: Vacant Sites for Residential Development Database ***3.A.b: Accessory Dwelling Unit Ordinance*** 3.A.c: General Plan Amendments to Facilitate Residential Development ***3.B.b: Development and Acquisition of Affordable Rental and For-Sale Housing*** ***3.B.d: Rental Assistance*** 3.B.e: Mobile Home Parks 3.B.f: State Density Bonus 3.C.a: Infill Development 3.D.e: Replacement of Existing Affordable Units ***3.F.a: Housing for Special-Needs Groups***
Displacement of residents due to economic pressures	Insufficient supply of assisted and market-rate affordable housing High rates of renter overpayment Unaffordable home sale prices Large number of vacant homes for recreational, occasional, and/ or short-term rental use. Shortage of jobs, resulting in a need for increased commute lengths, adding to cost burden	3.B.c: First-Time Homebuyer Program ***3.B.d: Rental Assistance*** 3.C.a: Infill Development ***3.D.b: Enforcement of Health and Safety Codes*** 3.D.c: Improve Hazard and Health Conditions in Older Homes ***3.D.d: Energy Conservation*** ***3.E.b: Access to Resources***

Fair Housing Issues	Contributing Factors	Meaningful Actions
		3.F.c: Homelessness
Displacement of residents due to housing condition	Age of housing stock paired with low median income, particularly in the Jamestown, Yankee Hill, Columbia, unincorporated portion of tract northeast of Sonora, and Big Oak Flat/Groveland areas High rate of absentee landlords and homeowners Aging population – deferred maintenance Estimated 80.0 percent of mobile home stock in need of repairs or rehabilitation Costs of repairs or rehabilitation	3.B.e: Mobile Home Parks ***3.D.a: Monitoring and Assisting Affordable Housing Projects*** 3.D.b: Enforcement of Health and Safety Codes 3.D.c: Improve Hazard and Health Conditions in Older Homes ***3.D.d: Energy Conservation*** ***3.F.a: Housing for Special-Needs Groups***
Limited transit mobility between areas of the county not located directly on SR 108 and SR 49	Limited availability and frequency of public transportation off of major transit corridors, particularly for residents in central Stanislaus Forest, and northeast of Long Barn Extremely low transit ridership Lack of connectivity to job opportunities to the west	3.C.a: Infill Development ***3.E.b: Access to Resources***

SITES

Projected Housing Needs

Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) is the State-mandated process to identify the total number of housing units (by affordability level) that each jurisdiction must accommodate in its Housing Element. Each jurisdiction is required to identify suitable sites for residential development and identify goals and implementation strategies in its Housing Element that will aid in meeting its RHNA goals. A jurisdiction is not required to build or fund these units.

The California Department of Housing and Community Development (HCD) prepared the projected RHNA for the unincorporated area of Tuolumne County (see **Table 2.62**). They are authorized by California Government Code Section 65584 to make the final RHNA determination. The RHNA was prepared for the period of June 30, 2024, through June 30, 2029. Tuolumne County's 7th cycle RHNA projection period is the same as the planning period for the 7th round Housing Element. These planning periods have been established by HCD. RHNA calculations are based on population estimates for the unincorporated areas of Tuolumne County based on the 2020 Census and California Department of Finance (DOF) population projections, state of emergency adjustments, changes in group quarters population and households, vacancy rates, overcrowding, projected growth, and other factors. The RHNA projects that two additional housing units will be required in the unincorporated area of Tuolumne County by June 30, 2029, to meet the fair share of the regional housing need. Therefore, the existing nonrecreational housing units will need to increase by two housing units in the unincorporated area of the county.

Basic housing construction needs for the five-year planning period have been calculated at two units for the unincorporated area of Tuolumne County. Housing units demolished or destroyed by fire would be counted as units lost and would be included in the calculation of the net gain in housing stock each year.

TABLE 2.62
REGIONAL HOUSING NEEDS
UNINCOPORATED AREA OF TUOLUMNE COUNTY
JUNE 30, 2024 –THROUGH JUNE 30, 2029

Income Group	Number	Percentage
Extremely Low	1	50%
Very Low	0	0%
Low	1	50%
Moderate	0	0%
Above Moderate	0	0%
TOTAL	**2**	**100%**

Source: HCD, 2023.

Resource Inventory

Land Suitable for Residential Development

As stated in the previous section, Tuolumne County is projected to need two additional housing units from June 30, 2024, through June 30, 2029, to accommodate the projected increase in households within the unincorporated area of the county. To facilitate the necessary housing construction, Tuolumne County must provide an adequate amount of land that is appropriately zoned for the required residential development.

Parcels suitable for residential development are identified in the maps in Appendix A. Most of the parcels are vacant. Those that are non-vacant have been included because of their strong potential for residential development before June 30, 2024, either based on a proposed County project, property owner expressed interest, or the fact that the property is for sale. There are more than enough vacant parcels to address the County's RHNA number of two.

Sites Suitable for Lower-Income Housing

The County analyzed sites that are suitable for lower-income households (which includes extremely low-, very low, and low-income categories) to meet the County's RHNA goal. The County's five-year RHNA goal for lower-income households is one very low-income unit and one low-income unit for a total of two lower-income units. All sites with units allocated towards the lower-income RHNA on the following table (**Table 2.63**) are located within identified communities, which are adjacent to or near services and amenities. All identified sites are half an acre to 10 acres in size, with wet and dry utilities available within 300 feet of the site or closer. Parcels with slopes greater than 30 percent were not included in the table, as land with an average slope greater than 30 percent is considered a constraint to development because of threat for landslides and mudflows. All parcels identified in the past two Housing Element updates as suitable for housing for lower-income households allow multifamily residential development without discretionary review. In addition, there are multiple sites in the inventory that are suitable for lower income units that were not included in the two prior Housing Elements (and so are not subject to Government Code Section 65583.2(c) and those sites can accommodate more than the 2 units for lower income households included in the RHNA.

To estimate the realistic number of units that could be constructed on each site, land use controls such as zoning and development standards and environmental constraints have been considered when estimating the true potential for units. Constraints, including environmental constraints like oak woodland habitat, aquatic habitat, and the presence of mapped wetlands, along with other density restrictions, such as being located within an Airport Overlay District, reduced the density per acre from a maximum of 15 units per acre, based on the nature and extent of the constraint. These constraints, while identified for several sites, can either be mitigated or avoided and are not known to preclude development. For example, a wetland (based on mapping from the US Fish and Wildlife Service) on a site would directly impact the number of potential units due to required setbacks from this habitat, and therefore the realistic unit number was reduced. The presence of a sensitive species or being located within the range of a sensitive species, as mapped by the California Natural Diversity Database (published by the California Department of Fish and Wildlife), would impact the potential of full site buildout as avoidance or other setbacks may be required. Blue line streams depicted on the US Geological Survey quadrangle maps, either perennial (PER) or intermittent (INT), were also used to evaluate potential site constraints that would limit the full buildout to 15 units per acre.

Potentially, 71 units could be developed to meet the County's lower-income RHNA. The County's RHNA goal is two units for lower-income households.

TABLE 2.63
SITES INVENTORY

Site ID	APN	Acreage	Community	General Plan Designation	Zoning Designation	Minimum Density Allowed (du/ac)	Maximum Density Allowed (du/ac)	Maximum Unit Capacity or Maximum per County (for moderate category – lower than maximum allowed under zoning)	Existing Use/ Vacancy	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Additional Information on Non-Vacant Sites
SITES SUITABLE FOR LOWER INCOME RESIDENTIAL DEVELOPMENT														
1	043-210-009	3.2	Sonora	HDR	R-3	8	15	48	Non-vacant	3	6	7	16	Existing residential structures (if applicable) are not lower income. Structures would either be demolished or rehabilitated and incorporated into new development
2	044-490-015	4.96	Sonora	HDR	R-3:MX	8	15	74.4	Vacant	8	17	19	44	
3	007-201-003	8.9	Big Oak Flat	GC	C-1 & O	0	15	133.5	Non-vacant	11	23	24	58	Existing residential structures (if applicable) are not lower income. Structures would either be demolished or rehabilitated and incorporated into new development
4	003-280-039	4.6	Jamestown	HDR	R-1:MX	0	15	69	Vacant	6	13	15	34	These three parcels are expected to develop together
5	003-280-040	3.4	Jamestown	HDR	R-1:MX	0	15	51	Vacant	5	10	10	25	
6	003-280-044	0.91	Jamestown	MDR	R-1:MX	0	9	8.19	Vacant		4	4	8	
7	058-010-040	9.9	Jamestown	HDR	A-10	0	15	148.5	Non-vacant	14	29	31	74	Existing residential structures (if applicable) are not lower income. Structures would either be demolished or rehabilitated and incorporated into new development
8	003-020-041	5.9	Jamestown	HDR	AE-37 & O	0	15	88.5	Vacant	8	17	19	44	These two parcels are expected to develop together
9	003-010-028	49.22	Jamestown	MDR	AE-37 & O	0	9	442.98	Vacant		221	221	442	
10	033-033-049	4.71	Columbia	GC	C-1	0	17	80.07	Vacant	16	32	32	80	
11	033-033-048	0.51	Columbia	GC	C-1	0	17	8.67	Vacant					

Site ID	APN	Acreage	Community	General Plan Designation	Zoning Designation	Minimum Density Allowed (du/ac)	Maximum Density Allowed (du/ac)	Maximum Unit Capacity or Maximum per County (for moderate category – lower than maximum allowed under zoning)	Existing Use/ Vacancy	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Additional Information on Non-Vacant Sites
12	033-033-029	0.1	Columbia	GC	C-1	0	17	1.7	Vacant					
13	038-060-048	0.33	Mono Vista	BP	BP	n/a	n/a	n/a	Non-vacant		1		1	Existing residential structures (if applicable) are not lower income. Structures would either be demolished or rehabilitated and incorporated into new development
14	038-060-050	0.18	Mono Vista	BP	BP	n/a	n/a	n/a	Non-vacant		0	1	1	
15	038-060-049	0.2	Mono Vista	BP	BP	n/a	n/a	n/a	Non-vacant		1		1	
16	043-760-010	21	Sonora	HR	A-20	n/a	n/a	n/a	Vacant		94	95	189	
17	066-160-078	61.21	Groveland	RR	AE-37:AIR	0	0.2	0	Vacant		41	42	83	
18	044-600-010	25.32	Sonora	LDR	R-1:MX & O	3	6	0	Vacant					
19	044-600-004	1.01	Sonora	LDR	R-1:MX & O	3	6	0	Vacant		56	56	112	
20	059-020-042-000	1.13	Jamestown	MDR (Pending Rezone)	RE-1	0	9	10.17	Non-Vacant		5	5	10	Existing residential structures (if applicable) are not lower income. Structures would either be demolished or rehabilitated and incorporated into new development
									Total	**71**	**570**	**581**	**1222**	

Notes:

Proximity to Airport – Properties within the boundaries of the Airport Land Use Commission (ALUC) may have additional density or height restrictions over and above the requirements of the base zoning district. Assessor's Parcel Number (APN) 37-041-001 is in ALU) Zone C and B1 and APN 32-230-007 is entirely within Zone C. The maximum allowable persons per acre in Zone B1 is 50, and in Zone C is 225. Estimating approximately 2.3 people per household, the units shown for APNs 37-041-001 and 32-230-007 is consistent with the ALUC plan, with the clustering of units on APN 32-230-007 to meet the ALUC Plan requirements. Zone D does not have any density restrictions, but only requires that hazards to flight, such as physical (tall objects), visual, or electronic forms of interference with the safety of aircraft be prohibited.

Setbacks – Building setback requirements can impact the number of units that can be developed on a site. Setback requirements are provided for each parcel and this information was factored into the final calculation as to the number of potential units for the site. The Tuolumne County Fire Prevention Bureau (FPB) has the ability to reduce site-specific setbacks based on project design features and construction materials.

Oak Woodland/Aquatic Resources – Potential density on properties with oak woodland or aquatic habitat were also adjusted to reflect the environmental constraints on a site. If environmental resources are avoided by project design, while overall density goes down, the cost of the project is also reduced because the need for mitigation measures to address impacts is reduced.

Table 2.63 also provides information on each parcel suitable for development of units with appropriate densities for moderate- and above moderate-income households. Maximum allowable density is 12 dwelling units per acre for the large majority of the parcels suitable to address the moderate-income RHNA (parcels zoned R-2). However, given the site constraints common in foothill communities, such as topography, an average of nine dwelling units was used to calculate the number of potential units that could be built on those parcels to provide a conservative estimated range of total potential units. Parcels that allow 12 dwelling units per acre are well suited for the development of housing affordable to moderate-income households earning at or below 120 percent of the area median income. Other zones are also suitable and a few parcels in C-1 and AE-37 have been included in the inventory based on the characteristics of those particular parcels. Based on a conservative density of nine dwellings per acre, 698 units could be constructed to meet the County's moderate-income housing goal. **Table 2.63** also includes parcels suitable for lower-density development. Many of the parcels have a minimum density requirement that has been used to calculate the units that could be developed on the parcel. The other parcels in the list have a maximum unit potential of two units or less so for a conservative estimate of realistic unit capacity, those parcels have assumed one unit would develop on the parcel. Based on these conservative assumptions, 33 units could be constructed to meet the County's above moderate-income housing goal. The realistic number of unit on sites in **Table 2.63** are more than sufficient to address the County's RHNA of two lower income units.

Density Analysis and Infrastructure Availability

Prior to the adoption of the 2018 General Plan, the County reviewed the land use map to encourage growth in areas where services exist, such as infrastructure, and directs development away from areas with limited growth potential due to the lack of adequate public services and facilities and areas that are constrained by natural characteristics that do not lend themselves to development, such as steep slopes. This was founded in the work completed for Tuolumne Tomorrow: Tuolumne County Regional Blueprint Planning Report Preferred Growth Alternative. Through this coordinated effort, the City of Sonora, Tuolumne County, the Tuolumne County Transportation Council (TCTC), and community members developed Guiding Principles for growth and development and studied the potential effects of the likely land use development pattern and possible alternative growth scenarios on the transportation system, housing, local economy, quality of life, natural resources, and the environment. This planning process used growth forecasts derived from calculations conducted using the U-Plan model and the Tuolumne County Regional Travel Demand Model.

Prior to designating land for multiple-family residential uses, the County evaluated parcels to determine the presence of steep slopes, target wildlife habitats, soils that support special-status plants or high value agricultural land, capable fault zones, flood zones, and wetlands. Land with constraints described here are not ideal candidates for multiple-family residential uses. Similarly, land under Williamson Act land conservation contract or zoned TPZ (Timberland Production) was not considered for multiple-family residential designation. Land designated Medium-Density Residential (MDR), High-Density Residential (HDR), and Mixed Use (MU) is anticipated to be able to provide the majority of the affordable housing within the county over the remainder of the planning period.

In Tuolumne County, land developers find it to be more cost effective to create subdivisions where the resultant lots are greater than two acres, due to the lack of public improvements required specifically, public water and sewer systems. On parcels greater than three acres in size, power utility lines are not required to be undergrounded, and public sewer is not required. Off-site road improvements usually constitute the greatest expense in developing these projects.

Development to a density of one unit per less than two acres requires paved roads and public water. Development to a density of three units per acre also requires public sewer service. There are currently five public sewer districts within Tuolumne County. There are seven community water systems under local jurisdiction and 54 community water systems (excluding the Department of Corrections) under State jurisdiction. A community water system is defined as a public water system that regularly provides water to year-long residents. Those not part of community water systems receive domestic water from private water wells and those outside of public sewer districts dispose of wastewater through on-site sewage treatment and disposal systems.

Analysis conducted in the Environmental Impact Report certified for the Tuolumne County General Plan Update, approved on January 3, 2019, indicates that public water and sewer system capacity is available to accommodate the expected population increase through 2040. A 2021 study performed by the Tuolumne Utilities District (TUD) indicates that the district will have enough water to support anticipated growth through the year 2045. Affordable housing is typically constructed in urban settings at densities that require urban services. Service providers have indicated that their ability to provide service, based on regional needs, could be met; however, service would be contingent on upgrades to both water and sewer systems depending on the location of the housing projects.

Some of the necessary improvements that may be required include piping sections of the raw water ditch system, replacement of water and sewer mains and interceptors, extending water mains, development of additional groundwater supplies, and planned enlargement of the regional wastewater treatment plant operated by the Tuolumne Utilities District and wastewater treatment plants operated by the Jamestown Sanitary District, Tuolumne Sanitary District, and Groveland Community Services District. Some of these improvements can be financed with the district’s capital reserve funds, while others would be the financial responsibility of the developers. Currently TUD is pursuing a long term water service contract from the US Bureau of Reclamation Central Valley Project for up to 6,000 acre-feet annually for future tribal, municipal, industrial, and agricultural uses in portions of the west Tuolumne County. This contract will provide increased water supply reliability and could serve large scale developments, should they request water in the future. TUD is also pursuing funding for the $50 million Sierra Pines Regional Water Treatment Facility which will consolidate six deteriorating water treatment facilities, expand capacity to serve new development, and also prepare TUD for the potential consolidation of several private water companies in the area that may be struggling to achieve compliance with current regulations.

The Local Agency Formation Commission (LAFCO), which is staffed by the County of Tuolumne Planning Division, conducted its 2013 Municipal Services Review. They confirmed that the Tuolumne Utilities District and the Groveland Community Services District are the only two providers in the area who are large enough to be required to have an Urban Water Management Plan. The plans were reviewed as part of the LAFCO review and both include language related to affordable housing, as required in Chapter 727 of the California Government Code Section 65589. An update to the Municipal Services Review for Groveland was completed in 2022 and continued to include this language. An update to the Municipal Services Review for Tuolumne Utilities District is currently underway.

Provision of public water and sewer service for urban development has little effect on achieving the permitted maximum density allowed by a specific land use designation because construction of necessary improvements requires little, if any, aboveground construction. Provision of adequate access roads does use a portion of the developable land on a site; however, having adequate ingress and evacuation routes is essential to protecting life and property in times of a fire emergency.

Dry Utilities

Dry utilities, including cable, electricity, and telephone service, are available to all areas in the county. Service providers for Tuolumne County are:

- Electricity: Pacific Gas and Electric Company (PG&E)
- Telephone: AT&T, Verizon, Sonic, and more
- Internet Service: AT&T, Verizon, Sonic, and Xfinity

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AT-RISK UNITS/AVAILABLE HOUSING PROGRAMS/ QUANTIFIED OBJECTIVES

Existing Assisted Housing Developments

Housing developments within the unincorporated area of Tuolumne County that include subsidized housing units are listed in **Table 2.64.**

TABLE 2.64
ASSISTED HOUSING DEVELOPMENTS

Development	Location	No. of Units	Rent-Restricted Units	Program Status
Sierra Commons Apartments	***Columbia***	***40***	***40***	***USDA Section 515/owner can prepay at any time. Property use restriction expires 2/6/2034***
East Garden Apartments	Jamestown	51	51	LIHTC & USDA Section 515 contract expires 6/13/2041
Jamestown Terrace	Jamestown	56	55	LIHTC & USDA Section 515 contract expires 2072
Tuolumne City Senior Apartments	Tuolumne	30	30	LIHTC affordability extended to 2047 & USDA Section 515 contract expires 8/24/2043
Tuolumne Apartments	Tuolumne	52	51	LIHTC, HUD, HCD & PRAC^. Contract expires 2068.
Twin Pines Apartments	Groveland	39	39	LIHTC, CalHFA, HCD. Affordability expires in 2046
Oak Hills Apartments	Jamestown	80	80	LIHTC affordability expires in 2053
Columbia Village	Columbia	80	79	LIHTC affordability expires in 2053
Forest View Apartments	East Sonora	60	59	LIHTC affordability expires in 2053
Kelso Court Group Home	***Sonora***	***7***	***6***	***HUD 811 & PRAC^. Contract expires 2/6/2034.***

HCD = California Department of Housing and Community Development; CalHFA = California Housing Finance Agency; HUD = United States Department of Housing and Urban Development; LIHTC = Low-Income Housing Tax Credit; ^PRAC = Project Rental Assistance Contract; USDA = United States Department of Agriculture.

