



# City of Sonora

## 2014-2019 Housing Element

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Adopted by City Council: June 2, 2014

City of Sonora  
Community Development Department  
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Sonora, CA 95370

[www.sonoraca.com](http://www.sonoraca.com)

City of Sonora  
2014-2019 Housing Element

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## 3.1 Introduction

The City of Sonora is located in the beautiful foothills of the Sierra Nevada Mountains along Highway 49, just north of State Route 108 in Tuolumne County. This picturesque Gold Rush community was incorporated in 1851 and many of the City's existing buildings and structures date back to the mid 1800's. As of January 2013, Sonora had a population of 4,847 residents, representing an annual growth of -0.3 percent.<sup>1</sup>

Sonora offers a mix of housing types, including single-family homes, multiple-family, and mobile homes. According to the California Department of Finance, of the 2,456 units in the City as of January 2013, 57% were single-family homes, 38% were multi-family units and less than 1% were mobile homes.

Housing prices in Sonora are relatively affordable in comparison to the remainder of the State. According to Trulia.com, the median sales price for homes in Sonora for the period from January 2013 to December 2013 was \$152,500. In February 2014, one-bedroom apartments were renting for \$437-\$700 a month and three-bedroom, two-bath apartments were renting for \$1,425-\$1,600 a month. The housing stock in Sonora is generally in good condition. However, there are older neighborhoods that exhibit signs of deterioration and deferred maintenance, and require varying degrees of repair.

### ***Factors Influencing Housing Availability in Prior Planning Period***

Housing is influenced by state and county growth rates, interest rates, employment levels, the national investment climate and other economic variables. Affordable housing challenges have resulted as the gap between housing costs and household income levels widen. Traditionally, housing costs throughout California have risen at a rate greater than household income levels.

The nation saw an unprecedented boom in housing prices that began in 1998 and continued until 2007. However, by 2008 the national economy and the housing market across the United States had undergone a dramatic turnaround. Due to the accessibility of credit and risky mortgage lending practices during the housing boom, the country saw insupportable home price inflation, and , subsequently, a rise in mortgage defaults and foreclosures nationwide, which has led to a current excess of available properties, and a tightening of the credit market.

The City of Sonora experienced a slowdown in residential development. It is projected that new housing construction will remain slow to moderate through the middle of this Housing Element cycle primarily until the market absorbs the remaining inventory of foreclosed homes available at attainable prices throughout the county.

In addition, the City suffered greatly from the loss of Redevelopment Agency funding, due to state legislation eliminating Redevelopment Agencies effective February 2012. The City's Redevelopment Agency would have been able to fund numerous affordable housing developments. The City will be challenged in the upcoming planning period to assist financially in the development of future affordable housing.

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<sup>1</sup> California Department of Finance, Population and Housing Estimates, February 10, 2014

## Purpose and Content of Housing Element

The City must re-evaluate its goals and policies with regard to housing the existing and future residents, while striving to maintain Sonora as a desirable community in which to work and live. The Housing Element describes and analyzes the housing needs of Sonora residents and the issues confronted by the City. This Housing Element also outlines the official City response to addressing the community's housing needs in relation to availability, adequacy, and affordability.

The Housing Element of the General Plan is designed to provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent and affordable housing within the community. California Government Code Section 65580(a) states the intent of creating housing elements:

*The availability of housing is a vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.*

According to State law, the Housing Element has two main purposes:

- To provide an assessment of both current and future housing needs and constraints in meeting these needs; and
- To provide a strategy that establishes housing goals, policies, and programs.

The Housing Element is a five-year plan for the 2014-2019 period, which differs from other General Plan elements that are intended to govern development of the City through 2020. The Housing Element serves as an integrated part of the General Plan, but is updated more frequently to ensure its relevancy and accuracy. The Housing Element identifies strategies and programs that focus on:

- Conserving the existing housing supply;
- Assisting in the provision of housing that matches supply with need and maximizes housing choice throughout the community;
- Ensuring the availability of adequate housing sites for all income groups;
- Removing governmental and other constraints to housing investment;
- Promoting regional coordination; and
- Promoting fair and equal housing opportunities.

The Housing Element consists of the following major components:

- A profile and analysis of the City's demographics, housing characteristics, and existing and future housing needs;
- A review of the constraints to housing production and preservation. Constraints include potential market, governmental, and environmental limitations to meeting the City's identified housing needs;
- An assessment of resources available to meet the City's objectives regarding housing production and preservation. Resources include land available for new construction and redevelopment, as well as financial and administrative resources available;
- A summary of program accomplishments under the 2009-2014 Housing Element; and
- A statement of the Housing Plan to address the City's identified housing needs, including housing goals, policies and programs.

## **State Requirements**

State law requires housing elements to be updated at least every five years (unless otherwise extended by State law) to reflect a community's changing housing needs. A critical measure of compliance with the State Housing Element Law is the ability of a jurisdiction to accommodate its "fair share" of the regional housing needs as established in the Regional Housing Needs Plan (RHNP). The term "fair share" refers to the fair and equitable distribution of growth between cities and unincorporated areas as well as the fair and equitable diversity of different income groups within a community. Growth projected by the State for the Tuolumne County region was for the period between January 2014 and June 2019. Therefore, while the Housing Element is a five-year document covering July 1, 2014 to June 30, 2019, the City has five and one-half years (January 1, 2014 to June 30, 2019) to fulfill its RHNP housing allocation. Resources available to meet the City's RHNP allocation are discussed in the Housing Resources section.

## **Data Sources and Methodology**

In preparing the Housing Element, various sources of information were consulted. Whenever possible, Census 2000 and 2010 data provided the baseline for all demographic information. Additional sources provided reliable updates to the 2010 Census. These include the 2008-2010 American Community Survey, the California Department of Finance, the Housing Element data set as approved by the Department of Housing and Community Development, housing market data from various websites, employment data from the Employment Development Department, lending data from financial institutions provided under the Home Mortgage Disclosure Act (HMDA), and the most recent data available from service agencies and other governmental agencies.

The Central Sierra Planning Council (CSPC) completed the Regional Housing Needs Assessment. The plan addresses regional housing needs for Alpine, Amador, Calaveras, and Tuolumne Counties and their incorporated cities. The City of Sonora, located in Tuolumne County, was identified as having an over-concentration of lower-income households. Consistent with Government Code Section 65584(a), the RHNA reflects adjustments to the City-County housing allocations by income groups to achieve a greater equity between the jurisdictions.

## **Public Participation**

Opportunities for community input on the development of the Housing Element included the following:

### ***Service Provider Interviews***

Non-profit housing service providers were contacted to solicit input in development of the 2014-2019 Housing Element. Based on input received during the interviews, the greatest overall housing need is a lack of truly affordable rental housing in Sonora. Other needs identified by these service providers include overnight emergency shelters, food supplies, and transitional and supportive housing for the homeless. A more detailed summary of the City's discussions with the non-profit service providers can be found in Appendix A. The Housing Element responded by including a program to address housing options for the homeless and extremely low income households (Program 3D) and a program to facilitate the construction of multi-family housing (Program 3A).

## ***Public Meetings***

An Open House was held on January 13, 2014 to solicit community input on the programs and policies in the Housing Element. Public notice of the meeting was sent to local stakeholders and the City staff participated in a local radio interview to distribute information and encourage the public to attend. The Planning Commission held a public meeting on March 10, 2014, to discuss the draft Housing Element. A public hearing was held on the Draft 2014-2019 Housing Element on May 20, 2014 at the Planning Commission meeting. A notice of the public hearing was published in the Sonora Union Democrat and sent to local non-profits. A public hearing was held on the Draft 2014-2019 Housing Element on June 2, 2014 at the City Council meeting. A notice of the public hearing was published in the Sonora Union Democrat and sent to local non-profits. A list of agencies invited to the meeting is included in Appendix A.

## ***Draft Housing Element for Review***

The Draft Housing Element was released for an initial 30-day period public review period on April 18, 2014 and was made available for public review at the following locations:

- City Hall
- Public Library

Copies of the notification of the public Planning Commission meeting and availability of the Draft Housing Element were also sent to the following agencies:

- Tuolumne County Behavior Health Services
- Amador-Tuolumne Community Action Agency
- Sierra HOPE
- Center for a Non-Violent Community
- Habitat for Humanity - Tuolumne County

## **General Plan Consistency**

The City of Sonora General Plan was adopted on May 30, 2007, with subsequent amendments and is comprised of the following twelve elements: Land Use; Circulation; Housing; Conservation & Open Space; Noise; Safety; Public Facilities & Services; Air Quality, Cultural Resources; Economics; Community Identity; and Parks & Recreation. The Housing Element is being updated at this time in conformance with the 2014-2019 update cycle for jurisdictions within the Central Sierra Planning region and has been reviewed with the rest of the General Plan to ensure internal consistency. As portions of the General Plan are amended in the future, the Plan (including the Housing Element) will be reviewed to ensure that internal consistency is maintained.

In addition, per Assembly Bill (AB) 162 (Government Code Section 65302), the City will evaluate and amend as appropriate the Conservation & Open Space, Safety, and Parks & Recreation elements of the General Plan to include analysis and policies regarding flood hazard and management information.

## 3.2 Needs Assessment

### Brief History of Sonora

At the time of the Gold Rush, the area around Sonora was populated by the Mi-wuk people. In 1848, the city of Sonora was established by gold miners from Sonora, Mexico. As with many communities in California's Mother Lode, gold mining was the driving force behind Sonora's early development. The town officially incorporated on May 1, 1851. According to the California Department of Finance, the population of Sonora in 1860 was 1,960. Tuolumne County was one of the original twenty-seven counties in California and Sonora remains the only incorporated city within its boundaries. The population of Sonora has changed through the years, but overall the increase has been relatively steady with an average growth between 0.7% to 1.75%. The current population is 4,847.

### Population Characteristics

The type and amount of housing needed in a community are largely determined by population growth and various demographic variables. Factors such as age, occupation, and income level of the residents combine to influence the type of housing needed in a community and the affordability of housing provided.

### Population Trends

The City's population has experienced a number of changes through the years, but it has not experienced the large increases that other areas of the State have seen. While the population decreased in the 1870s as a result of the waning of the gold mines, overall the population has experienced an increase each year with the exception of the decade between 1910 and 1920 when Sonora experienced an approximate 2% decrease. Sonora's population reached 4,000 in the 1990s and slowly increased till about 2008 when there was a 0.8% decrease. However, the population then increased again and had an increase of approximately 0.11% for the decade between 2000 and 2010.

Table 3-1: Population Growth Trends

	1990	2000	2010	1990-2000 %Change	2000-2010 %Change
<b>Sonora</b>	4,153	4,423	4,903	0.07	0.11
<b>Tuolumne County</b>	48,456	50,081	50,462	0.03	0.01

Source: US Census Data

### Age Characteristics

Housing needs in the community are determined in part by the age characteristics of its current and future residents. Each age group tends to have distinct lifestyle, family type and size, income levels, and housing preferences. As people move through each stage, their housing needs and preferences also change. As a result, evaluating the age characteristics of a community is important in determining and addressing housing needs.

Table 3-2 summarizes the age characteristics of Sonora residents in 2000 and 2010. During the period between 2000 and 2010, the number of older adults (age 45 to 64) increased by 27% and the number of seniors (65+) decreased by 10%, contributing to an decrease in the median age from 41.1 to 39.7 years. Older adults are

typically at the peak of their earning power and are more likely to be homeowners. The college age (20 to 24) population also grew substantially, by 26%.

Age Groups	2000		2010		% Change
	Persons	Percent	Persons	Percent	2000-2010
Preschool (Ages <5)	265	6%	275	5.6%	4%
School Age (5-19)	751	17%	842	17.2%	12%
College Age (20-24)	304	6.9%	384	7.8%	26%
Young Adults (25-44)	1,162	26.3%	1,266	25.9%	9%
Older Adults (45-64)	1,040	23.5%	1,324	26.9%	27%
Seniors (65+)	901	20.4%	812	16.6%	-10%
<b>Total</b>	<b>4,423</b>	<b>100%</b>	<b>4,903</b>	<b>100%</b>	<b>11%</b>
<b>Median Age (years)</b>	<b>41.1</b>		<b>39.7</b>		

### ***Race and Ethnicity***

Different racial and ethnic groups often have different household characteristics, income levels, and cultural backgrounds, which may affect their housing needs and preferences. Studies have also suggested that different racial and ethnic groups differ in their attitudes toward and / or tolerance for "housing problems" as defined by the federal Department of Housing and Urban Development (HUD), including overcrowding and housing cost burden.<sup>2</sup> According to these studies, perceptions regarding housing density and overcrowding tend to vary among different ethnic and racial groups. Especially within cultures that prefer to live with extended family members, household size and overcrowding also tend to increase. In general Hispanic and Asian households exhibit a greater propensity than the White households for living with extended families.

Sonora's racial and ethnic composition is very similar to the overall racial and ethnic composition of Tuolumne County (Table 3-3). A large majority of Sonora residents reported their race or ethnicity as White (91.4%) to the US Census Bureau in 2010. Another 8.4% classified themselves as Hispanic, 1.2% as Asian, 0.7% as African American, and 3.6% as American Indian/Alaska Native, Native Hawaiian/Pacific Islander, some other race or two or more races.

	White	African-American	American Indian/Alaska Native	Asian	Native Hawaiian/Pacific Islander	Not Hispanic Other	Hispanic
<b>Sonora</b>	91.4	0.7	1.5	1.2	0.1	2.0	8.4

Source: US Census 2010 Data

<sup>2</sup> Studies include the following: "The Determinants of Household Overcrowding and the Role of Immigration in Southern California" by S.Y.Choi (1993); "The Changing Problem of Overcrowding: by D. Meyers, William Baer, and S.Y.Choi (1996); and "Immigration Cohorts and Residential Overcrowding in Southern California" by D. Meyers and S.W. Lee (1996).

## Employment Market

Employment has an important impact on housing needs to the extent that different occupations and the associated income levels determine the type and size of housing different households can afford. In addition, employment growth is a major factor affecting the demand for housing in a community.

Table 3-4 provides an employment profile of Sonora residents. As of 2010, educational / health / social services occupations employed the largest share of City residents. These jobs typically are higher paying which would provide Sonora residents engaged in those occupations with a higher income. Retail trade and Arts / entertainment / recreation and accommodations are the next largest share with 18% each.

<b>Civilian employed 16 years and over</b>	<b>2,136</b>	
Agriculture, forestry, fishing and hunting, and mining	96	4.5%
Construction	145	6.8%
Manufacturing	112	5.2%
Wholesale trade	25	1.2%
Retail trade	396	18.5%
Transportation and warehousing and utilities	0	0%
Information	15	0.7%
Finance and insurance, and real estate and rental and leasing	76	3.6%
Professional, scientific, and management and administrative	104	4.9%
Educational services, and health care and social assistance	559	26.2%
Arts, entertainment, and recreation and accommodation	388	18.2%
Other services, except public administration	138	6.5%
Public Administration	82	3.8%

Source: 2010 US Census Data

<b>Occupational Title</b>	<b>Mean Annual Wage</b>
Total Civilian Employed over 16 years of age	\$27,415
Management, business, science and arts	\$41,369
Education, legal, community service, media	\$23,399
Healthcare practitioner and technical occupations	\$60,893
Service occupations	\$14,923
Police and fire protective services	\$83,565
Sales and office occupations	\$25,214
Construction and maintenance occupations	\$43,395

Source: American Fact Finder Census Data

Table 3-5 provides an annual wage profile for the Sonora. As shown in Table 3-5, the highest annual wage earners in the region are within the categories of Police and Fire Protective Services. As shown in Table 3-6 below, the following are the major employers in Sonora with over 100 employees.

**Table 3-6: Major Employers**

Employer Name	Employees
State of California*	1,549
Tuolumne County Schools*	1,399
Sonora Regional Medical Center	1,350
Tuolumne County	572
US Government*	500+
Wal-Mart	252
Safeway	147
Lowe's	140
Save Mart	130
City of Sonora	55
JS West	55
The Union Democrat	52
Orchard Supply	50

Source: Tuolumne County Chamber of Commerce 2009 Survey, County 2014 update.

*\*Some employers have satellite offices within the County and not all employees are employed within the city limits of Sonora.*

According to the California Employment Development Department, Sonora's unemployment rate in December 2013 was 8.2%. The statewide unemployment rate was 7.9%. As noted below, the unemployment in the Tuolumne County region was higher than the state average with the Jamestown and Columbia areas having the highest unemployment of over 11%.

**Table 3-7: Unemployment Rates, 2013**

<b>Tuolumne County</b>	8.5%
<b>Sonora</b>	8.2%
<b>Jamestown</b>	11.5%
<b>Columbia</b>	11%
<b>Tuolumne City</b>	9.8%
<b>California</b>	7.9%

Source: California EDD, December 2013

## Household Characteristics

There are a variety of sources for the number of households within the city of Sonora (US Census, California Department of Finance, California Department of Housing and Community Development and the City of Sonora Housing and Income Survey). Each source was generated on a specific date with its information reflecting the status at that time, reports a different level of detail and focuses on a specific household analysis. The following information and tables utilize information from all these housing sources in an attempt to give the most inclusive

analysis and information. Therefore, the number of households may differ from table to table depending on the source of the information, but each source is noted and the information is accurate as to what that source reported.

A household is all persons occupying a housing unit. A household can be a family, a person living alone, or unrelated persons living together. Household type and size, income level, the presence of special needs populations, and other household characteristics determine the type of housing needed by the residents. The following discussion details the various household characteristics affecting housing needs.

### **Household Type**

According to the 2010 Census and as shown in Table 3-8, Sonora was home to 2,199 households in 2010, of which 50.6% were families. Families are comprised of married couple families with or without children, as well as other family types such as female-headed families with or without children. Within the family household category, 23.2% of all households had children under the age of 18. Non-families, including singles and other households, made up the remaining 49.4% of households in Sonora.

<b>Household Type</b>	<b>Number</b>	<b>Percentage</b>
Total Households	2,199	100%
Family Households	1,113	50.6%
Families with Children Under 18	510	23.2%
Non-Family Households	1,086	49.4%

Source: American Fact Finder, 2010 Census Data

### **Household Size**

Sonora's average household size was 2.10 in 2010, up from 2.06 in 2000. According to the Census Bureau, the average family size was also slightly larger in 2010 with 2.77 persons per family compared to 2.75 persons per family in 2000. Typically, the higher a community's average household size, the greater the need for larger sized homes to avoid overcrowding.

### **Household Income**

Household income is the most important factor affecting housing opportunity, determining a household's ability to purchase or rent housing and balance housing costs with other basic necessities. Income levels can vary considerably among households, affecting preferences for tenure, location and housing type. According to the Census, Sonora's overall median house income was \$61,133. As shown in the table below, the median income is very similar for both wage earners within the City of Sonora and the surrounding County.

<b>Jurisdiction</b>	<b>Median Income</b>
Sonora	\$61,133
Tuolumne County	\$60,463

Source: Census data 2010

The State and Federal governments classify household income into several groupings based upon the relationship to the Area Median Income (AMI), adjusting for household size. The State of California utilizes the following income groups:

- Extremely Low                    0-30% AMI
- Very Low                         31-50% AMI
- Low                                 51-80% AMI
- Moderate                         81-120% AMI
- Above Moderate                over 120% AMI

For purposes of evaluating housing affordability, housing need and eligibility for housing assistance income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (HCD). For Tuolumne County, the area median income (AMI) for a family of four in 2013 is \$66,700.

**Table 3-10: Income Limits, 2013**

Income Category	Household Size							
	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
<b>Extremely Low</b>	\$13,950	\$15,950	\$17,950	<b>\$19,900</b>	\$21,500	\$23,100	\$24,700	\$26,300
<b>Very Low</b>	\$23,250	\$26,600	\$29,900	<b>\$33,200</b>	\$35,900	\$38,550	\$41,200	\$43,850
<b>Low</b>	\$37,200	\$42,500	\$47,800	<b>\$53,100</b>	\$57,350	\$61,600	\$65,850	\$70,100
<b>Median</b>	\$46,700	\$53,350	\$60,050	<b>\$66,700</b>	\$72,050	\$77,350	\$82,700	\$88,050
<b>Moderate</b>	\$56,050	\$64,050	\$72,050	<b>\$80,050</b>	\$86,450	\$92,850	\$99,250	\$105,650

Source: California Department of Housing and Community Development, 2013

Approximately 44% of the Sonora owner-occupied households and 8% of the renter-occupied households earned moderate and above moderate incomes. According to Table 3-11, the largest group of renter-occupied households had incomes in the extremely low level.

**Table 3-11: Households by Income Category**

Income Category	Owner-Occupied Households	Renter-Occupied Households
Extremely Low	123 (12%)	599 (49%)
Very Low	218 (20%)	300 (24%)
Low	126 (12%)	135 (11%)
Median	132 (12%)	100 (8%)
Moderate	467 (44%)	99 (8%)
<b>TOTAL</b>	<b>1,066</b>	<b>1,234</b>

Source: ACS 2007-2011 B25106

### **Special Needs Groups**

Certain groups have greater difficulty in finding decent, affordable housing due to their unique needs and / or circumstances. Special circumstances may be related to one's household characteristics, disability, employment and income, among others. As a result, certain segments of the Sonora residents are more likely to be lower income and face housing cost burden, overcrowding, and / or other housing problems.

The State Housing Element law identifies the following "special needs" groups: senior households, disabled persons, large households, single-parent headed households, families and persons in need of emergency shelter,

and farmworkers. The following discussions detail the housing and supportive services needs of each particular group, as well as the major programs and services available to address their needs.

**Table 3-12: Special Needs Groups**

Special Needs Group		Number	% of Households / Population
Owner-occupied Households (65+)	Senior-Headed	418	18%
Renter-occupied Households (65+)	Senior-Headed	207	9%
Single-Parent Households		424	19%
Large Households		112	5%
Persons with Disabilities		1,886	39%
Homeless*		358	>1%
Farmworkers*		203	>1%

\*Numbers are representative of the surrounding County and not limited to the City of Sonora

Source: US Census Data 2010 and Central Sierra Continuum of Care Point in Time Homeless Count 2013

### **Senior Households**

Senior households typically have special housing needs due to three primary concerns: fixed income, high health care costs, and disabilities. According to the 2010 Census, 18% of owner-occupied households and 9% of renter-occupied households in Sonora were headed by persons aged 65 and older. Because of physical and / or other limitations, senior homeowners may have difficulty performing regular home maintenance or repair activities. In addition, because many seniors have fixed or limited income, they may have difficulty in making monthly mortgage or rent payments. The *2009 Sonora Survey* indicates that 291 (25%) of the 1,138 households completing the survey were households headed by those 65 years of age or older.

Various programs can assist senior needs, including but not limited to congregate care, supportive services, rental subsidies, shared housing, and housing rehabilitation assistance. For the frail elderly, or those with disabilities, housing with architectural design features that accommodate disabilities and senior housing with supportive services can help to ensure continued or extended independent living. Assisted living facilities represent another housing option for seniors in Sonora. These facilities are typically for the more frail elderly and offer daily assistance with personal and household tasks.

