



COMMUNITY DEVELOPMENT DEPARTMENT

BEV SHANE, AICP
Director

BUILDING AND SAFETY - PLANNING - GIS - HOUSING - ENVIRONMENTAL HEALTH

48 W. Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
209 533-5633
209 533-5616 (fax)
209 533-5909 (fax - EHD)
www.tuolumnecounty.ca.gov

March 25, 2011

HCD
Division of Housing Policy Development
PO Box 952053
Sacramento, CA 94252-2053

Governor's Office of Planning and Research
PO Box 3044
Sacramento, CA 95812-3044

Dear Sir/Madam:

Enclosed is the Housing Element Annual Report for the County of Tuolumne for Calendar Year 2010. If you have any questions please feel free to contact me at 209-533-6904 or sshanahan@co.tuolumne.ca.us.

Sincerely,

Sheila Shanahan
Housing Program Coordinator

Enclosures

HOUSING POLICY
DEVELOPMENT, HCD

MAR 29 2011

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Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: County of Tuolumne

Mailing Address: 2 South Green St., Sonora, CA 95370

Contact Person: Sheila Shanahan Title: Housing Program Coordinator

Phone: 209-533-6904 FAX: 209-533-5616 E-mail: sshanahan@co.tuolumne.ca.us

Reporting Period by Calendar Year: from 1-1-2010 to 12-31-2010

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research

P.O. Box 3044

Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Tuolumne
Reporting Period 1-Jan-10 - 31-Dec-10

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program that its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHVA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income	Very Low-Income	Low-Income			
(1) Rehabilitation Activity					0	
(2) Preservation of Units At-Risk					0	
(3) Acquisition of Units		1	5		6	First Time Homebuyer Program
(5) Total Units by Income	0	1	5		6	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

No. of Units Permitted for Moderate	No. of Units Permitted for Above Moderate					Total	Number of Infill units*
	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes		
3						3	
35						35	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Tuolumne
Reporting Period 1-Jan-10 - 31-Dec-10

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		RHNA Allocation by Income Level	Year	Total Units to Date (all years)	Total Remaining RHNA by Income Level								
			1	2	3	4	5	6	7	8	9		
Very Low	Deed Restricted	568				1						1	567
	Non-deed restricted												
Low	Deed Restricted	439	8	5	7	5						25	414
	Non-deed restricted												
Moderate	Deed Restricted	541		2		3						5	536
	Non-deed restricted												
Above Moderate		1,033	192	151	87	35						465	568
Total RHNA by COG.		2,581											
Enter allocation number.			200	158	94	44						496	
Total Units													2,085
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction County of Tuolumne

Reporting Period 1-Jan-10 - 31-Dec-10

General Comments:

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 Sec. 6202)

Table C
Program Implementation Status
County of Tuolumne
1-Jan-10 to 31-Dec-10

Program Description	Housing Programs Progress Report	Status of Program Implementation
Name of Program	Objective	Timeframe
3.A.a – Review, Update General Plan	Adequate Sites	Ongoing
3.A.b – Extension of Public Utility Serv	Adequate Sites	Ongoing
3.A.c – GIS Database	Adequate Sites	Ongoing
3.A.d – Initiation of Rezoning	Adequate Sites	Ongoing
3.A.e – General Plan Consistency	Adequate Sites	FY10-11
3.A.f - Infill Development	Adequate Sites	FY10-11
3.B.a – Small Lot Subdivisions	Affordable Housing	Ongoing
3.B.b – Application Fees	Affordable Housing	Ongoing

No updates to land use diagrams during past year.

Gaudenti Use Permit for Big Oak Flat Village Center required to install pump large enough to serve lower areas of Big Oak Flat.

GIS database was maintained throughout the past year. Blueprint Planning Project will identify additional sites appropriate for high density housing.

No parcels identified for affordable housing during the previous year.

Rezoning of parcels designated HDR, MDR and MU is completed in Jamestown and Southern Tuolumne County. Rezoning of parcels in other areas of the County is underway and will be completed in 2011.