Sources: California Housing Partnership Corporation, 2023; HCD data package, 2023.

Pursuant to Government Code Section 65583, Tuolumne County has inventoried subsidized units within the county that are at risk of losing their affordability restrictions and concluded that Sierra Commons Apartments and Kelso Court Group Home are at potential risk for conversion to market-rate housing because their affordability contracts expire prior to June 30, 2034 (10 years from the beginning of the 7th cycle Housing Element planning period). Those two projects are bolded and italicized in the table above and they contain 46 at-risk assisted units. Their contracts are not due to expire until early in 2034, so nearly 10 years from the beginning of the planning period, so there is a substantial amount of time for preservation options to be explored and executed. The other properties are at low risk for conversion to market-rate rentals.

Owners of federally funded projects eligible for prepayment can choose to retain project ownership in exchange for additional federal incentives or sell their properties under a voluntary sale program. If the owners choose to sell, tenants, nonprofit organizations, and governmental agencies are provided with an exclusive 12-month negotiating period. Prepayment and conversion of the housing to non-low-income uses can only occur if there is no willing buyer. Restrictions on prepayment are applicable under federal law; prepayment is only accepted when all efforts to preserve the units as low income fail. A Notice of Intent (NOI) can be filed up to two years prior to the prepayment date to indicate the preliminary decision to pay off the loan. Within nine months following the NOI, a Plan of Action must be submitted to the United States Department of Housing and Urban Development (HUD) by the owners. This is to include proposed changes in mortgage or regulatory agreements; description of federal, State, and local incentives being requested to develop or own the property; and proposed plans to transfer the title and/or sell the property.

Preservation/Acquisition of At-Risk Units

Based on the 56-unit Jamestown Terrace, the “as-is” appraised value is $2,750,000 for the 56-unit complex. A per-unit figure would not be entirely accurate because the complex includes common facilities and amenities. For estimation purposes only, the per-unit cost of replacement would be $49,107.

If a developer offers one of these properties for sale, the County will help identify and work with an affordable housing developer who has the expertise to put together a financing package with subsidies needed to maintain the affordability of the project. The County competes for State HOME and Community Development Block Grant (CDBG) funds through a competitive process. The County can apply for funds to assist an at-risk project, as it did with Tuolumne Apartments, to extend affordability for another 55 years and make improvements needed to maintain the property in good condition. In 2013, Tuolumne County received a $3,334,629 HOME loan to assist Tuolumne Apartments at the request of the current project owner, The Michaels Organization. Tuolumne Apartments has been kept as affordable for another 55 years.

There are many qualified affordable housing developers in the State of California, both nonprofit and for-profit, that can acquire and manage the County’s at-risk units. These include developers such as The Michaels Organization, which purchased Tuolumne Apartments. Other developers in the region include Visionary Home Builders in Stockton, the Stanislaus Regional Housing Authority, Mutual Housing in Sacramento, and Mercy Housing in Sacramento. There are also many affordable housing developers who work statewide, such as Christian Homes (they have a Northern California office), BRIDGE Housing, and other developers with experience in affordable housing finance.

Replacement of At-Risk Units

The cost of replacing these at-risk units is high and will require subsidized financing sources to make the project economically viable given that the projects have below-market rents. The County does not receive a direct allocation of federal HOME or CDBG funds and competes through a competitive process for State HCD HOME Funds. The State HOME Program only has funds for a few projects each year for all jurisdictions in California that do not receive a direct allocation of funds. The 2013 HOME project loan for Tuolumne Apartments is the first project assistance awarded to Tuolumne County, although the County has been successful in receiving HOME program funds for County housing programs. New and existing State funding is available and could be used by an affordable housing developer. The County will continue to apply for affordable housing funding and assist interested developers to the extent that funds are available for affordable housing development.

It is the County's objective to preserve all subsidized units within the unincorporated area of Tuolumne County during the planning period and the County will continue to monitor the status of these projects. To preserve the subsidized units, the County will work diligently to identify funding sources and pursue funding sources at the federal, State, or local levels to preserve at-risk units on a project-by-project basis. The County is also committed to providing tenant education in coordination with other local agencies to occupants of at-risk units.

Housing Resources and Programs

Federal and State

Table 2.65 lists federal and State funding sources that the County could apply for by itself or with partners.

TABLE 2.65
FINANCIAL RESOURCES FOR HOUSING ACTIVITIES

Program Name	Description	Eligible Activities
Federal Programs		
Community Development Block Grant (CDBG)	Grants available to the County on a competitive basis for a variety of housing and community development activities. The County competes for funds through the State's application process.	• Acquisition • Rehabilitation • Homebuyer Assistance • Economic Development • Homeless Assistance • Public Services
Housing Choice Voucher Program (Section 8)	Assistance program that provides direct funding for rental subsidies for very low-income families.	• Rental Assistance
Home Investment Partnership Program (HOME)	Grants available to the County on a competitive basis for a variety of housing activities. County competes for funds through the State's application process.	• Homebuyer Assistance • Rehabilitation • New Construction • Rental Assistance
Section 202	Grants to private nonprofit developers supportive housing for very low-income seniors.	• New Construction
Housing Rehabilitation Program	Provides financial assistance to low-income homeowners for health and safety improvements.	• Rehabilitation
Emergency Shelter Grants	Competitive grants to help local governments and nonprofits finance emergency shelters, transitional housing, and other supportive services.	• New Construction • Rehabilitation • Homeless Assistance • Public Services

Program Name	Description	Eligible Activities
Continuum of Care/Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH)	Funding through the HEARTH Act of 2009 to provide necessary resources for development of programs to assist homeless individuals and families.	• Homeless Assistance • New Construction
Housing Opportunities for Persons with AIDS (HOPWA)	The HOPWA program provides housing assistance and supportive services for low-income people with HIV/AIDS and their families.	• Rental Assistance
State Programs		
Local Housing Trust Fund Matching Grant Program	Provides matching grants to local housing trust funds that are funded on an ongoing basis from private contributions or public sources that are not otherwise restricted in use for housing programs.	• New Construction • Homebuyer Assistance
Single-Family Housing Bond Program (Mortgage Revenue Bonds)	Bonds issued to local lenders and developers so that below-market interest rate loans can be issued to first-time homebuyers.	• Homebuyer Assistance
Mortgage Credit Certificates (MCC)	Provides qualified first-time homebuyers with a federal income tax credit that reduces the borrower's federal tax liability, providing additional income, which can be used for mortgage payments.	• Homebuyer Assistance
Prop 63 Mental Health Services Act Funds	Funding for capital improvements and operating subsidies for supportive housing for formerly homeless or at-risk individuals with mental disabilities.	• Special-Needs Programs • New Construction
CalHome Program	Grants awarded to jurisdictions for owner-occupied housing rehabilitation and first-time homebuyer assistance.	• Homebuyer Assistance • Rehabilitation
Low-Income Housing Tax Credit (LIHTC)	A 4 percent annual tax credit that helps owners of rental units develop affordable housing.	• Construction of Housing

Program Name	Description	Eligible Activities
Affordable Housing Partnership Program (AHPP)	Provides lower-interest-rate California Housing Finance Agency (CalHFA) loans to homebuyers who receive local secondary financing.	• Homebuyer Assistance
Permanent Local Housing Allocation (PLHA)	PLHA provides a permanent source of funding for all local governments in California to help cities and counties implement plans to increase the affordable housing stock. The two types of assistance are: formula grants to entitlement and non-entitlement jurisdictions, and competitive grants to non-entitlement jurisdictions.	• Predevelopment • Development • Acquisition • Rehabilitation • Preservation • Matching Funds • Homelessness Assistance • Accessibility Modifications • Homeownership Assistance • Fiscal Incentives
Local Early Action Planning (LEAP) Grants	The LEAP grants provide over-the-counter grants complemented with technical assistance to local governments for the preparation and adoption of planning documents and for process improvements that accelerate housing production. Facilitate compliance to implement the sixth-cycle Regional Housing Needs Assessment.	• Housing Element Updates • Updates to Zoning, Plans, or Procedures to Increase or Accelerate Housing Production • Preapproved Architectural and Site Plans • Establishing State-Defined Pro-housing Policies • See Complete List in Program Materials
Senate Bill 2 Technical Assistance Grants	Financial and technical assistance to local governments to update planning documents and the development code to streamline housing production, including, but not limited to, general plans, community plans, specific plans, implementation of sustainable communities' strategies, and local coastal programs.	• Technical Assistance • Planning Document Updates

Program Name	Description	Eligible Activities
Housing and Disability Advocacy Program (HDAP)	Services to assist disabled individuals who are experiencing homelessness apply for disability benefit programs while also providing housing assistance. HDAP has four core requirements: outreach, case management, disability advocacy, and housing assistance.	• Rental Assistance
No Place Like Home	Loans to counties or developers in counties for permanent supportive housing for those with mental illness who are homeless or at risk of homelessness.	• New Construction
Homeless Emergency Aid Program (HEAP)	A block grant program designed to provide direct assistance to cities, counties, and continuums of care to address the homelessness crisis throughout California.	• Identified Homelessness Needs • Capital Improvements Related to Homelessness • Rental Assistance
California Emergency Solutions and Housing (CESH)	Provides funds for activities to assist persons experiencing or at risk of homelessness. Program funds are granted in the form of 5-year grants to eligible applicants.	• Homelessness Service System Administration • New Construction • Rental Assistance

Regional and Local

Housing Trust Fund

The County's Housing Trust Fund was established in 2008 when the Inclusionary Housing Ordinance was adopted. The balance in the Affordable Housing Trust Fund account is $3,710.

Housing Collaborative

The County Housing Collaborative is a group of businesses and organization that meet quarterly to address housing needs in the county.

Central Sierra Continuum of Care

County staff participate in the Central Sierra Continuum of Care, which serves Amador, Calaveras, Tuolumne, and Mariposa Counties.

Stanislaus Regional Housing Authority (SRHA)

The SHRA serves Alpine, Amador, Calaveras, Inyo, Mariposa, Mono, Stanislaus, and Tuolumne Counties addressing public housing needs, housing choice vouchers, affordable housing and other specific Housing and Urban Development (HUD) funds and services. SRHA has been designated as a "high performing" public housing authority by HUD since 2008. This designation is given to public housing authorities (PHAs) that score above a 90 out of 100 points. PHA projects are assessed based on a physical inspection (40 points), financial condition (25 points), management system (25 points), and timely use of capital funds (10 points). The total PHA score is then created out of the average score for all projects weighted by the number of units.

Resources to Address Homelessness in Tuolumne County

People who are homeless, or at risk of becoming homeless, represent diverse groups and circumstances. A wide variety of housing and services are needed to help individuals and families become and stay housed. Services currently available in Tuolumne County are shown in **Table 2.66.**

TABLE 2.66
SERVICES AVAILABLE IN TUOLUMNE COUNTY

Resource/Service	Organization
Case Management	• Area 12 Agency on Aging • Anthem Blue Cross • Amador-Tuolumne Community Action Agency (ATCAA) • Center for Nonviolent Community • Give Someone a Chance • Tuolumne County Behavioral Health • Tuolumne County Probation Treatment Team • Tuolumne County Social Services • DRAIL (Disability Resource Agency for Independent Living) • Resiliency Village
Clothing	• Tuolumne County Schools • Nancy's Hope
Thrift Items	• Salvation Army • Vets Helping Vets
Behavioral Health Services	• Tuolumne County Behavioral Health • Behavioral Health Peer Enrichment Center

Resource/Service	Organization
	• MACT Health Board, Inc. • Tuolumne County Probation • Mathieson Memorial Clinic
Emergency Shelters	• ATCAA – family shelter with 25 beds • Center for Nonviolent Communication (CNVC) – domestic violence shelter with 12 beds
Permanent Supportive Housing	• Cabrini House – 5 beds – County of Tuolumne • Washington Street Shared Housing – 6 beds – County of Tuolumne • Hospital Road Apartments – 9 units – Stanislaus County Housing Authority
Food Banks/Grocery Funds/Hot Meals	• ATCAA • CalFresh Food, Tuolumne County Department of Social Services • Interfaith • David Lambert Center • Jamestown Family Resource Center • Meals on Wheels • Various Churches/Feed Net
Rental Assistance/ Housing/Diversion Financial Assistance	• ATCAA • CNVC • County of Tuolumne CalWORKs • Catholic Charities • Salvation Army • Stanislaus County Housing Authority • Me-Wuk Tribal TANF
Landlord Engagement	• ATCAA • Stanislaus County Housing Authority
Risk Mitigation Fund	• ATCAA
Screenings for Mental Health	• Area 12 Agency on Aging • Tuolumne County Behavioral Health • Tuolumne County Juvenile Hall
Showers	• Give Someone a Chance Shower Bus • Lambert Community Center • Various churches • Columbia College
Temporary Hotel Stays	• ATCAA • MACT Health Board, Inc. • Salvation Army
Transportation to appointments	• Mathieson Memorial Clinic • Common Ground Senior Services • Vets Helping Vets • Give Someone a Chance • Lambert Community Center • County of Tuolumne Behavioral Health • Wave – Wheels and Village Express Transportation
Victim/Legal Assistance	• District Attorney's Office • Interfaith

Resource/Service	Organization
	• Catholic Charities • Central California Legal Services • Tuolumne County Superior Court Self Help Center
Senate Bill 1152 Requirements for Discharging Homeless Patients	• 2018 Legislation requiring hospitals to increase planning and services when discharging homeless patients. This potentially will be a benefit to homeless patients and a challenge for hospitals and their service partners.

Affordable Housing Programs

As funds are available, the County Community Development Department Housing Division operates a number of affordable housing programs that also create affordable housing opportunities. Affordable Housing Programs are funded with grant funding from the California Department of Housing and Community Development's HOME Programs, the Federal Home Loan Bank Affordable Housing Program in partnership with Oak Valley Community Bank, and Grid Alternatives. These include:

- First-time homebuyer program;
- Down payment matching grant program;
- Rental assistance program; and
- Housing rehabilitation program for homeowners.

Mobile Home Rent Control

The County continues to enforce the County Mobile Home Rent Control Ordinance and monitors rents annually. Rent increases for residents covered under the ordinance are limited to the annual Social Security Cost of Living increase.

Housing Choice Voucher (Section 8) Rental Assistance

The Stanislaus Regional Housing Authority operates the Section 8 Housing Choice Voucher Program in Tuolumne County.

Weatherization Program

The Amador-Tuolumne Community Action Agency (ATCAA) administers a home weatherization program in Tuolumne County.

Rural County Programs

The County of Tuolumne is a member of the Regional Council of Rural Counties; also known as the Rural County Representatives of California (RCRC) organization, which is made up of 33 rural counties. RCRC's mission is to advocate for rural counties. They also operate the California Homebuyers Fund (CHF), which provides financial resources to homebuyers and homeowners. As members of RCRC, these programs are available to residents in Tuolumne County.

CHF also offers an energy retrofit loan to homeowners to assess the current energy consumption of the home and pay for energy-efficiency upgrades.

ENERGY CONSERVATION AND CONSTRAINTS

Energy Conservation

State regulations require that the Housing Element address energy conservation measures in the community. Methods for conserving energy both in the development of new housing and the improvement of existing housing are addressed in this section. The Tuolumne County Division of Building and Safety enforces the California Building Code through plan check and inspection services. Energy conservation measures are required to be consistent with Title 24 standards.

The County's Owner-Occupied Rehabilitation Program can provide financing for income-qualified households for home rehabilitation projects. The program encourages energy conservation measures such as air sealing, weather-stripping, and water-saving fixtures. Availability of this program is dependent on availability of funding.

Amador Tuolumne Community Action Agency (ATCAA) conducts energy-saving home improvements, such as repair and replacement of exterior doors and windows, water heaters, stoves, furnaces and coolers, refrigerators, and microwaves. ATCAA may also install faucet aerators, LED lights, and door weather stripping and may conduct other minor building repairs that help conserve energy. The program is funded through the federal Low-Income Home Energy Assistance Program (LIHEAP) and the Department of Energy's (DOE's) Weatherization Assistance Program (WAP).

Residential Pacific Gas and Electric Company (PG&E) customers may receive rebates for qualified energy-efficiency products and appliances. The PG&E partner program WatterSaver can help PG&E customers optimize how energy is used throughout the day to reduce strain on the power grid and promote the use of renewable energy. TRC's Multifamily Energy Savings Program helps identify energy-saving opportunities at multifamily properties within the PG&E service territory. Program offerings include energy assessment and project consulting and rebates for energy-saving upgrades.

In 2022, the County approved its Climate Action Plan (CAP), a blueprint for reducing the County's greenhouse gas (GHG) emissions nearly 80 percent below 2019 levels by 2050. The CAP contains strategies to conserve energy by increasing the energy efficiency of new and existing buildings, reducing water consumption, promoting active transportation, and reducing waste. Actions to increase the energy efficiency of new and existing buildings include:

- Developing building "reach" codes for new construction;
- Working with energy utility providers, building contractors, and other stakeholders to implement an Energy-Resilient Buildings Program that focuses on energy-efficiency retrofits, improving climate-control, and energy independence in existing buildings;
- Encouraging new developments to install water-efficient appliances;

- Adopting heat island reduction guidelines for new construction; and
- Encouraging cool and/or green roofs.

Chapter 15.28 of the Tuolumne County Ordinance Code contains water-efficiency landscape requirements, and the CAP contains strategies for reducing water use.

Energy conservation also involves the reuse of resources and is dependent on recycling. The County has taken a proactive role in recycling through the initiation of roadside pickup of recyclable materials. New development projects are reviewed to ensure adequate space is provided for storage of recyclable materials. The Public Works Department Solid Waste Division offers assistance to rental housing owners and managers to help them implement recycling programs for their residents as required by Title 14, Natural Resources, Division 7, Chapter 9.1, Sections 18835-18837, which requires a recycling program for multifamily projects with five or more units. The CAP also includes strategies to reduce waste, including promoting recycling and food recovery.

The Non-Motorized section of the 2016 Tuolumne County Regional Transportation Plan provides for bicycle and pedestrian facilities as an alternative to the traditional motorized routes throughout the county as well as a means of energy conservation. The CAP promotes active transportation through strategies to enhance active transportation accessibility and safety and expand active transportation options.

In 2002, Tuolumne County adopted a Recreation Master Plan that promotes the construction of a trail system throughout the county. The trail plan in the Recreation Master Plan has been coordinated with the Non-motorized Element of the Regional Transportation Plan.

The Tuolumne County General Plan and Community Plan land use diagrams designate areas for multiple-family housing within community centers where pedestrian routes are provided to shopping, school, and recreational areas and public transit is available.

Housing Constraints

Section 65583 (a)(4) of the Government Code states that the Housing Element must contain an "analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and their exactions required of developers, and local processing and permit procedures." By reviewing local conditions and regulations that may impact the development of the housing market, the local government can prepare for future growth through actions that protect the public's health and safety without unduly adding to the cost of housing production. Consistent with transparency requirements (Government Code Section 65940.1 subdivisions (a)(1)(A)) and (a)(1)(B)), the County's zoning, development standards, and fees are available on the County's website.

Governmental Constraints

Land Use Controls

Tuolumne County's General Plan provides eight land use designations for the development of residential units: Low-Density Residential (LDR), Medium-Density Residential (MDR), High-Density Residential (HDR), Mixed Use (MU), Estate Residential (ER), Homestead Residential (HR), Rural Residential (RR), and Large Lot Residential (LR). In conjunction with this, the Zoning Ordinance has eight residential zoning districts; three of which provide for multifamily dwellings (see **Table 2.67)**. Manufactured housing is allowed in all zoning designations where residential development is allowed and is processed in a similar manner. An accessory dwelling unit (ADU) could be stick-built or manufactured. The same regulations would apply to both housing types.

Section 11.12.040 of the Ordinance Code establishes cul-de-sac limit lengths from the nearest through road. The length from the nearest through road may not exceed 800 feet where parcels are zoned for less than 1 acre, 1,320 feet where parcels are zoned for 1 to 4.99 acres, 2,640 feet where parcels are zoned for 5 to 19.99 acres, and 5,280 feet for parcels zoned for 20 acres or larger. These cul-de-sac limit lengths are consistent with the requirement of Public Resources Code Section 4290. These limitations can pose a constraint where development is proposed in outlying areas of the county where a through road is not readily accessible and may trigger the need for road improvements. However, these restrictions are necessary to protect the county's residents and firefighters from health and safety concerns such as the impacts of wildfire. As stated previously, when the County adopted the General Plan areas appropriate for multiple-family housing were established. These areas are primarily within the existing identified communities of the county; therefore, cul-de-sac length limit issues are less likely to be a constraint on the provision of affordable housing.