According to the National Center for Assisted Living (NCAL), the average age of assisted living residents in the US in 2009 was 86.9 years and nearly three out of four (74%) residents are women. Approximately 64% of assisted living residents need help bathing, approximately 39% need help dressing, approximately 26% need help toileting, approximately 19% need help transferring and approximately 12% need help eating. The cost of assisted living varies widely, depending on the location of the facility, style of room or apartment, services provided, and other factors. According to a Genworth Financial 2011 Cost of Care Survey, the median annual cost of a private bedroom in an assisted living facility in California is \$42,000. High cost and limited public subsidies often make assisted living facilities unaffordable for persons with low or moderate incomes. Many of the City's institutionalized population (Group Quarters) is 65 years of age or older and currently live in nursing homes, long-term care facilities and similar quarters.

There are existing facilities within the City of Sonora that serve the senior population. The Senior Center located on Greenley Road next to the Main Branch of the county library also provides space for the seniors in the community.

## ***Single-Parent Households***

Single-parent households require special considerations and assistance because of their greater need for day care, health care and other facilities. Approximately 19% of the Sonora households were headed by single parents in 2010; the large majority of which were headed by females (73%). Female-headed households with children often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care and other supportive services. Because of their relatively lower income and higher living expenses, such households usually have more limited opportunities for finding affordable and decent housing.

Sonora was home to 308 female-headed households in 2010, representing 6% of households in the City. Single mothers with children are a particularly vulnerable group because they must balance the needs of the children with work responsibilities. In 2010, 28% of female-headed families with children lived in poverty, compared to 10.8% of all families. Battered women with children typically comprise a sub-group of female-headed households that are especially in need.

## ***Large Households***

Large households are defined as households with five or more members residing in a housing unit. These households constitute a special need group because the supply of adequately sized, affordable housing units in a community is often limited. In order to save for other basic necessities such as food, clothing and medical care, it is common for lower income large households to reside in smaller units, which frequently results in overcrowding<sup>3</sup>. A total of 112 large households lived in Sonora in 2010, 34% of which were renter-households. Large households represented approximately 5% of households in the City.

Housing needs of large households are typically met through larger units with three or more bedrooms, which could reasonably accommodate large families without overcrowding. In 2010, 37% of all units in Sonora contained three or more bedrooms. In comparison, 57% of all units countywide had three or more bedrooms in 2010.

To address overcrowding, communities can provide incentives to facilitate the development of larger apartments and condominiums with three or more bedrooms for large households. A shortage of large rental units may also be alleviated through the provision of affordable ownership housing opportunities, such as first-time homebuyer programs and self-help housing (e.g., Habitat for Humanity), to move renters into homeownership. Financial assistance for room additions may also help to relieve overcrowding.

## ***Persons with Disabilities***

Persons with disabilities have special housing needs because of their generally fixed income, the lack of accessible and affordable housing, and the higher health costs associated with their disabilities. Disabilities are defined as mental, physical or health conditions that last over six months.

An estimated 39% of Sonora's population over 5 years old had one or more disabilities in 2000. Among those with disabilities, approximately 34% were seniors (65+). Employment disabilities were the most common among

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<sup>3</sup> Overcrowding is defined and discussed in depth in the Housing Problems section.

persons aged 5 to 64, closely followed by mental and physical disabilities. Go-outside-home disability and physical disabilities were the most common for persons over 65 years of age (Table 7-13).

<b>Total Disabilities Tallied</b>	1,886	100%
Total Disabilities Ages 5-64	1,252	66.38%
Sensory Disability	123	6.52%
Physical Disability	264	14%
Mental Disability	285	15.11%
Self-care Disability	72	3.82%
Go-outside-home Disability*	157	8.32%
Employment Disability	351	18.61%
<b>Total Disabilities for Over Age 65</b>	634	33.62%
Sensory Disability	111	5.89%
Physical Disability	172	9.12%
Mental Disability	89	4.72%
Self-care Disability	75	3.98%
Go-outside-home Disability	187	9.92%

\* Disabilities that limit a person's ability to function outside of the home for shopping or employment.

Source: 2000 Census PO41 for the area covered by the Sonora postal zip code as provide by HCD staff.

Home of Parent/Guardian	Independent / Supported Living	Community Care Facility	Foster Home	Other
109	64	44	<10	<10

Data is for the Zip Code 95370, of which Sonora is a part of.

Source: State of California Department of Developmental Services, 2014

Several factors limit the supply of housing for persons with disabilities, including affordability, accessibility, location, and discrimination. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops and other features necessary for accessibility. The cost of retrofitting a home often prohibits homeownership, even for individuals or families who could otherwise afford a home. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation.

The City's 2009 survey (sampling 47.1% of total households) identified 247 households with disabled persons (21.7% of households surveyed). Some of these disabled persons in Sonora live in group homes (private homes occupied by a small number of residents who live together and receive care from a live-in caretaker). Group homes are generally established to accommodate a particular group (e.g., seniors, mentally ill or physically disabled). Housing may include assistance with daily living (e.g., nursing services, counseling). Support for the mentally disabled is provided by the National Association on Mentally Illness (NAMI). In the past, NAMI provided housing for

the mentally disabled in Sonora; however, this program is no longer available and NAMI currently provide support services only to the mentally disabled in Sonora.

### ***Persons with Developmental Disabilities***

Senate Bill 812 (SB 812, Ashburn, 2010) requires the City to include in its analysis of “Special Needs Groups” the needs of those with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, “developmental disability” means a disability that originates before an individual attains 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual.

It includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled persons require a group living environment where supervision is provided. The most severely affected persons may require an institutional environment where medical aid and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

#### *Tuolumne County WATCH*

WATCH serves developmentally disabled individuals and has 155 clients in Tuolumne and Calaveras Counties. They provide work and life skills training, sheltered employment, transportation and social activities. These services help developmentally disabled individuals to remain as Independent as possible.

#### *Valley Mountain Regional Center*

The California Department of Developmental Services (CDDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of twenty-one regional centers, four developmental centers, and two community-based facilities. The Valley Mountain Regional Center provides point of entry services for people with developmental disabilities within the counties of Amador, Calaveras, San Joaquin, Stanislaus, and Tuolumne. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

#### *County of Tuolumne Behavioral Health Department*

The County of Tuolumne Behavioral Health Department operates supportive housing for people with mental illness in a downtown location which was opened in 2012. The County Behavioral Health Department successfully utilized California Mental Health Services Act (MHSA) funding to purchase two homes in downtown Sonora to serve 6 people with mental illness. All of the beds are occupied. They provide case management and off-site services, activities and referrals.

San Joaquin	55.6%
Stanislaus	36%
Tuolumne	3.5%
Calaveras	2.4%
Amador	2.1%
Other	0.3%
<b>Total Valley Mountain Regional Center</b>	<b>10,897</b>

Source: Valley Mountain Regional Center Facts and Figures, 2011

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this group's need. Incorporating "barrier free" design in all new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with development disabilities, the City will implement programs to coordinate housing activities and outreach with the Valley Mountain Regional Center, encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

### ***Homeless***

A person is considered homeless who lacks a fixed, regular and adequate night-time residence; and an individual who has a primary nighttime residence that is:

- A) A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill); or
- B) An institution that provides a temporary residence for individuals intended to be institutionalized; or
- C) A public or private place not designed for or ordinarily used as, a regular sleeping accommodation for human beings. Homeless individuals do not include individuals imprisoned or otherwise detained pursuant to an Act of the Congress or a state law (U.S. Code Section 11302).

Homeless individuals within the City include, but are not limited to: victims of domestic violence, persons with mental illness, persons suffering from addiction disorders, those with inadequate incomes, families with single-heads of households, and unaccompanied minors.

The Central Sierra Continuum of Care oversaw the preparation of the Central Sierra 2013 Point-in-Time Homeless Census for Tuolumne County (as part of a tri-county effort). According to the Count, Tuolumne County has 223 homeless families comprised of 358 people. Approximately 20% of the people identified as homeless were children

under 17 years old or younger. Of the three counties involved, Tuolumne County has the most homeless with 55% compared to Amador County (25%) and Calaveras County (20%).

Many individuals and families move in and out of homelessness and shelters over the course of a year. Generally, three types of facilities provide shelter for homeless individuals and families: emergency shelters, transitional housing, and permanent supportive housing:

- **Emergency Shelter:** A facility that provides overnight shelter and fulfills a client's basic needs (such as food, clothing, and medical care) either on-site or through off-site services. The permitted length of stay can vary from one day to six months, depending upon whether the shelter is short-term or long-term.
- **Transitional Housing:** A residence that provides housing for up to two years. Residents of transitional housing are usually connected to rehabilitative services, including substance abuse and mental health care interventions, employment services, individual and group counseling, and life skills training.
- **Permanent Supportive Housing:** Permanent housing that is affordable in the community or service-enriched housing that is linked with on-going supportive services (on-site or off-site) and is designed to allow formerly homeless clients to live at the facility on an indefinite basis.

The most common service needs identified (but unable to obtain) were identified as housing assistance or shelter and employment or employment training. Similarly, the top three services that would have helped prevent homelessness were identified as employment or employment training, housing assistance or shelter and legal assistance.

## **Homeless Support Services**

### *David Lambert Community Center/Drop-in Center*

This facility provides a place for socialization for the mentally ill and other homeless individuals. The center is located in the former Department of Motor Vehicles office at 347 W. Jackson St., Sonora.

### *American Red Cross*

The Tuolumne County office of the American Red Cross assists residents with temporary housing, food, and clothing in response to disasters. In addition to assisting individual households, the American Red Cross has played an important role in the county in response to county disasters, in particular, wildfires.

### *Churches/Salvation Army/Dorcas Society: Meals/Food Pantries/Clothing/Computer*

Other organizations within the City have limited funds set aside for 1-2 night motel accommodations for the homeless (e.g., St. Patrick's Church, the Salvation Army). Free community meals are provided at the Red Church, St. Patrick's Church and at a local coffee house, the Heart Rock Café. Food pantries are available in the City limits at: the Dorcas Society, Red Church, Sonora Baptist Church and St. Patrick's Church. Clothing, linens and toiletries can be obtained in the City at the Dorcas Society, Red Church, St. Patrick's Church and Salvation Army Reach. Computer access is available at the David Lambert Drop in Center in the City and at the main branch of the Tuolumne County Library in Sonora. The Salvation Army Reach program also provides auto repair, assistance with energy and utilities, minor home repairs, transit tickets and related services. The Dorcas Society provides similar assistance with rent and utilities.

### *Amador-Tuolumne Community Action Agency (ATCAA)*

ATCAA offices are based in the cities of Sonora (for Tuolumne County) and Jackson (for Amador County). ATCAA also works with the Calaveras-Mariposa Community Action Agency to implement programs in Calaveras County. ATCAA operates a homeless shelter in the City of Sonora. ATCAA has assisted the homeless in Sonora and Tuolumne County since 1981 and obtained its first shelter in 1984. ATCAA successfully worked with the City to acquire ownership of the existing homeless shelter and undertake shelter rehabilitation. In 2006, 102 adults and 103 children were provided with emergency and transitional shelter in Tuolumne County, a total of 216 adults and 162 children received Homeless Prevention rent and utility assistance and a total of 128 adults received Housing and Budget Counseling.

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 program provides an opportunity for people to enter into rental housing who are not able to afford the initial investment of a security deposit and first month rent payment.

ATCAA operates the county food bank, based in Jamestown. The food bank solicits, transports, stores and distributes emergency and supplemental foods to individuals and families. The food bank assists community church pantries with emergency food supplies.

ATCAA also implements a Home Energy Assistance Program (HEAP) assisting with energy-saving home improvements such as home weatherization, appliance replacement and providing education on reducing energy costs.

### *Center for a Non-Violent Community*

The Mountain Women's Resource Center has been providing services to victims of domestic violence and sexual assault in Tuolumne County since 1978. Initial funding for a shelter was obtained in 1980. Since that time, shelter usage has increased from 75 women and children in 1981 to an annual population of 200. The shelter is owned by the City of Sonora and is offered to the Center for a Non-Violent Community rent free. The principal funding sources for the shelter are the Office of Criminal Justice Planning, Community Development Block Grants, and fund raising. The 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. As with the homeless shelter, clients are offered a variety of counseling services and life skills. The Battered Women's Shelter provides 11 beds and the length of stay is 30 days. The Center for a Non-Violent Community also operates a transitional housing facility in the County which provides 20 beds. This facility was funded with an Emergency Housing and Assistance Program Capital Development loan.

### ***Farmworkers***

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workloads increase during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may hire migrant workers.

According to the 2007 USDA Census of Farmworkers Atlas by County, there were 203 farmworkers employed in agriculture, forestry, fishing and hunting, and mining occupations – less than 1% of the County's employed population. The majority of farm workers in Tuolumne County are employed in reforestation after timber harvesting (e.g., re-planting trees). Reforestation activities generally occur in the county's higher elevations and

are often seasonal. As a result, the demand for farmworker housing for those employed in reforestation activities is normally greatest at elevations of 3,000 feet and above (i.e., close to the forest and far from the City limits). In contrast, many of the county's non-forest agricultural crops can be found below 3,000 feet. Therefore, the primary emphasis on farmworker housing in the City of Sonora is focused on the provision of housing for farmworkers employed in the production of non-forest crops and farm commodities (e.g., grapes, apples, turkeys).

Consistent with the 2014-2019 Regional Housing Needs Assessment, the City of Sonora will provide approximately 18% of the county's total housing. Therefore, the City of Sonora anticipates that it should provide farmworker housing for approximately 37 farmworkers and their families (i.e., for low or very low income and with 3-4 bedrooms). Based on a 3.72 average household size for migrant farm workers (including their families), this translates into a need for approximately 10 housing units for farm workers and their families in the City.

Per the 2009 Housing Survey, 26 of the 1,138 (2.3%) surveys returned indicated that the household included an individual employed in agriculture. The definition of "agriculture" included in the 2009 Housing Survey is not defined and could be broadly interpreted by those completing the surveys. Therefore, it is likely that local cattle ranchers, local retail nursery employees, and even staff of local, state and federal government agencies involved in agricultural operations are included in the totals. For example, the U.S. Forest Service maintains an office adjacent to the City limits. Forest Service employees living in the City would likely indicate that they are employed in "agriculture." Therefore, the 2009 Housing Survey is treated as a guide only. The 2.3% response rate (26 individuals) is generally consistent with the City's overall projections of 37 farm workers in the City based on the Migrant & Seasonal Farm worker (MSFW) Enumeration Profiles Study for California (Migrant Health Program, Bureau of Primary Health Care, Health Resources Services Administration, U.S. Department of Health and Human Services, September, 2000).

Given the extended distance between the City and agricultural destinations for workers, and that migrant and seasonal workers are often without private transportation; farmworker housing units should be located along primarily public transportation routes which provide regular service to Twain Harte and higher elevations so that workers may meet with other workers to be transported to work sites by their employers. Implementation Program 3.D.j (Facilitate the Provision of Farm Worker Housing) establishes the City's strategy and implementation program removing governmental constraints to the provision of up to 10 units of farm worker housing.

## **Housing Stock Characteristics**

This section addresses various housing characteristics and conditions that affect the well-being of Sonora residents. Housing factors evaluated include: housing stock and growth, tenure and vacancy rates, age and condition, housing costs, and affordability, among others.

The following analysis contains a variety of time horizons (annual and decade). With the variations in the housing market, the growth may be averaged over a time period when the timeline is expanded to match the Census data horizons.

### ***Housing Growth***

Despite the recent economic downturn, Sonora has experienced housing growth since 2000. The total number of housing units increased 12.1% between 2000 and 2010. During that time, Sonora's housing growth consistently outpaced countywide growth as shown in Table 3-15.

**Table 3-15: Housing Growth 2000-2010**

	Total Units	Single	Multiple	Mobile Homes	Vacant Units	Vacancy Rate
Sonora 2000	2,197	1,341	830	26	146	6.65%
Sonora 2010	2,463	1,497	944	22	264	10.72%
10 year growth	12.1%	11.6%	13.7%	-15.4%	80.8%	
Tuolumne County 2000	26,139	21,029	1,406	3,704	7,186	27.49%
Tuolumne County 2010	28,781	23,706	1,714	3,361	8,824	30.66%
10 year growth	10%	12.27%	21.9%	-9.3%	22.8%	

Source: DOF E8 2000-2010 by Geography

### ***Housing Type, Tenure and Vacancy***

Single-family detached homes comprised approximately 61% of Sonora’s housing stock in 2010, while multi-family structures comprised another 38% (Table 3-15). Mobile homes represented a smaller, but important share of the City’s overall housing stock at 1%.

Vacancy rate is a measure of the availability of and demand for housing in a housing market. The City’s overall vacancy rate was 10.72% in 2010, noticeably lower than the countywide level of 30.66%. Vacancy rates reported by the Census Bureau differed significantly by tenure.

### ***Housing Age and Condition***

Housing age is an important indicator of housing condition and quality within a community. If not properly and regularly maintained, housing can deteriorate over time, discouraging reinvestment, depressing neighboring property values and eventually impacting the quality of life in a neighborhood. Thus maintaining and improving housing quality is an important goal for the City.

Table 3-16 provides a breakdown of the housing stock by the year built. A general rule in the housing industry is that structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain the quality. Unless properly maintained, homes older than 50 years require major renovations to remain in good working order. As of 2010, approximately 18% of housing units in Sonora were over 30 years old and 40% were over 50 years old. 16% of Sonora homes have been built since 1990.

**Table 3-16: Year Units Built**

Period Built	Number of Units	Percent
2010 or later	0	0%
2000 to 2009	271	10.4%
1990 to 1999	150	5.8%
1980 to 1989	292	11.3%
1970 to 1979	319	12.3%
1960 to 1969	347	13.4%
1950 to 1959	413	15.9%
1940 to 1949	166	6.4%
1939 or earlier	636	24.5%
<b>Total</b>	<b>2,594</b>	<b>100%</b>
30 years or older	2,125	18%
50 years or older	1,562	40%

Source: American Fact Finder DP04 2010

The Housing Survey conducted in 2009 found that a total of 204 housing units were substantially deteriorated or dilapidated which was an increase of 93 units from 2003. A significant portion of the identified units lack foundations, need new roofs or have not been maintained. These are common conditions typical of an older housing stock. The survey also identified 1,387 housing units in sound condition, up from the 1,310 units identified in the 2003 study. The City continues to seek funding for the Homebuyer's Assistance Loan Program. To date, the City has received seven Community Development Block Grants to fund the Program and 59 families have been assisted.

**Table 3-17: Sonora 2009 Housing Survey Condition Results**

Number of Units by Structure Type		
Single-Family Detached	1,437	59%
Duplex	170	7%
Multi-Family	774	32%
Mobile Home	35	1%
Number of Units by Housing Condition		
Sound	1,387	57%
Minor	341	14%
Moderate	484	20%
Substantial	129	5%
Dilapidated	75	3%
Interior Housing Condition		
No Repairs	831	
Minor Repairs	282	
Replacement/Structural	25	

### ***Housing Costs and Affordability***

The cost of housing potentially causes housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of cost burden and overcrowding. This section summarizes the cost and affordability of the Sonora housing stock to residents.

## Sales and Rental Survey

In 2013, there were 65 single-family residential homes sold for an average amount of \$206,500. In February 2014, 26 homes were listed for sale. Table 3-18 provides a summary of asking prices and rental rates for housing in Sonora. These listings included resale homes. The average asking price for a single-family home was \$112,000 for a one-bedroom unit, \$159,500 for a two-bedroom unit, \$273,700 for a three-bedroom unit, and \$249,091 for a four-bedroom unit.

Apartment rents vary by location as well as the quality and level of amenities available. According to an apartment survey conducted by City staff in 2014, the average asking rents for market-rate apartment units in Sonora are as follows: \$650 for a one-bedroom unit, \$808 for a two-bedroom unit, and \$750 for a three-bedroom unit (Table 3-18). Based on these rents, rental housing on the market are affordable to moderate income households, as compared to the affordable housing costs later shown in Table 3-20.

Housing Type	Bedrooms	Units Listed	Range	Average
<b>Homes<sup>1</sup></b>	1	1	\$110,000-\$115,000	\$112,000
	2	2	\$130,000-\$189,000	\$159,500
	3	8	\$141,300-\$365,000	\$273,700
	4	8	\$58,000-\$329,488	\$249,091
<b>Apartments<sup>2</sup></b>	1	9	\$595-\$760	\$650
	2	4	\$695-\$880	\$808
	3	1	\$750	\$750

Sources:

1. Metrolist, Trulia.com accessed February 26, 2014
2. Apartment Survey, Sonora Community Development Department, 2014

## Housing Affordability

Housing affordability is dependent upon income and housing costs. Using set income guidelines, current housing affordability can be estimated. Housing affordability can be estimated by comparing the affordable housing cost of owning or renting a home in the City with the maximum affordable housing cost for households at different income levels. Together, this information can show who can afford what size and type of housing and which households are most likely to experience overpayment and overcrowding. Table 3-19 shows the affordable housing cost guidelines established in Section 50052.5 and 50053 of the California Health and Safety Code. The guidelines are based on the median income calculated by the California Department of Housing and Community Development (HCD) income limits.

Income Level	Income Limit	For Sale	Rental
Extremely Low	0-30% AMI	30% of 30% of AMI	30% of 30% of AMI
Very Low	31-50% AMI	30% of 50% of AMI	30% of 50% of AMI
Low	51-80% AMI	30% of 70% of AMI	30% of 60% of AMI
Moderate	81-120% AMI	35% of 110% of AMI	35% of 110% of AMI

*Note: Affordability levels should be adjusted for household size.*

According to the HCD income guidelines for 2013, the Area Median Income (AMI) in Tuolumne County was \$66,700 (adjusted for household size). Assuming that the potential homebuyer has sufficient credit and down payment (10%) and spends no greater than 30% to 35% of their income on housing expenses (i.e. mortgage, taxes and insurance), the maximum affordable home price and rental price can be determined. The maximum affordable home and rental prices for residents of Tuolumne County are shown in Table 3-20. Households in the lower end of each category can afford less by comparison than those at the upper end. The income-affordability of the housing stock for each income group is discussed below. These cost estimates are intended for general comparison purposes for the Housing Element. Actual cost calculations for participation in specific housing programs may use slightly different cost factors.

**Affordability by Household Income:** Table 3-20 shows the maximum amount that a household can pay for housing each month without exceeding the 30% income-housing threshold for cost burden. This amount can be compared to current housing asking prices (Table 3-18) to determine what types of housing opportunities a household can afford

- **Extremely Low Income Households:** Extremely low income households earn 30% or less of the County area median income. Extremely low-income households cannot afford market rate rental or ownership housing in Sonora. Households with extremely low-income have a variety of housing situations and needs. For example most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance are considered extremely low-income households. As shown in Table 3-11, approximately 722 extremely low-income households resided in the City. Approximately 49% of the renter-occupied households are extremely low-income.
- **Very Low Income Households:** Very low-income households earn 31% to 50% of the County area median income. Given the costs of single-family homes in Sonora, very low income households are limited to rental housing.