No progress on this program to date.
 Dry Creeks Subdivision approved during past year with lots zoned R-1 less than 7,500 square feet.
 Chapter 3.40 of the Tuolumne County

			Ordinance Code continues to waive application fees for affordable housing on a percentage basis.
3.B.c – Mitigation Fees	Affordable Housing	Ongoing	Chapter 3.50 of the Tuolumne County Ordinance Code continues to waive County Services Impact Mitigation Fees for affordable housing units. No waiver is available for Traffic Impact Mitigation Fees.
3.B.d – Inclusionary Ordinance	Affordable Housing	Ongoing	Two units built & sold last year
3.B.e – Five Year Strategic Plan	Affordable Housing	FY10-11	No progress to date
3.B.f – Education and Outreach Prog	Affordable Housing	FY10-11	The Housing Program Coordinator meets with community organizations to educate them regarding programs available within the County.
3.B.g – Funding Sources	Affordable Housing	FY10-11	County Housing Division established relationship with local Habitat for humanity, encouraged them to purchase property in foreclosure & provided them with information on funding sources for their 36-unit homeownership project (Parrotts Ferry Village). Established relationship with ATCR (Amador Tuolumne Community Resources) and encouraged them to expand into affordable rental housing. Discussed possibility of locating affordable rental project in Tuolumne County with Mercy Housing in Sacramento, Visionary Builders in Stockton, Caleb Roop in Idaho, and Ashwood Construction in Fresno. All are active in rural California but none have interest in expanding into foothill region at this time due to economy & lack of local

				resources such as redevelopment housing set-aside funds.
3.B.h – Affordable Housing TR Fund	Affordable Housing		FY10-11	No funds deposited to date.
3.B.i – Housing Programs	Affordable Housing		Ongoing	County Housing Division applied for CDBG for owner-occupied rehabilitation of mobilehomes in mobilehome parks and County housing strategic planning grant (not funded), Applied for CallHome funds for first-time homebuyer program (not funded), applied for State HOME funds for housing programs (\$800,000 awarded). Currently operate first-time homebuyer, owner-occupied rehabilitation and tenant-based rental assistance programs.
3.B.j – Efficient Use of Land	Affordable Housing		Ongoing	All projects approved within the R-1, R-2, R-3 and RE-1 zoning districts adhere to the minimum residential density standards.
3.B.k – Regional Blueprint Plan Prog	Affordable Housing		FY 12-13	The Community Development Department and Public Works Department continue work on the Blueprint Planning Project. Completion is anticipated in 2012.
3.B.l – Incentive Program	Affordable Housing		Ongoing	Annual review presented to the Board of Supervisors. There is currently very little housing development and thus we do not have sufficient data to fully review how our incentives are working
3.B.m – Encourage Financing Prog	Affordable Housing		Ongoing	County Housing Division held seminar for lenders and realtors to educate them on first-time homebuyer financing programs – USDA, CalFHA Down Payment Assistance Program, down payment assistance from California Homebuyer Fund (part of California Consortium of Rural Counties)

				County of Tuolumne First Time Homebuyer Program & City of Sonora First Time Homebuyer Program. Met with Motherlode Bank to ask them to support application to Federal Home Loan Bank WISH Program to augment County homebuyer program. (Application submitted 2011 calendar year). Met with ATCAA (Amador Tuolumne Community Action Agency) to discuss partnership between their new asset building program (IDA/matched savings accounts) and the County's First Time Homebuyer Program.
3.B.n – Affordable Home Ownership Pr	Affordable Housing	Ongoing	County Housing Division established relationship with local Habitat for Humanity and assisted them in identifying funding sources.	
3.B.o – FTHB Information	Affordable Housing	Ongoing	County Housing Division staff spoke at Board of Realtor's homebuyer fair	
3.B.p – Foreclosure Asst. Prog	Affordable Housing	FY10-11	County Housing Division staff coordinated with ATCAA on foreclosure cases and issues. Put information about foreclosure prevention programs on County of Tuolumne website	
3.B.q – Surplus County Land	Affordable Housing	Ongoing	County Housing Division Staff researched County surplus land. At this time the County has determined that they are not in a financial position to donate surplus land.	
3.B.r – Land Banking	Affordable Housing	Ongoing	No progress to date due to economy. Land donations remain an option available to satisfy requirements of the Inclusionary Ordinance. Housing Division Staff has	