In urban zoning districts, setbacks are 15 feet from front and rear property boundaries and 6 feet from side property boundaries and have little effect on achieving maximum residential density. On parcels over 1 acre, building setbacks of 30 to 100 feet can be required by the Fire Prevention Division based on the wildland fire hazard rating of the area (see **Table 2.68**). While these setbacks can restrict the area of a parcel available for construction of residential improvements, they do not restrict the ability to achieve the maximum residential density of a site and they prove invaluable when defensible space is needed to protect a structure during a wildland fire event.

TABLE 2.67
DEVELOPMENT STANDARDS IN RELATION TO RESIDENTIAL ZONING CLASSIFICATION

<table>
<tr><th rowspan="2">Development Standard</th><th colspan="7">Zoning Districts</th></tr>
<tr><th>R-1</th><th>R-2</th><th>R-3</th><th>RE-1</th><th>RE-2, RE-3</th><th colspan="2">RE-5, RE-10</th></tr>
<tr><td>Minimum lot size</td><td>7,260 sq. ft (net acreage)</td><td>7,500 sq. ft (net acreage)</td><td>12,500 sq. ft (net acreage)</td><td>1 acre</td><td>2 to 5 acres</td><td>5 acres</td><td>10 acres</td></tr>
<tr><td>Minimum density</td><td>3- 6 dwelling units</td><td>6 – 12 dwelling units</td><td>8- 15 dwelling units</td><td>1 dwelling unit per 2 acres</td><td>1 dwelling unit per 2 acres</td><td colspan="2">1 dwelling unit per 5 acres</td></tr>
<tr><td>Height</td><td>40 feet</td><td>40 feet</td><td>40 feet</td><td>40 feet</td><td>40 feet</td><td colspan="2">40 feet</td></tr>
<tr><td>Maximum lot coverage</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td colspan="2">-</td></tr>
<tr><td>Public water</td><td colspan="3">Yes</td><td>Yes</td><td>No</td><td colspan="2">No</td></tr>
<tr><td>Public sewer</td><td colspan="3">Yes</td><td>No</td><td>No</td><td colspan="2">No</td></tr>
<tr><td>Paved roads (width)</td><td colspan="3">Yes
20 feet in width</td><td>Yes
20 feet in width</td><td>If created by subdivision map</td><td colspan="2">No</td></tr>
<tr><td>Graveled roads (width)</td><td colspan="3">N/A</td><td>N/A</td><td>18 to 20 feet in width</td><td colspan="2">18 to 20 feet in width</td></tr>
<tr><td>Floor-Area Ratio</td><td colspan="3">R-1, R-2, R-3: 0.5[1]</td><td>0.5</td><td>0.5</td><td colspan="2">0.2</td></tr>
<tr><td>Building setbacks</td><td colspan="7">15 feet front and rear, 6 feet side setbacks; at least 30 feet on parcels 1 acre or larger unless reduced by the Fire Prevention Division</td></tr>
<tr><td>Curb, gutter sidewalk</td><td colspan="4">Required on a project-by-project basis</td><td colspan="3">Not required</td></tr>
</table>

Notes:

[1] The maximum FAR for parcels less than 7,260 square feet (net acreage) in area shall be 0.6 if the parcel is improved with a single-story residence and 0.75 if the parcel is improved with a multiple-story residence.

Source**:** Tuolumne County Zoning Ordinance, 2024.

TABLE 2.68
DEVELOPMENT STANDARDS IN RELATION TO NONRESIDENTIAL ZONING CLASSIFICATIONS

Development Standard	Zoning Districts																
	AE-160	AE-80	AE-37	A-20	A-10	K	MU	C-K	C-O	C-1	C-2	C-S	BP	M-1	M-2	TPZ	MPZ
Minimum lot size	160 acres	80 acres	37 acres	20 acres	10 acres	-	2,500 sq. ft.	2 acres	3,500 sq. ft.	2,500 sq. ft.	2,500 sq. ft.	2 acres	2,500 sq. ft.	7,500 sq. ft.	7,500 sq. ft.	160 acres	20 acres
Minimum density	-	-	-	-		-	8 du per acre	-	-	-	-	-	-	-	-	-	-
Maximum density	2 du per 160 acres	2 du per 80 acres	2 du per 37 acres	1 du per 10 acres		1 du per 5,000 sq. ft.	15 du per acre	1 dwelling unit per 2 acres	15 du per acre	15 du per acre	1 du per 2,500 sq. ft.	1 du per 2 acres	1 du per 2,500 sq. ft.	1 du per 7,500 sq. ft.	1 du per 7,500 sq. ft.	1 du per 37 acres	1 du per 20 acres
Height	-	-	-		40 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.
Maximum lot coverage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Minimum setback requirement																	
Front	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	-	-	-	-	-	-	-	-	15 ft.	15 ft.
Rear	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	-	-	-	-	-	-	-	-	15 ft.	15 ft.
Side	6 ft.	6 ft.	6 ft.	6 ft.	6 ft.	6 ft.	6 ft.	-	-	-	-	-	-	-	-	6 ft.	6 ft.
Floor-area ratio	0.1	0.1	0.1	0.2	0.2	0.5.	2.0	0.5	0.5	2.0	2.0	1.0	1.0	1.0	1.0	0.05	0.2

Source: Tuolumne County Zoning Ordinance, 2024.

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Local Ordinances that Impact Housing Supply

Inclusionary Housing Ordinance

Chapter 17.28 of the Ordinance Code provides for a voluntary inclusionary housing program for new residential development to contribute to the provision of affordable housing units either by constructing units on-site, payment of in-lieu fees, or through other alternatives approved by the County. This Ordinance also established incentives for the provision of affordable housing, established requirements and standards for inclusionary housing, established an affordable housing trust fund, amended Title 3 of the Ordinance Code to waive the development application fees for inclusionary housing units, and waive the County Services Impact Mitigation Fee for inclusionary units. Adoption of the Inclusionary Ordinance presented the potential for cost shifting because the cost of subsidizing the affordable units may need to be underwritten by the purchasers of the market-rate units; however, the adopted Ordinance provides for numerous incentives for the provision of inclusionary units and allows the developer to request additional incentives as provided for in the Ordinance.

The current Inclusionary Housing Ordinance is voluntary and provides an expanded array of incentives to a developer that agrees to:

- Provide 10 percent of the units at affordable rates for households at or below the median income;
- Pay the in-lieu fee for all market-rate units in the development; or
- Provide alternatives that will result in affordable units or funds for the County Affordable Housing Trust Fund or a combination of affordable units and in-lieu fees.

Developers that create housing projects without requesting exceptions from the County's development regulations or without requesting the standard incentives need not construct affordable units. If exceptions to the County's development regulations are requested, the project would have to comply with the Inclusionary Ordinance. A project that complies with the Inclusionary Ordinance could use any or all of the incentives.

The incentives are broken down into three categories. Category A is available to developers who provide affordable units, Category B incentives can be used by developers who either provide affordable units or pay the in-lieu fee, and Category C lists financial assistance. The current incentives are as follows.

Category A

Standard Incentives

The County shall offer the following standard incentives to a developer who complies with the requirements of Chapter 17.28 of the County Ordinance Code through the provision of affordable units:

- The applicable County Services Impact Mitigation Fee shall be waived for inclusionary units.
- Application fees for discretionary land use entitlements shall be waived for inclusionary units. Application fees for such entitlements shall be reduced on a percentage basis based on the percentage of inclusionary units proposed.
- Building Permit application and inspection fees shall be waived for inclusionary units.
- The County shall provide expedited application review and processing.

- The amount of O (Open Space) zoning for third-priority wildlife habitat conservation shall be reduced from the amount required in the Tuolumne County Wildlife Handbook or shall be in accordance with the amount required for affordable housing in the Biological Resources Review Guide (BRRG).
- The amount of O (Open Space) zoning required for conversion of oak woodland shall be in accordance with the amount required for affordable housing in the BRRG.

Category B

Additional Incentives

The County shall offer the following additional incentives through the Planned Unit Development Permit process, in accordance with Chapter 17.28 of the Ordinance Code:

- **Reduced minimum parcel sizes for housing units in all zoning districts.** The minimum parcel size in the R-1 zoning district may be reduced to 3,500 square feet.
- **Reduced front, rear, and side building setbacks for housing units.** Garages shall be at least 20 feet back from the sidewalk (if no sidewalk, then back of curb). The front of the residence shall be at least 10 feet back from the sidewalk (if no sidewalk, then back of curb).
- **Public Utility Easement requirements.** Public Utility Easements required for new development may be relocated, reduced in width, or eliminated, provided future utility needs are as addressed and may be accommodated as determined by the Community Development Director.
- **Increased floor-area ratio (FAR) for housing units.** The FAR may be increased to allow the desired size dwelling on reduced-size parcels.
- **Reduced parking standards for housing units.** Parking reductions may be considered on a case-by-case basis by the Community Development Director, as allowed by Section 17.28.090 of the Ordinance Code.
- **Recreation requirement.** Inclusionary units shall be exempt from the computation of the area to be provided for park or recreational use and for calculation of the in-lieu recreation fee specified in Section 16.26.120 of the Ordinance Code for tentative subdivision maps. The calculation of the recreational area in Section 17.28.100 for multiple-family housing shall be reduced proportionally based on the percentage of inclusionary units provided.

4. **Road requirements.** Any development providing affordable units shall be considered for the following modifications to the County's road standards:
   - A hammer-head turnaround may be provided if it complies with cul-de-sac length limits specified in Section 11.12.040 of the Tuolumne County Ordinance Code and other requirements, as determined by the Community Development Director.
   - The road prism may be modified to two 10-foot travel lanes with a 5-foot pedestrian walkway on one side and drainage improvements on both sides provided adequate parking is provided off-street. The pedestrian walkway may be either adjacent to the roadway or separated. Under this modified road prism, curbs may be constructed with asphalt instead of concrete subject to the approval of the Community Development Director.

- **Density bonuses.** The density bonus provided in Chapter 17.28 of the Tuolumne County Ordinance Code for both owner-occupied and rental housing shall be granted on a tiered basis to developers.

- **Affordable housing standards.** Design and amenity standards for affordable units may be reduced below the standards specified in Section 17.28.050 of the Tuolumne County Ordinance Code on a case-by-case basis.
- **Detached secondary single-family dwellings**. Detached secondary single-family dwellings in the R-1 zoning district shall be allowed on parcels less than 15,000 square feet.
- **Additional incentives.** Other exceptions to the County's development regulations may be reduced, modified, or waived subject to approval of a Planned Unit Development Permit by the Tuolumne County Board of Supervisors.

Category C

Financial assistance for the construction of inclusionary units may be provided by the County or other entity designated by the County to administer housing programs on a case-by-case basis if such funding is available. Financial assistance may be in the form of loans or grants through programs made available to or by the County.

The County has been evaluating the effectiveness of the Inclusionary Housing Ordinance and whether it poses a constraint to housing development. This evaluation has included outreach to the community, in particular the development community. The ordinance has been identified as a constraint. Program 3.C.d is included in this Housing Element to address this constraint.

Short-term Rentals or Growth Management

The County doesn't have ordinances regulating short-term rentals, nor growth management that would potentially impact long-term housing supply. The County is currently conducting a study of the impacts of short-term rentals on housing availability and affordability.

Density Bonus

State law (Government Code Section 65915 et seq.) requires local governments to grant a density bonus to developers that agree to provide a specific percentage of affordable housing, senior housing, or child care facilities for lower- or moderate-income households as part of an approved development. The law is revised nearly every year and has been expanding to apply to more projects and allow larger bonuses and more incentives and concessions over the years. The magnitude of the incentive depends on the total share of development that is designated affordable. **Program 3.B.f** commits the County to updating their Density Bonus ordinance when needed for consistency with State law and to continue to update it regularly throughout the planning period as updates to State law are made. Chapter 17.26 of the Zoning Ordinance describes the County's density bonus provisions.

Parking

The County's Zoning Ordinance establishes residential parking standards, as summarized in **Table 2.69.** The County currently requires at least one parking space for every 10 beds at emergency shelters, in compliance with California Government Code Section 65583(a)(4)(A)(ii). The County has found these requirements to be sufficient but not excessive.

Parking requirements have not proven to be constraints to achieving maximum residential density. The typical off-street parking space is 9 feet wide and 20 feet long. If a one acre parcel zoned R-3 were developed with 15 four-bedroom dwelling units totaling 21,780 square feet, required parking would be 60 spaces. This parking would require 10,800 square feet. If all parking was constructed separate from the dwelling units, 10,980 square feet would still remain to accommodate access roads and building setback areas. However, to address any future constraints to multifamily development related to parking requirements, the County is proposing to reduce the parking requirements for studio, 1-bedroom and 2-bedroom units in **Program 3.c.c**.

Depending on the slope of a development site, the width of the road prism can limit the ability of a site to achieve the maximum permitted residential density. In the R-1 zoning district, where up to six dwelling units per acre are allowed, wide road prisms can substantially reduce the area available for lot creation. However, through slope analysis conducted during the General Plan Update in the 1990s, areas zoned R-1 are typically in the more level areas of the county.

TABLE 2.69
RESIDENTIAL PARKING STANDARDS

Unit Type	Number of Vehicle Parking Spaces Required
Single-family dwelling	2 spaces
Duplex, dwelling group and multiple-family unit	2-bedroom unit - 2 spaces 3-bedroom unit - 2.5 spaces 4-bedroom unit - 3 spaces
Studio	Studio/efficiency - 1 space 1-bedroom unit - 2 spaces
Accessory Dwelling Unit (ADU)	1 space per unit except where zero spaces can be required under State law
Emergency Shelter	1 space for every 10 beds
Residential care home and skilled nursing facility	1 space for each 3 beds plus 1 for each employee per largest shift.

Source: Tuolumne County Zoning Ordinance, 2024.

Table 2.70 provides information on the way residential uses are allowed in zones that allow residential in the county.

ZONING FOR A VARIETY OF HOUSING TYPES

Land Use Classification	R-1	R-2	R-3	RE-1	RE-2	RE-3	RE-5	RE-10	AE-160	AE-80	AE-37	A-20	A-10	K	MU	C-K	C-O	C-1	C-2	C-S	BP	M-1	M-2	P	TPZ	MPZ
Single-family dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[2]	-	P[3]	P
One additional single-family dwelling	-	-	-	-	-	-	-	-	P[4]	P[5]	P[6]	P[7]	P[8]	-	-	-	-	-	-	-	-	-	-	-	C[3,9]	-
Second additional single-family dwelling	-	-	-	-	-	-	-	-	-	-	-	C	C													
Two single-family dwellings or one duplex per parcel	P	P	P	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
Multifamily of four units or less	-	P	P	-	-	-	-	-	-	-	-	-		-	P	-	P	P	-	-	-	-	-	-	-	-
Multifamily of more than four units	-	-	P	-	-	-	-	-	-	-	-	-		-	P	-	P	P	-	-	-	-	-	-	-	-
Accessory dwelling unit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
Junior accessory dwelling unit	P	P	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
Residential care homes or day care centers, for not more than eight nonemployee occupants	P[10]	P[10]	P[10]	P[10]	P[10]	P[10]	P[10]	P[10]	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-
Small or large family day care home within a permitted or conditional use single-family dwelling, subject to the requirements of Chapter 17.54	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
Mobile home parks	C[11]	C	P	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transitional housing and supportive housing within a permitted single-family dwelling									P	P	P	P	P	P								P[1]	P[1]		P[3]	P
Transitional housing and supportive housing within a permitted single-family or multifamily dwelling[13]	P	P	P	P	P	P	P	P							P	P	P	P	P	P	P					
Supportive housing in other structures besides single-family or multifamily dwellings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-
Agricultural laborer housing	P	-		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Employee housing for six persons or less	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P[10]	P[10]	P[10]	P[10]	P[10]	P[10]	P[10]	P[10]		P[3]	P[3]
Residential care homes for more than 6 nonemployee occupants that require state licensing and day care centers, other than family day care homes	C	C	C	C	C	C	C	C	-	-	-	C	C	C	-	-	-	-	-	-	C	-	-	-	-	-
Residential care homes that don't require state licensing	P[10]	P[10]	P[10]	P[10]	P[10]	P[10]	P[10]	P[10]	P[10]	P[10]	P[10]	P[13]	P[13]	P[13]	P	P	P	P	P	P	P	P	P		P[3,10]	P[3]
Emergency shelters	-	P	P	-	-	-	-	-	-	-	-	-	-	-	P		P	P	-	-	-	-	-	-	-	-
Low-barrier navigation centers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-
Mobile home on permanent foundation	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-

Land Use Classification	R-1	R-2	R-3	RE-1	RE-2	RE-3	RE-5	RE-10	AE-160	AE-80	AE-37	A-20	A-10	K	MU	C-K	C-O	C-1	C-2	C-S	BP	M-1	M-2	P	TPZ	MPZ
Boardinghouse	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	-	-	-	-	-	-
Home Occupation	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
Single-room occupancy units	-	-	-	-	-	-	-	-	-	-	-	-		-	-		-	C	-	-	-	-	-	-	-	-
Dormitory	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-

Legend:

P = permitted without discretionary review

C = permitted with discretionary review

- = not permitted

Source: County of Tuolumne, 2024.

Notes:

[1] Use shall not be converted to a commercial use unless it is brought into compliance with Title 15 of the Zoning Ordinance relative to fire safety standards.

[2] 2,500 net square feet per unit maximum density.

[3] The following use is permitted subject to first securing the applicable permit if it is found that, in the specific instance, such a use would not significantly detract from the use of the parcel for, or inhibit, growing and harvesting of timber.

[4] When the parcel is 160 acres or larger.

[5] When the parcel is 80 acres or larger.

[6] When the parcel is 37 acres or larger.

[7] Or one guesthouse when the parcel is 20 acres or larger.

[8] Or one guesthouse when the parcel is 10 acres or larger.

[9] Up to 37 acres per-unit maximum density.

[10] Within a permitted single-family dwelling.

[11] For provisions on mobile home accessory structures, see Chapter 15.12 of the Zoning Ordinance.

[12] Not to exceed 10% of the parcel size or two acres, whichever is less. Use becomes conditional when it exceeds 10% of the parcel size or two acres, whichever is less.

[13] Multifamily dwellings include duplexes, triplexes, and fourplexes in addition to buildings with a higher number of residential units.

Multifamily Rental Housing

Multifamily housing accounts for about 8 percent of the housing stock in the county. The Zoning Ordinance allows multifamily development by right for four units or less in the R-2 zoning district and multifamily projects of any size are allowed without discretionary review in the R-3 district. Multifamily projects of any size are also allowed in the MU, C-O, and C-1 zoning districts without discretionary review. One hundred percent residential developments may occur in the MU district.

Housing for Agricultural Employees

State law asserts that employee housing for six persons or less shall be allowed in the same way residential structures are allowed in zones allowing residential uses and that employee housing for up to 12 units or 36 beds shall be deemed an agricultural use and must be subject to the same regulations as any other agricultural use in the same zone. "No Conditional Use Permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone" (Employee Housing Act, California Health and Safety Code Sections 17021. 5 and 17021.6).

The Zoning Ordinance permits agricultural laborer housing where agricultural uses are allowed and permits employee housing for six people or less where single-family dwellings are permitted. The County is in compliance with the Employee Housing Act.

Residential Care Facilities

According to the Community Care Facilities Act in the California Health and Safety Code, residential care facilities serving six or fewer persons (including foster care) must be permitted by right similar to other residential uses. Such facilities cannot be subject to more stringent development standards, fees, or other standards than other residential uses in the same district.

Residential care homes that don't require State licensing are permitted use in all residential districts and all nonresidential districts that allow residential uses. The County is in compliance with State law.

Emergency Shelter

California Health and Safety Code Section 50801 defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person."