Average apartment rents in Sonora are as follows: \$650 for a one-bedroom unit, \$808 for a two-bedroom unit, and \$750 for a three-bedroom unit. After deductions for utilities, a very low income one-person household at the maximum income limit can afford to pay up to \$536 in rent per month. In practical terms, this means that a one-person household cannot afford an average priced one-bedroom apartment without assuming a cost burden. A large family (five or more persons) would have to use more than 30% of household income to afford an adequately sized rental unit. Thus, to live in Sonora, very low income households are most likely in need of government housing assistance and other subsidized housing options.

- **Low Income Households:** Low income households earn 51% to 80% of the County's area median income. The affordable home price for a low-income household at the maximum income limit in 2013 ranges from \$136,123 to \$209,856. Based on the asking prices of homes advertised for sale in February 2014 (Table 3-18), only a limited number of two-, three- and four-bedroom units would be affordable to low income households.

After deductions for utilities, a low income household can afford to pay up to \$1,040 in rent per month, depending on family size. Single person households and small households could afford the one-bedroom and two-bedroom apartments identified in the City's 2014 Apartment Survey. Similarly, large low-income families could afford some three-bedroom units surveyed; however, there is a limited supply of units.

- Moderate Income Households:** Moderate income households earn 81% to 120% of the County’s median family income. The maximum affordable home price for a moderate income household in 2013 is \$205,099 for a one-person household, \$263,647 for a small (three-person) family, and \$316,340 for a five-person family. One-person households and small families can theoretically afford most two-bedroom and three-bedroom single-family homes on the market. Large families should be able to afford some three- , four- and five-bedroom homes. However, the downpayment and closing costs may prevent many households from achieving homeownership. With a maximum affordable rent payment of between \$1,590 and \$2,365 per month, moderate income households can afford the vast majority of apartment units listed for rent.

**Table 3-20: Housing Affordability Matrix- Tuolumne County 2013**

Household	Annual Income	Affordable Cost		Estimated Average Utilities, Taxes & Insurance		Affordable Payment	
		Rental	Ownership	Rental	Ownership	Rental	Ownership
<b>Extremely Low Income (0-30% AMI)</b>							
1 person	\$13,950	\$349	\$349	\$45	\$233	\$304	\$51,046
2 person	\$15,950	\$399	\$399	\$58	\$266	\$341	\$58,364
3 person	\$17,950	\$449	\$449	\$73	\$299	\$376	\$65,683
4 person	\$19,900	\$497	\$497	\$85	\$332	\$412	\$72,818
5 person	\$21,500	\$537	\$537	\$156	\$358	\$381	\$78,673
<b>Very Low Income (31-50% AMI)</b>							
1 person	\$23,250	\$581	\$581	\$45	\$388	\$536	\$85,077
2 person	\$26,600	\$665	\$665	\$58	\$377	\$607	\$97,335
3 person	\$29,900	\$747	\$747	\$73	\$498	\$674	\$109,411
4 person	\$33,200	\$829	\$829	\$85	\$553	\$744	\$121,486
5 person	\$35,900	\$897	\$897	\$156	\$598	\$741	\$131,366
<b>Low Income (51-80% AMI)</b>							
1 person	\$37,200	\$1085	\$1085	\$45	\$620	\$1040	\$136,123
2 person	\$42,500	\$1240	\$1240	\$58	\$708	\$1182	\$155,517
3 person	\$47,800	\$1394	\$1394	\$73	\$797	\$1321	\$174,911
4 person	\$53,100	\$1549	\$1549	\$85	\$885	\$1464	\$194,305
5 person	\$57,350	\$1673	\$1673	\$156	\$956	\$1517	\$209,856
<b>Moderate Income (81-120% AMI)</b>							
1 person	\$56,050	\$1635	\$1635	\$45	\$934	\$1590	\$205,099
2 person	\$64,050	\$1868	\$1868	\$58	\$1067	\$1810	\$234,373
3 person	\$72,050	\$2101	\$2101	\$73	\$1201	\$2028	\$263,647
4 person	\$80,050	\$2335	\$2335	\$85	\$1334	\$2179	\$292,921
5 person	\$86,450	\$2521	\$2521	\$156	\$1441	\$2365	\$316,340

*Assumptions: 2013 HCD income limits; Health and Safety code definitions of affordable housing costs between 30% (extremely low and very low income) and 35% (low and moderate income) of household income depending on tenure and income level; utility allowances from the Roseville Housing Authority (includes heating, cooking, other electric, air conditioning, water heating and refrigerator); approximately 20% of affordable cost for taxes and insurance; 3% down payment; and 3.5% interest rate for a 30-year fixed-rate mortgage loan. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance.*

## ***Housing Problems***

When housing becomes unaffordable to residents in a community, two major issues emerge – overcrowding and overpayment. Overcrowding can lead to accelerated deterioration of the housing stock and infrastructure. Overpayment leaves households with limited income for other necessities from health care to home maintenance.

### ***Overcrowding***

For purposes of the Housing Element, a housing unit is overcrowded when occupied by more than one person per room, counting bedrooms, living and dining rooms but excluding bathrooms and kitchens. However, some State and federal housing programs use a different definition of overcrowding – a housing unit is considered overcrowded if it is occupied by more than two persons per bedroom plus one extra person.

Overcrowding occurs when housing costs are so high relative to income that families need to double up in a housing unit to afford rents and pay for other basic needs, such as food and medical care. Overcrowding tends to result in accelerated deterioration of homes, a shortage of parking, and additional traffic. Thus, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing the quality of life in a community.

According to the 2005-2009 Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data, overcrowding was not a significant issue in Sonora. The overall level of overcrowding in Sonora was less than 1% (39 households) in 2007-2011. Only 1 owner-households (>0.01%) and 38 renter-households (0.02%) were considered overcrowded. Overcrowding rates vary significantly by household income, type, and size. Generally, lower income households and large families exhibit higher levels of overcrowding.

### ***Overpayment***

A household is considered “overpaying” for housing if it spends more than 30% of its income on housing costs (rent, mortgage, utilities, taxes, insurance). Overpayment (also known as cost burden) occurs when housing costs increase faster than income. Generally, housing costs in the Sonora area have been relatively affordable in comparison to price levels in the rest of California.

According to the 2007-20011 Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data, 770 renter-households (62.4%) and 395 owner-households (37.1%) overpaid for housing in Sonora. Overpayment data indicate the situation is far worse for lower-income households. Of the 467 lower-income owner households in Sonora, 258 (55.2%) overpaid for housing. For lower-income renter households, the figure is even more daunting with 748 of 1,034 (72.3%) of households overpaying for housing. These numbers emphasize the affordability gap between market rents and affordable housing costs for lower-income households.

### ***Assisted Rental Housing***

Housing that receives governmental assistance is often a significant source of affordable housing in many communities. Because of its significance, this section identifies publicly assisted rental housing in Sonora, evaluates the potential of such housing to convert to market rates during a ten-year planning period (2014-2024)<sup>4</sup>, and analyzes the cost to preserve those units.

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<sup>4</sup> While the Housing Element covers an eight-year planning period, the analysis of housing at risk of converting to market-rate housing is required by State law to cover a ten-year period.

## ***Assisted Housing Inventory***

Table 3-21 is an inventory of publicly assisted rental housing projects in Sonora. A total of 255 assisted rental units are provided within 6 developments, including units assisted through a variety of federal programs. These programs include HUD Section 8 (project-based)<sup>5</sup>, Section 515 (rural rental housing and rural cooperative housing), and previous redevelopment set-aside funds.

## ***Loss of Assisted Housing***

Covenants and deed restrictions are the typical mechanisms used to maintain the affordability of publicly assisted housing, ensuring that these units are available to lower and moderate income households in the long term. Over time, the City may face the risk of losing some of its affordable units due to the expiration of covenants and deed restrictions. As the relatively tight housing market continues to put upward pressure on market rents, property owners are more inclined to discontinue public subsidies and convert the assisted units to market-rate housing.

Only one project, the Manke Apartments located at 286 N. Washington Street with five units, is at risk during the planning period of converting to market-rate housing. This project was a Redevelopment project and will be at risk on January 1, 2017. Without the Redevelopment Agency, the City has limited funds and ability to address the loss of the units. However, there are options to preserve or replace the units as discussed in the next section.

<b>Name</b>	<b>Number of Units</b>	<b>Target Population</b>	<b>Funding</b>	<b>Earliest Expiration of Affordability</b>
Manke Apartments 286 Washington St.	5	All	RDA	January 1, 2017 (at risk)
Blackberry Oaks Apartments	42	Senior	Section 515	2028
Sonora Garden Apartments 100 Greenley Road	34	All	Section 515	2028
Sonora Terrace Apartments 200 Greenley Road	46	All	Section 515 No Rental Subsidy	2029
Greenwood Village 420 Greenley Road	48	All	Section 515 Mortgage Section 8 RDA	2034 USDA 2062 RDA
Sierra Village Apartments 250 Greenley Road	80	All	Section 515	2035
<b>Total</b>	<b>255</b>			

## ***Preservation and Replacement Options***

To maintain the existing affordable housing stock, the City must either preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: 1) transfer of project to non-profit ownership; 2)

<sup>5</sup> This is project-based Section 8 rental assistance that is tied to the units. It is different from the tenant-based Section 8 Housing Choice Vouchers which is portable with the voucher recipients. For example, a household assisted by the project-based Section 8 program will lose the rental assistance if he/she moves out of the assisted unit. However, a Section 8 voucher recipient can take the voucher and use it to rent different housing units as long as the owners are willing to accept it.

provision of rental assistance to tenants using non-federal funding sources; and 3) purchase of affordability covenants. In terms of replacement, the most direct option is the development of new assisted multi-family housing units. These preservation and replacement options are described below.

The following entities are qualified to assist with the preservation of at-risk units in Sonora.

- ACLC, Inc., 315 N. San Joaquin Street, Stockton, CA 95202
- Amador-Tuolumne Community Action Agency, 935 South State Highway 49, Jackson, CA 95642
- Christian Church Homes of Northern California, Inc., 303 Hegenberger Road, Ste. 201, Oakland ,CA 94621

**Transfer of Ownership:** Transferring ownership of an at-risk project to a non-profit housing provider, a for-profit housing provider or government programs are ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a non-profit organization, low income restrictions can be secured indefinitely and the project would become potentially eligible for a greater range of governmental assistance. Transferring ownership of buildings to nonprofit ownership is a potential strategy for preserving only those projects that are currently owned by for-profit entities.

**Rental Assistance:** Rental subsidies using non-federal (State, local or other) funding sources can be used to maintain affordability of the 5 at-risk affordable units. These rent subsidies can be structured to mirror the federal Section 8 rental assistance program. Under Section 8 rental assistance program, HUD pays the difference between what tenants can pay (defined as 30% of household income) and what HUD estimates as the fair market rent (FMR) on the unit. In Tuolumne County, the fair market rent (2014) is determined to be \$650 for a one-bedroom unit and \$808 for a two-bedroom unit.

The feasibility of this alternative is highly dependent upon the availability of non-federal funding sources necessary to make rent subsidies available and the willingness of property owners to accept rental vouchers. As indicated in Table 3-22, the total cost of subsidizing the rents for all 5 at-risk units is approximately \$670 per month or \$8,040 annually. These estimates are only intended to establish a general magnitude of subsidies required based on general conditions, and not intended to be used to establish actual subsidies for individual projects.

Unit Size	Total Units	Fair Market Rent	Household Size	Very Low Income (50% AMI)	Affordable Cost-Utilities	Monthly per Unit Subsidy	Total Monthly Subsidy
2 bedroom	5	\$808	3	\$29,900	\$674	\$134	\$670
Total	5						

**Purchase of Affordability Covenants:** Another option to preserve the affordability of the at-risk project is to provide an incentive package to the owner to maintain the project as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the Section 8 rent subsidy received to market levels and/or providing other financial incentives. The feasibility of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives or ongoing subsidies in rents or reduced mortgage interest rates to the owner, the City can ensure that some or all of the units remain affordable.

**Construction of Replacement Units:** The construction of new low-income housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends upon a variety of

factors, including density, size of the units (i.e. square footage and number of bedrooms), location, land costs, and type of construction. Assuming an average construction cost of \$150,000 per unit, it would cost approximately \$750,000 (excluding land costs) to construct 5 new assisted units. Including land costs, the total cost to develop replacement units will be even higher.

**Cost Comparisons:** The above general analysis attempts to estimate the cost of preserving the at-risk units under various options for purposes of comparing the magnitude of subsidies required. The upfront cost to provide rental assistance is the lowest among the various preservation options. However, a sustainable funding source must be available to maintain the subsidies in the long term. Transferring the projects to nonprofit ownership is less costly than new construction and probably has less impact on existing tenants. However, this option is only applicable to projects that are currently owned by for-profit entities. Depending on the market conditions and circumstances of individual projects, a combination of strategies may be necessary.

## Regional Housing Needs

Future housing need refers to the share of the regional housing need that has been allocated to the City. The State Department of Housing and Community Development (HCD) provides a regional housing goal number. In allocating the region's future housing needs to jurisdictions, the following factors must be taken into consideration pursuant to Section 65584 of the State Government Code:

- Market demand for housing;
- Employment opportunities;
- Availability of suitable sites and public facilities;
- Commuting patterns;
- Type and tenure of housing;
- Loss of units in assisted housing developments;
- Over-concentration of lower-income households; and
- Geological and topographical constraints.

The RHNP addresses housing issues that are related to future growth in the region. The RHNP allocates to each city and county a "fair share" of the region's projected housing needs by household income group. The Plan covers an 8.5-year period.

The major goal of the RHNP is to assure a fair distribution of housing among cities and counties, so that every community provides an opportunity for a mix of housing affordable to all economic segments. This share of regional housing needs is known as Regional Housing Needs Assessment (RHNA). RHNA targets are not building requirements, but goals for each community to accommodate through appropriate planning policies and land use regulations. RHNA targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period and that market forces are not inhibited in addressing the housing needs of all economic segments of a community.

The RHNA allocates future (construction) needs by each income category in a way that meets the State mandate to reduce the over-concentration of lower-income households in one community versus another community. According to the RHNP, Sonora's RHNA is a total of 100 new units for the 2014 to 2019 period. This allocation is distributed into five income categories, as shown in Table 3-23.

**Table 3-23: Projected Needs (RHNA)**

Jurisdiction	Very Low	Low	Moderate	Above-Moderate	Total
<b>Sonora</b>	23	16	19	42	100
<b>% of Total</b>	23%	16%	19%	42.3%	100%
<b>Tuolumne Co.</b>	102	74	81	193	450
<b>% of Total</b>	22.7%	16.4%	18%	42.9%	100%
<b>Area Total</b>	125	90	100	235	550

*Note: The City has a RHNP allocation of 23 very low income units (inclusive of extremely low income units). Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50% of the very low income units as extremely low. Using the 50% assumption method, the City's RHNP allocation of 23 very low income units may be split into 12 extremely low and 12 very low income units. However, for purposes of identifying adequate sites for the RHNP allocation, State law does not mandate the separate accounting for the extremely low income category.*

## 3.3 CONSTRAINTS

Land costs, construction costs, and market financing can potentially hinder the production of new residential projects. Although many factors limiting housing production are market driven, jurisdictions have some control in instituting policies and programs to address the constraints or limiting factors.

### MARKET CONSTRAINTS

#### *DEVELOPMENT COSTS*

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes. However, there is wide variation within each construction type, depending on the size of unit and the number and quality of amenities provided, such as fireplaces, swimming pools, and interior fixtures among others.

Land costs are one of the major components of housing development costs and current land prices have declined during the economic recession that has affected housing and building nationwide. Land costs in the next several years may actually help keep the cost of some new housing affordable. While rising land costs tend to directly increase housing, declining land costs should give developers more options in serving the affordable housing market segment, recognizing that some land currently held by developers was purchased at substantially higher prices than may be the case now.

Data gathered from Trulia.com in February 2014 indicates that land in Sonora ranges from \$109,500 for 7.22 acres to \$1,100,000 for 25 acres (Table 3-24).

Table 3-24A: 2014 Land Costs		Table 3-24B: 2013 Land Costs	
Lot Size	Listing Price	Lot Size	Listing Price
7.22 ac	\$109,500	16.4 ac	\$495,00
9.97 ac	\$170,000	0.25 ac	\$30,000
6.56 ac	\$175,000		
25 ac	\$1,100,000		

Source: Trulia.com, February 2014

#### *Mortgage And Rehabilitation Financing*

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race of the refinancing, whether financed at market rate or with government assistance.

Table 3-26 summarizes the disposition of loan applications submitted to financial institutions for home purchase, refinance, and home improvement loans within Tuolumne County in 2012. Included is information on loans for home improvements, home purchase and refinancing.

**Table 3-25: Home Loans in Tuolumne County, 2012**

<b>Loan Purpose</b>	<b>Property Type</b>	<b>Number</b>
Home Improvement	Manufactured housing	5
Home Improvement	1-4 family dwelling	80
Home Purchase	Manufactured housing	64
Home Purchase	1-4 family dwelling	1,110
Refinancing	Manufactured housing	95
Refinancing	Multifamily dwelling	3
Refinancing	1-4 family dwelling	2,721

Source: Home Mortgage Disclosure Act (HMDA) data 2012

### ***Home Purchase Loans***

In 2012, a total of 1,174 households applied for loans to purchase homes in Tuolumne County. To be eligible for government backed loans such as FHA and VA loans, residents must meet the established income standards and the home prices must not exceed a certain limit. This was during the time when home prices and interest rates were low. Of the 1,174 loan applications 64 were for manufactured homes. The data was provided on a County level and was unavailable at the more specific City level so many of these households could be located outside of the city limits of Sonora.

### ***Refinance Loans***

Relatively low interest rates and a high prevalence of interest only, adjustable rate, and balloon payment mortgages led Tuolumne County residents to file 2,819 applications for home refinance loans in 2012. Of those applications, three were for multi-family dwellings.

### ***Home Improvement Loans***

The smallest number of loans during this time period were for home improvement loans. The small number of loans may be explained by the nature of these loans. Whereas the common home equity line of credit is secured by equity in a home, most home improvement loans are unsecured loans and can be more risky for lenders.

To address potential private market lending constraints and expand home improvement opportunities, the City of Sonora offers and / or participates in a variety of programs. Such programs assist lower and moderate income residents by increasing access to favorable loan terms to improve their homes.

### ***Foreclosures***

Under the false assumptions that refinancing to lower interest rates would always be an option and home prices would continue to rise at double-digit rates, many homeowners found the value of their homes drop below the balance of their mortgages after the US housing bubble burst in 2006. Homeowners found it difficult to take advantage of lower interest rates through refinancing. Suddenly faced with significantly inflated mortgage payments, and mortgage loans that are larger than the worth of the homes, many had to resort to foreclosing their homes.

In February 2014, 11 homes for sale in Sonora were listed as foreclosures. These homes were listed at various stages of foreclosure (from loan defaults, auction properties and bank owned homes) and ranged in price from \$159,489 to \$377,425. The high prices of these homes facing foreclosure indicate that the impact of foreclosure extends not only to lower and moderate income households, but also households with higher incomes.

## Governmental Constraints

Local policies and regulations can impact the price and availability of housing and in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and various other issues may present constraints to the maintenance, development and improvement of housing. This section discusses potential governmental constraints in Sonora.

### Land Use Controls

The Land Use Element sets forth City policies for guiding local land use development. These policies, together with existing zoning regulations, establish the amount and distribution of land allocated for different uses. Table 3-27 shows the land use categories in Sonora that permit residential uses.

<b>General Plan Designation</b>	<b>Zoning District</b>	<b>Density</b>
Estate Residential - ER	Agricultural/Residential - AR Residential Estate - RE	1 unit / acre
Single-Family Residential - SFR	Single-Family Residential - R-1	1 unit / 6,000 sq.ft.
Medium Density Residential-MDR	Limited Multifamily Residential - R-2	1 unit / 4,000 sq.ft.
High Density Residential -HDR	Multifamily Residential - R-3	1 unit / 2,000 sq.ft.
Historic Mixed Use -HMU	Single-Family Residential - R-1	1 unit / 6,000 sq.ft.
Historic Mixed Density Residential -HMR	Limited Multifamily Residential - R-2 Multifamily Residential - R-3	1 unit / 4,000 sq.ft. 1 unit / 2,000 sq.ft.
Special Planning -SP	Planned Development -PD	Varies by proposal, but averages 4.3 units/acre

### Residential Development Standards

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods. The Ordinance sets forth specific residential development standards, which are summarized in Table 3-28.

Generally, development standards can limit the number of units that may be constructed on a particular piece of property. These include density, minimum lot and unit sizes, height, and open space requirements. By limiting the number of units that could be constructed, the per unit land costs would necessarily be higher and, all other factors being equal, result in higher development costs that could impact housing affordability.

<b>Residential Use Type</b>	<b>Parking Requirements</b>
Single-family and Multifamily Dwelling with Two to Four Units	Two stalls per Dwelling Unit
Multifamily Dwelling with Five or More Units	Two stalls per Dwelling Unit for Three or More Bedrooms
Roominghouse, Boardinghouse, Motel, Hotel	One stall for Each Unit

Overall, development standards in Sonora are comparable to similar communities. To facilitate affordable housing development, the City offers a variety of incentives, including reduction/waiver of parking requirements. Specifically, for apartment units that are affordable to lower income households, the requirement for two spaces per unit and visitor parking is waived at the request of the applicant. Pursuant to State Density Bonus law (SB 1818), projects meeting the requirements of the Density Incentive Program are eligible to receive density increases, use of State parking standards, and may also receive additional regulatory concessions.

**Table 3-28: Residential Development Standards**

Zoning District	Maximum Building Height	Minimum Lot Area	Minimum Lot Width	Setbacks (ft); Front, Side, Rear,	Maximum Lot Coverage
AR	35ft/2 stories	5 acres	150 feet	50, 20,50	None
RE	35ft/2 stories	1 acre	100 feet	20, 10,30	35%
R1	35ft/2 stories	6,000 sq.ft.	60 feet	10, 10% or 10 ft, 20	35%
R2	35ft/2 stories	5,000 sq.ft.	50 feet	10, 10% or 10 ft, 15	50%
R3	35ft, higher with use permit	6,000 sq.ft.	60 feet	10, 5, 10, +5 ft for additional stories over 2 stories	35%
PD	Varies	Varies	Varies	Varies	Varies

*Note: Multifamily residential is also allowed in the CO-Tourist and Administrative zone and the C-Commercial zone.*

*PD: The underlining combining district regulations apply.*

### **Flexibility in Development Standards**

The City offers various mechanisms to provide relief from development standards that are typically required of all residential projects under the Zoning Ordinance. These mechanisms include the Density Bonus and Planned Development (PD) Zone.