3.B.s – Workforce Housing	Affordable Housing	Ongoing	researched County surplus land. County Housing Division staff made presentation to Chamber of Commerce and met twice with the Economic Development Authority Director.
3.B.t – Temporary Housing	Affordable Housing	FY10-11	Ordinance Code Amendments are proposed to increase use of recreational vehicles for habitation from 14 days to 30 days per year. Adoption on 2011.
3.B.u – Res Hotels/Single Room Occ	Affordable Housing	FY10-11	Ordinance Code Amendments are proposed to allow SRO's in up to 1/3 of rooms in hotels and motels in the C-K, C-O, C-1 and C-2 districts. Adoption in 2011.
3.B.v – Farm worker Housing	Affordable Housing	FY 10-11 Ongoing	County Community Development Department staff participated in two County-wide affordable housing forums to encourage all types of affordable housing including farm worker housing. County Housing Division staff attended California Coalition for Rural Housing monthly meetings in Sacramento. Many groups are active in farm worker housing.
3.B.w – Second Dwelling Units	Affordable Housing	FY 10-11 Ongoing	Ordinance 3120 adopted 7-6-10 increased the maximum size of permitted secondary single-family dwellings from 850 to 1,200 square feet.
3.B.x – Housing Authority	Affordable Housing	FY10-11	Housing Division of the Community Development Department created to oversee County's housing programs.
3.B.y – Extremely Low-Income Hshds	Affordable Housing	FY 10-11 Ongoing	County Community Development Dept. published two articles on affordable housing programs for very-low and low-income households in the Community Development

				Bulletin. County maintains affordable housing information on the County website. County Housing Division staff working with ATCR to encourage affordable rental housing development for very-low and low income households.
3.C.a – Procedures Handouts	Government Constraints	Ongoing	Handouts remain available at the Community Development Department and on the County website.	
3.C.b – Inter-Departmental Coordination	Government Constraints	Ongoing	County Housing Division staff has ongoing communication with ATCAA, the City of Sonora, and the Central Sierra Planning Council. All groups look for ways to work together. All groups make referrals to each other's organizations.	
3.C.c – “Fast Track” Permit Process	Government Constraints	Ongoing	The Planning Division continues to provide fast track application processing for projects that propose affordable housing.	
3.C.d – Concurrent Review	Government Constraints	Ongoing	The Community Development Department continues to offer concurrent processing of discretionary land development entitlements and Building Permit applications.	
3.C.e – Infill Dev/Design Guidelines	Government Constraints	FY10-11	No progress on this program to date.	
3.C.f – Utilize an Advisory Group	Government Constraints	FY10-11	No progress on this program to date.	
3.D.a – Monitor Govmt Sub Hsg Proj	Housing Conservation	Ongoing	The County received no complaints or notification regarding loss of subsidized units during the past year.	
3.D.b – Monitor “At Risk” Units	Housing Conservation	Ongoing	County Housing Division staff contacted the California Housing Partnership At-Risk Program to discuss at-risk units in the	

				County. No action needed.
3.D.c – Funding Sources	Housing Conservation	Ongoing	No action needed this past year. No conversions in process.	
3.D.d – Tenant Education	Housing Conservation	Ongoing	No conversions in process. County Housing Division staff posted tenant's rights information on the County of Tuolumne website.	
3.D.e – Potential Property Buyers	Housing Conservation	Ongoing	No conversions in process. No action needed.	
3.D.f – Enforcement of H & S Codes	Housing Conservation	Ongoing	The Community Development Department continues to enforce development codes through the Code Compliance program, review of discretionary land development entitlements and Building Permit application review and inspections.	
3.D.g – Native American Rancherias	Housing Conservation	Ongoing	The Community Development Department continues to assist the local Native American tribes as requested.	
3.D.h – Provide Information	Housing Conservation	Ongoing	The local newspaper, The Union Democrat, ran a story on the County's Owner Occupied Rehabilitation Program based on a press release prepared by the County. County staff and a member of the Board of Supervisors were interviewed for a local radio show to discuss housing rehabilitation, green building methods and universal design/accessibility.	
3.D.i – Water Quality and Conserv.	Housing Conservation	Ongoing	County Housing Division staff worked with County Environmental Health Division staff to encourage referrals to County Owner Occupied Rehabilitation Program for water, septic and well issues. County's Owner Occupied Rehabilitation	