California Government Code Section 65583(a)(4)(A) requires the County to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., with commercial uses compatible with residential or light industrial zones in transition), regardless of its demonstrated need. The goal of Senate Bill (SB) 2 was to ensure that local governments are sharing the responsibility of providing opportunities for the development of emergency shelters. To that end, the legislation also requires that the County demonstrate site capacity in the zone identified to be appropriate for the development of emergency shelters. Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter. Recent changes to this section of Government Code also requires that the definition of emergency shelter be expanded to include interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care. **Program 3.C.c** calls for the County to amend the definition of emergency shelter in Title 17 for consistency with this part of state law.

The County is in compliance with State law and permits emergency shelters as an allowed use without discretionary action in the R-2 (Medium-Density Residential), R-3 (Multiple-Family Residential), C-O (Special Commercial), C-1 (General Commercial), and M-U (Mixed-Use) zoning districts.

Vacant land is available in each of these zoning districts as follows:

- R-2: 13 acres on 26 parcels
- R-3: 188 acres on 116 parcels
- C-O: 54 acres on 44 parcels
- C-1: 392 acres on 185 parcels
- M-U: 381 acres on 31 parcels

Sites are distributed in many communities throughout the county with many in close proximity to services, transit, and amenities. The county has 222 persons without nighttime shelter as of the 2022 Point-in-Time (PIT) Count. Emergency shelters in Tuolumne County can have up to 25 beds per shelter. Government Code Section 65583(a)(4)(I) requires a minimum of 200 square feet per person to meet the unsheltered need. To address the unsheltered needs of 222 people, this would be a minimum of 45,000 square feet or 1.03 acres. The hundreds of vacant parcels in the R-2, R-3, C-O, C-1, and M-U zoning districts range in size from less than 0.1 acre to 106 acres. Therefore, there are sufficient sites in the county to address the potential need for emergency shelters to accommodate 222 unsheltered persons experiencing homelessness.

The Zoning Ordinance requires emergency shelters be subject to the following provisions:

- All emergency shelters must comply with applicable State and local uniform housing and building code requirements.
- The facility must have on-site security during all hours when the shelter is in operation.
- Facilities must provide exterior lighting on pedestrian pathways and parking lot areas on the property. Lighting shall reflect away from residential areas and public streets.
- Facilities must provide secure areas for personal property.
- The limited number of beds per facility must not exceed 25 beds.
- The emergency shelter must contain a minimum of 200 square feet of gross floor area per bed.
- The maximum term of staying at an emergency shelter is 6 months.
- Off-street parking at an emergency shelter is required at the ratio of 1 space for every 10 beds.
- Emergency shelters must provide on-site management.

Updates are needed to the standards related to the parking requirements to comply with current state law. This is called for in **Program 3.C.c**. The County's standards for emergency shelters do not include any spacing standards for emergency shelters.

Low-Barrier Navigation Center

Government Code Section 65662 requires that the development of low-barrier navigation centers be allowed as a use by right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing. For a navigation center to be considered "low barrier," its operation should incorporate best practices to reduce barriers to entry, which may include, but is not limited to:

- Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- Pets
- Ability to store possessions
- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds

The County is in compliance with State law and permits low-barrier navigation centers in the C-O (Special Commercial), C-1 (General Commercial), M-U (Mixed Use), and C-K (Commercial Recreational) zoning districts.

Transitional and Supportive Housing

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. Transitional housing may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms, such as group housing and multifamily units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Supportive housing is defined by Health and Safety Code Section 50675.14 as housing with linked on-site or off-site services with no limit on the length of stay and occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse, or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing are usually focused on retaining housing, living and working in the community, and/or health improvement.

Government Code Section 65583 requires that transitional and supportive housing types be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Both transitional and supportive housing types must be explicitly permitted in the Ordinance Code. Additionally, Government Code Section 65651(a) dictates that supportive housing must be permitted by-right in multifamily zones and mixed-use and nonresidential zones allowing multifamily. The County is in compliance with State law regarding transitional and supportive housing.

Single-Room Occupancy

A Single-Room Occupancy (SRO) facility is a residential facility containing individual secured rooms that may have individual or shared kitchen and/or bathroom facilities. It may also include efficiency dwelling units that meet California Building Code requirements. SROs can provide low-cost housing for those in the extremely low- and very low-income categories and can also play a role in the transitioning process from homelessness to more permanent housing. The County permits SROs in the C-1 zone with a use permit and is therefore in compliance with State law. Standards for SROs are located in Chapter 17.86 of Title 17 and are as follows:

- The floor areas per room shall be a minimum of 150 square feet.

- The maximum room occupancy two people.

- A common area with a minimum of 250 square feet shall be provided for the whole SRO development.
- Bathroom Facilities. An SRO unit is not required to but may contain partial or full bathroom facilities. A partial bathroom facility shall have at least a toilet and sink; a full facility shall have a toilet, sink, and bathtub, shower, or bathtub/shower combination. If a full bathroom facility is not provided, common bathroom facilities shall be provided in accordance with California Building Code for congregate residences with at least one full bathroom per every three units on a floor.
- Kitchen. An SRO unit is not required to but may contain partial or full kitchen facilities. A full kitchen includes a sink, a refrigerator, and a stove, range top, or oven. A partial kitchen is missing at least one of these appliances. If a full kitchen is not provided, common kitchen facilities shall be provided with at least one full kitchen per floor.
- A manager's unit shall be provided for SRO projects with 16 or more units and may exceed the maximum allowable square feet per room.
- Occupancy shall be limited to a minimum of 30 days.
- On-site management for single-room facilities with 16 or more units shall be provided 24 hours per day. The manager shall be accessible to residents, law enforcement personnel, and any other individuals who need to establish communication upon or about the premises. The manager also shall have the authority to exercise control over the premises to ensure that the use of the premises does not result in littering, nuisance activities, noise, or other activities that adversely impact surrounding properties.
- Cleaning services shall be provided in the common areas.
- Density Standards. The density shall be calculated based on the applicable zone with one room equivalent to one-half dwelling.
- Design Standards. The following design guidelines are intended to be interpreted with some flexibility in their application to each project:
    - Living units should have amenities sufficient to sustain daily living, including, but not limited to, furnishings designed for smaller spaces, built-in cabinets, closets, miscellaneous storage, and individually controlled heating and ventilation.
    - Living units should be pre-wired for both telephone, cable television, and internet service.
    - Laundry services should be provided.

Mobile and Manufactured Homes

Mobile homes and manufactured housing offer an affordable housing option to many low- and moderate-income households. Government Code Section 65852.3 requires jurisdictions to permit manufactured housing, including mobile homes, in single-family residential zones when built on a permanent foundation. Within the county, mobile homes on a permanent foundation are permitted in the R-1, RE-1, RE-2, RE-3, RE-5, and RE-10 districts.

In addition, they are permitted in the AE-160, AE-80, AE-37, A-20, and A-10 zones and the K district zone. Mobile home parks are conditionally permitted in R-1 and permitted by right in the R-3 district. The County is in compliance with State law.

Accessory Dwelling Units

To encourage establishment of accessory dwelling units (ADU) on existing developed lots, State law requires cities and counties to either adopt an ordinance based on standards set out in the law authorizing creation of ADUs in zones that allow single-family or multifamily uses, or where no ordinance has been adopted, to allow ADUs if they meet standards set out in the State law. The State requires ministerial consideration of ADU applications. Local governments are precluded from prohibiting ADUs in zones that allow single-family or multifamily uses and may elect to go beyond the statutory minimum to further the creation of ADUs.

ADUs can be an important source of affordable housing since they are typically smaller in scale than primary units and they do not have direct land costs. ADUs can also provide supplemental income to the homeowner, thus allowing the elderly to remain in their homes or moderate-income families to afford houses.

A permit application for an ADU or a junior accessory dwelling unit (JADU) is considered and approved ministerially without discretionary review or a hearing, in accordance with Section 65901 or 65906 of the Government Code and all local ordinance provisions regulating the issuance of variances or special-use permits, as follows.

- A detached ADU combined with a JADU (attached to either the other ADU or the primary residence) for a lot with a proposed or existing single-family dwelling.
- Multiple ADUs within the portions of existing multifamily dwelling structures that are not used as livable space.
- No more than two ADUs may be detached from a primary multifamily structure.

The County allows ADUs and JADUs in compliance with State law.

Processing and Permit Procedures

The County has several procedures it requires developers to follow for processing development entitlements and building permits. Most housing projects that come forward are allowed by-right. Processing times for residential projects vary depending on the number of units involved, the zoning designation of the property, and the environmental conditions on the project site. The Community Development Department makes every effort to inform the public of the development process with regards to time constraints, development fees, and information required for application submittals through the use of handouts and maintaining a development information center seven hours a day, four days a week. The County offers a Pre-Application Review process to provide landowners a better understanding of the City's permitting process for development projects. The process involves review of preliminary plans by affected agencies. The process is useful in identifying fatal flaws in a project and design alterations that can be incorporated to improve a project.

Zoning Clearance (ministerial action): Zoning Clearance is a ministerial review in the Planning Division and granted when the Director or designee finds the proposal to be in conformance with all applicable provisions of the Zoning Ordinance. There are no additional findings that need to be made. All discretionary projects are reviewed by the Planning Division for compliance with the California Environmental Quality Act (CEQA). If the project can be exempted from CEQA, a categorical exemption will be used, and if the project can rely on a previous environmental document prepared for the project site, that previous document is used. If an exemption is not appropriate, then the project is analyzed using Appendix G of the State CEQA Guidelines. For instance, construction of a duplex on a parcel zoned R-2 (Medium-Density Residential) requires only a building permit. The Planning review component is only one department's review of the ministerial authorization process. Once plans have been submitted, the review period for the building permit is approximately four to eight weeks depending on additional departmental review.

Site Development Permit: A Site Development Permit (SDP) applies to most nonresidential projects that require a Building Permit, where a change in use is proposed, or where a change in occupancy is proposed. Building projects in any C-K (commercial recreational), C-O (neighborhood commercial), C-1 (general commercial), C-2 (heavy commercial), C-S (special commercial), BP (business park), M-1 (light industrial), M-2 (heavy industrial), K (general recreational), R-2 (medium-density residential), R-3 (multiple-family residential), or MU (mixed-use) district require the SDP. An application for the SDP is filed and processed in accordance with Chapter 17.100. The evaluation of the application's request for the SDP will require plans, elevations, and other information as necessary to show the location and details of the proposed use of land or structures. An application completeness review is conducted within 30 days of the application submittal. The determination of whether further environmental review is required will be made as part of the completeness review. These permits may be granted by the Director or referred to the Planning Commission. The decision to refer the application to the Commission will be based on potential project impacts. The designated approving authority is authorized to approve, conditionally approve, modify, or deny the SDP application. In the case where the director is the approving authority, a public hearing will not be required. Otherwise, a public hearing is required as part of all SDP permits. To grant the SDP, findings must be made that the proposed location of the use will not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use and must be consistent with the Tuolumne County General Plan.

However, there are exemptions to an SDP that include:

- The director issues a written wavier before construction consisting of exterior repair, construction consisting exclusively of interior remodeling, construction that adds less than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less.
- Construction that adds fences or overhangs to exterior areas used before the addition on the main site.
- The Director issues a written waiver before development for which a Development Agreement, Use Permit, or Planned Unit Development Permit has been issued.
- The construction of residential units.
- The construction of an emergency shelter in any R-2, R-3, C-O, C-1, or M-U district.

Planned Unit Developments: The purpose of a Planned Unit Development Permit (PUD) process is intended to encourage the creative use of land by permitting carefully controlled relief from the strict application of some provisions for development. Within any principal zoning district with which a PUD combining (PD) district has been overlayed, the structures permitted and the regulations applying to such structures may be modified or supplemented by a PUD. These permits may be granted by the Planning Commission or may be referred to the Board of Supervisors (BOS). The decision to refer the application to the BOS will be based on potential project impacts. The designated approving authority is authorized to approve, conditionally approve, modify, or deny a

PUD application. A notice of hearing and public hearing is required before approving or conditionally approving any application for a PUD. The Planning Commission and Board of Supervisors will make the following findings:

- The proposed planned unit development is consistent with the Tuolumne County General Plan.
- The proposed planned unit development will not overburden existing public facilities.
- The size and terrain of the parcel are suitable for the proposed planned unit development.
- Under the circumstances of the particular case, the proposed planned unit development will not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of such proposed development or be detrimental or injurious to property or improvements in the neighborhood.
- Under the circumstances of the particular case, the advantages of an efficient, integrated, and well-planned development are sufficient to justify exemption from the normal application of this code.
- Under the circumstances of the project at hand, the public benefit derived from the development proposed in the PUD can be quantified and is sufficient to justify exemption from the normal application of the County's development regulations.

A written notice of decision is provided within five business days of the date of decision to the applicant and interested parties.

Subdivision: An application to develop a single-family residential subdivision requires discretionary approval of a Tentative Subdivision Map, as required by the State Subdivision Map Act (Sections 66410 – 66499.58 of the Government Code). Such an application requires environmental review under CEQA and typically requires adoption of a Negative Declaration. Large subdivisions, of 100 lots or more, typically require certification of an Environmental Impact Report (EIR). Planning Division Staff will prepare the Negative Declaration, though the property owner has the option to hire a consultant to prepare the document. EIRs are always prepared by a consultant at the cost of the property owner. Preparation of the draft Negative Declaration requires two to three months, provided all information and special studies required to prepare the document are provided in a timely manner. Upon completion of the draft Negative Declaration, a 30-day public review period commences, as required by Section 15073 of the State CEQA Guidelines. Upon closure of the public review period, the application is scheduled for consideration by the Planning Commission. The Planning Commission holds a public hearing on the application, after which the Commission makes a recommendation to the Board of Supervisors regarding the application. The Board of Supervisors then holds a public hearing to consider the application. After conclusion of the public hearing, the Board of Supervisors acts on the Tentative Subdivision Map.

Notification of the public hearings before the Planning Commission and Board of Supervisors is mailed to the owners of property within 300 to 1,000 feet of the project site, depending on the size of the site. Members of the public are encouraged to participate in public hearings. To approve a Tentative Subdivision Map, the Board of Supervisors must determine that none of the mandatory findings requiring denial of the map found in Section 66474 of the Subdivision Map Act apply to the project. Among other requirements, the Tentative Subdivision Map must be consistent with the General Plan, the site must be found to be suitable for the development proposed, the proposed subdivision must not cause substantial environmental damage, and the subdivision must not cause serious public health problems. Upon approval of the Tentative Subdivision Map, the property owner has three years to complete the conditions of approval and have a Final Subdivision Map recorded. Prior to selling any of the lots the actual construction of all the infrastructure must be completed. The Tentative Subdivision Map review process is lengthy because projects are required to produce technical studies. Overall, the production and review of these technical studies result in a review time of 6 – 12 months. The timeline for review of such applications is largely dictated by State law through the application of CEQA and the Subdivision Map Act.

The time required to process these and similar discretionary entitlements does affect the cost of housing. During application processing, the property owner or developer is incurring holding costs. Some property owners may be discouraged from applying to develop their property due to the length and scrutiny of the State-mandated CEQA review process. The Inclusionary Housing regulations direct County staff to continue to provide fast-track application processing for discretionary land development applications that propose very low-, low-, or median-income housing. Through implementing this program, County staff can reduce the amount of time required to administratively review an application and prepare necessary CEQA documents.

Use Permit: The Use Permit process is intended to allow the proper integration in the community of uses that may be suitable only on certain conditions in specific locations in a zoning district or when a site has certain unusual characteristics. Use permits are rarely required for residential development. A Use Permit is required prior to construction; such permits may be transferred by the permittee to another person but not to another location. The approving authority is the Planning Commission, requiring both a notice of hearing and public hearing. The Director may also approve Use Permits under certain circumstances without a public hearing. To grant a use permit, the Planning Commission must make specific findings, as follows:

- The proposed use is in accordance with the provisions of Section 17.100.050 (Use Permit).
- The proposed use is consistent with the General Plan.
- The proposed use can be accommodated within the current capacity of existing municipal facilities.
- The size and terrain of the parcel can accommodate the proposed use without negative effects to the environment.
- Under the circumstances of the particular case, the proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of such proposed use, or be injurious to property and improvements in the neighborhood.

A written notice of decision is provided within five business days of the date of decision to the applicant, and record owners of real property within 300 feet of the subject parcel as measured from the property line. The notice includes the action taken by the Planning Commission and the findings as listed for the permit.

Residential Permit Processing

The County's review process for **multifamily** residential projects involves the following steps:

1. Applicant requests Zoning Clearance for the project to ensure that the project is consistent with the General Plan and zoning designation for that parcel before proceeding. The Planning Division will confirm that the project is consistent and clear to proceed through the ministerial process specified in the development code or inconsistent, requiring additional legislative approvals to create consistency through a discretionary process.

2. Applicant requests a preapplication meeting. The preapplication meeting includes the Planning Division, Building Division, Environmental Health, Fire Prevention, and Public Works staff, and is intended to provide the applicant guidance, recommendations, and clarification of the objective site and design standards as well as requirements related to roads, utilities, and fire prevention.

3. Submittal of building permit application. Submittal of the building permit application initiates concurrent review by the Planning Division for objective site and design standard consistency, while Building Division, Environmental Health, Public Works, and Fire Prevention reviews for compliance with the applicable county ordinances and building codes. This is a ministerial process and approval of the Building Permit is made by the Chief Building Official or their designee and the Community Development Department Director or their designee. These approvals do not require a public hearing or public notice of determination as part of the approval.

4. If items are missing from the application for Completeness and/or design changes are needed, County staff sends a letter requesting the items and/or changes within 30-days or sooner from the application date consistent with the state law.

5. If the applicant can provide the information and/or make the needed changes for resubmitting to the County, staff will then repeat the process and provide any additional items within 30 days or sooner given the amount of changes needed.

6. Once the application is complete and compliant with objective site and design standards and applicable county ordinance code, building permits are issued.

    a. Should an applicant submit a complete project that complies with County design standards at the initial submittal, the review and approval process could take between four to six weeks.

    b. Approval allows the applicant to receive building permits for the for the project. Concurrent review allows for site, design, and plan review at the same time. The County's review process for **single family** residential projects involves the following steps:

7. Applicants can submit an application for a Planned Unit Development Permit to be considered concurrent with the General Plan Amendment (if needed), Zone Change (if needed), and Tentative Subdivision Map. The Planned Unit Development Permit will be reviewed for consistency with objective site and design standards. Projects not requiring a Planned Unit Development Permit (requesting relief from strict application of ordinance code related to minimum lot size, floor area ratio, parking standards, or setbacks), are not subject to any design review.
8. Consistency with the objective site and design standards for the Planned Unit Development Permit is determined by County staff, before proceeding to Planning Commission review and public hearing and the Board of Supervisors for public hearing and approval. If items are missing from the application for Completeness and/or design changes are needed, County staff sends a letter requesting the items and/or changes within 30-days or sooner from the application date consistent with the state law.

9. Since single family housing is permitted in all residential zones, only those projects requesting relief from strict interpretation of the development code related to minimum lot size, floor area ratio, parking standards, and setback are required to apply for a Planned Unit Development Permit. Single-family home projects consistent with the development code do not require design review. All other projects will be reviewed by County staff for compliance with County ordinance code related to site and design. If items are missing from the application for Completeness and/or design changes are needed, County staff sends a letter requesting the items and/or changes within 30-days or sooner from the application date consistent with the state law.

10. If the applicant can provide the information and/or make the needed changes for resubmitting to the County, staff will then repeat the process and provide any additional items needed within 30 days or sooner given the number of changes needed.

11. For projects not requiring a Planned Unit Development Permit, upon determination that the project is consistent with County development code, the applicant may proceed directly to the building permit application
    a. Should an applicant submit a complete project that complies with County ordinance code at the initial submittal, the review and approval process could take between four to six weeks.
    b. Approval allows the applicant to receive building permit approval for the proposed design. The County allows for concurrent design and construction plan review should the applicant wish to have the design and construction plans reviewed at the same time.