**Density Increase Incentive Program:** To facilitate the development of housing for lower and moderate income households, the City offers the Density Increase Incentive Program. Under this program, the City may offer a density increase over the otherwise maximum allowable residential density of a location. Additional incentives may also be provided, including the use of federal and State funds when available. SB 1818 and SB 435, enacted since the City adopted the 2009-2014 Housing Element, changed the State Density Bonus Law to allow a bonus of up to 35% and other incentives at the request of applicants who restrict a portion of proposed units for lower or moderate income households consistent with State law. In addition, in compliance with State law, the City allows for a density bonus for projects that will provide senior housing.

**Planned Development or PD Zone / Special Planning Areas:** The PD zone was adopted in order to provide for the efficient and economical use of existing buildings, structures and land. It is intended that the PD zone be combined with other districts to allow for flexibility in the enforcement of land use regulations. Various land uses may be combined in a planned development zone, including combinations of residential, commercial, industrial, utility, institutional, education, cultural, recreational, and other uses. The practical (i.e., likely) density of development on multi-family

residential land (or land designated Planned Development used for multi-family residential developments) in the City of Sonora can be estimated to be: 13.7 dwelling units per acre. In general, older apartment complexes have higher densities (11-81 du/acre) and more recent apartment complexes have lower densities (10-13 du/acre). Older apartment complexes tend to have relatively narrow ingress and egress that may present constraints under current safety standards or older complexes have on-street parking—also potentially a constraint. Therefore, the most likely yield is projected to be somewhat lower than 13.7 dwelling units per acre, or 11.6 dwelling units per acre (based on those projects most recently approved). Based on calculations for single-family residential yields and these high density multi-family yields, medium density multi-family yields are expected to be approximately 7.7 dwelling units per acre.

The General Plan Land Use Element has a designation for Special Planning Areas. This designation was developed to encourage development which creates a diverse, walkable, compact, and vibrant project with integrated design compatible with the physical characteristics of the property. Since Sonora is located in a rural area and has a diverse topography, this land use designation provides for a greater range of development and density with a reduction in lot area, setbacks, lot width and an increase in lot coverage and building height. The current implementing district for this designation is the Planned Development or PD Zone.

**Provisions For A Variety Of Housing**

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all economic segments of the population. This includes single-family homes, multi-family housing, second units, mobile homes, emergency shelters and transitional housing, among others. Table 3-29 below summarizes the various housing types permitted within the City’s zoning districts. Besides single-family homes, the City provides for various other housing types to meet the special needs of the community, including persons earning lower income, seniors, the disabled, the homeless, and agricultural workers, among others.

<b>Single-family**</b>	AR, RE, R-1, R-2, R-3, PD
<b>Secondary Unit</b>	AR, RE, R-1, R-2, R-3, PD
<b>Single Room Occupancy Units</b>	CO, C, PD
<b>Mobile Home Parks</b>	CO, C
<b>Manufactured Homes</b>	R-1
<b>Child Care Facilities 7+ persons*</b>	C, GC, SC, VC, NC, SP, BP, M1
<b>Duplexes</b>	R-2, R-3, PD
<b>Apartments</b>	R-3, CO, C, PD
<b>Emergency Shelters</b>	C

*\*\*Community Care Facilities and Transition Housing are permitted in the same areas as other similar residential uses.*

*\*Facilities less than 6 people are permitted in all districts that residential uses are allowed in*

**Single Family Homes**

Single family homes are permitted within all residential zones.

### ***Secondary Residential Units***

The Zoning Ordinance defines a secondary residential unit as a second independent single-family dwelling unit containing its own sleeping quarters, kitchen and bathroom facilities, and entrance from the outside, located on a single-family lot. A second unit may either be attached to or detached from the principal dwelling unit. Second units may be an alternative source of affordable housing to lower-income households and seniors.

California law requires local jurisdictions to adopt ordinances that establish the conditions under which second dwelling units are permitted (Government Code, Section 65852.2). A jurisdiction cannot adopt an ordinance that precludes the development of second dwelling units unless findings are made acknowledging that allowing second units may limit housing opportunities of the region and result in adverse impacts on public health, safety, and welfare. An amendment to the State's second dwelling unit law in September 2002 requires local governments to use a ministerial, rather than discretionary process for approving second units (i.e., second units otherwise compliant with local zoning standards can be approved without public hearing).

Second units that meet the following performance standards are permitted in all residential zones:

- The unit is not intended for sale and may be rented.
- The lot contains an existing single-family residence.
- The second unit is either attached to the existing dwelling and located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling.
- The increased floor area of an attached second unit shall not exceed thirty percent of the existing living area.
- The total area of floor space for a detached second unit shall not exceed one thousand two hundred square feet.
- Any new construction shall conform to height, setback, lot coverage, parking and other zoning requirements generally applicable to residential construction.
- Parking requirements shall not exceed one parking space per unit or two spaces if unit has more than one bedroom.

From 2009 - 2013, two secondary dwelling units have been requested and approved by the City.

### ***Mobile Home Parks***

Mobile homes offer an affordable housing option to many low and moderate income households. According to the State Department of Finance (2013), approximately >1% of Sonora's housing stock consists of mobile homes. Mobile home parks are permitted in the CO and C zones with the approval of a use permit, subject to the following criteria:

- A minimum of 3 acres
- Minimum area of 3,000 square feet per mobile home site, exclusive of the roadway
- One community open space of a minimum 200 square feet per mobile home site
- Mobile home should be set back a minimum of 5 feet from the interior roadway
- Solid wall or fence six feet high on project boundaries
- No structure within 6 feet of the mobile home
- Roadway and public utilities provided to the mobile home sites.

### ***Manufactured Housing/Mobile Homes***

Manufactured housing units/mobile homes are permitted within all single family residential districts and should comply with all of the following criteria:

- Only be used as a single-family residence
- Subject to provisions of zoning applicable to a residential structure
- Attach to a permanent perimeter foundation system
- Minimum width of twenty feet
- Compatibility with the architectural design of two-thirds of conventional homes within two hundred feet:
  - Pitched roof
  - Eave overhangs
  - Roofing material
  - Siding material
  - Number of stories

### ***Community Care Facilities***

Sections 5115 and 5116 of the California Welfare and Institutions Code declare that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer disabled persons is a residential use for the purpose of zoning. A State-authorized, certified or licensed family care home, foster home, or group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones.

The City of Sonora does not currently define group quarters (group homes for the disabled) nor does it specify zoning districts for the location of these facilities. Currently the City does not distinguish between these uses and other residential uses in residential districts. The City will continue to comply with State law with regard to group homes and State licensed community care facilities and group home residency among unrelated persons.

### ***Multifamily Housing***

According to the Census (2010), multi-family housing made up approximately 13.7% of the existing housing stock in Sonora. The Zoning Ordinance expressly permits multifamily residential in the R-2, R-3, CO and C zones. Multifamily units are also allowed above the ground floor in the downtown. The downtown area consists of the area designated as the Historic Area which is all property between Elkin Street, Church Street, Stewart Street and Green Street. This area includes the historic multi-story buildings facing North Washington Street. The Zoning Ordinance allows for an unlimited number of units above the ground level. Many of the existing structures in this area have space on the second floor for residential units that is used for office space or is currently vacant. Approximately 75 buildings are located within this Historic Area that could have residential units on the upper floor.

Being a historic community that relies heavily on tourism, residential projects totaling five or more units requires a site plan review. This process has a nominal fee of \$240 and requires the project layout to be approved by the Planning Commission. The City of Sonora Zoning Ordinance requires either a site plan or a design review permit for any development within the Commercial zone or within the Historic Downtown Area and construction of more than five (5) units in the R-3 District. Multifamily projects less than four (4) units are exempt from the site plan requirement. Due to this requirement most all development related projects are heard before the Planning Commission. Therefore, unlike in

many other cities, the public meeting and public review process for development projects is a common occurrence and does not bring undue focus to multi-family projects. During the last Housing Cycle, the City provided an additional 16.5 acres of R-3 zoned property that will provide for 150 additional extremely low-income and low-income units. The City's site plan / design review process does not change the density of a project that would be allowed, but instead focuses on the integration of the project with historic context of the overall City to ensure that new projects fit within the aesthetics of the community. Given the City's success in providing multi-family housing, development standards and permit processing procedures are not unduly onerous or serve to constrain multi-family housing development.

### ***Farmworker Housing***

Despite the limited number of farmworkers in the City and surrounding area, the City allows employee housing, including housing for farmworkers, consistent with Health and Safety Code Section 17021.5 and 17021.6. The City has no strictly agricultural only land use designation. Correspondingly, the Zoning Ordinance does not expressly address housing for agricultural workers. According to the 2009 Housing Survey, 2.3% of Sonora residents were employed in agriculture, forestry, fishing and hunting, and mining. The majority of farmworkers in Tuolumne County are employed in reforestation after timber harvesting. Reforestation activities generally occur in the county's higher elevations (above 3,000 feet) and are often seasonal. As a result, the demand for farm worker housing for those employed in reforestation activities is normally greatest at elevations of 3,000 feet and above.

In contrast, many of the county's non-forest agricultural crops can be found below 3,000 feet, but not necessarily within the city limits. Therefore, the primary emphasis on farm worker housing in the City of Sonora is focused on the provision of housing for farm workers employed in the production of non-forest crops and farm commodities (e.g., grapes, apples, turkeys). Within the city limits, households associated with agricultural workers are most likely to have large households. The City does provide opportunities for multifamily housing and a variety of housing types for the larger family households.

### ***Emergency Shelters***

An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis. The City's Zoning Ordinance permits emergency shelters via a use permit in the Commercial (C) zone and are permitted by right in R-3 and SP zones. Currently there is approximately 56.59 acres of vacant land available in those zoning districts where these facilities would be permitted by right as a residential use.

### ***Transitional and Supportive Housing***

In addition to mandating the provision for emergency shelters, SB 2 enacted in 2007 also requires that local jurisdictions address the provision for transitional and supportive housing. SB 2 references the CA Health and Safety Code for the definition of transitional and supportive housing.

- H&S 50675.2: "Transitional housing" and "transitional housing development" are buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.
- H&S 50675.14 (b): "Supportive housing" means housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

- H&S 53260 (d) "Target population" means adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.

SB 2 further stipulates that transitional and supportive housing meeting these definitions should be treated as a regular residential use and subject only to those restrictions that apply to other residential uses of the same type in the same zone. However, these definitions do not encompass all types of transitional and supportive housing, which can take several forms, including group quarters with beds, single-family homes, and multi-family apartments. These housing types along with the Single Room Occupancy Units address the housing needs of extremely-low households.

Traditional single- and multi-family units being used as transitional and supportive housing meeting the above H&S Code definitions will be treated as regular residential uses and permitted according to the same restrictions for similar uses in the same zone. Currently, Sierra Hope, a local non-profit, is working in cooperation with private property owners and the County Behavior Health to provide Supportive Housing.

### ***Single Room Occupancy Units (SROs)***

An SRO unit is a one-room unit intended for occupancy by a single individual. It is distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although an SRO unit is not required to have a kitchen or bathroom, many SROs have one or the other. This housing type along with the Transitional and Supportive Housing and multifamily units address the housing needs of extremely low-income households. Even prior to AB2634, Sonora has a long history of providing SROs thorough the use of Roominghouses and Boardinghouses which are permitted in the Tourist and Administrative (CO) zone.

### **Development Permit Procedures**

The processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of housing. The development process begins with submittal of the formal planning application along with the proper documents and fees. The Community Development Department accepts the application and is responsible for routing it to other City departments and outside agencies for review and comment. The Community Development Department is also responsible for keeping the applicant informed about any significant comments and requirements or conditions received from other departments and agencies. In addition, the Community Development Department is responsible for determining the type of environmental document that would be needed for the project.

For applications, such as multi-family projects with more than five units and planned development projects which plan to vary the regulations, that require a hearing before the Planning Commission or City Council, staff will discuss the staff recommendation and schedule the public hearing. As discussed previously, the City of Sonora's fees are nominal (\$240) and do not create an obstacle to development. Projects that have been determined to have potential environmental impacts (i.e., not exempt from the California Environmental Quality Act (CEQA) will not be scheduled for a public hearing until after the appropriate environmental document has been prepared, circulated for public review and finalized. The applicant or a designated representative must be present at any hearing to explain requests and to answer questions. A favorable decision frequently includes conditions of approval that are necessary to carry out the provisions and intent of the Zoning Ordinance.

If an application included a tentative subdivision or parcel map that was approved during the public hearing process, the applicant can submit the final map, grading plans, and final improvement plans to the Engineering Division for plan check. The Engineering Division reviews the plans for compliance with City engineering standards and to ensure that all relevant Planning Commission or City Council conditions imposed on the project have been included. The map and plans are also routed to other appropriate departments such as fire and utility agencies for review and comment as applicable.

After the public hearing for a building project, the applicant’s architect and/or engineer can submit working drawings to the Community Development Department for plan check. The Community Development Department is responsible for routing the plans to other appropriate departments for review and comment. Developers are permitted to submit building plans to the Community Development Department prior to the public hearing; however, they do so at their own risk as the reviewing body may reject the proposal or require revisions to the plan set.

Once the necessary permits have been obtained from the Community Development Department and construction commences, the staff is responsible to inspect the development for the following:

- Compliance with conditions of approval imposed by the City Council and Commission;
- Compliance with the Zoning Ordinance;
- Compliance of architectural detail, materials and colors as approved;
- Compliance with requirements for screening of mechanical equipment, outdoor lighting fixtures, landscape completion, parking requirements and signage; and
- Compliance with environmental mitigation imposed on the project.

When the permitted work is complete, the applicant requests a final inspection from the Community Development Department. A staff planner will visit the project to ensure that all Planning provisions have been completed. A similar Fire Department and Engineering Division inspection may also be required. Once completed, final clearance for issuance of a Certificate of Occupancy is given.

As indicated in Table 3-29, the planning processing time is approximately four to six months for apartments. These are reasonable timeframes, especially compared to communities where it could take years to process and approve multi-family developments. Sonora’s development permit procedures are necessary to ensure proposed projects meet the City’s established standards and regulations and do not unduly constrain or delay the development of housing.

<b>Entitlement</b>	<b>Processing Time</b>	<b>Discretionary or Ministerial</b>
General Plan Amendment	2-3 months	Discretionary
Zone Change	2 months	Discretionary
Tentative Subdivision Map	2-6 months	Discretionary
Site Development Permit	2-5 months	Discretionary
Final Subdivision Map	2 months	Ministerial
Design Review Permit	1 month	Discretionary
Conditional Use Permit	1-3 months	Discretionary
Plan Check / Building Permit	1-3 days	Ministerial

### ***SITE IMPROVEMENTS, DEVELOPMENT FEES AND EXACTIONS***

For large subdivisions, the City requires the construction of reasonable on- and off-site improvements as permitted by the Subdivision Map Act. Typical improvements required of a developer include:

- Grading and improvement of public and private streets including surfacing, curbs, gutters, sidewalks, street lighting, street name signs, and necessary barricades or traffic safety devices;
- Storm drainage and flood control facilities within and outside of the subdivision (when necessary) to carry storm runoff both tributary to and originating within the subdivision;
- A public sewage system that meets public sewer system standards;
- A water supply system providing an adequate supply of potable water to each lot and fire hydrant within the subdivision;
- Fire hydrants and connections of the type and at locations specified by the Fire Department; and
- Public utility distribution facilities including gas, electric, telephone and cable television necessary to serve each lot in the subdivision.

Specific standards for design and improvements of subdivisions must be in accordance with the applicable sections of the General Plan, Specific Plans, Zoning Ordinance, Subdivision Ordinance, other requirements of the City Engineer and each applicable utility provider.

In addition to improvements and dedication of public land, residential developers are subject to a variety of fees and exactions to process permits and provide necessary services and facilities as allowed by State law. In general, these development fees can be a constraint to the maintenance, improvement, and development of housing because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City.

The City's development impact fees are summarized in Table 3-31. These fees are levied to offset the cost of serving new development with parks, roadways, drainage, and public facilities. Certain fees are set by regional agencies and are beyond the control of the City.

Sonora's development fees are summarized in Table 3-32 as a percentage of housing construction costs. The City's fees are evaluated annually and adjusted as necessary to reflect the costs of services, consistent with State law. The City recognizes the financial impact of development fees on affordable housing development. As available, affordable housing funds from various federal, state and local funding sources may be used to reduce or offset fees and assist in the construction and/or acquisition/rehabilitation of affordable housing.

**Table 3-31: Development and Mitigation Fees**

Name of Fee	Single-Family Residential	Multi-Family Residential / per unit	Mobilehome	Second Unit
TUD Water	\$1,465.00	\$1,268.00	\$1,465.00	\$1,268.00
TUD Sewer	\$3,800.00	\$3,068.00	\$3,800.00	\$3,068.00
County Services Impact Mitigation Fee	\$988.06	\$988.06	\$988.06	\$988.06
Traffic Impact Mitigation Fee	\$3,115.00	\$2,256.00	\$3,115.00	\$2,256.00
Encroachment Permit	\$100.00	\$100.00	\$100.00	\$0.00
Building Permit	\$3,450.00	\$2,000.00	\$1,800.00	\$2,100.00
School Fee*	\$5,346.00	\$2,376.00	\$2,376.00	\$2,970.00
<b>Total</b>	<b>\$18,264.06</b>	<b>\$12,056.06</b>	<b>\$13,644.06</b>	<b>\$12,647.06</b>

\*School fees are \$3.20 per square foot and are collected by the School District

**Table 3-32: Development and Mitigation Fees as Percentage of Construction Costs**

Projected Housing Cost	Single-Family \$18,264	Multi-Family \$12,056	Mobilehome \$13,644	Second Unit \$12,647
\$51,000-\$75,000	35% -24%	25% -17%	27% -18%	25% -17%
\$75,001-\$100,000	24%-18%	17%-13%	18%-14%	17%-13%
\$100,001-\$125,000	18%-14%	13%-10%	14%-11%	13%-10%
\$125,001-\$150,000	14%-12%	10%-8%	11%-9%	10%-9%
\$150,001-\$200,000	12%-9%	8%-6%	9%-7%	9%-6%
\$200,001-\$250,000	9%-7%	6%-5%	7%-5%	6%-5%
\$250,001-\$300,000	7%-6%	5%-4%	5%-4.5%	5%-4%
\$300,001-\$350,000	6%-5%	4%-3.5%	4.5%-4%	4%-3.7%
\$350,001-\$400,000	5%-4%	3.5%-3%	4%-3%	3.7%-3.2%

As indicated in the preceding table, in general, the higher the construction cost for a residential unit, the lower the percentage of the total cost results from impact and permit fees. In general, mitigation and permit fees are below 10% of the cost of residential units when construction costs are above \$150,000. Fees as a percentage of construction costs drop rapidly when construction costs exceed \$125,000 for a single-family residence. While this has not presented itself as a constraint to the provision of affordable housing, ongoing monitoring of this ratio should occur to determine if an alternative approach to mitigation fees and permit fees should be investigated to assist in lowering construction costs for less expensive residential units. Building permit fees already are adjusted for the size of the home. Based on these factors, permit fees and mitigation fees in the City are not considered a constraint to the development of housing for all income levels.

**Building Codes And Enforcement**

The California Building Codes establish standards and require inspections at various stages of construction to ensure code compliance and minimum health and safety standards.

The City's Community Development Department carries out code enforcement and inspection activities as a means to preserve and maintain the livability and quality of neighborhoods. City staff investigates violations of property maintenance standards as defined in the Municipal Code as well as other complaints. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties which are required to be brought up to current code standards, the intent of the codes is to provide structurally sound and safe housing.

### ***Housing For Persons With Disabilities***

Both the federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in local zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

### ***Building Code***

The City enforces the 2013 California Green Building Codes, which are based on the International Building Codes. The City's building code requires new multi-family residential construction to comply with FHAA, which specifies that ground floor dwelling units in new developments must be adaptable to the physically disabled. The requirements include: 1) adaptive design features for the interior of the units; 2) accessible public use and common use areas; and 3) sufficiently wider doors to allow wheelchair access.

### ***Reasonable Accommodation Procedures***

Pursuant to the FHAA, a disabled person or representative may request reasonable accommodation relating to the various land use, zoning, or building codes, rules, and policies, practices, and/or procedures. For rehabilitation projects, such as installation of ramps or interior modifications, the City processes these requests for reasonable accommodation over the counter. No special review is required and therefore, will not constrain the rehabilitation of housing. Some projects require modifications to development standards to accommodate persons with disabilities. The City reviews requests for reasonable accommodation at the staff level. Often requests are processed within one week. Furthermore, the City provides zoning flexibility for rehabilitation of existing nonconforming housing. Some requests for reasonable accommodation may be processed under these provisions.

The City will continue to place literature regarding the extent of and procedures for requesting reasonable accommodation at public counters. The City will also continue to monitor its development codes and procedures to ensure that no conditions exist to unduly constrain the development of housing for persons with disabilities. When constraints are identified, the City will work to mitigate or eliminate such constraints.

### ***Zoning Ordinance***

The enforcement of the Sonora Zoning Ordinance complies with the Lanterman Developmental Disabilities Services Act in addressing community residential care facilities for persons with disabilities. Community care facilities serving six or fewer residents are permitted by right in all residential zones. However, the Zoning Ordinance will be revised to specifically list this as a permitted use.

### ***Definition of Family***

Local governments may restrict access to housing for households failing to qualify as a “family” by definition specified in the Zoning Code. Specifically, a restrictive definition of “family” that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities but not for housing families that are similarly sized or situated.<sup>6</sup> The City of Sonora will amend its Zoning Ordinance to remove the definition of “family”.

### ***Conclusion***

The amendments to the City’s Zoning Ordinance related to persons with disabilities and the removal of the definition of family would enable the policies to be less restrictive to the development of housing.

## **ENVIRONMENTAL CONSTRAINTS**

A community’s environmental setting affects the feasibility and cost of developing housing. Environmental issues range from the availability of water and preservation of oak trees to the suitability of land for development due to potential exposure to seismic, flooding, wildfire and other hazards. This section summarizes these potential constraints in Sonora. (Refer to the Safety Element and Open Space, Conservation and Recreation Element of the General Plan for more detailed analyses and mitigating policies that address environmental issues or hazards within the Sonora area.)