				Program encourages green materials and methods to promote water and energy conservation.
3.D.j – Improve Haz & Hlth in Older Hm	Housing Conservation	Ongoing		Tuolumne County provides an Owner Occupied Housing Rehabilitation Program that offers loans to assist owners improve the condition of their residence.
3.D.k – Mills Act	Housing Conservation	Ongoing		The County continues to offer the Mills Act to provide property tax reductions for qualifying historic properties.
3.E.a – Transitional & Supportive Hsg	Equal housing opportunity	FY10-11		Ordinance Code amendments are proposed to make transitional and supportive housing permitted uses in all zoning districts except M-2 (Heavy Industrial). Adoption in 2011.
3.E.b – Supportive Housing	Equal housing Opportunity	Ongoing		County Housing Division staff attend the multi-county Continuum of Care Coalition to address homelessness
3.E.c – Emergency Shelters	Equal housing Opportunity	FY10-11		Ordinance Code amendments are proposed to make emergency shelters permitted uses in the R-2, R-3, M-U, C-O and C-1 zoning districts and to exempt shelters from the requirements to secure a Site Review Permit or Site Development Permit.
3.E.d – Public Housing Information	Equal housing Opportunity	Ongoing		Fair housing information on County of Tuolumne website and available at Community Development Department.
3.E.e – Housing Complaints	Equal housing opportunity	Ongoing		Staff makes referrals to ATCAA housing counselors in cases of potential discrimination.
3.E.f – Multi-family units	Equal housing opportunity	Ongoing		Housing Program Coordinator informed Board of Supervisors Housing Policy

				Committee of State HCD matching funds program for Housing Trust Funds, attended California Coalition for Rural Housing monthly meetings, the annual Housing California conference, and the Rural Housing Summit to keep abreast of affordable housing funding sources.
3.E.g – Senior Facilities	Equal housing opportunity	Ongoing		Tuolumne County collaborated with Avalon Health Care to expand its convalescent hospital in East Sonora to accept patients from the long term care unit of Tuolumne General Hospital, which will close.
3.E.h – Hsg Opp for Seniors/Disabled	Equal housing opportunity	FY10-11		Ordinance Code amendments are proposed to increase the by-right occupancy of residential care homes from six to eight persons. Adoption in 2011.
3.E.i – Housing Available	Equal housing opportunity	Ongoing		An appropriate range of land use designations are provided in each of the communities within Tuolumne County.
3.E.j – Overconcentration	Equal housing opportunity	Ongoing		No new applications proposing affordable housing were submitted during the past year.
3.F.a – Energy Efficient Homes	Energy Conservation	FY10-11		Information regarding energy efficiency is available at the Community Development Department. No handout has been created to date.
3.F.b – Energy Efficient Land Use	Energy Conservation	Ongoing		New development is required to adhere to the County's Energy Efficient Landscape requirements (TCOC, Chapter 15.28). Measures to promote energy efficiency are required attached to discretionary land use entitlements to mitigate greenhouse gas (GHG) impacts.

3.F.c – Green Bldg Incentive Program	Energy Conservation	Ongoing	No regulations have been adopted to offer expedited application processing in return for utilizing green building. Tuolumne County has adopted the California Green Building Code.
3.F.d – Weatherization & Energy Cons	Energy Conservation	FY 11-12	Promote California Housing Fund's low-interest energy retrofit program, County Owner Occupied Rehabilitation Program promotes the use of green materials & methods.
3.F.e – Energy Savings & Aff Housing	Energy Conservation	FY 11-12	No progress to date.