More generally, all development applications are reviewed by staff and then, if applicable, scheduled for a public hearing with the Planning Commission and/ or Board of Supervisors. Alternatively, a decision is made at the staff level involving the Community Development Director or designee. The application only proceeds to the Planning Commission and Board of Supervisors if it also requires a legislative act like a General Plan Amendment or Development Code Amendment, or if it is appealed. Residential projects in Tuolumne County generally receive concurrent processing of various development permits (e.g. subdivision and zoning approvals), which reduces review times and related costs borne by the applicant.

Senate Bill 330 Procedure

Consistent with SB 330, housing developments for which a preliminary application is submitted that comply with applicable general plan and zoning standards are subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted. The developer must submit a full application for the development project within 180 days of submitting the preliminary application. Currently, Tuolumne County has a process for processing projects under SB 330. The County has established an application process related to SB 330 and makes the preliminary application available on the County's website. However, SB 330 cannot be used for projects proposed within the Very High Fire Hazard Severity Zone.

Senate Bill 35 Procedure

Currently, the County does not have a process established for processing projects under SB 35; however, the County complies with State law regarding SB 35. Similar to SB 330, SB 35 cannot be used for projects proposed within the Very High Fire Hazard Severity Zone. The County has included **Program 3.C.b** to establish a process that specifies the SB 35 streamlining approval process and standards for eligible projects.

Design Review

The County has revised Title 17 to remove requirements for design review. In its place, objective design standards have been adopted.

Permit Processing

The amount of time that it takes for the County to review and process development approval requests and permit requests can have an impact on the final cost of producing the proposed development. The amount of approval time correlates directly to a delay in development, which will typically increase finance charges that are eventually passed along to the occupant of the completed project. The County has made both the Zoning Ordinance and use permit applications available on its website (https://www.tuolumnecounty.ca.gov/).

The County encourages applicants to request a preapplication meeting prior to submitting an application for approval. The preapplication meeting provides an opportunity for Planning Division, Building Division, Public Works, Environmental Health, and Fire Prevention staff to offer guidance, recommendations, and interpretation of standards and codes specific to the proposed project. The typical processing times for development and permit approval are presented in **Table 2.71**. Several factors have a direct impact on the processing time. Building review times are influenced by the project's size and complexity. Projects are reviewed for compliance with the County's objective standards and ordinance codes and county review is dependent on a complete application. Not all steps identified in Table 2.71 apply to every project, Table 2.71 is representative of typical multifamily and single-family projects occurring in zones where these types of development are a permitted use. The Zoning Ordinance in Title 17 was recently updated and some permit processes and procedures have changed or been eliminated for certain uses. Typical timeframes and numbers of hearings in Table 2.71 reflect historical trends but the County expects them to decrease in some cases moving forward due to the comprehensive code update changes.

To provide an efficient permit processing system, the County has implemented the following time and cost saving developmental processes:

- Adoption of objective site and design standards to assist residential builders in applying for development permits for multi-family residential developments and subdivisions.
- The comprehensive update to the development code provides a path for streamlined review and ministerial approval for multi-family residential projects consistent with the General Plan and zoning designation.
- The online permitting system allows for concurrent review by all entities involved in the permitting process.
- Developed a pre-application process to identify issues as soon as possible and reduce processing time.
- Provided a GIS application on the County's website with land use information and links to important planning documents such as the Development Code and parcel specific zoning information.
- Assigned a planner facilitate communication and timely inter-agency review of development projects.

- Established electronic plan check review services and on-line access to permit forms and applications.

TABLE 2.71
REQUIREMENTS FOR APPROVAL OF DEVELOPMENTS

Entitlement	Single-Family Approximate Processing Time (Months)	Multifamily Approximate Processing Time (Months)	Approval Authority and Typical Number of Hearings	Environmental Determination Required	Required By State Law
General Plan Amendment	8-12	8-12	Board of Supervisors - 2	Yes	Yes
Zone Change	8-12	8-12	Board of Supervisors – 2	Yes	Yes
Tentative Subdivision Map	8-12	N/A	Board of Supervisors - 1	Yes	Yes
Planned Unit Development Permit	4-8	8-12 But no PUD is required if project complies with ODS – then ministerial project, no hearings. Timeframe will be shorter if ODS project	BOS –2 CDD Director only for multifamily ODS project	Yes	No
Tentative Parcel Map	4-8	N/A	Surveyor - 1	Yes	Yes
Plan Check/Building Permit	0.5-2	2	Staff Level	No	Yes

Source: Tuolumne County, 2024.

The typical amount of time between planning approval/entitlement and when an application for a building permit is submitted is 12 to 18 months.

Building Codes and Enforcement - State Codes

During the last five years, State building codes have been adopted that impact the cost of residential development. Most notably, residences must now meet the new Title 24 Energy Guidelines and contain fire sprinklers. According to the National Fire Protection Association, Fire Sprinkler Initiative, the average cost of fire sprinklers is $1.35 per square foot of space with sprinklers in new construction (www.nfpa.org/Public-Education/Campaigns/Fire Sprinkler-Initiative/Cost-of-home sprinklers).

As of January 1, 2020, homes must contain a solar photovoltaic system and meet additional energy-efficiency standards for lighting, ventilation, and updated thermal envelope standards (preventing heat transfer from the interior to exterior and vice versa). For homeowners, based on a 30-year mortgage, the California Energy Commission estimates that these standards will add about $40 to the average monthly payment, but save consumers $80 on monthly heating, cooling, and lighting bills. The upfront cost of these improvements is estimated at $14,400 (California Energy Commission website).

Local Building Standards and Enforcement

The State mandates that local agencies adopt standards relating to buildings and their functions. Tuolumne County has adopted the 2022 California Building Standards Code for building, mechanical, electrical, plumbing, and fire codes, with some local exceptions. The County has adopted no local amendments to the code that would pose a significant constraint to housing development or maintenance. Local amendments for Emergency Housing were adopted, including:

Emergency Housing:

- The building code standards are applicable to emergency housing if a 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.
- Existing buildings and structures used for emergency housing and emergency housing facilities may not be required to comply with the California Energy Code, as determined by the enforcing agency.
- Change in occupancy does not mandate conformance with new construction requirements set forth in the California Building Standards Code, provided such change in occupancy meets the minimum fire and life safety requirements in the County's adopted Building Code.

Chapter 15.04 of the Ordinance Code allows for exemptions that reduce requirements on building permit issuance beyond that allowed in the Building Code to facilitate maintenance of existing structures. These codes are enforced primarily by the Building and Safety Division of the Community Development Department through plan check and inspection services. When structures are constructed without a permit, the Building and Safety Division, through Code Compliance, investigates and works with the landowner to resolve the violation.

The County adheres to the Health and Safety Code with regard to demolition or repair of substandard buildings. If a complaint is received regarding substandard housing, the Code Compliance Officer will inspect the structure for compliance with structural, fire, health and safety codes, and County regulations. If the structure is considered a potential hazard, the property owner is mailed an Opportunity to Correct and instructed to contact the Code Compliance Division with a plan to remove, repair, convert, or demolish the structure. The property owner is also directed not to conduct work without the proper permits. Many of the structures identified for demolition in the county are structures that are 50 years of age or older. Chapter 14.08 of the Ordinance Code mandates that a building permit for demolition cannot be issued until a demolition review is approved or conditionally approved by the Tuolumne County Historic Preservation Review Commission Demolition Review Committee. Any decision made by the committee can be appealed to the Board of Supervisors for no fee. The purpose of Chapter 14.08 is to conserve the County's historic structures.

The County has an open-door policy with regard to complaints alleging violations of development codes. Any person may submit a complaint to the County and may do so anonymously. The County does not actively seek out zoning violations. However, once a complaint has been received, County Staff works to resolve any confirmed violation. Upon receipt of a complaint, an inspection is conducted to verify that a violation of the County Ordinance Code exists. Once a violation is confirmed, the property owner is notified by mail of the violation and encouraged to contact the Building and Safety Division to work out a schedule for achieving compliance. County staff makes every effort to assist property owners to correct violations. If the violation is corrected in the agreed-upon time frame, no further enforcement action is taken. If the property owner fails to contact the County, a second letter is sent by the Building and Safety Division advising of the code compliance process and sanctions. If the property owner fails to respond or fails to correct a violation, several options are available to encourage compliance including fines, liens, and summary abatement.

On-Site and Off-Site Improvement Standards

In Tuolumne County, the subdivider is responsible for land dedication for roads, drainage, utility easements, water, and land dedications. Standards for roads vary by scenario, for example, an arterial street requires a traveled way between 26 and 60 feet including a width of shoulder of 4 to 8 feet. A local road requires a shoulder width of 4 feet with 3 feet paved for urban development on final maps. The County has not adopted curb and gutter and/or sidewalk standards but plans to adopt a county standard detail in the future. Generally, the standards are looked at on a project-specific basis, depending on CEQA, its traffic study, General Plan Circulation Element and other specific plans.

Park Dedication or In-Lieu Fees

The Board of Supervisors requires either the dedication of land or the payment of fees in lieu of such dedication, or a combination of any of the above, for the purpose of providing park and recreational facilities to serve future residents of the subdivision. The total area required to be dedicated can be computed by multiplying the number of dwelling units to be included in the development by 0.01 acre, up to the limits set forth in Section 66477 of the Subdivision Map Act. Parcels on which one duplex or two residences are allowed as permitted or conditional uses shall count as two dwelling units. When fees are to be paid in lieu of land dedication, such fees shall be based on this formula: Number of units x 0.01 x average assessed market price per acre based on the tentative map and the appraisal by the County, up to the limits set forth in Section 66477 of the Subdivision Map Act. A combination of fee payment and land dedication is permissible if approved by the board.

Roads

Ordinance 16.264.140 requires all roads to be properly integrated with the existing and proposed system of roads and dedicated right-of-way as established on the regional transportation plan. All roads must properly relate to special traffic generators, such as industries, business districts, schools, churches, and shopping centers to population densities, and to the pattern of existing and proposed land uses. Typically, roads are publicly dedicated but not accepted into the county-maintained mileage network. As a result, it is commonplace for either a Homeowners Association (HOA) or a County Service Area (CSA) to be established via the LAFCo districting process, to collect tax assessments to fund routine maintenance of said roads and other infrastructure.

Drainage

Ordinance 16.24.180 requires water easement or drainage right-of-way conforming substantially to the lines of such watercourse, and of such width and construction or both as will be adequate for the purpose. Wherever safe and feasible, as determined by the director, it is desirable that the drainage be maintained by an open channel with landscaped banks and adequate width for maximum potential volume of flow.

Utility Easements

Ordinance 16.24.170 requires exclusive road and access dedications for public utility easement.

Water

Ordinance 16.26.200 requires public water systems capable of supplying the following fire flows from the county standard hydrants at 20 psi residual pressure for a two-hour duration:

- 250 gallons per minute where there are densities greater than one parcel per two acres and up to and including one parcel per acre.
- 500 gallons per minute where there are densities of more than one and up to and including six parcels per acre.
- 750 gallons per minute where there are densities of more than six and up to and including nine units per acre.
- 1,250 gallons per minute where densities are more than nine units per acre.
- The minimum required fire flow for land divisions within the M-U, C-K, C-0, C-1, C-2, CS, BP, M-1, and M-2 zoning districts shall be 1,500 gallons per minute.

Streets

Street improvements for local streets include:

- Local road minimum (two-lane), 50-foot right-of-way
- Minor collector (three-lane), 64-foot right-of-way
- Major collector (three-lane), 80-foot right-of-way

Entitlement Fees and Exactions

Like counties throughout California, Tuolumne County collects development fees to recover the capital costs of providing community services and the administrative costs associated with processing applications. New housing typically requires payment of the following fees: school impact, sewer and water connection, and building permit fees. These fees comprise a significant part of housing costs in the county. **Table 2.72** illustrates the fees associated with the construction of a typical 2,000-square-foot single-family residence and a 40-unit multifamily building of two-bedroom apartments. The fees are only estimates. Actual fees are calculated for every residence based on a variety of factors.

TABLE 2.72
DEVELOPMENT FEES
A SINGLE-FAMILY RESIDENCE AND A 40-UNIT (2-BEDROOM) MULTIFAMILY COMPLEX

Fee	Single-Family	Multifamily
Connection to public sewer	$6,462	$171,960
Connection to public water	$8,691	$254,120
Driveway encroachment (if needed, on a County maintained road)	$566	$566
Traffic Impact Mitigation Fee (less than 2 gross acres)	$4,459	$132,200
County Service Impact Fee (outside County Fire District)	$3,310	Waived for affordable housing
Total Development Fees	**$23,488**	**$559,046**

Source: Tuolumne County, 2023

Notes:

[1] Tuolumne Utilities District capacity charges are indexed to a 3-year running average of the Engineering News and Record 20-cities construction cost index and adjusted each fiscal year with an annual cap of 3.5%. The General Manager implements the fee increases on July 1st annually.

The development fees of a typical 2,000-square-foot, single-family residence would be $23,488. For a 40-unit multifamily complex the development fees would total $559,046. The fees for public sewer and water are supplied by the Tuolumne Utilities District (TUD). The most typical development situation are lots or parcels outside of a subdivision, but in an area where service is available. In these cases, the minimum fee for water is $8,691 and $6,462 for sewer per Equivalent Single-Family Residence ESFR). These are the typical water and sewer fees for the TUD. Other scenarios could have lower fees for water and sewer such as: when a residence being constructed within an existing subdivision where the developer has constructed or prepaid for water supply, treatment and/or storage capacity; or specific lots which existed on a Tuolumne County assessor's map in 1992 in the townsites of Columbia, Jamestown and Tuolumne or the City of Sonora. In these areas it is typical for capacity charges for water supply, treatment and storage to be credited, resulting in a much lower fee for water in the amount of $1,906. A sewer capacity credit may also apply resulting in a lower sewer capacity fee of $2,302; however, the number of lots where this is applicable is exceedingly low. The fees for water and sewer listed in the table are the typical charges for a water/sewer connection to the TUD. TUD's fees vary by area and can be higher. The applicant should consult with TUD early in their development process to obtain a fee estimate and other development requirements.

The permit application fees for an on-site sewage treatment and disposal system and water well in lieu of public water and sewer would be $905 and $959, respectively. If a septic system is an engineered system, fees would be approximately $1,320, plus an additional $126.50 per hour of on-site wastewater treatment systems assistance.

It should be noted that the Board of Supervisors may by resolution waive all or part of the Building and Safety Division fees for affordable housing, as defined in Title 17 of the Ordinance Code. The fees stated in the previous table are based on the fee schedule effective July 1, 2023, and are adjusted on an annual basis. The fees presented here are only an estimate of costs. Actual costs vary depending on a variety of factors.

Application fees for discretionary entitlements charged by Tuolumne County are presented in **Table 2.73**.

TABLE 2.73
FEE SCHEDULE FOR PLANNING SERVICES
EFFECTIVE JULY 1, 2023

Application	Fee	40%	50%
General Plan Amendment, Planned Unit Development, Development Agreement. Site Development Permit			
Exempt from CEQA	$3,805.00	$1,522.00	$1,902.50
Subject to CEQA	$11,413.25	N/A	N/A
Zone Change			
Exempt from CEQA	$3,805.25	$1,522.00	$1,902.50
Subject to CEQA (deposit plus Time and Materials)	$11,413.75	N/A	N/A
Zone change to O, D, MX	$3,805.25	$1,522.00	$1,902.50
Zone change to H, HDP	$0.00	N/A	N/A
Zone change to AP	$2,132.00	$853.00	$1,066.50
Conditional Use Permit			
Exempt from CEQA	$3,805.00	$1,522.00	$1,902.50
Subject to CEQA	$11,413.25	N/A	N/A
Tentative Subdivision Map	$11,413.25	N/A	N/A
Site Review Permit	$3,805.00	$1,5221.00	$1,902.50
Variance			
Exempt from CEQA	$3,044.00	$1,217.00	$1,522.75
Subject to CEQA (deposit Time and Materials)	$11,413.75	N/A	N/A
Agricultural Preserve boundary adjustments/establishment/disestablishment	$1,522.00	$609.00	$761.00
Williamson Act Contracts: Review/Use/Permit/ Management Plan	$2,131.75	$852.75	$1,066.00
EIR Processing		$18,161.25 plus time and materials	
Environmental review conducted for projects not under application to Community Development Dept., excluding Grading Permits and Tentative Parcel Maps		Actual cost in time and materials	
Film Permit Processing	$0.00	$0.00	$0.00
Pre-Application Review (fee to be credited towards fees under Section 3.40.010 (K) [Planning Division] or (P)(4)(a) or (P)(4)(d) [Surveyor Division-tentative maps] for applications to pursue the Pre-Application project submitted within one (1) year of submittal date of Pre-application)	$2,283.00	$913.25	$1,141.50

Application	Fee	40%	50%
Studies performed on Geographic Information System (GIS)		Actual cost in time and materials	
CRA Director review of vegetation removal plan in O and O-1 zoning for fire protection purposes	$0.00	$0.00	$0.00
Use Permit for Exterior alterations, Demolition or Removal in H or HDP Zoning District	$0.00	$0.00	$0.00
Special-Use Permits for Outdoor Festivals (Chapter 5.12)			
Original application	$3,805.00	$1,522.00	$1,902.50
Permit Renewal	$2,376.25	$950.00	$1,188.25
SMARA Fees			
Reclamation Plan	$7,610.00	$3,044.00	$3,805.00
SMARA Inspection			
In-house, mine with less than 50 acres disturbed	$1,522.00	N/A	N/A
In-house, mine with more than 50 acres disturbed	$2,283.00	N/A	N/A
In-house, idle mine with approved interim management plan	$1,141.00	N/A	N/A
By consultant		Actual cost in time and materials	
Interim Management Plan		Actual cost in time and materials	
Revision Fees	Additional fee applied for a project revision that occurs at the following stages and requires completed or in progress work to be redone:		
Research, Project Checklist, Advisory Agency and/or Ad joiner Letters Prepared and Mailed		25% of original fee	
Conducted Site Inspection		50% of original fee	
Prepared Initial Study, Agenda Report, and/or Conditions		100% of original fee	
Multiple Applications			
When two or more applications are submitted and processed concurrently, the fee shall be as follows:		100% of the largest fee, plus 40% of each of the other fees under Section 3.40.010(K)	

A. Fee Payment Notes/Exemptions:

1. Public utilities, agencies, and districts
2. Schools of an academic nature
3. Shelters for the homeless
4. Crisis centers
5. Church/worship facilities, excluding camps
6. Museums that are open to the public without charge

B. The fees for General Plan Amendments, Planned Unit Developments, Zone Change (3.40.010(K)(3)), Development Agreements, Agricultural Preserve Alterations, or Williamson act Contracts shall be waived as follows for applications

Application	Fee	40%	50%

submitted concurrently with an application for a CEQA-exempt Tentative Parcel Maps, provided the applicant presents a copy of the payment receipt at the time the waiver is requested:

1. 50% for any application submitted under Section 3.404.010(K)(1 through (K)(4), (K)(10), or (K)(11) concurrently with an application for which the fees set forth in Section 3.40.010(P)(4)(d) have been paid.
2. 50% for any application submitted under Sections 3.40.010 (K)(1) through (K)(4), (K)(10), or (K)(11) concurrently with an application for which the fees set forth in Section 3.40.010 (P)(4)(a) have been paid provided the application subject to the fees in Section 3.40.010 (K) has been determined to be exempt from the California Environmental Quality Act (CEQA) or the potential impacts of the application or applications have been adequately addressed in a previously prepared environmental review in accordance with CEQA.
3. When two or more applications are submitted concurrently under Sections 3.40.010 (K)(1) through (K)(4), (K)(10), or (K)(11) in accordance with subdivision (B)(1) or (B)(2), 50% of the largest fee and 60% of each of the other fees under Sections 3.40.010 (K)(1) through (K)(4), (K)(10), or (K)(11) shall be waived.

C. The fees set for in Section 3.40.010 (K), (P)(4), and P(8) through P(22) shall be waived on a one for one percentage basis for applications for affordable housing as defined in Title 17 of this Code, For example, if 25% of the housing units proposed in the application qualify as affordable housing, then 25% of the fees shall be waived.