### ***Water Supply***

Tuolumne Utilities District (TUD) serves all of the City of Sonora. TUD maintains three water storage and treatment facilities within or adjacent to the City limits:

- Greenley Road water tank adjacent to Sonora Hills – 2.7 million gallons storage
- Sonora Water Treatment Plant water storage tanks on Bald Mountain Road - Storage capacity 2 million with potential expansion to 3 million gallons
- Sonora Reservoir at the end of Reservoir Road – 60,000 gallons

TUD has three primary sources of water:

- Surface water
- Groundwater
- Recycled water

TUD obtains more than 90% of its water from surface water supplied for the South Fork of the Stanislaus River through a 1983 purchase agreement with PG&E. Sonora’s water supply travels from Lyons Reservoir, fed by the Stanislaus River, to Phoenix Lake which is the nearest water storage body serving Sonora. From Phoenix Lake, water travels to TUD’s Sonora Water Treatment Plant (located within the Sonora City Limits) by underground pipe. Between Lyons Reservoir and Phoenix Lake, water is transported by numerous miles of ditch. Annual water supply is dependent upon natural flow of the South Fork of the Stanislaus River which yields 100,000± acre feet including 24,000± acre feet of combined storage

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<sup>6</sup> California court cases (City of Santa Barbara v. Adamson, 1980 and City of Chula Vista v. Pagard, 1981, etc.) have ruled an ordinance as invalid if it defines a “Family” as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. These cases have explained that defining a family in a manner that distinguishes between blood-related and non-blood related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality, and therefore violates rights of privacy under the California Constitution.

in Strawberry (Pinecrest) and Lyons Reservoirs. Historically, the amount of water supplied through the system has been more than twice the amount of water consumed.

Groundwater provides 5% of domestic or treated water annually. TUD assumes it could sustain 1,075 acre-feet over a nine-month period, annually. Recycled water is used by private landowners for irrigating 713± acres of farm and pastureland. Per TUD, available water supplies for new development are currently dependent upon when water is requested. Presently, there is a sufficient volume of water available to supply existing needs for the City of Sonora. Water service in the City of Sonora is provided by TUD; a copy of this Housing Element was provided to TUD for their review and comment.

The Public Facilities and Services Element includes policies to facilitate water conservation to help maintain adequate water supply for the community.

### ***Topography***

Topography in the foothills restricts the overall density of housing units that can be accommodated both physically and economically. Within the City limits, slopes vary from 0% to in excess of 30%. To address this issue, the City of Sonora has adopted a Hillside Preservation Ordinance that includes slope/density requirements and flexible standards for hillside development. Topography also provides challenges for sidewalk construction and in meeting grade requirements for wheelchair accessibility.

In addition, preparation of General Plan 2020 re-assigned land use designations to lands based, in large part, on topography. Specifically, land with fewer topographic constraints were designated for higher density development or as Special Planning to allow for increasing densities on portions of the site with gentle topography and limiting density on the steepest slopes while achieving an overall density of at least 15 dwelling units per acre.

### ***Sewer Capacity***

TUD provides public sewer service to the majority of the City. TUD operates a sewer treatment plant in the southwestern corner of the City adjacent to City-owned property - (Sonora Wastewater Treatment Plan – WWTP). The facility currently provides service to 23,000± people with a design capacity of 2.6 million gallons per day (mgd). The average dry weather flow at the facility is approximately 1.7 mgd. The plant produces secondary treated and disinfected effluent is discharged to a large storage reservoir, Quartz Reservoir, prior to distribution for reclamation by agricultural end-users.

During winter months, input at the WWTP may increase to more than 2.6 mgd exceeding the facility's capacity to clarify and digest the input. The additional flow is stored on-site in ponds until it can be treated TUD has adopted a reclamation strategy, currently under review by the state that includes:

- All biosolids are trucked out of Tuolumne County
- Increasing storage capacity (140± acres has been acquired for additional storage expected to come on-line in the year 2015, dependent on funding)

Private septic systems are regulated through the Tuolumne County Environmental Health Department and are of limited distribution. Private systems are concentrated southwest of J.S. West and Symons and near the northern City limits with limited numbers scattered in areas outside the public sewer service areas. Thin soils and porous rock (e.g., limestone) are two identified hazards associated with failed septic systems within the City's sphere of influence. However, age has

been the primary reason for septic system failure within the City according to the Tuolumne County Environmental Health Department. Most of these older failing systems have been replaced with public sewer service from TUD.

Sewer service in the City of Sonora is provided by TUD; a copy of this Housing Element was provided to TUD for their review and comment.

### ***Landscape Requirements***

Sonora's oak woodlands are an important part of the City's heritage and constitute a valuable natural resource within the community. The oak woodlands provide habitat for wildlife, contribute to the City's beauty and varied scenery, provide shade in parks as well as in developed areas, and enrich soils and protect watersheds and streams from erosion. To address the decline of oak woodlands due to urbanization, the City adopted landscaping requirements that strives to balance preservation with the social benefits of private property ownership and development. The City's regulations establish a comprehensive design review process for new development, offer incentives for tree preservation, and provide feasible alternatives and options to removal where practicable, consistent with the Sonora General Plan Conservation and Open Space and Recreation Elements of the Sonora General Plan.

### ***Seismic Safety***

The Sonora area is subject to moderate to strong ground shaking from large earthquakes on active faults in the Lake Tahoe area and the Coast Ranges/San Francisco Bay area. An earthquake on the potentially active Foothills Fault Zone, is less likely, but would probably produce much stronger motion due to the proximity of the Foothills Fault Zone to the Sonora area.

Historically, seismic activity in the San Joaquin Valley has been slight in comparison to the rest of California. Throughout recorded history, no major movement has occurred. Earthquakes felt locally are from seismic disturbances to the west of the valley and include the San Andreas, Calaveras and Hayward faults.

### ***Flooding***

Flood threats exist within the Sonora area on occasion. Perennial streams flowing through the Sonora area, including Sonora Creek and Woods Creek, do not ordinarily carry large volumes of water. Although winter storms occasionally swell these streams to larger than average flows, the increased flows typically cause only very limited flooding that is restricted within existing flood plain areas. The City requires new development to detain drainage to maintain peak flow runoff at pre-development levels. Detention can be provided either on or off-site, provided it can be demonstrated that the detention facility will effectively meet City adopted goals and policies with respect to drainage.

### ***Fire Protection***

A significant amount of oak woodland exists within the Sonora planning area. Fire danger is especially high in the summer months in these areas. This area is susceptible to wildland fires that can move quickly if there is a stiff breeze. Several wildland fires have occurred within Tuolumne County in recent years. The Rim Fire in 2013 impacted the Sonora area due to the heavy smoke and the reduction in visitors which resulted in a loss of tourism revenue for the businesses in Sonora.

The Sonora Fire Department and TUD are responsible for reviewing all development proposals within the City to ensure the proper sizing of infrastructure, provision of adequate access for firefighting equipment, and identification of fire hazard areas. The City encourages the restriction of construction of new buildings within 100 feet of designated fire

hazard areas unless fuel modification measures are included in the design. Fire hazard areas are those that create excessive firefighting problems due to lot and street configuration, landscaping materials and vegetation overgrowth.

***ISO Rating***

The Insurance Services Office (ISO) is an independent organization that serves insurance companies, fire departments, insurance regulators, and others by providing information about risk. ISO's Public Protection Classification (PPC) service gauges the quality of local fire departments by collecting information on a community's public fire protection and then analyzing the data using a Fire Suppression Rating Schedule (FSRS). ISO then assigns a PPC from 1 to 10. Class 1 represents the best public protection and Class 10 indicates no recognized protection. The Sonora Fire Department currently has an ISO Public Protection Classification rating of 4.

## 3.4 Housing Resources

### **Availability Of Sites For Housing**

State law requires each community to play a role in meeting the region's housing needs. As such, the City of Sonora housing production goals between January 1, 2014 and June 30, 2019 have been established as 100 units. This section discusses how Sonora will provide adequate residential site capacity within the community to accommodate its share of regional housing needs during the planning period.

### ***Additional Sites Added in Previous Housing Cycle***

In the 2009-2014 Housing Element 96 units were identified as being needed in the Low and Very-Low Income category based on the 2009 RHNA. On November 19, 2012, the City of Sonora rezoned 16.05 acres from PD to R-3 providing 150 units at a density of 9.3 dwelling units per acre. Based on the land costs in the Sonora area, these units will provide housing for persons in the Extremely-Low, Very-Low and Low Income categories. Therefore, the City of Sonora has met its obligation to rezone for the 96 units identified in the previous Housing Element as well as generating an additional 54 units in these categories.

### ***RHNP Requirement***

Under the Regional Housing Needs Plan (RHNP), Sonora has been assigned a housing need target or its share of regional housing needs. This housing target refers to the City's share of new housing needed to accommodate population and employment growth in the region. According to the RHNP, Sonora's share of regional future housing needs is a total of 100 new units through the year 2019 as shown on Table 3-24.

### ***Sites For Residential Development***

As mentioned earlier, the City suffered greatly from the loss of Redevelopment Agency funding, due to state legislation eliminating Redevelopment Agencies effective February 2012. The City's Redevelopment Agency was able to fund numerous affordable housing developments, both rental and purchase housing, within the City of Sonora.

As part of this Housing Element update, the City identified sites designated for or proposed to be designated for residential development and Table 3-33 lists these sites and identifies the zoning, acreage, and unit potential (number of units that can be accommodated) on each site to create an available sites inventory demonstrating that assigned RHNA numbers can be accommodated. A detailed map showing these sites is provided in Appendix C. The sites available vary in size.

Although the general plan designations allow for a range in density, the City has used the minimum density of the designation or zone as a conservative assumption unless a specific entitlement has been issued.

**Table 3-33: Available Sites for Residential Development**

Site Name	Zoning/ General Plan	Approx. Acreage	Permitted Density	Potential Units/Acre*	Unit Potential
Sanguinetti/ Norton	R3/HDR	1.0	16-21.75	11.6	11
West Sonora Investments	R3/HDR	1.3	16-21.75	11.6	13
Lemke	R3/HDR	11.05	16-21.75	9	150
<b>Total Very Low</b>					<b>174</b>
Segerstrom Family	PD/SP RES	30.62	11.6	4.3	131
Murton	PD/SP RES	7.6	11.6	4.3	32
Truckenmiller/Mozingo	R1/SP RES	25.94	7.2	4.3	110
Maxwell	R2/SP MV	5.45	10.8	4.3	23
North of Hwy108	R2/SP MV	41.06	10.8	4.3	176
West Sonora Investment	RE/SP RES	13.5	7.2	4.3	58
Sonora Union High School District	R1/ER	8.51	7.2	4.3	36
<b>Total Low</b>					<b>566</b>
Sonora Knolls	R1/SFR	Existing Map			5
Sunrise Hills	R1/SFR	Existing Map			36
Cuesta Heights	R1/SP RES	21.78	7.2	2.2	48
Oak Park	R1/SP RES	18.71	7.2	3	58
East of CA Street	R1/SPR	2.47	2.7	3.7	9
<b>Total Moderate</b>					<b>156</b>
Symon Subdivision	RE/ER	65.3	1	0.6	10
West of high school	RE/ER	19.7	1	0.6	3
Southgate Drive	AR/SP RES	53.29	0.5	.5	26
Snell	RE/ER	5.13	1	0.6	1
Shaw's Flat (need name)	RE/ER	3.36	1	0.6	1
Southgate Dr.	RE/SP RES	30.18	1	0.6	5
Southgate Dr. 2	RE/ER	4.5	1	0.6	1
<b>Total Above Moderate</b>					<b>47</b>

\*Based on 11.6 du/acre average development density for existing multi-family developments in the City.

**Availability And Adequacy Of Public Services And Infrastructure**

The provision of public services, facilities, and infrastructure to serve new development depend on funding availability. Funding requirements are based on planning that includes identification of the desired level of service, construction and maintenance of required infrastructure, and attracting, training and retaining qualified personnel. As development occurs in Sonora, the agencies providing the various public services must expand facilities and operations to accommodate the expanded service area. The costs of providing public services and facilities are at least partially offset by service fees and charges paid by current users, either through direct service charges or payments to an assessment district or other entity. In the case of new development, impact fees are designed to provide required new facilities.

Infrastructure necessary to support future development is in place within the City of Sonora. All vacant land designated for medium-high or high-density residential use is served by sewer and water lines, streets, storm drains, telephone, electrical lines or they can be extended to serve the properties. To ensure the availability and adequacy of public

facilities and services for future development, the City, along with other providers of public services, will continue to carry out regular infrastructure improvements and upgrading.

## **Financial Resources For Housing**

Sonora has access to a variety of existing and potential funding sources available for affordable housing activities. These include programs from local, State, federal and private resources. The following section describes the primary housing funding sources available to the City of Sonora for housing production, rehabilitation, or preservation: HUD CDBG funds, and Section 8 Housing Choice Vouchers program.

### ***Housing And Urban Development (HUD)/Community Development Block Grant (CDBG) Funds***

The HUD CDBG program provides funds for a range of community development activities. The program is flexible in that the funds can be used for a range of activities. The eligible activities include, but are not limited to: acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction (under certain limitations) of housing, homeownership assistance, and also clearance activities.

The City will have to submit a competitive grant application to the State Department of Housing and Community Development (HCD) for CDBG funding through the Small Cities program.

### ***Section 8 Housing Choice Voucher Program***

The Section 8 Housing Choice Voucher Program is a federal program that provides rental assistance to very low-income persons in need of affordable housing. The program offers a voucher to income-qualified tenants that pays the difference between the payment standard (an exception to fair market rent) and what a tenant can afford to pay (e.g. 30% of their income). A voucher allows a tenant to choose housing that may cost above the payment standard, with the tenant paying the extra cost.

## **Administrative Resources**

Described below are public and non-profit agencies that have been involved or are interested in housing activities in Sonora. These agencies play important roles in meeting the housing needs of the community. In particular, these agencies have been or are currently involved in the improvement of the housing stock, expansion of affordable housing opportunities, preservation of existing affordable housing, homeless resources and/or provision of housing assistance to households in need in Sonora.

### **Sierra HOPE**

Sierra Hope's mission is to instill hope, foster knowledge, encourage sensitivity and provide support in our communities for HIV/AIDS, other chronic diseases and related social issues. HIV / AIDS Services include:

- Case management and advocacy for those living with HIV and their families
- AIDS Drug Assistance Program
- Housing Opportunities for People with AIDS (HOPWA)
- Emergency Financial Assistance for HIV related medical care

Other services:

- Community Food Pantry every Wednesday from 1:00 to 4:00 PM

- Supportive Housing Program for people who are disabled and homeless
- Free/Low Cost screening for Hepatitis C.

### **Habitat For Humanity**

Habitat for Humanity is a non-profit, faith-based private, non-governmental organization dedicated to building affordable housing and rehabilitating homes for lower-income families. Habitat builds and repairs homes with the partner families and the help of volunteers. Habitat homes are sold to partner families at no profit with affordable, no-interest loans. Volunteers, churches, businesses, and other groups provide most of the labor for the homes. Government agencies or individuals usually donate land for new homes.

### **Opportunities For Energy Conservation**

State law requires local government, in preparing a housing element, to address energy conservation measures with respect to residential developments within their jurisdiction. The City of Sonora has taken several measures to implement energy conservation programs in residential projects. The building orientation, street layout, lot design, landscaping, and street tree configuration of all residential projects are reviewed to maximize solar access and energy conservation.

Energy conservation is achieved through implementation measures on different levels. The first level includes requiring new residential development to meet applicable energy standards of Title 24 of the California Administrative Code. Building additions or alterations must also meet Title 24 standards if they increase the heated or cooled floor space of the building. Builders of these units may achieve compliance either by calculating the energy performance in a prescribed manner or by selecting from alternative component packages that prescribe a fixed method of energy compliance. The City's Building and Code Compliance Division checks all proposed residential units for design and construction compliance with Title 24 energy standards.

The level of energy conservation implementation occurs during review and approval of residential subdivisions to ensure they are designed to maximize passive or natural heating and cooling opportunities. This can be achieved by encouraging the incorporation of techniques to maximize use of solar energy. Passive cooling opportunities are listed and included in the design of lots to allow the appropriate orientation of a structure to take advantage of prevailing breezes or available shade. Passive heating opportunities include design of lots to allow structures to be aligned in an east-west direction for southern exposure. Section 66473.1 of the State Subdivision Map Act requires that the design of a subdivision for which a tentative map is required shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. Although no precise standards are given, the State Attorney General issued an opinion in 1981 that "a tentative map of a subdivision must be disapproved if it fails to meet the design requirement of Government Code Section 66473.1."

Another way to advance energy conservation is through implementation of various programs that encourage weatherization of residential structures (i.e., to improve conditions of existing structures and to decrease their energy demand). The most common techniques for increasing building efficiency are: insulation of ceilings, heating-ventilating air conditioning ducts and hot water heaters; weather stripping and caulking; thermostats at night; low-flow shower heads; window treatment to provide shade; and furnace efficiency modifications. The Department of Energy, Weatherization Assistance Program (DOE WAP) has long served as the core program for delivering energy conservation services to lower-income Californians. The Weatherization Assistance Program reduces the heating and cooling costs for lower-income families by improving the energy efficiency of their homes and ensuring their health and safety. Among low-income households, the program focuses on those with elderly residents, individuals with disabilities, and families

with children. The City also provides assistance to lower income homeowners for rehabilitation, including weatherization.

Pacific Gas & Electric provides electricity to residential consumers in Tuolumne County, including the City of Sonora. PG&E also participates in several other energy assistance programs which help qualified homeowners and renters conserve energy and control costs. These include:

- The California Alternate Rates for Energy Program (CARE) provides a 20% monthly discount on energy rates to income qualified households, certain non-profits, facilities housing agricultural employees, homeless shelters, hospices and other qualified non-profit group living facilities.
- The Relief for Energy Assistance through Community Help (REACH) Program is administered by the Salvation Army and provides one-time energy assistance to lower-income customers. Those who have experienced an uncontrollable or unforeseen hardship may receive an energy credit up to \$200, credit amount based on the past due amount of the bill. REACH assistance may be available once within an 18 month period, but exceptions can be made for seniors, the physically challenged and the terminally ill.
- Family Electric Rate Assistance (FERA) provides a monthly discount on electric bills for income qualified households of three or more people.

## 3.5 HOUSING PLAN

This section of the Housing Element contains objectives and policies the City will implement to address a number of important housing-related issues.

The section also contains quantified objectives for housing construction, rehabilitation, and the preservation of affordable housing, with an eight-year program of actions that:

- Conserves and improves the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action;
- Assists in the preservation of housing developments for lower-income households;
- Assists in the development of adequate housing to meet the needs of lower- and moderate-income households;
- Provides regulatory concessions and incentives and uses available local, state, and federal financial resources to support the development of affordable housing;
- Identifies adequate sites with appropriate zoning, development standards, services and facilities to encourage the development of a variety of housing types for all income levels;
- Addresses and, where appropriate and legally possible, removes governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities;
- Promotes regional cooperation to expand housing opportunities and services to lower and moderate income households, including extremely low income households and the homeless; and
- Encourages housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

The Community Development Department staff regularly reviews Housing Element programs, objectives, and progress towards accommodating the City's share of the regional housing need. An annual implementation report will be prepared and provided to the California Office of Planning and Research and California Department of Housing and Community Development. Depending on funding availability, the City will consider modifications to Housing Element programs as necessary and appropriate to implement General Plan goals and policies.

This 2013-2021 Housing Plan builds upon the City's experience in implementing the previous Housing Element. Existing housing programs were evaluated for progress, continued appropriateness and modified, as necessary, for the new planning period. New housing programs have been added to respond to new issues and concerns, changing needs, and updated laws. This evaluation of existing housing programs is presented in Appendix B.

### Goals And Policies

The following Housing Element goals and policies have been developed in response to the community's identified housing needs.

#### *Housing Conservation*

**Goal 1** Maintain and improve the quality of existing housing and residential neighborhoods in Sonora.

**Policy 1.1** Promote increased awareness of the importance of property maintenance to long-term housing quality and engage the community to preserve neighborhoods.

**Policy 1.2** Seek, through code enforcement, the private rehabilitation of substandard dwelling units and provide financial assistance, when available, to owners of dwelling units occupied by lower-income households. In applying this policy, the City shall seek to avoid the displacement of lower-income households.

**Policy 1.3** Provide assistance to inspect and identify code violations in residential structures.

**Policy 1.4** Work with for-profit developers and non-profit housing corporations to identify existing affordable housing and develop strategies to maintain its affordability.

**Policy 1.5** Continue to pursue available sources of funding for maintaining and expanding the supply of affordable housing for lower and moderate income households, including extremely low income households. This includes both new construction and the conversion of market-rate housing to affordable housing through acquisition / rehabilitation as well as rental assistance.

**Policy 1.6** Preserve the existing stock of affordable housing, including (but not limited to) mobile homes and apartments, through City regulations as well as financial and other forms of assistance.

### ***Housing Production***

The City of Sonora encourages the production of a diversity of housing types to meet the needs of all segments of the community. Housing diversity is important to ensure that all households, regardless of age, income level, and household type, have the opportunity to find housing suited to their need and lifestyle. New construction is a major source of housing for prospective homeowners and renters but generally requires public sector support for the creation of units affordable to lower income households, including extremely low-income households. The following goals and policies support the expansion of housing opportunities in Sonora.

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

**Policy 2.1** Provide quality housing opportunities for current and future residents with a diverse range of income levels.

**Policy 2.2** Provide expanded housing opportunities for the community's workforce.

**Policy 2.3** Encourage both the private and public sectors to produce or assist in the production of housing, with particular emphasis on housing affordable to lower income households, including extremely low income households, as well as housing suitable for seniors, large families, single-parent headed households, the homeless, and persons with disabilities.

**Policy 2.4** Encourage the provision of housing affordable to extremely low income households when reviewing proposals for new affordable housing developments.

**Policy 2.5** Facilitate the provision of second units as a means of providing affordable rental housing opportunities in existing neighborhoods.

**Policy 2.6** encourage diversity of unit size and number of bedrooms within housing developments to expand lower cost rental opportunities for large families.

### ***Provision Of Adequate Housing Sites***

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing of all types, sizes, and prices. The City's General Plan and Zoning Ordinance determine where housing may locate, thereby affecting the supply of land available for residential development.

**Goal 3** Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of the regional housing needs.

**Policy 3.1** Identify vacant parcels and provide to interested developers in conjunction with information on available development incentives. Encourage new development to provide housing that is affordable to all segments of the community.

**Policy 3.2** Ensure new residential projects are developed at densities consistent with the density ranges established for each residential district in the Land Use Element.

**Policy 3.3** Facilitate the development of multi-family housing on vacant parcels designated for medium-high and high density residential uses.

**Policy 3.4** Consider walkability and distance to transportation nodes and public facilities, such as schools, when determining whether land is suitable for multi-family housing development.

**Policy 3.5** Continue to work with developers requesting General Plan Amendments converting nonresidential designation to residential uses or from a higher density residential category to a lower density residential category to incorporate affordable housing as a component of the overall development. As an objective, target up to ten percent of the units as affordable, depending on the level of affordability or other amenities provided. Pursue the inclusion of extremely low income units in the negotiated target number of affordable units.

### ***Removal Of Governmental Constraints***

State law requires that housing elements address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. The City will continue to monitor its development process and zoning regulations to identify and remove constraints to the development of housing affordable to lower- and moderate-income households, including housing for families, seniors, and persons with special needs.

**Goal 4** Mitigate or remove potential governmental constraints to housing production and affordability.

**Policy 4.1** Provide regulatory and/or financial incentives, where appropriate, to offset or reduce the costs of affordable housing development, including density bonuses and flexibility in site development standards.