D. The fees set forth in Section 3.40.010 (W) shall be waived for the construction of inclusionary units as defined in Section 17.04.449 of this code.

E. The fees set forth in Section 3.40.010 (P)(4)(a) and (P)(4)(d) shall be waived for applications to rescind a condition of an approved tentative parcel map that requires the payment of the in-lieu fee for affordable housing as provide in Section 17.65.040 of this Code.

F. Notwithstanding Section 3.40.040(e), the fees set forth in Sections 3.40.010(K)(1) through (K)(10) and (K)(25). 3.40.010(P)(4)(a), (P)(4)(c) and (P)(4)(d), and 3.40.010(P)(35) shall be waived as follows for applications submitted under any of these subdivisions to rescind, amend, or revise an approved entitlement that has not expired as provided in this Code or as provided by state law:

1. 75% for applications to rescind the approval of an entitlement.
2. 75% for applications to amend or rescind a condition of approval of an entitlement.
3. 50% for applications to revise the project approved under an entitlement where the revision is not subject to CEQA
4. 25% for applications to revise the project approved under an entitlement where the revision is subject to CEQA.
5. 100% of the per lot fee in Section 3.40.010(K)(7) for applications to amend or rescind a condition of approval of a Tentative Subdivision Map, rescind the approval of a Tentative Subdivision Map, or revise an approved Tentative Subdivision Map where the revision does not require additional evaluation of the sewage disposal system.

G. The fee set forth in Section 3.40.010(P)(35) shall be waived 50% for applications submitted concurrently with an application under Section 3.40.010 (K)(7), Section 3.40.010(P)(4)(a) or Section 3.40.010(P)(4)(d).

H. The fee set forth in Sections 3.40.010(K)(1)(a) and 3.40.010(K)(3)(a) shall be waived 50% for applications submitted concurrently with an application under Section 3.40.010(P)(9).

Administrative Fee =	**$50.00**
Negative Declaration Fee =	**$2,764.00**
Environmental Impact Report Fee =	**$3,839.25**

Source: Tuolumne County, 2023.

Application fees for discretionary land development entitlements are based on fee studies conducted by the County over time. The application fees are designed to recover the County's cost of processing each of the various entitlements based on the studies performed and are updated annually based on the cost of living.

Planning application fees are waived on a one-for-one percentage basis for applications for low- or median-income housing. For example, if 25 percent of the housing units proposed in the development will be restricted to sale to low- or moderate-income households, then 25 percent of the fee will be waived. The fees stated above are based on the fee schedule effective July 1, 2023.

Mitigation Fees

As Proposition 13 budget cuts became more apparent in their effect on County-provided services, the County adopted two mitigation fee programs. Both of the programs are based on the premise that new development creates cumulative impacts on existing facilities and requires the construction of new facilities to mitigate the impacts.

The County adopted the County Services Impact Mitigation Fee (CSIMF) program in October 1990. The CSIMF program is codified in Chapter 3.50 of the Tuolumne County Ordinance Code. The CSIMF is applied to residential development projects. The CSIMF provides the necessary financing required for the County to implement the County's General Plan policies that govern the provision of public services and improvements that adequately protect the public health, safety, and welfare. At present, the CSIMF is $3,156.25 per residential unit, $3,887.75 if the project site is within the Tuolumne County Fire Response Area. The CSIMF is waived for low- or median- income housing.

In July 1987, the County adopted a Traffic Impact Mitigation Fee (TIMF) program. The TIMF program was revised in April 1991 and in November 1998 and the fees are adjusted annually on July 1 in response to the cost of living. The TIMF program is codified in Chapter 3.54 of the Tuolumne County Ordinance Code. The TIMF program provides funds for the County to construct transportation system improvements necessary to protect public health, safety, and welfare from the cumulative impacts of county growth. Presently, the TIMF is $4,251 per single-family residential unit less than 2 acres and $5,745 if the parcel exceeds 2 acres. For multifamily attached units, the fee is $3,079 per dwelling unit and $2,425 per dwelling unit for mobile homes in mobile home parks or dwelling units in retirement communities. Waivers of the TIMF are not available for affordable housing projects.

Infrastructure

Development standards for water, sewer, roads, and fire in Tuolumne County are based on parcel size and residential density. Approximately 65 percent of the parcels in the county use private water wells for domestic water and on-site sewage treatment and disposal systems for wastewater disposal. Parcels created that are less than two acres in size require public water and paved roads; if the parcels are less than one third of an acre in size or residential density exceeds three units per acre, public water, public sewer, and paved roads are all required. Fire flow, based on the density of development, is required for projects with residential density of one dwelling unit per two acres or higher.

The cost of providing both public water and public sewer systems keeps many developers from initiating small-lot subdivisions or building rental housing. This is the result of the cost of constructing service line extensions and improvements, as well as other fees charged by service providers. According to TUD, capacity fees per unit for a two-bedroom apartment are $6,353 (0.8 ESFR) for water and $4,299 (0.7 ESFR) for sewer. For a three-bedroom or larger apartment, the capacity fee per unit would be $7,941 (1 ESFR) for water and $6,142 (1 ESFR) for sewer. These fees exclude an administrative fee ($240 for water and $320 for sewer) and a meter set fee of $510 for a 1-inch meter, which are collected on a per-application basis.

Per **Action 3.B.g**, local water and sewer providers will grant priority water and sewer service to developments with units affordable to lower income households pursuant to Government Code Section 65589.7. The County will also make the Housing Element available to water and sewer providers after adoption.

Recreational Facilities

Policy 8.A.1 of the Recreation Element of the Tuolumne County General Plan describes the goal of providing 30 acres of recreational facilities per 1,000 residents. Recreation Element Implementation Program 8.D.a sets a minimum standard of 5 acres per 1,000 persons to serve the population of new communities in recognition of Government Code Section 66477. Pursuant to Section 16.26.120 of the Tuolumne County Ordinance Code, subdivisions that create five parcels or more must contribute to provision of recreational facilities for their residents. This requirement can be satisfied by the dedication of land for recreational improvements, provision of recreational facilities, or payment of in-lieu fees. Implementation Program 8.D.b of the General Plan requires new residential development of five or more units to participate in the provision of recreational facilities for the residents of the development either on-site for multiple-family housing developments or on site through the dedication of land for public recreational facilities or the payment of in-lieu fees for other residential developments.

The estimated Planning and Building fees for a proposed 2,000-square-foot single-family home and a 40-unit, 2-bedroom apartment complex are listed in **Table 2.74.** It should be noted that with recent updates to the County's Zoning Ordinance, most multifamily projects would not require discretionary review and would not incur some of the fees listed in the table, including those for a Site Review Permit or Conditional-Use Permit. The fees shown in the table are based on a recent project example, permitted prior to the updates to the Zoning Ordinance. Due to the reduction in the requirement for discretionary review on most multifamily projects, applicable planning and building fees have also decreased for most multifamily projects.

School fees vary by district and range from $2.24 to $3.79 per square foot. The majority of districts use $3.79 per square foot.

TABLE 2.74
TYPICAL COUNTY PLANNING AND BUILDING FEES FOR A SINGLE-FAMILY RESIDENCE AND A 40-UNIT (2-BEDROOM UNITS) MULTIFAMILY COMPLEX

Fee description	Single-Family [1]	Multifamily [2]
Building Permit for Residence	$5,000	-
Tentative Subdivision Map	-	$11,413
Site Review Permit	-	$3,805
Conditional-Use Permit	-	$3,805
Re-Inspection fee or compliance/special inspection fee	$159	$159
Total	**$5,159**	**$19,183**

[1] Fees based on a typical 2,000-square-foot single-family home.

[2] Fees based on a typical 1,000-square-foot 40-unit multifamily project.

Source: Tuolumne County, 2023

TABLE 2.75
PROPORTION OF FEE IN OVERALL DEVELOPMENT COST FOR A TYPICAL UNIT

Fee Description	Amount		
	Single Family	Entire 40-Unit Multifamily Development	Multifamily Per Unit
County Planning and Building Fees	$5,159	$19,183	$480
County Development Fees	$23,488	$559,046[1]	$13,976
Total Tuolumne County Fees	$17,756	$578,229	$14,456
School District Fee ($3.79/sq. ft.)	$7,580	$151,600	$3,790
Total Fees	**$36,227**	**$729,829**	**$18,246**
Typical construction cost per + land cost	$738,500	$6,900,000	$172,500
Total cost (fees plus construction cost + land cost)	$763,836	$7,629,829	$190,746
County fees as a percent of total project cost	5%	10%	10%

[1] Includes 40 connections to public sewer (0.7 ESFR per 2 beds) and 40 connections to public water (0.8 ESFR per 2-bed apartment)

Source: Tuolumne County, 2023.

According to a local developer, the average cost of a wood-frame single-family house is $350 to $450 per square foot. Therefore, the total cost of a typical 2,000-square-foot home would range between $700,000 and $900,000, of which, the building permit would be $5,000. The total development fees for the unit would be an additional $23,488. In total, fees would account for 5 percent of the total project cost for a single-family residence.

According to the February 2023 International Code Council for a Group VB unit that is approximately 1,000 square feet in size, the cost to construct would be $150,000 per unit and to construct 40 units, the total cost, including land, would be $6,900,000. The total planning and building fees would be $19,183 for the entire development and development fees would add an additional $559,046. In total, fees would account for 10 percent for a multifamily project, including fees for connection to public water and sewer, which comprise the majority of the Building Permit fees. These fees are established and collected by TUD.

To encourage affordable housing development, the County will continue to promote Housing Element **Program 3.B.b**.

Housing Constraints for Persons with Disabilities

As part of the governmental constraints analysis, State law calls for the analysis of potential and actual constraints on the development, maintenance, and improvement of housing for persons with disabilities.

The Zoning Ordinance includes procedures for requesting reasonable accommodations in the application of zoning regulations to provide equal opportunity by any person with a disability to use and enjoy a dwelling and to allow granting such reasonable accommodation in accordance with the Fair Housing Act and the California Fair Employment and Housing Act. Section 17.100.080 of the Zoning Ordinance states that reasonable accommodations shall provide for flexibility in the application of zoning regulations applicable to the development or use of permitted dwellings to address the needs of person with disabilities to fully utilize a dwelling and shall not constitute a variance from the terms of the Zoning Ordinance. The application fee to request reasonable accommodation is $383.75.

Through application of Section 17.100.080 of the Zoning Ordinance, persons can request and the Director can approve reasonable accommodations. A request for reasonable accommodations may include a modification or exception to the rules, standards, and practices for the development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice. The accommodation is granted to the household that needs the accommodation and does not apply to successors and may be granted without the need for the approval of a variance.

A request for reasonable accommodation may be made by any person with a disability, their representative, or any entity, when the application of a requirement of this Zoning Ordinance or other County requirement, policy, or practice acts as a barrier to fair-housing opportunities. A person with a disability is defined as a person who has a physical or developmental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment, or anyone who has a record of such impairment.

The reasonable accommodation request must meet the following findings, as outlined in Section 17.100.080 of the Tuolumne County Zoning Ordinance, to be approved:

- The housing that is the subject of the request will be used by an individual considered disabled under the acts.
- The special needs created by the disability warrant the accommodation.
- There is an identified potential benefit to the disabled resident that can be accomplished by the requested accommodation.
- The requested accommodation will not create potential significant adverse impacts on surrounding land uses.
- The request works with the physical attributes of the property and structure.

- There are no alternative accommodations that provide an equivalent level of benefit that will reduce the impact on surrounding land uses.
- The requested accommodation will not impose an undue financial or administrative burden on the County.

For further consistency with state law, **Program 3.C.c** calls for the County to amend the zoning regulations to update the findings for reasonable accommodation.

Tuolumne County has adopted the 2022 California Building Standards Code. The Tuolumne County Division of Building and Safety enforces the persons with disabilities requirements found in Chapter 11 of Volume 1 of the California Building Code. This serves to ensure that parking for persons with disabilities is provided throughout the unincorporated area of Tuolumne County. Similarly, the Division of Building and Safety enforces the disabled access requirements of Chapter 11A of the California Building Code to ensure access in multifamily and commercial developments for persons with disabilities. The Division also maintains standards and assists designers and builders to construct improvements within residences specific to the needs of residents with disabilities, as needed.

- **Separation Requirements:** The County's Zoning Ordinance does not impose any separation requirements between supportive housing/transitional or residential care facilities.
- **Site Planning Requirements**: Site planning requirements are no different for these uses than other residential uses in the same zone.

Residential care homes that don't require State licensing are a permitted use in all residential and all nonresidential districts that allow residential uses.

The County Ordinance Code uses the term household, rather than family, to avoid discrimination based on household type. Tuolumne County Ordinance Code Section 17.04.1170 defines "household" to mean all the persons, related or unrelated, who occupy a single dwelling unit. Persons not living in households are classified as living in group quarters.

Nongovernmental Constraints

Construction and Land Costs

The cost of land, construction costs, and availability of financing are factors that are not attributable to local government and are not factors that county government is likely to influence. In Tuolumne County, location, parcel size, and infrastructure vary dramatically between residential areas. Prices for small lots currently range from $35,000 for a 0.31 acre lot in Sonora to $175,000 for a 4-acre lot on Twain Harte. This wide fluctuation in price is a result of numerous factors, including topography, infrastructure, utilities, and location. Examples of single-family residential lots currently available in the unincorporated area of Tuolumne County are listed in **Table 2.76**.

TABLE 2.76
SINGLE-FAMILY LOTS FOR SALE IN UNINCORPORATED AREA OF TUOLUMNE COUNTY

Price	Size	Location	Comments
$175,000	4 acres	Twain Harte	Well is in and has a barn and shed. Water storage tank is there but not hooked up.
$38,500	0.21 acres	Pine Mountain Lake	This lot stands out as it has a septic system in place. It is also level and cleared space for building potential.
$60,000	0.8 acres	Sonora	Septic is in with a newer leach field. There is power at the pole. TUD for water and a fire hydrant at the corner. Paved roads for easy access.
$69,000	0.3 acres	Sonora	All utilities are at the street.
$35,000	0.31 acres	Sonora	Vacant lot needs electric, phone, water, and engineered septic.

Source: Property Shark, July 2023.

Vacant parcels suitable for multifamily development vary widely in price. Examples of available properties are listed in **Table 2.77**.

TABLE 2.77
MULTIFAMILY PARCELS FOR SALE IN UNINCORPORATED AREA OF TUOLUMNE COUNTY

Price	Size	Location	Comments
$69,500	0.29 acres	Groveland	Zoned R-3
$1,275,000	8.96 acres	Jamestown	Zoned R-3

Source: Property Shark, July 2023

Construction costs per square foot for a stick-built, one- or two-family residence was estimated to range between $350 and $450 per square foot in the "Building Valuation Date – February 2023" sheet published by the International Code Council. The square foot construction cost for a multifamily residence (low-rise) was listed at $149.

Interest Rates

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchase opportunities to lower-income households. In addition, government-insured loan programs may be available to reduce mortgage down-payment requirements.

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Tuolumne County. First-time homebuyers are the group most impacted by financing requirements. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer.

Interest rates are currently higher than they have been since 2008. When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower-income households often find it most difficult to purchase a home during this time period. As of July 2023, for a 30-year fixed loan, the interest rate was 5.55 percent.

Housing Affordability

The cost of single-family homes in Tuolumne County has increased over the last five years. In 2014, the median sales price was $219,950. As of the end of 2023, the median home sales price was $374,000. The median income in Tuolumne County peaked in 2012 at $66,700 and has risen slightly; from $63,200 in 2014 to $66,846 in 2020. Increased housing costs and rising incomes will help make housing less affordable for households in Tuolumne County.

Requests to Develop Housing Below Identified Densities

The process for approving projects that are lower than the required density occurs through a variance or planned unit development process. During the planning period, recently approved projects have been at lower densities than allowed. Typical built densities in the residential zoning districts in the county are:

- R-3 - 12 dwelling units per acre
- R-2 - 9 dwelling units per acre
- R-1 - 6 dwelling units per acre

PUBLIC PARTICIPATION

Public Participation

Pursuant to Section 65583(c) of the Government Code, each local government is required to make a diligent effort to achieve the public participation of all economic segments of the community during updates of the Housing Element. Comments from interested persons, groups, organizations, and agencies are essential to developing a comprehensive Housing Element.

July and August 2023 Community Meetings

County staff and the consultant facilitated two community meetings that took place at the Groveland Community Resilience Center on July 26th, 2023, from 12:00 p.m. to 1:30 p.m. and at the Board of Supervisors Conference Room in Sonora on July 26th, 2023, from 6:00 p.m. to 7:30 p.m. The County advertised the meetings at the Board of Supervisors Meeting, which is broadcast on the local television station. The information was also posted on Instagram by some of the supervisors. Flyers were available in the Community Development Department Office, Public Health Office, Behavioral Health Office, Child Welfare Office, Social Services Offices, and they were distributed at the existing affordable housing complexes ahead of the meetings. In addition, the Health & Human Services Department emailed their whole organization the information about the meetings to share with those they serve and those who work in the department. A press release was sent to local media outlets and MyMotherLode.com reposted the meeting details. Lastly, an email containing the meeting details was sent out by one of the largest employers in the area Health and Human Services, to all of its employees.

The purpose of these meetings was to educate residents about the Housing Element Update process and to provide an opportunity for attendees to share their ideas and ask related questions. The meetings began with a presentation providing an overview of the Housing Element update process and requirements, the County's housing needs, and ended with discussion prompts about housing needs in the County. Both meetings were conducted in the same format and presented the same content. The following prompting questions were asked of attendees:

1. What types of housing do you prefer or need currently or would like to live in the future? What part of the County are you interested in living in?
2. What do you feel is the main concern for housing in Tuolumne County?
3. Can you easily access amenities in your neighborhood?
    a. Do the amenities meet your needs?
    b. Are there any areas of Tuolumne County that you think have a shortage of resources/amenities/services?
4. What areas of the unincorporated county are most appropriate for high density housing?
5. Which groups of residents do you think need housing the most in the county?
6. What is the condition of housing like in Tuolumne County?

Groveland Community Meeting – July 26, 2023

County staff and consultants facilitated the meeting and 13 members of the public attended and participated. The following comments were made during the discussion:

- Participants are concerned about the availability of housing for seasonal workers at resorts and casinos in the area.
- Participants are concerned about the strain that resorts will have on regional infrastructure.
- Community members suggest that resorts and casino developers provide employee housing, so seasonal employees do not take housing opportunities away from permanent residents.
- There is a lack of sufficient housing for workers moving to the area. For example, new teachers were unable to find housing and the school district had to turn away teachers due to lack of housing.
- There is no new housing coming to the area, existing housing units have been built for years.
- One participant was concerned about short-term rentals becoming less popular due to the construction of resorts.
- Housing in the area is expensive, especially with increased fire insurance rates.
- There is a large senior population that could benefit from a fifty-five and older community because it is difficult for seniors to maintain their large homes.
    - Participants believe that seniors would like to own these properties as an investment opportunity.

These comments have been considered and incorporated into the Housing Element, as applicable.

Sonora Community Meeting – July 26, 2023

County staff and consultants facilitated the meeting and 16 members of the public attended and participated. The following comments were made during the discussion:

- Participants raised concerns about the construction costs of ADUs. They questioned the practicality of constructing ADUs when the only people that can afford to construct them are people who do not need the extra income from renting out the additional unit.
- Renters have difficulty finding landlords that allow pets.
- Relocating to the area is difficult due to low availability of housing stock.
    - Seniors are living alone in housing units with spare bedrooms.
    - Students returning from school that are looking to take up residence in the area struggle to find available housing.
- Vacation homes and short-term rentals pose a threat to the existing housing stock in the area because they are often left vacant and can pose a fire risk.
    - The vacation home market is driving up home and rental prices while taking away available housing units.
- There is no housing available for moderate-income families.
- There is a need for workers' housing to be able to retain employment in the area.
- Participants called out the functionality of the inclusionary housing ordinance.
    - The County has had no developments built with the inclusionary ordinance.
    - The inclusionary ordinance as written does not work for this rural county.
- County staff and participants are open to and in support of converting existing commercial spaces into single room occupancy units.

- The housing stock in the County is old and is run down. Finding housing that is affordable and move in ready is unlikely.
- Increased fire insurance costs has caused people to back out of home purchases, and reconsider moving to the area.
- There is a strong desire from residents to rehabilitate existing properties rather than to construct new housing.

These comments have been considered and incorporated into the Housing Element, as applicable.

Sonora Community Meeting – November 15, 2023

The County advertised a community meeting during the time of the release of the Public Draft Housing Element for November 15, 2023 in the same manner as the July 2023 community meetings. However, no members of the public attended the meeting.

Virtual Community Meeting – August 9, 2023

The County held a virtual community meeting on August 9, 2023 to present the same information presented at the two in person meetings. Six members of the public attended. The following comments were made during the discussion:

- Why is the RHNA so low and what does that mean?
- There should be increased financing options and incentives for ADUs.
- ADUs don't make sense financially – they cost too much to build without adding value to the home.
- There is a preference for "workforce" housing over high density apartment buildings.
- There is a need for different types of housing options.
- Title 17 update is anxiously awaited by development community.

These comments have been considered and incorporated into the Housing Element, as applicable.

Housing Element Steering Committee

The Housing Element Steering Committee members were chosen to provide an opportunity for representation and advocacy by service providers and stakeholders that work with specific populations with in the County. Steering Committee members also served as a means of communication between the County and those they serve, to inform their clients of opportunities to participate in the Housing Element process. The Steering Committee included representatives from the following agencies, providers, or interest groups:

- Area 12 Agency on Aging – aging and disabled residents
- Habitat for Humanity – low-income residents
- Tuolumne County Realtors Association – first-time home buyers
- Tuolumne County Economic Development
- Local building industry focused on workforce housing
- Local tribes

- Tuolumne County Health and Human Services Agency – low-income residents, families, those experiencing housing insecurity or homelessness, children, and the elderly
- Tourism industry – employees requiring rental housing and child care

Steering Committee Meeting – July 27, 2023

County staff and the consultant facilitated a meeting with the Tuolumne County Housing Element Steering Committee that took place at the Board of Supervisors Conference Room in Sonora on July 27th, 2023 from 10:00a.m. to 11:30a.m. County staff and consultant provided a presentation to update the Steering Committee on the Housing Element Update. Seven members of the committee were in attendance.

The purpose of the meeting was to update the committee members on the Housing Element process and receive input from each member in their areas of interest and expertise. Input was also requested on the existing Housing Element programs and whether they should be continued in the draft Housing Element.

The following questions were asked by the Committee:

1. How does the document support the Planning Commission?
2. How does the Housing Element relate to the cost of housing?
3. Could updating the zoning code lead to other processes within other agencies being sped up?
4. What is the most useful part of the Housing Element for staff?
5. What other rural counties has PlaceWorks worked on Housing Elements for?
6. How will the Planning Commission use the Housing Element in decision making?
7. Could the Housing Element or changes to Title 17 (zoning) affect other agencies' role in the development process?
8. What is the role of the Housing Element when we see demographic shifts and forecasted population declines?
9. Can the Housing Element foster the goal of employee housing and starter homes?

The following comments were made by the committee:

- Should remove the occupancy limit for shared homes.
- Allow ADUs to be short term rentals, as well as long term rentals.
- The committee added that ADUs do not add enough property value to make the construction costs worth it.
- Add a variety of home types to the existing housing stock. For example, existing housing stock is made up of single-family homes, add apartments for younger residents.
- Consider who makes up the majority of the population when creating new housing.
    - Retirement community, seasonal employees, and service-based workers.
- Workforce and employee housing is important and needs to be addressed.
- Density is a key factor in being able to be able to afford affordable housing.
- Only luxury and custom homes are being built.
- Building larger housing projects brings down construction costs and maintains a healthy workforce.
- The Inclusionary Housing Ordinance has been a detriment to building new housing.

Steering Committee Meeting – November 16, 2023

County staff and the consultant facilitated a meeting with the Tuolumne County Housing Element Steering Committee that took place in County offices in Sonora on November 16th, 2023 from 9:00a.m. to 10:30a.m. County staff and consultant provided a presentation to update the Steering Committee on the Housing Element Update. Six members of the committee were in attendance.

The purpose of the meeting was to update the committee members on the Housing Element process, present the Public Draft Housing Element and receive input from each member in their areas of interest and expertise.

The following comments were made by the Committee:

- There is a discrepancy between the state produced and regionally produced population projections
- How did the County arrive at the list of sites in the Housing Element sites inventory?
- How would other sites not in the inventory be preferred for housing development?
- If an overlay where certain housing is preferred is put into place – that could be done in the zoning. It could be tailored to meet objectives – housing, VMT, etc.
- With an overlay would a property owner still need to do CEQA review?
- Has the county done the General Plan/zoning consistency work yet?
- There are financing tools for opportunity sites that sometimes doesn't match up with MDR or HDR
- There is a need for transportation for seniors. The senior population is growing.
- Please add prison population numbers to the document
- Catholic Charities did a 3 year homesharing pilot program – 6 years ago.

These comments have been considered and incorporated into the Housing Element, as applicable.

Public Hearings

Planning Commission – November 15, 2023

County staff and the consultant facilitated a meeting with the Tuolumne County Planning Commission that took place at the Board of Supervisors Conference Room in Sonora on November 15, 2023 at 6:00 PM. County staff and consultant provided a presentation to update the Planning Commission on the Housing Element Update and present key information from the public draft. Five members of the Commission were in attendance. No members of the public commented about the Housing Element item.

The purpose of the meeting was to update the Planning Commission on the Housing Element process and to recommend authorization of submittal to HCD. Input was also requested on key housing issues in the County.

The following questions/points were made by the commissioners.

- How can the county develop affordable housing?
- What are the results of the Housing Element?
- What are the provisions for special needs housing within the Housing Element?
- What programs are available to assist homeowners who wish to provide subsidized rent?
- Is there an education/outreach component to the Housing Element?
- How can we as a Commission facilitate the creation of more affordable housing?
- What assistance can be provided to senior homeowners who face extraordinarily high fire insurance?

- How can the County encourage accessory dwelling units to facilitate housing production?
- Have other County commissions been involved with the Housing Element?
- Has outreach been conducted for the student/young adult population?

Board of Supervisors – December 5, 2023

County staff and the consultant facilitated a meeting with the Tuolumne County Board of Supervisors that took place at the Board of Supervisors Conference Room in Sonora on December 5, 2023 at 9:00 AM. County staff and consultant provided a presentation to update the Board of Supervisors on the Housing Element Update and present key information from the public draft. Five members of the Board were in attendance. No members of the public commented about the Housing Element item.

The purpose of the meeting was to update the Board of Supervisors on the Housing Element process and to recommend authorization of submittal to HCD.

The following questions/points were made by the Board.

- Was the State's data used? Said data is not applicable or as accurate for rural areas.
- Does the document examine the location of mobile homes/affordable housing?
- Have tools such as additional density bonuses been used?
- As the County's Housing Element, does this document provide a vision for Tuolumne County's housing needs, or does it simply meet RHNA and AFFH requirements?
- How many short-term rentals are present in the County?
- How many at-risk units are present in the County?
- How can the County produce affordable housing when construction costs are outrageously high?
- How were the ideas from the letter sent from building industry's respective leadership incorporated into the Housing Element?
- How were public comments incorporated into Housing Element policies?
- Alternative housing types, such as ADUs and tiny homes, should still be considered as viable housing options in the County.
- Public housing is not enough given the magnitude of the housing crisis in the County.
- The County should have a separate document that expresses its own goals and strategies for addressing housing issues.

Interview with Stanislaus County Housing Regional Housing Authority

In April 2024 the County interviewed a representative from the Stanislaus Regional Housing Authority (SRHA) which serves as the housing authority for Tuolumne County. The following questions were posed to SHRA:

1. As the housing authority for Tuolumne County, what has SRHA experienced as the biggest need for housing in Tuolumne County?
2. What are the obstacles to developing affordable housing in Tuolumne County?
3. What would be some steps Tuolumne County could take to facilitate affordable housing development?

4. What is the need for Housing Choice Vouchers? Is the need greater than the number of vouchers currently available? How do waiting list timeframes impact those looking for housing? For those that have vouchers, are they able to find housing and make use of the voucher in a timely manner?
5. If there is anything else that you think would be important to include, specific to Tuolumne County and in relation to the other counties you serve, please include it.

The following summarizes their response:

While the population trends have been fairly stable for the county, the affordability of existing housing stock coupled with a fairly significant number of properties being used as short-term rentals has resulted in an affordability crisis. An increase in affordable workforce housing is necessary to bring balance back to the region. The main obstacles to developing affordable housing in the region are inadequate available state and federal funding sources and increased development costs. Tuolumne County has made great strides in promoting not only affordable housing but market rate housing production in the county and has been instrumental in assisting Housing Authority development projects.

The Housing Choice Voucher Program (formerly Section 8) is a partnership between private landlords, low-income families and the Housing Authority. We recognize that it takes all three parties working together to make the program a success and appreciate your contribution as a landlord to this partnership. There are approximately 650 applicants on the Tuolumne Housing Choice Voucher waiting list. Tuolumne County has 184 HCVP vouchers allocated with 187 utilized and 10 Veterans Affairs Supportive Housing (VASH) vouchers with 11 utilized.

Applicants that have been issued vouchers have had difficulty finding affordable units to rent in the area. To address this issue SRHA adopted an in-place preference that allows individuals that are currently living in a rental unit (and have a landlord willing to enter into a rental assistance payment agreement) to apply for a voucher to assist in covering the expense of increased rents or decreases in household income. In addition, SRHA has been aggressively lobbying federal officials to issue additional vouchers to meet the demand.

Written Public Comments

Prior to submittal to HCD, the County considered ongoing written comments from the public, Housing Element steering committee members, Central Sierra Environmental Resource Center, Tuolumne County Business Council, Tuolumne County Association of Realtors, Tuolumne County Building Industry, Tuolumne County Chamber of Commerce, and Tuolumne Utilities District, in addition to all comments received at the November 15, 2023 Planning Commission Meeting, November 16, 2023 Housing Element Steering Committee Meeting and the December 5, 2023 Board of Supervisors meeting. The written comments are summarized below.

- A need for more focus on affordable housing development in Housing Element programs
- Expedite and incentivize the Construction of Accessory Dwelling Units (ADUs)
- Reduce or Eliminate Minimum Lot Sizes
- Allow Housing in Commercial/Industrial Zoning
- Remove the Inclusionary Housing Ordinance from the PUD Designation

- Re-Establish a Regular Housing Review with our Building Industry
- Change Non-Sensitive "Open Space" Zoning to "Green Space"
- Establish Ongoing Project Development Revision Process
- Identify "Growth Areas" and Amend County Growth Strategy
- Decrease Bonding Levels to State Requirements
- Partner with Utilities to Over-Build Capacity
- Pre-Approved Manufactured Homes
- Information about Tuolumne County Utilities District policies and current efforts to ensure water supply and water treatment capacity
- Corrections related to water and sewer capacity fees

Revisions in Response to Public Comments

Comments were considered and informed the Draft Housing Element for HCD submittal. Quite a few of the comments are already addressed in the Public Draft Housing Element and in other efforts the County is undertaking including the objective design standards work. Revisions and modifications were made to the applicable sections of the draft including the Housing Needs Assessment, Sites, and Energy Conservation and Constraints. Highlights of public input and the programs that address it are provided in **Table 2.78**. It should also be noted that the recently adopted Title 17 update has responded to some of the requests made in the public comments so that work has been completed by the County and doesn't remain in the Housing Element work program.

TABLE 2.78
SUMMARY OF PUBLIC INPUT INCORPORATION INTO THE HOUSING ELEMENT

Public Comment	Relevant Program(s)
Lack of availability of workforce housing and housing for seasonal workers	Per program 3.F.b the County will facilitate public-private partnerships for workforce/seasonal housing, continue working with the US Forest Service to provide housing options for seasonal employees, and implement the recently adopted tiny home ordinance including pursuing funding related to tiny homes if possible.
Strain on regional infrastructure	Per Program 3.B.b the County will continue to apply for funds annually and continue to maintain partnerships with developers and nonprofits to identify sites for housing that are in areas with sufficient service capacity to accommodate that type of housing.
Overall lack of new housing supply, existing housing stock is aging. Need for rehabilitation of existing housing.	Per Program 3.A.b the County will continue to allow ADUs consistent with state law and will work to encourage infill ADUs, particularly in areas with higher

	median incomes and areas of higher opportunity, to meet a wider range of housing needs than is traditionally served by single-family development. The County will create processes to reduce barriers for property owners to create ADUs, which may include reduced permit processing times, pre-approved manufactured ADU models, and educational outreach to property owners. Per Program 3.B.b the County will continue to apply for funds annually and continue to maintain partnerships with developers and nonprofits to housing for all income groups including mixed-income housing. This program will also seek funding related to rehabilitation of existing housing. The County will also provide developers with information on affordable housing incentives and encourage they pursue projects in higher-opportunity areas. Finally, the County will continue to participate in meetings with SRHA and the Tuolumne County Housing Collaborative to encourage development of affordable housing. Per Program 3.B.e the County will apply for funding and administer the Mobile Home Rent Control Ordinance to maintain the quality and affordability of mobile homes in the County. Per Program 3.D.c the County will as funding is available, 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. This will include improving communication about the rehabilitation assistance programs currently available to lower-income property owners and assist homeowners to identify and apply for rehabilitation funding.
Housing needs of senior population	Per Program 3.C.a the County will continue to encourage residential infill development through flexible development standards to create more housing opportunities for seniors. Per Program 3.F.a the County will continue to identify funding opportunities and continue 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.
Cost of building ADUs	Per Program 3.A.b the County will continue to allow ADUs consistent with state law and will work to

	encourage infill ADUs, particularly in areas with higher median incomes and areas of higher opportunity, to meet a wider range of housing needs than is traditionally served by single-family development. The County will create processes to reduce barriers for property owners to create ADUs, which may include reduced permit processing times, pre-approved manufactured ADU models, and educational outreach to property owners.
Limited options for renters	Per Program 3.A.b the County will continue to allow ADUs consistent with state law and will work to encourage infill ADUs, particularly in areas with higher median incomes and areas of higher opportunity, to meet a wider range of housing needs than is traditionally served by single-family development. The County will create processes to reduce barriers for property owners to create ADUs, which may include reduced permit processing times, pre-approved manufactured ADU models, and educational outreach to property owners. Per Program 3.B.d the County will continue to work with SRHA to promote and encourage usage of the Housing Choice Voucher program.
Issues with existing inclusionary housing ordinance. Doesn't facilitate housing.	Per Program 3.C.d the County recently made updates to unlink the Inclusionary Ordinance from the PUD process and is conducting further review of the value of retaining the ordinance. If additional constraints are identified, the ordinance will be revised or rescinded.

GENERAL PLAN CONSISTENCY

General Plan Consistency

In addition to the Housing Element, the Tuolumne County General Plan includes 18 elements and 5 community plans. This Housing Element has been prepared to be internally consistent with each of these other elements and plans. Through study, analysis, and public review and comment, the programs contained in the Housing Element will be implemented consistent with the goals, policies, and programs contained in the other elements and plans. The County is also conducting a review of the Public Safety Element concurrent with this Housing Element update to determine whether updates are needed to maintain consistency.

The General Plan is a dynamic document. If determined necessary to implement programs included in the Housing Element, other elements of the General Plan can be revised to ensure consistency throughout the plan. Consistency can be achieved through review by the County's planning agency, which includes the Planning Division of the Community Development Department, the Tuolumne County Planning Commission, the Board of Supervisors, and the public.

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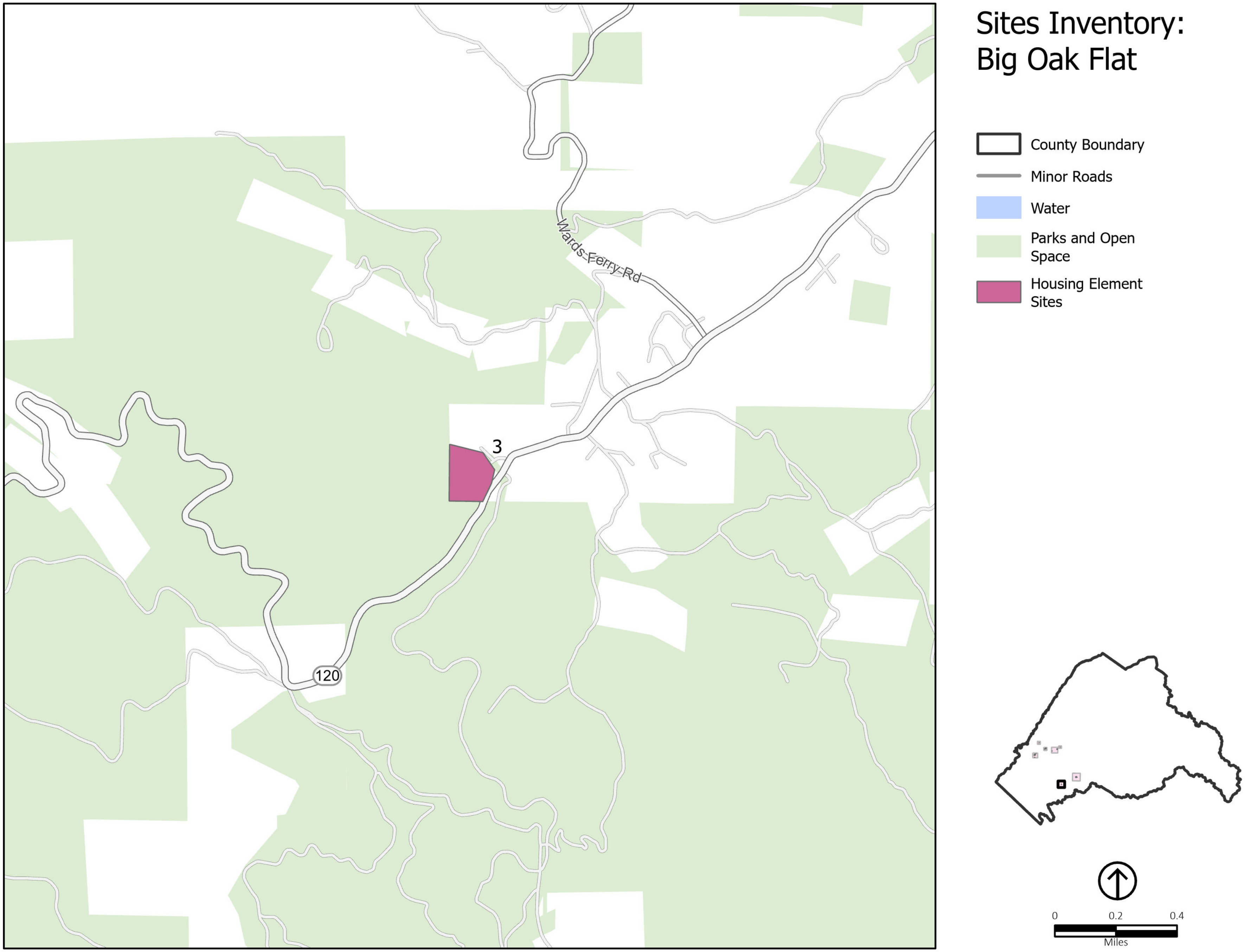
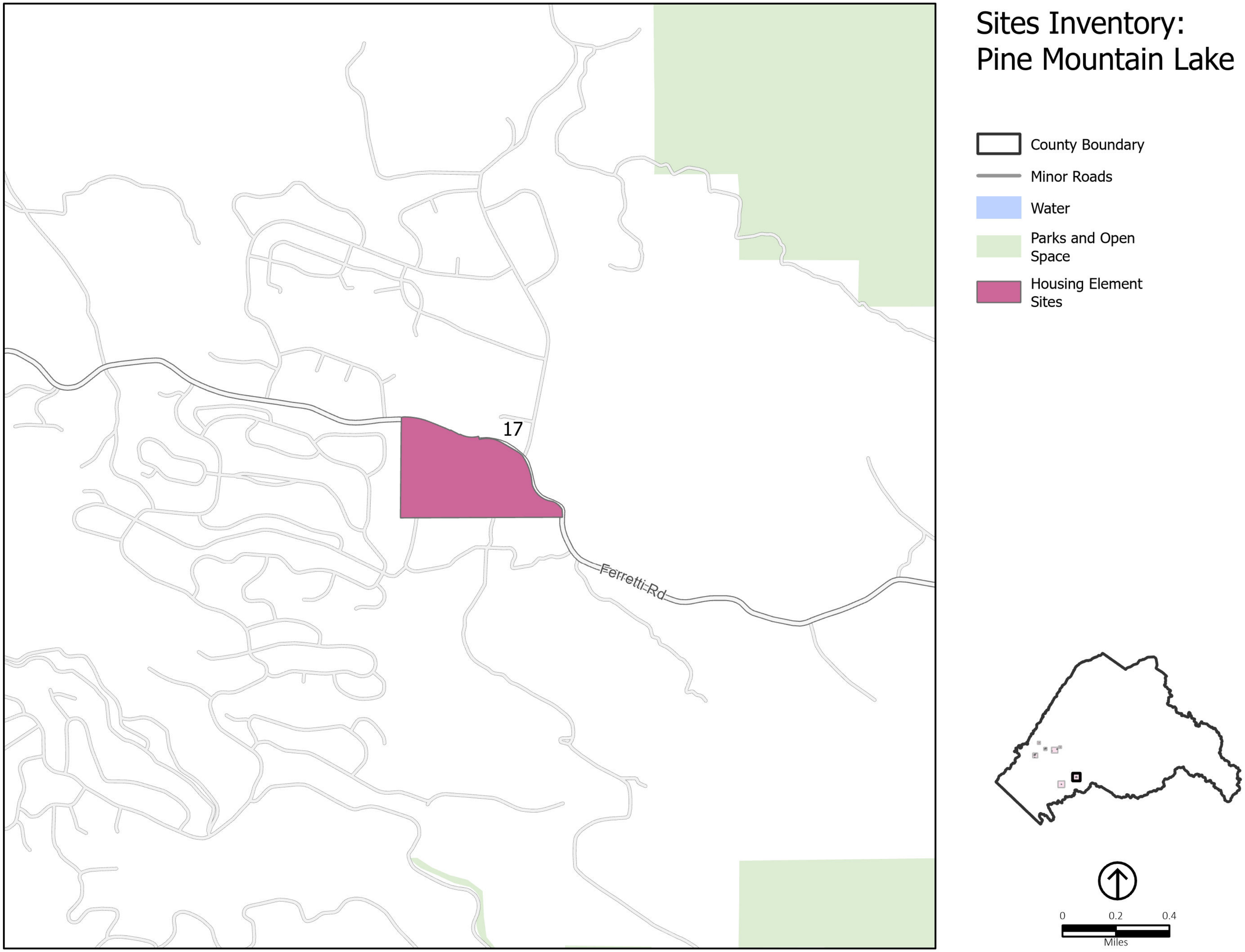
APPENDIX A: SITES MAPS