**Policy 4.2** Periodically review City regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and/or construction to assess their impact on housing costs, and revise as appropriate.

### ***Regional Coordination***

The City seeks to take an active role in cooperating with Tuolumne County to resolve housing problems and issues facing Sonora that are primarily regional in nature. Homelessness and limited supply of and funding for affordable housing are examples of major housing issues that should be addressed at the local as well as regional level.

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

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

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

### ***Equal Housing Opportunity***

The City seeks to promote housing opportunities for all persons in Sonora, regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, physical or mental disability, sexual orientation, or source of income. In order to make adequate provision for the housing needs of all segments of the community, the City must also ensure equal and fair housing opportunities are available to all residents.

**Goal 6** Promote equal opportunity for all residents to reside in the housing of their choice.

**Policy 6.1** Support the enforcement of fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of race, color, ancestry, national origin, gender, religion, marital status, family status, physical or mental disability, or other arbitrary factors.

**Policy 6.2** Support organizations that offer fair housing and mediation services to Sonora residents.

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

## **PROGRAMS**

The goals and policies outlined in the prior section address Sonora's identified housing needs, and are implemented through a series of housing programs offered primarily through the City's Community Development Department. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies. The City's housing programs for addressing community housing needs are described according to the following six issue areas.

- Housing Conservation
- Production of Housing
- Provision of Adequate Housing Sites
- Removal of Governmental Constraints
- Promotion of Regional Coordination
- Promotion of Equal Housing Opportunity

The housing programs presented on the following pages include existing programs as well as various revised and new programs that have been added to address the City's unmet housing needs.

## Conservation Of The Existing Supply Of Housing

### **3.A.1 Encourage the Establishment of Small, Affordable Housing Units Distributed Throughout the City**

Review active City 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. Reduce community opposition to high-density affordable housing complexes through the provision of smaller (e.g., duplex, triplex) infill projects in appropriately zoned districts.

The City will facilitate the provision of affordable housing in infill areas through implementation of the following programs:

- i. Prepare a map of vacant parcels zoned R-2, R-3, Historic Mixed Density, or Historic Mixed Use throughout the City and make the map available for developers at the Community Development public counter or on the City's website
- ii. Update the vacant parcels map at least once every three years
- iii. Waive application fees for lot mergers undertaken in conjunction with the provision of affordable housing pursuant to this program

Responsible Entity: Sonora Community Development Department  
Funding Sources: General Fund  
Timeframe: Prepare vacant parcel map by December 31, 2014  
Program Goal: Establishment affordable housing units using the preceding incentives on land within the City limits

### **3.A.2 Use Available Funding Sources to Establish Housing Opportunities near the City's Commercial Centers**

Use funding sources to rehabilitate deteriorating buildings and to encourage residential units above commercial establishments in appropriately zoned districts through implementation of the following incentive programs:

Outside of the historic commercial district (See General Plan 2020 Appendix 3H):

Revise Section 17.42.060 of the Sonora Municipal Code to:

- i. Allow for reduced parking for new commercial developments located outside of the historic district, when development plans include affordable housing units pursuant to an agreement with long-term affordability covenants and restrictions to maintain the housing for low, very low or extremely low income housing;
- ii. Within the historic commercial district, if the landowner enters into an agreement with long-term affordability covenants and restrictions to maintain the housing for extremely low, very low and low income housing waive in-lieu parking fees for second-story residential uses located above commercial establishments within the historic commercial district.

Responsible Entity: Sonora Community Development Department  
Funding Sources: General Fund  
Timeframe: Provide draft ordinances for incentive programs to the Sonora Planning Commission prior to June 30, 2015

Program Goals: Establish three new residential units above existing commercial uses within the historic commercial district. Receipt of one new commercial development application including on-site housing

**3.A.3 Continue to Seek Funding to Ensure the Continuation of the City's Homebuyers Assistance Program**

Continue to seek funding to ensure the continuation of the City of Sonora's Homebuyers Assistance Program as a mechanism for providing assistance for extremely low-to-low income families to purchase homes through implementation of the following programs:

- i. Consider the City's use of CDBG funding for the purchase of homes within the City
- ii. Review home prices in the City a minimum of once every three years to determine the amount of assistance necessary to support home purchases

Responsible Entity: City of Sonora Community Development Department  
Funding Sources: HOME, CalHome, CDBG  
Timeframe: Ongoing  
Program Goals: Assist individuals with first-time home purchases

**3.A.4 Continue to Pursue Grant Funding Supporting the Provision of Affordable Housing**

Continue to pursue grant funding in support of affordable housing. In particular, the City would pursue funding to assist with housing for the extremely low-income. A list of potential funding sources is found in General Plan 2020 Appendix 3B. Current conditions within the City indicate that the following programs will receive high priority for funding:

- i. Homebuyer's Assistance
- ii. Preservation of At-Risk Housing
- iii. Housing Rehabilitation Assistance
- iv. Infrastructure Improvements in Support of low-income households

Responsible Entity: City of Sonora Special Programs Department  
Funding Sources: CDBG and HOME  
Timeframe: Annually apply for funding when eligible  
Program Goals: Obtain grants to assist with the preceding programs.

**3.A.5 Facilitate the Exchange/Consolidation of the Region's Housing Assistance Information**

Facilitate the exchange/consolidation of the region's housing assistance information through implementation of the following program:

Expand, on the City website, a page with links and contact information to the region's housing assistance organizations. Continue to include information related to the City's housing programs and including, where feasible, on-line applications. The website also shall include contact and referral information for Sonora residents regarding how and where to file housing complaints (brochures with similar information shall continue to be made available at the public counter at the Sonora Community Development Department).

Responsible Entity: City of Sonora Special Programs Department  
Funding Sources: General Fund  
Timeframe: Ongoing  
Program Goal: Provide a “one-stop” information source for affordable housing information for City residents

**3.A.6 Continue to Provide the City Employee Down Payment Assistance Program**

Continue to offer City employees home ownership incentives in conjunction with City employment.

Responsible Entity: City of Sonora Special Programs Department  
Funding Sources: General Fund  
Timeframe: Ongoing  
Program Goal: Assist in achieving an appropriate jobs/housing balance

**Governmental Constraints**

**3.B.1 Continue to Provide Flexible Standards for On and Off-Site Improvements for the Construction of Extremely Low-to-Moderate Income Housing**

Consistent with health and safety; continue to provide flexible standards for on and off-site improvements for extremely low-to-moderate income housing projects including, but not limited to: reduced parking requirements for senior housing; reduced street widths, use of rolled curbs and gutters, fire hydrant intervals of 500 feet, multiple service laterals, common trenching for utilities and the flexible development standards contained in the City’s Hillside Preservation Ordinance.

Responsible Entity: Sonora Community Development Department  
Funding Sources: General Fund, CDBG Planning/Technical Assistance Grant  
Timeframe: Ongoing  
Program Goal: Continue to provide flexible standards for development of affordable housing

**3.B.2 Continue to Waive or Reduce Certain Fees for Extremely Low, Very Low and Low Income Housing Projects**

Continue to work with the County to encourage waiving the Tuolumne County Services Impact Mitigation Fee for extremely low, very low and low income housing projects. Continue to waive a portion of building permit fees for CDBG housing rehabilitation program activities.

Responsible Entity: Sonora Community Development Department, Finance Director  
Funding Sources: Not Applicable  
Timeframe: Ongoing  
Program Goal: Reduce development costs for providing affordable housing

**3.B.3 Update, Maintain, and Promote the City’s Density Bonus Program**

Amend Section 17.56.020 of the Municipal Code (the City’s density bonus program) to allow the provision of both a density bonus and other incentives rather than limiting incentives to a density bonus or other incentives. Update the density bonus provisions of the zoning code to reflect current state law, and as may be amended.

Promote the availability of density bonuses through handouts at the public counter and by including information related to density bonuses on the City's website.

Responsible Entity: City of Sonora Administration, Sonora Community Development Department, Sonora Special Programs Department  
Funding Sources: General Fund  
Timeframe: Ongoing. Provide a draft ordinance amendment to Section 17.56.020 to the Sonora City Council prior to December 31, 2015  
Program Goal: Provide a variety of housing types affordable to all income levels.

### **3.B.4 Encourage the Establishment of Single-Room Occupancy Housing**

Recognize the historical nature of boarding houses and other single-room occupancy structures as consistent with the historic character of the City's central commercial district and as an appropriate alternative use for abandoned multi-room or dormitory-type structures (e.g., hospitals, jails). Single-room occupancy housing should include a community eating area. Review, and if necessary amend, the municipal code to encourage the re-use of appropriate structures as single-room occupancy housing in Commercial and Specific Plan (SP) zoning districts.

Interview local hotel and motel owners and operators to determine interest in allowing single-room occupancy (i.e., unlimited stays) in local hotels and motels. Amend the Municipal Code to reflect both housing and tourism goals (i.e., establish a cap on the number of units that may be converted to residential use at hotels and motels) if interest warrants. Include provisions for reflecting the availability of residential housing at local hotels and motels in business licenses for inventory and tracking purposes in future Housing Element updates.

Promote the availability of single-room occupancy housing (e.g., through handouts or mailers) in conjunction with locally conducted household income surveys and targeting extremely low income households.

Responsible Entity: City of Sonora Community Development Department  
Funding Sources: General Fund  
Timeframe: Complete ordinance revisions by the end of 2015  
Program Goal: Expand opportunities for a wide variety of housing types

## **Housing Conservation**

### **3.C.1 Continue to Apply the State Historic Building Code for Qualified Buildings**

Continue to apply the State Historic Building Code for qualified historic buildings listed in the City's historical inventory (Marvin, et. al., 2003, as may be amended) unless a health or safety hazard would result consistent with the provisions of Health & Safety Code Section 17922(d). Refer to the State Historic Building Code for guidance, where pertinent.

Responsible Entity: City of Sonora Community Development Department  
Funding Sources: General Fund  
Timeframe: Ongoing  
Program Goal: Recognize the existence of the State Historic Building Code as a mechanism for facilitating rehabilitation of qualified historic buildings to maintain them in the housing stock

### **3.C.2 Maintain Priorities for Rehabilitation**

Maintain priorities for the rehabilitation of housing units based on the City's most recent Housing Conditions Survey. Priorities may include, but are not limited to:

- i. Encourage room additions in conjunction with City-assisted rehabilitation efforts to ease overcrowding
- ii. Give priority to over-payers for City-assisted homeowner rehabilitations
- iii. Target substandard, dilapidated, and vacant housing in need of repair for re-entry into the housing stock

Responsible Entity: City of Sonora  
Funding Sources: General Fund  
Timeframe: Ongoing  
Program Goal: Rehabilitate existing housing stock to maintain units affordable

### **3.C.3 Continue to Pursue Projects Promoting Neighborhood Improvements in Conjunction with Housing Rehabilitation**

Continue to pursue projects promoting neighborhood improvements in conjunction with housing rehabilitation (e.g., upgrading storm drains; replacement of curbs, gutters and sidewalks and similar projects. Specifically, maintain and/or earmark funds including, but not limited to the following projects:

- i. Fire hydrant replacement;
- ii. Storm drain replacement & enhancements;
- iii. Pedestrian/bicycle path enhancements in areas linking high density residential developments to shopping, schools and other high-use locations (generally within ¼ mile of each other);
- iv. Neighborhood cleanup/beautification projects

Responsible Entity: Community Development Department  
Funding Sources: General Fund and CDBG  
Timeframe: Ongoing  
Program Goal: Improve the City infrastructure to facilitate the provision of affordable housing

### **3.C.4 Continue to Monitor the Status of At-Risk Units, and Inform Agencies Able to Pursue Purchase and Support Acquisition Efforts**

Continue to periodically visit the internet and remain apprised of the California Housing Partnership's list of Affordable Housing At-Risk of Conversion prepared by the California Coalition for Rural Housing. Notify the agency or agencies established in the following program when at-risk units are identified within the City limits. Post the City's inventory of at-risk units on the City's web site and provide a link from the City's web site to the California Housing Partnership's website.

In addition, assist and support agencies qualified to acquire at-risk units (and maintain these units as affordable housing) through letters of support or similar actions or by providing funding assistance for the acquisition of at-risk units should such funding be available.

The City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through the Housing Authority, and other affordable housing opportunities in the City.

The goal of this program is to provide a reliable and easily-accessible source of information to organizations interested in the purchase and maintenance of at-risk housing for target income groups and to provide city support for those efforts.

Responsible Entity: City of Sonora Special Programs Department  
Funding Sources: General Fund  
Timeframe: Ongoing  
Program Goal: Provide a reliable and easily-accessible source of information to organizations interested in the purchase and maintenance of at-risk housing for low-to-moderate income households

**3.C.5 Continue to Implement the City's CDBG Reuse Plan**

Continue to Implement Sonora's CDBG Reuse Plan to fund housing rehabilitation activities and to assist in the preservation of assisted low-income housing units within the City.

Responsible Entity: City of Sonora Special Programs Department  
Funding Sources: CDBG funds  
Timeframe: Ongoing  
Program Goal: Provide supplemental funding for rehabilitation activities

**3.C.6 Update and Maintain the City's Condominium Conversion Ordinance**

Update and continue to implement the City's Condominium Conversion Ordinance. This ordinance establishes standards which must be met prior to removing apartments from the rental market.

Responsible Entity: Sonora Community Development Department  
Funding Sources: General Fund  
Timeframe: Prior to December 2015  
Program Goal: To maintain multi-family developments as affordable housing

**3.C.7 Consider Adopting the Mills Act**

Consider and promote the availability of the Mills Act (General Plan 2020 Appendix 9G) for the rehabilitation of historical structures for residential use to assist in long-term maintenance, rehabilitation and affordability.

Responsible Entity: Sonora Community Development Department  
Funding Sources: General Fund  
Timeframe: Provide the Sonora Planning Commission with information prior to December 2015  
Program Goal: Provide an additional mechanism to assist in funding rehabilitation efforts

**3.C.8 Continue to Expand Funding for the City's Housing Rehabilitation Loan Program**

Continue to expand funding for Sonora's Housing Rehabilitation Loan Program providing assistance to low-to-moderate income families to rehabilitate homes through the continuation of CDBG housing loan re-payments to support this program.

Responsible Entity: City of Sonora Special Programs Department  
Funding Sources: CalHome, Multi-Family Housing Program (MHP), Downtown Rebound Planning Grants, Downtown Rebound Capital Improvement Program or a related funding program  
Timeframe: Ongoing  
Program Goals: Assist individuals with rehabilitations for homes classified as substandard, dilapidated or moderate (with the potential to become substandard or dilapidated during the planning period)

**3.C.9 Continue to Coordinate with the Amador-Tuolumne Community Action Agency (ATCAA) to Promote Energy Conservation for Housing Rehabilitation Projects**

In coordination with ATCAA, encourage low-income homeowners or renters to apply for free energy audits and home weatherization through programs conducted in partnership with local service agencies through implementation of the following programs:

- i. Continue to provide information at the public counter regarding the availability of energy-conservation programs available through ATCAA
- ii. Add information on the City’s website regarding available weatherization programs, contacts for the programs or a link to the ATCAA web page describing weatherization programs

Responsible Entity: Sonora Building Department, City of Sonora Special Programs Department  
Funding Sources: General Fund  
Timeframe: Ongoing  
Program Goal: Increase the number of individuals with access to information regarding weatherization programs and funding assistance for those programs

**3.C.10 Continue to Enforce State Energy Efficiency Standards for Residential Buildings**

Continue to enforce state energy efficiency standards for residential buildings in compliance with the provisions of Government Code Title 24, Part 6.

Responsible Entity: Sonora Community Development Department  
Funding Sources: General Fund  
Timeframe: Ongoing  
Program Goal: Reduce home heating and cooling costs

**3.C.11 Support the Reduction of Contamination Hazards in Older Buildings**

Support the reduction of contamination hazards (e.g., lead-based paint, asbestos) during the rehabilitation of older buildings by providing information at the public counter regarding sources of contamination.

Responsible Entity: Sonora Community Development Department  
Funding Sources: General Fund  
Timeframe: Ongoing

**3.C.12 Continue to Publicize the City’s Rehabilitation Program**

Continue to publicize the availability of the City’s rehabilitation program through the City (and other) websites, handouts at public counters, media presentations and similar activities

Responsible Entity: Sonora Community Development Department  
Funding Sources: General Fund  
Timeframe: Ongoing  
Program Goal: Expand opportunities for a wide variety of housing types

**3.C.13 Climate/Green/Energy Programs**

Pursue implementing the following program:

- i. Implement the California Green Building Code or establish a similar program for reuse or recycling of construction and demolition materials
- ii. Pursue funding for low interest loans for residential solar energy systems in conjunction with first-time homebuyers program
- iii. Incorporate energy-saving features in conjunction with rehabilitation grants (e.g., enhancing HVAC, high energy lighting retrofits, insulation upgrades, retrofitting for weatherization improvements, installing solar, window retrofits, improving electrical wiring)
- iv. Encourage safe sustainability practices through the collection of rainwater and the use of grey water systems in order to reduce the impact on the environment and promote water conservation. Post information on the website concerning grey water and rainwater design and permit procedures
- v. Encourage and support local agencies' individual and collaborative efforts to improve in-home energy conservation and efficiency. Promote the widespread distribution of information on methods and alternatives for improving in-home energy conservation and efficiency.

Responsible Entity: City of Sonora Community Development Department  
Funding Sources: General Fund  
Timeframe: Ongoing  
Program Goal: Expand opportunities for a wide variety of housing types

**3.C.14 Flood Hazards and Flood Management Analysis**

Continue to analyze and implement programs in the Conservation and Open Space Element and Safety Element of the General Plan addressing flood hazards and flood management in compliance with Government Code Section 65302 and consistent with the City’s floodplain management ordinance (Chapter 15.36 of the Sonora Municipal Code). Review the Land Use Element of the General Plan for those areas subject to flooding as identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the State Department of Water Resources. Continue to review the Housing Element for consistency with the Conservation and Open Space Element, Safety Element, Land Use Element and the City’s floodplain management ordinance relative to flood hazard and flood management in conjunction with any changes to those elements or ordinance. Continue to identify alternative sites for target income group housing should existing target sites be identified as subject to threats from flooding.

Responsible Entity: Sonora Community Development Department, Administration (in cooperation with Police Department, Fire Department, Emergency Response Agencies)  
Funding Sources: General Fund  
Timeframe: Ongoing

### **Equal Opportunity Housing**

#### **3.D.1 Support Senior Housing**

Support the provision of congregate care, convalescent, and long-term care facilities and small facilities providing senior housing consistent with the equitable distribution of senior housing between the City and county through implementation of the following:

- i. Address senior housing as a land use in Chapter 17.04 of the Sonora Municipal Code (or equivalent chapters of the amended Sonora Municipal Code). The definition of this land use should encompass communities which provide assisted living, unassisted living and nursing home opportunities within the same community to allow seniors to remain with their spouses and allow seniors to remain local and avoid major changes in living conditions and locations throughout their lives.
- ii. Amend the Sonora Municipal Code to extend the same incentives to Senior Housing Communities as are available to affordable housing developments (e.g., density bonuses, alternative land development standards)
- iii. Amend Section 17.60.040 of the Sonora Municipal Code to eliminate the requirement for a conditional use permit for rest homes, convalescent homes and other related senior facilities within the R-3, CO, C and CG zones.
- iv. Amend Section 17.20.020 of the Sonora Municipal Code to add congregate care, convalescent, long-term care facilities, senior housing and other related senior facilities as a permitted use within the R-3 zoning district.
- v. Amend Section 17.22.020 of the Sonora Municipal Code to add rest homes, convalescent homes, senior housing and other related senior facilities as a permitted use within the CO, CG and C zoning district.

Responsible Entity: Sonora Community Development Department  
Funding Sources: General Fund  
Timeframe: Present draft ordinance amendments to the Sonora Planning Commission by December 2015  
Program Goal: To provide senior housing options throughout the City to address the various needs of the senior population

#### **3.D.2 Maintain an Emergency Shelter**

Continue to coordinate with the Amador-Tuolumne Community Action Agency and the Mountain Women's Resource Center to maintain an emergency shelter within the City limits.

Responsible Entity: Sonora Community Development Department  
Funding Sources: Facility Lessee  
Timeframe: Ongoing  
Program Goal: Continue to provide housing for those in need of emergency shelters, transitional shelters and homeless shelters

**3.D.3 Maintain a Transitional Shelter**

Coordinate with the Amador-Tuolumne Community Action Agency, the Mountain Women’s Resource Center, and other suitable agencies to maintain a transitional shelter within the City limits.

Responsible Entity: Sonora Community Development Department  
Funding Sources: Facility Lessee  
Timeframe: Ongoing  
Program Goal: Continue to provide housing for those in need of emergency shelters, transitional shelters and homeless shelters

**3.D.4 Maintain a Homeless Shelter**

Continue to coordinate with the Amador-Tuolumne Community Action Agency and other suitable agencies to maintain a homeless shelter.

Responsible Entity: Sonora Community Development Department with subsequent responsibility by the Amador-Tuolumne Community Action Agency  
Funding Sources: Facility Lessee  
Timeframe: Ongoing  
Program Goal: Continue to provide housing for those in need of emergency shelters, transitional shelters and homeless shelters

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

Facilitate the provision of emergency and homeless shelters, transitional shelters or housing and supportive housing within the City through implementation of the following programs:

- i. Require all Special Housing Needs facilities to Register with the City (without the payment of registration fees in accordance with state law), providing:
  - a. If the landowner of record is not the designated emergency contact, the name of an emergency contact individual (or individuals) that can be reached 24 hours a day, 7 days a week shall be provided to the City. The City shall make contact information available to emergency response agencies (e.g., police and fire).
  - b. Evidence of compliance with all required state licensing requirements.
  - c. Details related to facility capacity to be included in ongoing updates of the City’s Housing Element and Housing Needs assessments.
- ii. Permit Transitional & Supportive Housing and Shelters: Amend the Sonora Municipal Code to add supportive housing and transitional housing as a use subject only to those restrictions that apply to other residential uses of the same type in the same zone.
- iii. Permit Emergency And Homeless Shelters (R-3, C, SP): Amend all applicable sections of the Sonora Municipal Code to permit, by right, emergency and homeless shelters, in the Multi-Family Residential (R-3) zoning district and in all Commercial zoning districts (including multi-family and commercial zoning districts with the Historic Mixed Use or Historic Mixed Density combining district). Clarify that these uses are subject only to standards,

including any state licensing requirements, that apply to other residential uses within the same zoning districts, and any applicable combining or overlay districts, respectively.

- iv. Conditionally Permit Emergency and Homeless Shelters (R-1, R-2, RE): Amend Chapters 17.14, 17.16, 17.18 and Section 17.60.030 of the Sonora Municipal Code to allow emergency and homeless shelters in the Single-family Residential (R-1), Medium Density Residential (R-2), and Residential Estate (RE) zoning districts upon the granting of a use permit (including the single-family and medium density zoning districts with the Historic Mixed Use or Historic Mixed Density combining district). Clarify that these uses are subject only to the same standards including any state licensing requirements, that apply within the respective Residential (R-1, R-2 or RE) zones and any applicable combining district for other similar uses.