Sites Inventory: Big Oak Flat

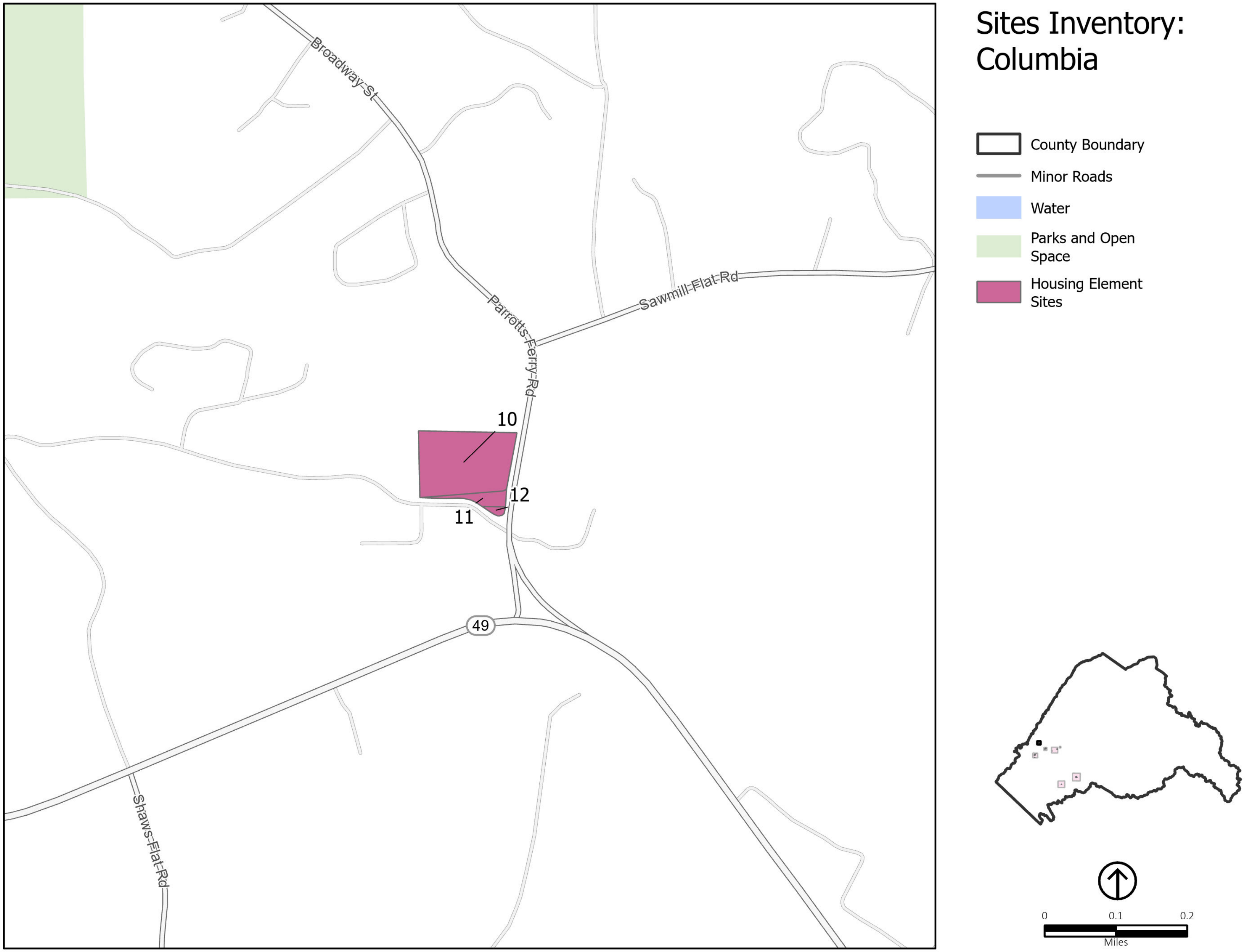


Source: Esri 2023, US Census Bureau 2021, Tuolumne County 2023, PlaceWorks 2023



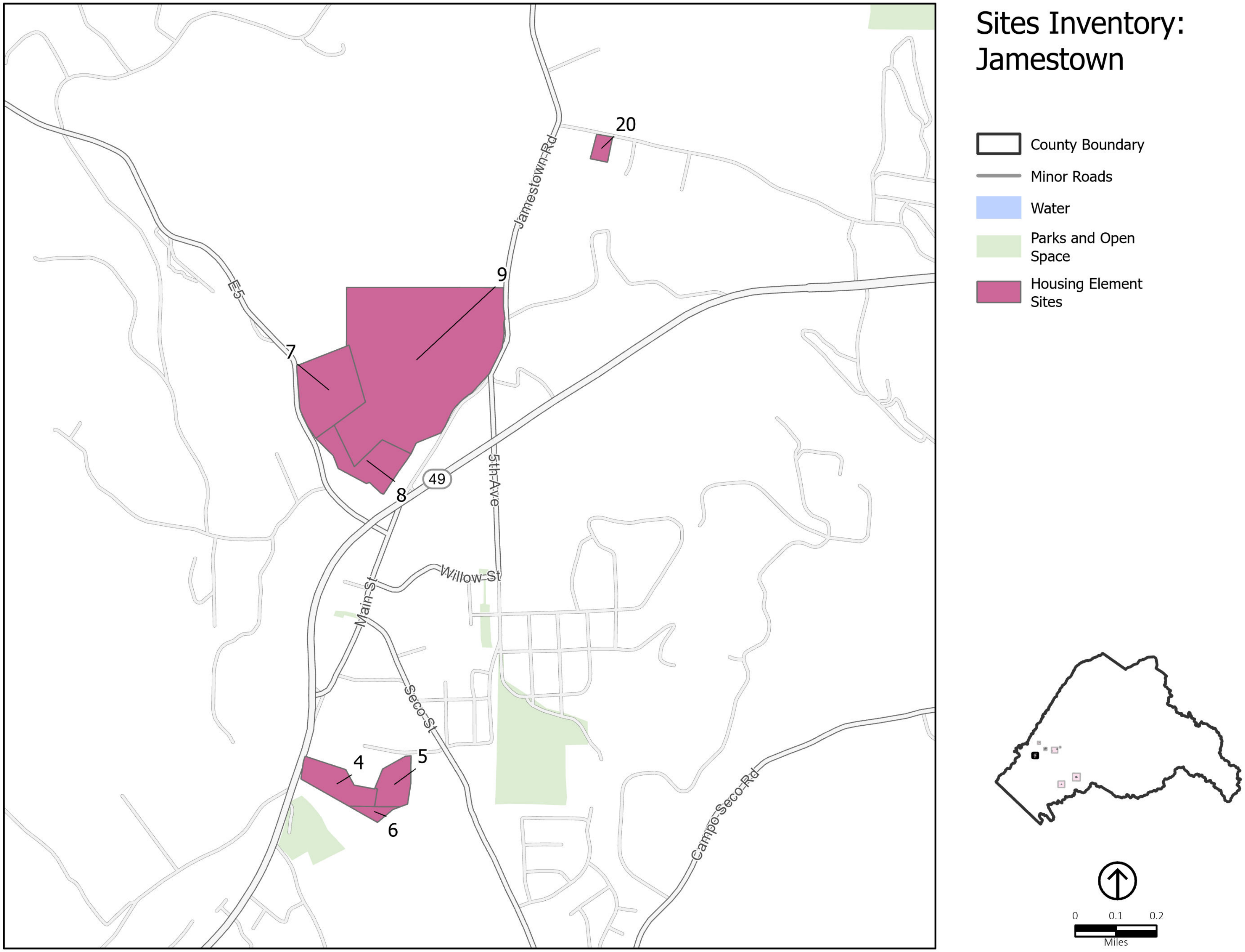
Source: Esri 2023, US Census Bureau 2021, Tuolumne County 2023, PlaceWorks 2023

Sites Inventory: Columbia



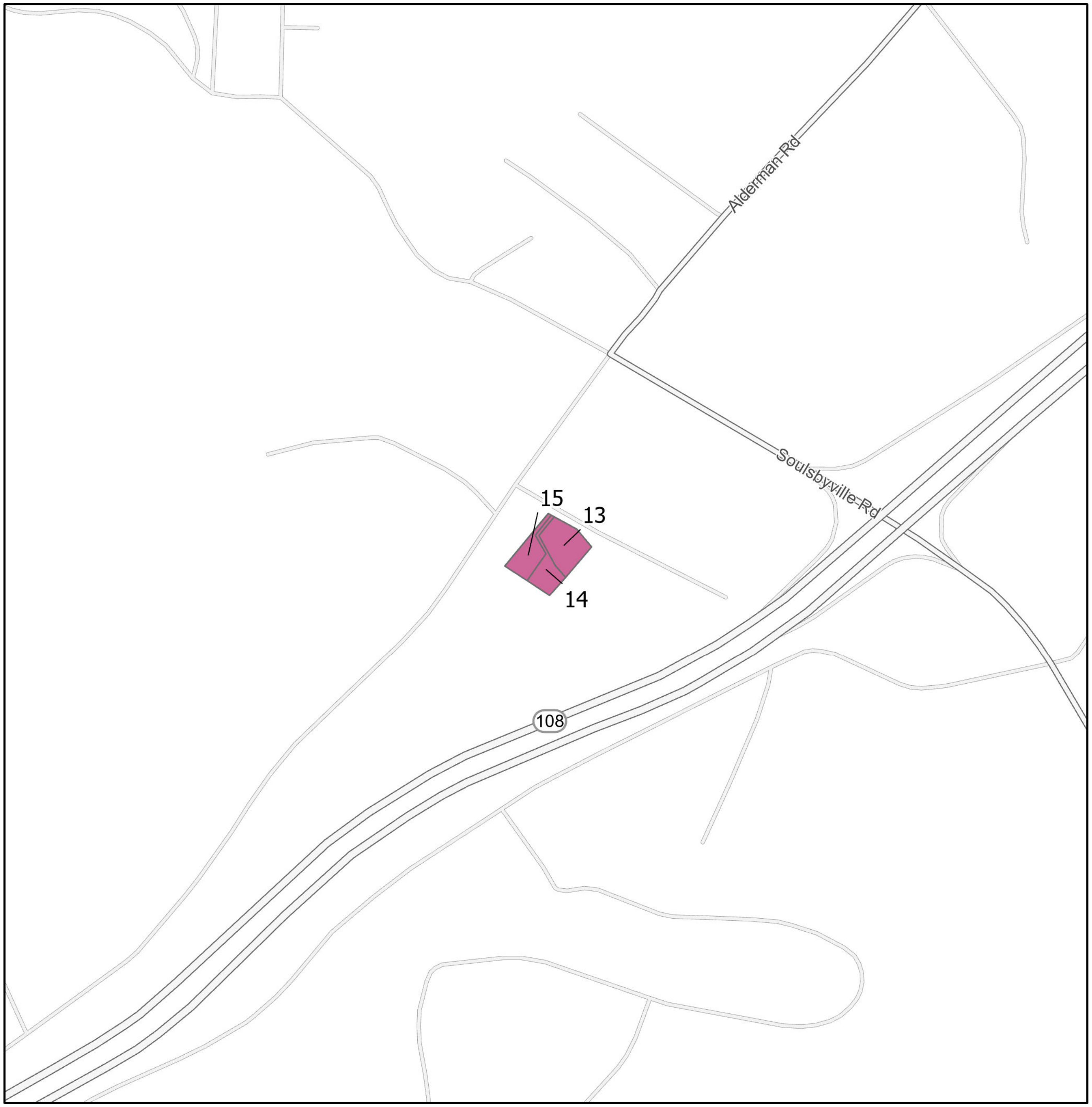
Source: Esri 2023, US Census Bureau 2021, Tuolumne County 2023, PlaceWorks 2023

Sites Inventory: Jamestown

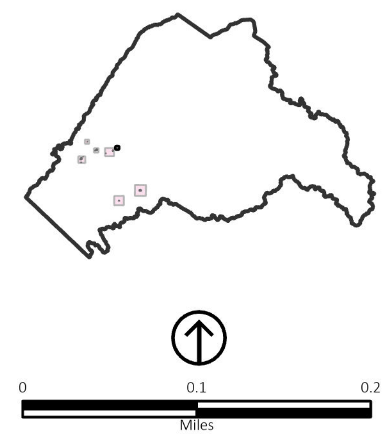


Source: Esri 2023, US Census Bureau 2021, Tuolumne County 2023, PlaceWorks 2023

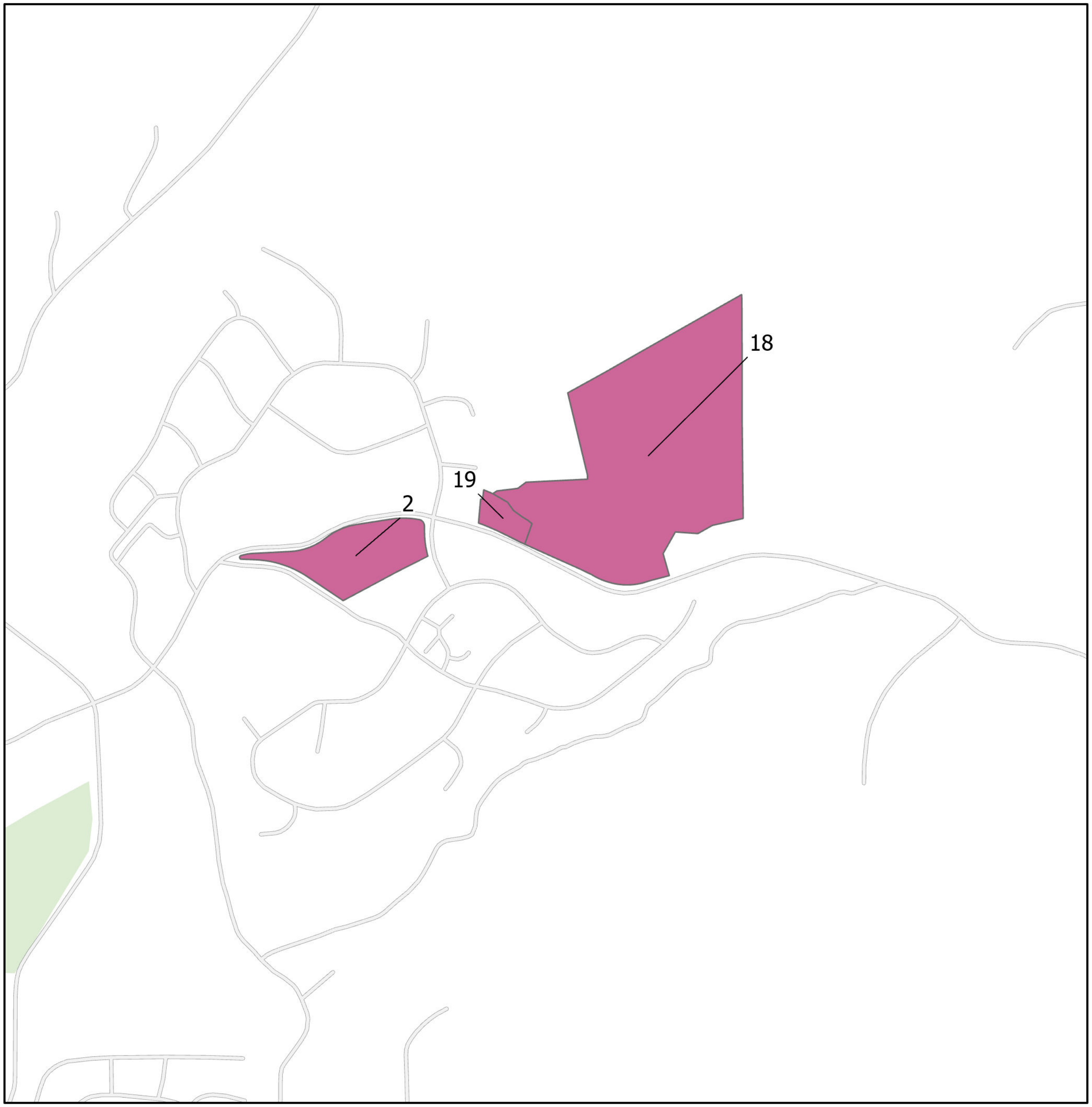
Sites Inventory: Mono Vista



County Boundary
Minor Roads
Water
Parks and Open Space
Housing Element Sites

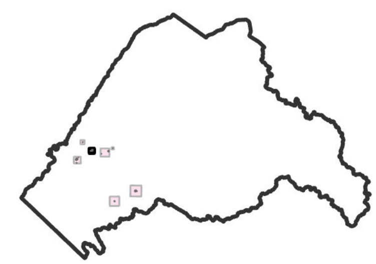


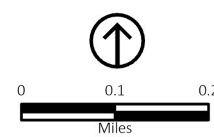
Source: Esri 2023, US Census Bureau 2021, Tuolumne County 2023, PlaceWorks 2023



Sites Inventory: Unincorporated East Sonora

County Boundary
Minor Roads
Water
Parks and Open Space
Housing Element Sites





Source: Esri 2023, US Census Bureau 2021, Tuolumne County 2023, PlaceWorks 2023

Sites Inventory: Unincorporated Sonora

Source: Esri 2023, US Census Bureau 2021, Tuolumne County 2023, PlaceWorks 2023

COUNTY OF TUOLUMNE
CALIFORNIA

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