Responsible Entity: Sonora Community Development Department  
Funding Sources: General Fund  
Timeframe: Adopt ordinance revisions by December 2015  
Program Goal: Eliminate the necessity for discretionary entitlements within the specified zoning districts for proposals for emergency and homeless shelters, transitional shelters or housing and supportive housing

### **3.D.6 Fair Housing Act**

Ensure that the disabled have adequate access to housing through implementation of the following programs:

- i. Continue to enforce the provisions of the federal and State Fair Housing Act for households with special needs by ensuring that new multifamily construction meets the accessibility requirements of the FHA through installation of accessibility modifications in handicapped-adaptable units, to the extent that such modified units are in demand for households with special needs
- ii. Rehabilitation projects supported with City funds shall include consideration of construction design which facilitates access into and movements within housing units by the elderly and physically disabled
- iii. Amend Chapter 17.04 and Sections 17.60.020 and 17.60.040 of the Sonora Municipal Code to define and identify appropriate zones for shared and congregate housing and group homes. Amend Sections 17.60.020 and 17.60.040 of the Sonora Municipal Code to allow these facilities for six or fewer persons as a use allowed by right in all districts and allowing these facilities for more than six persons through acquisition of a conditional use permit in all zoning districts unless otherwise permitted.

Responsible Entity: Sonora Community Development Department  
Funding Sources: General Fund  
Timeframe: Present draft ordinance to the Sonora Planning Commission by December 2015  
Program Goal: Eliminate the necessity for public hearings within the specified zoning districts for proposals for small (six or fewer residents) group homes and to identify appropriate locations for large (more than six residents) group homes

### **3.D.7 Provide Information for Renters**

Continue to make available [e.g., on the City website and at the Sonora Community Development Department public counter] published materials and resource referral information for renters on the following subjects: housing discrimination, landlord-tenant relations, access to legal aid services for housing complaints, information on housing

advocacy programs and similar information. Continue to designate the Community Development Director, or his or her designee, shall be the primary contact for referring tenants and potential tenants to the appropriate agencies.

Responsible Entity: Sonora Community Development Department  
Funding Sources: General Fund  
Timeframe: Ongoing  
Program Goal: To disseminate information to City residents concerning housing issues

**3.D.8 Facilitate Cooperative City/County Efforts to Achieve Housing Goals**

Work with Tuolumne County staff to facilitate information exchange and planning for future housing needs between City and county staff and officials. Suggested topics include, but are not limited to successes and failures in current housing programs which could provide a model for future programs; roundtable discussion regarding fair-share, future directions in housing, and the potential for undertaking cooperative housing efforts; the current status of housing in the City and County; and identifying the highest priority housing needs in the City and County.

Responsible Entity: Sonora Community Development Department  
Funding Sources: General Fund  
Timeframe: Ongoing  
Program Goal: Promote cooperation and information exchange between the City and County and to promote joint efforts to address the region’s housing needs

**3.D.9 Facilitate the Provision of Farm Worker Housing**

Facilitate the provision of farm-worker housing through implementation of Code changes to define “farm worker housing”; include provisions for allowing farm-worker housing as a permitted use at a density of up to four farm-worker dwellings per parcel on parcels with the Estate Residential district; and allow farm-worker housing pursuant to granting of a use permit in the R-3 zoning district.

Responsible Entity: Sonora Community Development Department  
Funding Sources: General Fund  
Timeframe: Present draft ordinance to the Sonora Planning Commission by December 2015  
Program Goal: Provide suitable locations for farm-worker housing

**3.D.10 Incorporate Housing Education Programs**

Provide staff training to assist staff in addressing neighbor concerns and opposition to the provision of housing for target income groups in existing neighborhoods

Responsible Entity: Community Development Department  
Funding Sources: General Fund  
Timeframe: Training should be undertaken at least once every three years and/or in conjunction with new staff orientation.

**3.D.11 Water and Wastewater Service Priorities for Target Income Groups**

Continue to submit the City’s Housing Element and Regional Housing Needs Assessment allocation requirements for target and non-target income groups to the Tuolumne Utilities District (TUD) in compliance with Government Code Section 65589.7 and keep apprised of TUD’s policies and procedures for granting priority to proposed developments with housing for target income groups and prohibiting denial or conditioning of approvals or reducing the amount of service for developments with housing for target income groups unless specific written findings are made.

Responsible Entity: TUD, City Council, Community Development Department  
Funding Sources: General Fund  
Timeframe: Ongoing

**3.D.12 Adopt a Reasonable Accommodation Procedure**

Pursuant to SB 520, the City must address the potential constraints to housing for persons with disabilities. In addressing this requirement, the State HCD focuses on the zoning and land use provisions for a variety of housing types suitable for persons with disabilities. Another concern is the provision of flexibility in the application of land use policies and zoning regulations for housing for persons with disabilities.

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) to allow disabled persons an equal opportunity to use and enjoy a dwelling. The Community Development Department will adopt Departmental procedures for reasonable accommodation using the following criteria:

- The request for reasonable accommodation will be used by an individual with a disability protected by applicable fair housing laws;
- The requested accommodation is necessary to make housing available to an individual with a disability protected by applicable fair housing laws;
- The requested accommodation would not impose an undue financial or administrative burden on the City; and
- The requested accommodation would not require a fundamental alteration in the nature of the City's land use and zoning program.

Responsible Entity: Community Development Department  
Funding Sources: General Fund  
Timeframe: End by 2015  
Program Goal: Facilitate the development, maintenance and improvement of housing for persons with disabilities. Continue to publicize information about the City's reasonable accommodation procedures at the public counter and on the website.

**3.D.13 Plan and Develop Supportive Housing Facilities**

Support the efforts of the Amador-Tuolumne Community Action Agency and the Central Sierra Continuum of Care to plan and develop supportive housing facilities for people with developmental disabilities in Tuolumne County.

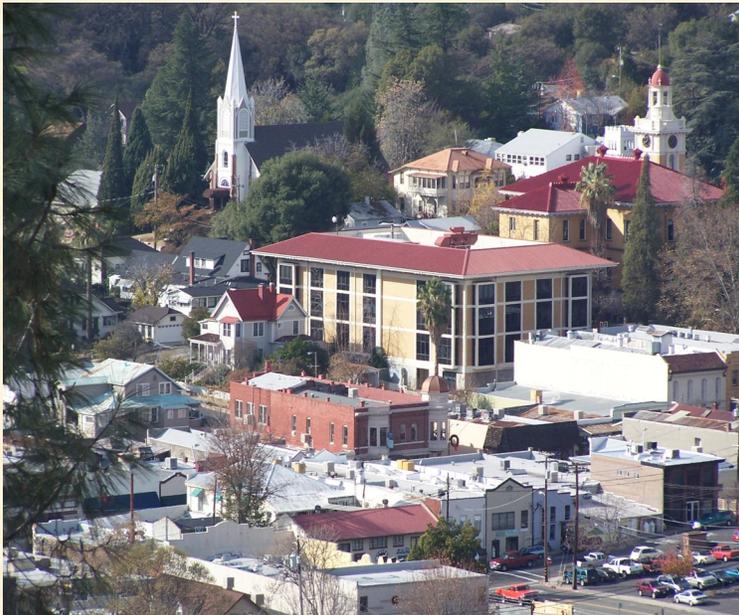
Responsible Entity: Sonora Community Development Department  
Funding Sources: General Fund  
Timeframe: Ongoing  
Program Goal: Continue to provide housing for those with disabilities.

## City of Sonora Quantified Housing Goals

	Extremely Low- Income	Very Low- Income	Low- Income	Moderate Income	Above Moderate- Income	Total
<b>New Construction</b>	12	13	16	19	42	100
<b>Conservation/ Preservation Rehabilitation Units</b>	3	2	25	9	1	45

# **Appendix A: Public Participation**

# **Open House for Housing Element of City of Sonora General Plan**



**January 13, 2014**

**3:00-5:00 PM**

**at**

**City Hall Council  
Chambers**

**94 N. Washington  
Street, Sonora, CA**

The City of Sonora is currently in the process of updating the current Housing Element of the General Plan for the 2014-2022 planning period. This update to the Housing Element satisfies the requirements of Government Code 65580-65589.9 by identifying sites which can accommodate the City's share of the State's Housing need (Regional Housing Needs Assessment or RHNA) of 100 units of housing and providing a statement of goals, objectives, policies and programs that the City intends to implement to assure that those housing units meet the needs of all income groups in the City.

**Come share your thoughts and ideas  
during the Open House.**



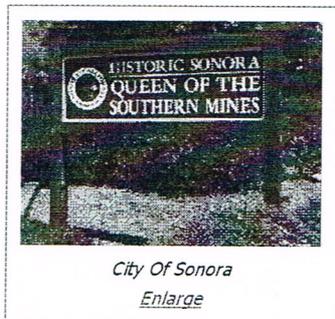
## City Of Sonora Looking At Housing



Blake Elliott Insurance Agency  
(209) 928-3471



Allied  
Insurance  
a National Alliance Insurance Company



January 13, 2014 07:56 am  
B.J. Hansen, MML News Director

Sonora, CA -- The community has a chance to weigh in on housing needs in the City of Sonora today.

An open house will run from 3-5pm in the Sonora City Council Chambers where the public can give input on the Housing Element of the General Plan. Notably, the city wants to know if there are any income groups that are not currently being served.

Then at 5:30pm, the City Planning Commission will have a discussion about the Housing Element update. Both of the meetings are open to the public.

Written by [BJ Hansen](#)

If you see breaking news, traffic or weather contact us at [news@clarkebroadcasting.com](mailto:news@clarkebroadcasting.com) or the News Hotline at 532-6397

If you have a photo regarding this news story or any Mother Lode News Story please email [news@clarkebroadcasting.com](mailto:news@clarkebroadcasting.com) Upload your video or photo to <http://www.uqclocal.com/mymotherlode>

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# Housing Element Update

State law requires each city to adopt a general plan containing at least seven mandatory elements one of which is the Housing Element. The Housing Element is required to be updated every five to six years and is subject to detailed statutory requirements and mandatory review by the California Department of Housing and Community Development (HCD). This has been a requirement since 1969 and was instituted as a statewide requirement to ensure the State's housing goals are met.

The City of Sonora is part of the Fifth Cycle of Housing Updates which requires the City to update its Housing Element by June 30, 2014 for the planning period of June 30, 2014 through June 30, 2019. The Housing Element Update process begins with HCD allocating a region's share of the statewide housing need which is then translated into a Regional Housing Need Plan (RHNP). The RHNP allocates the region's share of housing within the cities and counties within the region. The allocations to be met are divided into mandatory household income levels. Below is the Regional Housing Need Allocation (RHNA) for Sonora for the upcoming planning period.

<u>Jurisdiction</u>	<u>Projected Needs (RHNA)</u>				<u>Total</u>
	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above-Moderate</u>	
Sonora	23	16	19	42	100
% of Total	23%	16%	19%	42.3%	100%
Tuolumne Co.	102	74	81	193	450
% of Total	22.7%	16.4%	18%	42.9%	100%
Area Total	125	90	100	235	550

In general, a Housing Element must at least include the following components:

- ***A Housing Needs Assessment:*** determination of the existing and projected City housing needs.
- ***A Sites Inventory and Analysis:*** site specific inventory of properties, zoning and general plan designations, parcel size and existing use, along with a general environmental analysis of constraints and availability of infrastructure, and the realistic development capacity of sites to accommodate the City's share of the RHNA by income level.
- ***An Analysis of Constraints on Housing:*** an analysis of land use controls, fees and exactions, on and off-site improvement requirements, building codes and permits processing procedures, and potential constraints on the development or improvement of housing for persons with disabilities.
- ***Housing Programs:*** Programs must include a schedule of specific actions, timeline for implementation and identification of agencies and officials responsible for implementation.

State Law mandates that the following six program areas must be included within the Housing Element:

1. Program(s) to provide adequate sites.
  2. Program(s) to assist in the development of housing for extremely low, very low, low and moderate income households.
  3. Program(s) to address governmental constraints.
  4. Program(s) to conserve and improve the condition of the existing affordable housing stock.
  5. Program(s) to promote housing opportunities for all persons.
  6. Program(s) to preserve "at-risk" units. "At-risk" units are those located within a low-income multi-family dwelling whose rents are threatened to be increased to market rate thus making them unaffordable to low-income tenants.
- **Quantified Objectives:** an estimate of the maximum number of units, by income level to be constructed, rehabilitated and conserved over the planning period.

In preparation of the Housing Element, critical stakeholders must be engaged in the process. These include tenants and homeowners, special needs populations, businesses, those involved in real estate, housing providers and developers thus insuring participation of all economic segments of the community. Staff is currently meeting with identified stakeholders.

To provide an opportunity for the public to comment, an Open House was held at City Hall on January 13, 2014 from 3:00 to 5:00 pm. **In addition, those wishing to provide input during the update process may contact Planner, Paula Daneluk at (209)532-3508 or email comments to [planning@sonoraca.com](mailto:planning@sonoraca.com). Feel free to share your thoughts and ideas. All meetings included within the following project schedule will also provide an opportunity for public comment.** All comments received will be considered during the drafting of the Housing Element.

#### PROJECT SCHEDULE:

<b>March 10<sup>th</sup></b>	Draft Housing Element Approval	Sonora Planning Commission
<b>March – May</b>	Housing Element Review	State Department of Housing and Community Development (HCD)
<b>May 12<sup>th</sup></b>	Final Housing Element Approval	Sonora Planning Commission
<b>June 2<sup>nd</sup></b>	Housing Element Adoption	Sonora City Council
<b>June 3<sup>rd</sup></b>	Adopted Housing Element Submittal	HCD

#### ATTACHMENT:

**City of Sonora Population and Housing Estimates**

# Housing Element Open House Sign-In Sheet

DATE: January 13, 2014

Pursuant to Government Code section 54953.3, the signing of this "Sign-In Sheet" is **voluntary**. No person may be required to "sign," "register," or "complete" any document in order to attend a meeting.

1) Micci Classer

2) Bonnie Haight

3) Jim Grinnell

4) ERIC LEMKE

5) DOREEN SCHMIDT AIZAA

6) \_\_\_\_\_

7) others not signed - ~~||||~~ ~~||||~~ |||

8) \_\_\_\_\_

9) \_\_\_\_\_

10) \_\_\_\_\_

11) \_\_\_\_\_

12) \_\_\_\_\_

13) \_\_\_\_\_

14) \_\_\_\_\_

# Housing Element Comments

1.13.14

Sharon M.

Older homes - rehabilitation should be a priority and encouraged rather than tear down and replacement

- more energy efficient since already built
  - ties into the tourism
  - City provides incentives
-

# Housing Element Open House

Placing an emphasis on rehab of older structures instead of tearing down.

2<sup>nd</sup> hand smoke in apartment buildings affecting health of others in building.  
Quality of life affected. Health issues.

Plan for more low-income housing for 60+ 37.5% in County are 55+  
Single dwellings for seniors in city. Walkable communities.  
Tie in transit options w/senior housing.

DEVOTING AROUND/WITHIN INFRASTRUCTURE, incl TRANSPORTATION.

ADD AGING IN PLACE TO 'SUPPORT SENIOR HOUSING'

FUND HOME REPAIR PROGRAMS TO KEEP SENIOR HOMES IN GOOD REPAIR.

- VERY SMALL LOTS = OK FOR HOUSING
- ADOPT VERY SMALL HOUSING STANDARDS
  - e.g. 140<sup>+</sup> HOUSES (STUDIOS)

**Betsy Hardin, Habitat for Humanity, February 25, 2014**

Became Affiliate in 2001-2010. Show the need. Have to have a verifiable income. Willingness to partner 500 volunteer hours - building their home. Zero percent interest and mortgage scaled to income. In 2008 they bought the foreclosed subdivision, Parrott's Ferry Village between Sonora and Columbia. 35 lots, 8 built currently 2 under construction.

4 homes a year. 65 applications picked up for latest 2 homes. They don't have a waiting list. Average 25 applications turned back in for the 2 homes. Usually 3:1 ratio of qualified applications. All solar powered and energy efficiency.

In the future, they will be starting owner occupied neighborhood revitalization. Could be within the city.

**Beetle Barbour, Amador Tuolumne Community Action Agency (ATCAA)**

We have a lot of homeless. The surveys were within the zip code of Sonora. They have a homeless shelter. It is full continuously. The shelter can keep 25 people. They do families and singles. They have a rental assistance - Rapid Rehousing from CDBG. \$60,000 to spend. 1-3 months worth of rent. 37 families. They have reapplied for grant funding and will now in May 2014. Safe House for domestic violence

**John Leamy, President. Mary Leamy , National Association on Mental Illness. February 25, 2014**

Their folks are in the same apartments. They rented 2 bedroom apartments. \$685 month. paid for rent and utilities and was furnished. MOU with Behavior Health. NAMI took care of building and Behavioral Health did the counseling. \$123,000 HUD to take homeless people in Steward Street apartments. Turned the grant over to Sierra Hope for use with the HIV / AIDs patients. They do educational programs and support groups and facilities. They don't do the housing component anymore.

**Michelle McMaster, Veteran's Representative, Veteran's Services Office, Tuolumne County. February 25, 2014**

Highest Vietnam Vets, do have young veterans. They have more physical with the younger vets. Now there are children involved since the vets are 22-27 years ago. Hasn't had any housing request. Most of them are moving home to existing family houses -grandparents, parents, etc. Some Vets have saved money to buy houses. Vast majority of Vets are disabled. They are sent to the Veteran's Administration in Palo Alto or to Modesto. ACT Veteran's Collaborative has a shelter in Amador County. Their biggest problem is mental disabilities. She will send a follow-up email describing their programs.

**Michelle Carlson, Tuolumne County Behavioral Health Services. phone call February 26, 2014**

They provide housing to the individuals that are classified as having a Severe Mental Illness. 6 beds at one house - Tuolumne County owns within the City limits, 5 rooms at another house-Kings View which is located in Jamestown. This program is for Permanent supportive housing which includes counseling and helping the residents to live independently.

**Jerry Adecotte, Sierra Hope, Executive Director. phone call February 26, 2014**

Their primary focus is on people with HIV / Aids. The housing program serves anyone with a disability- they have a grant from HUD to assist in providing housing for any person with any kind of disability. 3 apartments that are leased. 1 family with children, Head of household is disabled. 2 individuals. As part of program, the disable individual had to be homeless at the time they applied. Permanent Supportive Housing is the name of the program. Loss of income so can't work and support themselves. Disabilities such as cancer or mental disability. Difficulty with finding landlords who will work with them. Affordability is a question that are hard to find- have to negotiate rent down to serve. Need studio and 1 bedroom apartments. Quail Hollow is the only place that works with them to make the rent affordable.

## **Appendix B: Housing Accomplishments**

### Housing Accomplishment 2008-2013

Housing Program / Goal	Five-Year Objectives (2008-2013)	Summary of Accomplishments	Status for 2014-2019
<b>Adequate Sites &amp; Affordable Housing</b>			
3.A.a Encourage the Establishment of Small, Affordable Housing Units Distributed Throughout the City	<ul style="list-style-type: none"> <li>• Prepare map of vacant residential parcels</li> <li>• Update the vacant parcels maps every three years</li> <li>• Amend the Code to provide incentives</li> <li>• Waive application fees for lot merges for affordable housing</li> <li>• Continue to allow multi-family in the R-2 and R-3</li> </ul>	The City has prepared a map of vacant residential parcels and continues to assist the public and other interested parties. Due to the lack of interest and downturn in the housing market, no applications for new residential projects were received by the City. The City continues to allow multi-family in the R-2 and R-3 districts.	Program continued.
3.A.b Use the Special Planning (SP) Zone to Promote Affordable Housing	<ul style="list-style-type: none"> <li>• Rezone property to SP-RES and SP-MU</li> </ul>	Has not been done. Some of this property is currently zoned residential and with the downturn in the market, this was not a high priority for the City at this time.	Program changed, City is reevaluating the Zoning Districts and the SP Zone will be changed to another District.
3.A.c Maintain Moderate and High-Density Residential Land Use Designations Near the City's Commercial Centers and Encourage their Development for Affordable Housing	<ul style="list-style-type: none"> <li>• Maintain the HDR and MDR designations on lands within walking distance to the City's center</li> </ul>	This has been accomplished and the City continues to maintain the HDR and MDR designations.	Program removed because it was accomplished.
3.A.d Use Redevelopment and Other Funding Sources to Establish Housing Opportunities near the City's Commercial Centers	<ul style="list-style-type: none"> <li>• Use rehabilitation funds to rehabilitate buildings and encourage residential units</li> <li>• Within the historic commercial district use rehabilitation funds to</li> </ul>	The City had no applications during this Housing Period. The program is continuing and City staff is available to assist those who qualify.	Program continued.

### Housing Accomplishment 2008-2013

Housing Program / Goal	Five-Year Objectives (2008-2013)	Summary of Accomplishments	Status for 2014-2019
	<p style="text-align: center;">maintain housing for extremely low and very low and low income housing</p>		
3.A.e Investigate Annexation	<ul style="list-style-type: none"> <li>• Investigate annexations to expand mixed new commercial /residential uses in close proximity to commercial centers</li> </ul>	<p>The City processed and approved the Cuesta subdivision in compliance with this program.</p>	<p>Program remove. City does not anticipate any annexations.</p>
3.A.f Facilitate and Promote Moderate-Wage-Job-Training Efforts Compatible with the City's Employment Projections	<ul style="list-style-type: none"> <li>• Continue to support the efforts of the TCEDA, Columbia College, ATCAA and others</li> </ul>	<p>The City provided funding to TCEDA and had representatives on the Board. City staff referred people to ATCAA and provided information and links on the City website.</p>	<p>Program removed. The program is covered in the Economic Element.</p>
3.A.g Continue to Seek Funding to Ensure the Continuation of the City's Homebuyers Assistance Program	<ul style="list-style-type: none"> <li>• Continue to seek funding to ensure the continuation of the Homebuyers Assistance Program</li> <li>• Review home prices in the City</li> <li>• Submit applications for supplemental funding from HOME, CalHome, CDBG</li> </ul>	<p>The City had one Homebuyer's grant in the amount of \$400,000 in 2009. This grant provided funding for six loans through the program to be funded.</p> <p>City staff continued to monitor regularly the home prices in the City and surrounding area.</p> <p>Grant applications have been made for a variety of projects during the Housing Period.</p>	<p>Program continued.</p>
3.A.h Continue to Pursue Grant Funding Supporting the Provision of Affordable Housing	<ul style="list-style-type: none"> <li>• Continue to pursue grant funding for affordable housing</li> </ul>	<p>Grant applications have been made for a variety of projects during the Housing Period. The City received funding for a couple</p>	<p>Program continued.</p>

### Housing Accomplishment 2008-2013

Housing Program / Goal	Five-Year Objectives (2008-2013)	Summary of Accomplishments	Status for 2014-2019
		of grants to rebuild some low income units and improve infrastructure.	
3.A.i Encourage Self-help, Privately-Funded Housing Programs	<ul style="list-style-type: none"> <li>• Encourage self-help, privately-funded programs assisting in the construction of affordable housing</li> <li>• Waive planning application fees for construction of affordable housing</li> </ul>	Due to the lack of interest and downturn in the housing market, no applications for new residential projects were received by the City.	Program removed.
3.A.j Facilitate the Exchange/Consolidation of the Region's Housing Assistance Information	<ul style="list-style-type: none"> <li>• Facilitate the exchange of the region's housing assistance information on the City's website</li> </ul>	City staff referred members of the public to the County and worked in coordination with the County's Housing staff. Housing information was provided on the City's website.	Program continued.
3.A.k Identify Future General Plan Land Use Designations for Public Land	<ul style="list-style-type: none"> <li>• Identify the future proposed General Plan Land Use Designations for Public lands</li> </ul>	This item was completed.	Program removed.
3.A.l Allow Housing in the Public (P) Zoning District	<ul style="list-style-type: none"> <li>• Amend the Public (P) zoning district to allow affordable housing by public agencies</li> </ul>	This item has not been accomplished. With the downturn in the housing market and the resulting limited funds, this item was not a high priority.	Program removed.
3.A.m Continue to Provide the City Employee Down Payment Assistance Program	<ul style="list-style-type: none"> <li>• Continue to offer City employees home ownership incentives</li> </ul>	This program was continued. However, no applications were received during this Housing Period.	Program continued.

### Housing Accomplishment 2008-2013

Housing Program / Goal	Five-Year Objectives (2008-2013)	Summary of Accomplishments	Status for 2014-2019
<b>Governmental Constraints</b>			
3.B.a Continue to Conduct Reviews of Sonora's Municipal Code and General Plan 2020	<ul style="list-style-type: none"> <li>Continue to conduct reviews of General Plan and municipal code</li> </ul>	The City staff works daily with both the General Plan and the municipal code and identifies items and areas for improvements.	Program removed.
3.B.b Continue to Provide Flexible Standards for On and Off-Site Improvements for the Construction of Extremely Low-to-Moderate Income Housing	<ul style="list-style-type: none"> <li>Continue to provide flexible standards for improvements for housing</li> </ul>	Due to the lack of interest and downturn in the housing market, no applications for new residential projects were received by the City.	Program continued.
3.B.c Continue to Waive or Reduce Certain Fees for Extremely Low, Very Low and Low Income Housing Projects	<ul style="list-style-type: none"> <li>Continue to waive the Tuolumne County Services Impact Mitigation Fee for low income housing projects</li> </ul>	Due to the lack of interest and downturn in the housing market, no applications for new residential projects were received by the City.	Program continued.
3.B.d Deferral of Impact Fee Payments for Low-to-Moderate Income Housing Projects	<ul style="list-style-type: none"> <li>Amend Code to allow for deferred payment of all impact fees</li> </ul>	Due to the lack of interest and downturn in the housing market, no applications for new residential projects were received by the City.	Program removed for lack of funding due to RDA being discontinued.
3.B.e Maintain and Promote the City's Second Unit Ordinance	<ul style="list-style-type: none"> <li>Maintain the ordinance</li> </ul>	The City continued the existing program.	Completed. Program removed.
3.B.f Update, Maintain, and Promote the City's Density Bonus Program	<ul style="list-style-type: none"> <li>Amend Municipal Code to allow density bonus and other incentives</li> <li>Update the density bonus provisions of the zoning code to reflect current state law</li> </ul>	This item was not done. Due to the downturn in the housing market, no applications for new residential projects were received by the City.	Program continued.

### Housing Accomplishment 2008-2013

Housing Program / Goal	Five-Year Objectives (2008-2013)	Summary of Accomplishments	Status for 2014-2019
3.B.g Encourage the Establishment of Single-Room Occupancy Housing	<ul style="list-style-type: none"> <li>Recognize the historical nature of boarding houses and other single-room occupancy structures to provide housing and promote availability of single-room occupancy housing</li> </ul>	The City continued the existing program. Due to the lack of interest and downturn in the housing market, no applications for new residential projects were received by the City.	Program continued.
<b>Housing Conservation</b>			
3.C.a Continue to Apply the State Historic Building Code for Qualified Buildings	<ul style="list-style-type: none"> <li>Continue to program</li> </ul>	The City continued the existing program.	Program continued.
3.C.b Maintain Priorities for Rehabilitations	<ul style="list-style-type: none"> <li>Maintain priorities for the housing identified in the Housing Conditions Survey</li> </ul>	Staff worked with the limited rehabilitation applicants to address the needs identified in the survey. The City had 4 rehabilitation projects during the planning period.	Program remove.
3.C.c Self-Help Paint / Fix-Up Programs	<ul style="list-style-type: none"> <li>Continue to use Redevelopment Agency funds for neighborhood improvement programs</li> </ul>	The Redevelopment Agency was discontinued during the Housing Period. Due to the lack of interest and downturn in the housing market, no applications were received by the City.	Program removed with RDA dissolution.
3.C.d Continue to Pursue Redevelopment Projects Promoting Neighborhood Improvements in Conjunction with Housing Rehabilitation	<ul style="list-style-type: none"> <li>Continue to pursue projects (upgrading storm drains; replacement of curbs, gutters and sidewalks and similar projects)</li> </ul>	The City applied for and received grant funding for improvements to assist with the fire flows. The City also underwent an extension planning project, Vision Sonora, to promote revitalization and neighborhood improvements.	Program continued.

### Housing Accomplishment 2008-2013

Housing Program / Goal	Five-Year Objectives (2008-2013)	Summary of Accomplishments	Status for 2014-2019
3.C.e Continue to Monitor the Status of At-Risk Units, and Inform Agencies Able to Pursue Purchase and Support Acquisition Efforts	<ul style="list-style-type: none"> <li>• Monitor the internet for status of at-risk units</li> <li>• Assist and support agencies qualified to acquire at-risk units</li> </ul>	The City continued to monitor the at-risk units and did not lose any units during this housing period.	
3.C.f Continue to Implement the City's CDBG Reuse Plan	<ul style="list-style-type: none"> <li>• Continue to Implement Sonora's CDBG Reuse Plan</li> </ul>	The City continued the existing program. Due to downturn in the housing market, no applications were received by the City.	Program continued.
3.C.g Update and Maintain the City's Condominium Conversion Ordinance	<ul style="list-style-type: none"> <li>• Update and continue program</li> </ul>		
3.C.h Adopt the Mills Act	<ul style="list-style-type: none"> <li>• Adopt and promote the availability of Mills Act</li> </ul>	Not done due to lack of building applications during the housing period.	Program continued.
3.C.i Continue to Expand Funding for the City's Housing Rehabilitation Loan Program	<ul style="list-style-type: none"> <li>• Continue to use CDBG housing loan re-payments to support this program</li> </ul>	The City's reuse funds goes into the housing re-payment program to support this program.	Program continued.
3.C.j Continue to Coordinate with the Amador-Tuolumne Community Action Agency (ATCAA) to Promote Energy Conservation for Housing Rehabilitation Projects	<ul style="list-style-type: none"> <li>• Provide information at the public counter</li> <li>• Add information on the City's website</li> <li>• Consider amending building permit application</li> </ul>	This program was continued and the information provided to the public at the counter and on the website was updated regularly.	Program continued.
3.C.k Continue to Enforce State Energy Efficiency Standards for Residential Buildings	<ul style="list-style-type: none"> <li>• Continue program</li> </ul>	The Building Department enforced the use of the California Green Building Codes.	Program continued.
3.C.l Support the Reduction of Contamination Hazards in Older Buildings	<ul style="list-style-type: none"> <li>• Continue to provide information at the public counter</li> </ul>	The Building Department provided information to the public at the counter and on the	Program continued.

### Housing Accomplishment 2008-2013

Housing Program / Goal	Five-Year Objectives (2008-2013)	Summary of Accomplishments	Status for 2014-2019
	<ul style="list-style-type: none"> <li>• Add information to the website</li> <li>• Consider amending building permit application</li> <li>• Consider including the provision of redevelopment funds in the reduction hazardous materials</li> </ul>	<p>website. The Redevelopment Funds were not applied to this program since the State ended the program within the housing period and the funds were no longer available. The funds were frozen in 2008 due to the discussions of the upcoming dissolutions.</p>	
<p>3.C.m Funding for Preservation of At-Risk Units</p>	<ul style="list-style-type: none"> <li>• Consider the feasibility of Redevelopment funds to assist in the preservation of at-risk units</li> </ul>	<p>The Redevelopment Funds were not applied to this program since the State ended the program within the housing period and the funds were no longer available. The funds were frozen in 2008 due to the discussions of the upcoming dissolutions.</p>	<p>Program removed with RDA dissolution.</p>
<p>3.C.n Continue to Publicize the City's Rehabilitation Program</p>	<ul style="list-style-type: none"> <li>• Continue program</li> </ul>	<p>The Redevelopment Funds were not applied to this program since the State ended the program within the housing period and the funds were no longer available. The funds were frozen in 2008 due to the discussions of the upcoming dissolutions.</p>	<p>Program continued.</p>
<p>3.C.o Climate/Green /Energy Program</p>	<ul style="list-style-type: none"> <li>• Adopt Demolition Diversion Ordinance</li> <li>• Pursue funding for low interest loans for residential solar energy systems</li> </ul>	<p>The City administered the California Green Building Code that addresses both demolition diversion and solar energy. However, due to downturn in the housing market, no applications</p>	<p>Program continued.</p>

### Housing Accomplishment 2008-2013

Housing Program / Goal	Five-Year Objectives (2008-2013)	Summary of Accomplishments	Status for 2014-2019
	<ul style="list-style-type: none"> <li>• Incorporate energy-savings features in conjunction with rehabilitation grants</li> </ul>	were received by the City.	
3.C.p Flood Hazards and Flood Management Analysis	<ul style="list-style-type: none"> <li>• Continue implement programs in the Conservation and Open Space Element and Safety Element addressing flood hazards and flood management</li> </ul>	Due to downturn in the housing market, no applications were received by the City.	Program continued.
<b>Equal Opportunity Housing</b>			
3.D.a Support Senior Housing	<ul style="list-style-type: none"> <li>• Add Tri-level Living Communities as a land use</li> <li>• Remove requirement for a conditional use permit for rest homes, convalescent homes and senior facilities</li> </ul>	Due to downturn in the housing market, no applications were received by the City.	Program continued.
3.D.b Maintain an Emergency Shelter	<ul style="list-style-type: none"> <li>• Continue program</li> </ul>	The City owns the building which provides emergency shelter for the area women and children.	Program continued.
3.D.c Maintain a Transitional Shelter	<ul style="list-style-type: none"> <li>• Continue program</li> </ul>	The City sold the building being used for shelter to ATCAA to ensure the shelter would remain open in the future and assisted the organization with grant applications to provide funding for maintenance and programs.	Program continued.
3.D.d Maintain a Homeless Shelter	<ul style="list-style-type: none"> <li>• Continue program</li> </ul>	The City assisted ATCAA with grant applications to provide	Program continued.

### Housing Accomplishment 2008-2013

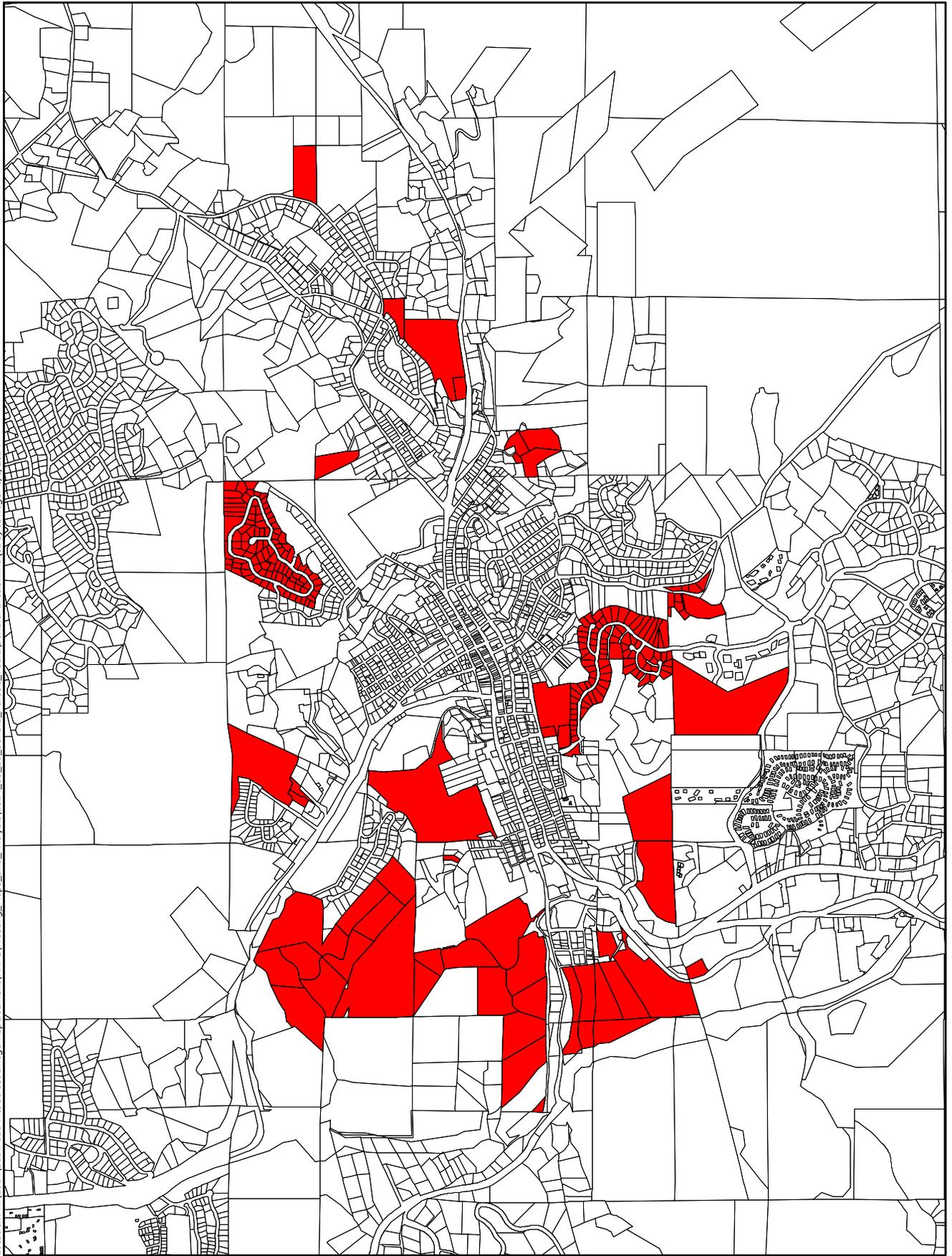
Housing Program / Goal	Five-Year Objectives (2008-2013)	Summary of Accomplishments	Status for 2014-2019
		funding for maintenance and programs.	
3.D.e Facilitate the Provision of Transitional Shelters or Housing, Supportive Housing, Emergency and Homeless Shelters	<ul style="list-style-type: none"> <li>• Require Special Housing Needs registration</li> <li>• Permit transitional housing and shelters</li> <li>• Permit Emergency and Homeless Shelters</li> <li>• Conditionally permit emergency and homeless shelters</li> </ul>	<p>The City passed the program to require registration and created special housing needs forms that identified the agency involved and the emergency contact information.</p> <p>No new applications for emergency or homeless shelters were made.</p>	Program continued.
3.D.f Fair Housing Act	<ul style="list-style-type: none"> <li>• Continue to enforce the Act</li> <li>• Include consideration of construction design to facilitate access for elderly and physically disabled</li> </ul>	<p>The City continued this program and maintained contact information and referrals for providing assistance. The City continues to enforce all ADA compliance and to encourage that older buildings be into compliance.</p>	Program continued.
3.D.g Provide Information for Renters	<ul style="list-style-type: none"> <li>• Continue program</li> </ul>	<p>The City continued this program and maintained contact information and referrals for providing assistance.</p>	Program continued.
3.D.h Continue to Pursue Funding to Continue the City's Homebuyers Assistance Program	<ul style="list-style-type: none"> <li>• Continue as 3.A.g</li> </ul>	<p>The City had one Homebuyer's grant in the amount of \$400,000 in 2009. This grant provided funding for six loans through the program to be funded.</p>	Program removed. Was a duplicate.
3.D.i Facilitate Cooperative City/County Efforts to Achieve Housing Goals	<ul style="list-style-type: none"> <li>• Sponsor a joint City-County housing forum to facilitate information exchange and planning</li> </ul>	<p>The City staff attended the County Housing forum in 2012.</p>	Program continued.

### Housing Accomplishment 2008-2013

Housing Program / Goal	Five-Year Objectives (2008-2013)	Summary of Accomplishments	Status for 2014-2019
	for future housing needs		
3.D.j Facilitate the Provision of Farm Worker Housing	<ul style="list-style-type: none"> <li>• Amend Municipal Code to define Farm Worker Housing</li> <li>• Include provisions for farm-worker housing as a permitted use in ER and R-3</li> </ul>	Has not been done. The City does not have farming within its city limits. Large family housing is allowed in all residential zoning districts.	Program continued.
3.D.k Incorporate Housing Education Programs	<ul style="list-style-type: none"> <li>• Provide staff trainings to assist in coordinating various housing types</li> </ul>	Staff attended training regularly offered by the State and other local agencies.	Program continued.
3.D.l Water and Wastewater Service Priorities for Target Income Groups	<ul style="list-style-type: none"> <li>• Continue to coordinate with TUD</li> </ul>	The City received no applications during the planning period.	Program continued.
3.D.m Update the 2009 Household Income Survey/Support Extremely Low Income Households	<ul style="list-style-type: none"> <li>• Pursue CDBG Planning and Technical Assistance Funds</li> </ul>	The current survey is valid through 2015. CDBG funds are no longer available for this purpose.	Program removed.
3.D.n Adopt a Reasonable Accommodation Procedure	<ul style="list-style-type: none"> <li>• Provide notice to public of availability of an accommodation process.</li> <li>• Provide procedures for reasonable accommodations</li> </ul>	The City provides accommodations with a 48 hour notice for all City events. The housing accommodations would be assisted under the rehabilitation program. No applications were received during this planning period.	Program continued.

## **Appendix C: Maps of Sites**

Location: N:\2014\12014-018 Pitt Street Bridge Replacement\MAPS\Meeting\_Maps\_and\_Analysis\2014\_03\_28\_Sonora\_Parcels\_Paula\SonoraParcels.mxd (JDS)-Jswager\_6/3/2014



Map Date: 6/2/2014



Sonora Parcels

## **Appendix D: Residential Fees**



CITY OF SONORA  
94 N. WASHINGTON STREET  
SONORA, CA 95370  
(209) 532-3508 - Phone  
(209) 532-3511 - Fax  
www.sonoraca.com

**CITY OF SONORA  
COMMUNITY DEVELOPMENT DEPARTMENT  
FEES FOR  
RESIDENTIAL CONSTRUCTION USING 2010 BUILDING CODES**

***BUILDING PERMIT FEES***

Building permit fees are based on valuation of construction (contract price). Following is a typical schedule of fees and examples of sq. ft./values. Figures have been rounded to nearest \$100.

<b>Value</b>	<b>Permit Fee</b>
\$60,000	\$1,600
\$80,000	\$1,800
\$85,000	\$2,000
\$90,000	\$2,100
\$100,000	\$2,200
\$110,000	\$2,300
\$120,000	\$2,400
\$150,000	\$3,000
\$200,000	\$3,300
\$250,000	\$3,600

***COUNTY SCHOOL MITIGATION FEES***

School mitigation fees are based on livable sq. ft. area within the residence, including hallways, closets, stairwells and other un-conditioned floor areas. **Effective June 18, 2012, the residential rate per sq. ft. is \$3.20. For commercial applications the rate is .51¢ per sq. ft.** For an updated schedule of fees, please contact the Tuolumne County Superintendent of School's Office at 536-2022. As of January 1, 1987, plans MUST be certified by the Tuolumne County School's Office, prior to the City's acceptance of plans. They are located at 173 S. Fairview Lane, across from the Fairgrounds.

***COUNTY SERVICE IMPACT MITIGATION FEE***

Effective May 5, 1992, there is a County Service Impact Mitigation Fee due of **\$988.06** for any parcel located within the City Limits of Sonora. This fee is paid at the time of issuance of a building permit for new residential construction.

***TRAFFIC MITIGATION FEE***

Effective July 1, 2013, Traffic Mitigation Fees for new residential construction for parcels less than 2 acres in size will be **\$3,115.00/dwelling unit**. For parcels greater than 2 acres the fee is **\$4,210.00/dwelling unit**. This fee is collected along with the building permit fee at the time of permit issuance. **A 1% administrative fee, adopted by Resolution # 11-16-98-A which establishes Traffic Impact Fees, will be added to the**

**total traffic fees due.**

***PARKS & BEAUTIFICATION FEE***

All residential lots within the Morning Star Subdivision are subject to a Parks & Beautification Fee at the time a building permit is issued. The fee is **\$125.00 per single family dwelling. (These lots are exempt from the Traffic Mitigation Fees).**

***PUBLIC SAFETY SERVICE FEE***

All residential lots within the Morning Star Subdivision are subject to a Public Safety Fee at the time a building permit is issued. The fee is **\$105.00 per single family dwelling. (These lots are exempt from the Traffic Mitigation Fees).**

***APPLICATION FOR A BUILDING PERMIT  
NEW RESIDENTIAL CONSTRUCTION***

The following items are required before a building permit can be issued for new residential construction:

1. 3 sets of complete plans – certified (stamped) by Tuolumne County Superintendent’s Office
2. 2 copies of a plot plan, drawn to scale (NOTE: New construction in Sonora Knolls requires a third parking space to be shown on the plot plan.
3. 1 extra copy of the floor plan (all floors)
4. Plan check fee for commercial projects (65% of building permit fee)
5. 2 copies of energy calculations (Title 24)
6. 2 copies of wet signed truss calculations - if using manufactured trusses.
7. Certification from Tuolumne County Superintendent of Schools Office for payment of School Mitigation Fees for all new construction or additions at or greater than 500 square feet

***ISSUANCE OF A BUILDING PERMIT***

2 checks are required to issue a building permit. One check is for the building permit fees. The other is needed for County Mitigation Fees (\$988.06). Please make both checks payable to the City of Sonora.

***ENCROACHMENT PERMITS***

An Encroachment Permit for driveway cuts onto a City street is required. This permit is incorporated, if needed, into the building permit upon issuance for new residential permits. If not associated with a building permit the fee is **\$100.00.**

***SUPPLEMENTAL BUILDING PERMITS***

A supplemental building permit can be issued for work associated with the original building permit. There will be an additional fee based on the proposed additional work being performed. In no case shall a permit be issued without a permit fee.

Updated: 9/2013