City of Sonora

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DATE: August 19, 2019

TO: Honorable Mayor and City Council Members

FROM: Rachelle Kellogg, Community Development Director

SUBJECT: Housing Element Update

DISCUSSION:

Beginning in 1969, State law requires each city and county to adopt a General Plan containing at least seven mandatory elements one of which is the Housing Element. Housing Elements are subject to statutory requirements including mandatory updates. The City of Sonora is required to update its Housing Element every five years. In both 2017 and 2018, the State Legislature passed bills reforming California's Housing Element Law. These new bills added new requirements to the update process and provided the State with greater enforcement. The California Department of Housing and Community Development (HCD) must review and approve all Housing Elements prior to adoption by the local agency. City staff met with HCD staff early in the process to discuss new requirements and how they must be incorporated into the 2019-2014 Housing Element.

The City of Sonora is part of the Fifth Cycle of Housing Element updates requiring the City to update its Housing Element for the planning period of 2019 through 2024. This process began with HCD's allocation of the region's share of the statewide housing needs. Below is the Regional Housing Need Allocation (RHNA) for the City and Tuolumne County for the upcoming planning period.

Projected Needs (RHNA)						
Jurisdiction	Very Low	Low	Moderate	Above-Moderate		Total
Sonora	25	20	20	50		115
% of Total	22%	17%	17%	44%	100%	18%
Tuolumne Co.	125	93	87	220		525
% of Total	24%	18%	17%	42%	100%	82%
Area Total	150	113	107	270		640

The Housing Element must consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of all types of housing. The Housing Element must also identify any constraints relevant to meeting the project housing needs. It must also identify adequate sites that can realistically accommodate the City's RHNA allocation.

A Housing Condition Survey and on-site Multi-Family Survey were completed to provide the City with a current picture of the needs of the City's households and the condition of the City's housing stock.

The attached report includes an analysis of the data that was collected through these surveys. Additionally, staff discussed housing issues/conditions with local agencies who either provide housing assistance or serve populations that have housing needs. Staff also met with the Tuolumne Utilities District to discuss the water/sewer infrastructure within the City. An Open House was held on July 24th to receive additional public input. At the August 12, 2019 Sonora Planning Commission Meeting staff presented an analysis of the data collected, the housing needs assessment and constraints analysis that has been completed.

Staff is completing the draft Housing Element which will be submitted to HCD for review. After which staff will make any required revisions. Staff anticipates that the final draft, and required environmental document, will be presented to both the Planning Commission and the City Council in October.

2019-2024 HOUSING ELEMENT
HOUSING CONDITION & MULTI-FAMILY SURVEY

In preparation of the 2019-2024 Housing Element, City staff evaluated the existing housing conditions through a Housing Condition Survey funded under a Community Development Block Grant Planning and Technical Assistance Grant. The overall objective for the grant is to benefit low-income households and any work that results from the grant must principally benefit these households. Previous Housing Surveys, funded with CDBG grants, were completed in 2003 and 2010.

The purpose of the survey was to provide the City with a current picture of the needs of the City's households and the housing issues that they face, the condition of City's housing stock, and the City's housing environment as a whole. The information collected will assist the City in creating and continuing programs to address the City's housing needs. Additionally, the data collected and programs to assist low-income households have been included within the City's 2019-2024 Housing Element, which must be reviewed and approved by the State Department of Housing and Community Development.

SURVEY PROCESS AND METHODOLOGY

Survey Process

1. Staff developed the survey instruments *(Attachment A)* to address:
    - Housing Condition – Input received from occupant as to the condition of the home's windows, roof, exterior siding/stucco, plumbing, electrical, interior walls and ceilings, flooring and other health and safety issues.
    - Needs Assessment of Households – Input received from occupant as to housing expenses, overcrowding, tenure, type of occupancy, occupant status and special needs of the occupant.
    - Multi-Family Housing Condition – On-site interview with property manager to determine number/type of units, current rental rates, vacancy rates, rental restrictions, project subsidies, and facility conditions.

2. Surveys were coded to identify all residential properties within the City. All surveys were identified by this code which allowed for the confidentiality of the respondents.

3. Survey packets were prepared for the initial mailed surveys and for field work.

4. Prior to the survey being conducted, the public was informed of the survey process and asked to assist in the completion of the survey. This allowed citizens the opportunity to contact the City with any questions and also let them know that the surveyors were truly representing the City. The City received no comments or concerns.

5. Surveys were mailed to resident in May 2019 and completed by July 2019. Staff completed on-site surveying of multi-family sites in July 2019.

6. Upon completion of field work and survey process, data was compiled and analyzed.

7. Data was prepared to be included within the 2019-2024 City of Sonora Housing Element.

Survey Methodology

A survey was developed to gather information on demographics of household, condition of structure, information regarding second accessory dwelling units and owner-occupied status. The packet included a survey with instructions and a self-addressed stamped envelope which was mailed to every residential address in Sonora.

The survey was used to determine the housing condition as no repair needed, minor repair needed, and replacement needed. The interior and exterior condition of the units were determined by the surveys completed by the occupants on their own.

HOUSING CONDITION DATA

Number of Housing Units within the City -	2,399
Total Occupants (State Department of Finance)	4,870
Number of Single-Family Units -	1,661
Number of Multifamily Units -	738
Number of Housing Units for Sale -	37

Completed Housing Surveys

Number of Completed Surveys -	734	(30% of Units)
Total Occupants	1423	(1.93 persons/housing unit)

Number of Units by Structure Type *(% of Total Units – Completed Surveys)*

• Single-Family – Detached Garage	26	(4%)
• Single-Family – Attached Garage	289	(39%)
• Single-Family – Without Garage	161	(22%)
• Duplex	28	(4%)
• Multi-Family	115	(16%)
• Accessory Dwelling Unit (2nd unit)	54	(10% of SF units)

Number of Units by Housing Condition *(% of Total Units – Completed Surveys)*

Window Condition

• No Repair Needed	487	(67%)
• Minor Repair	134	(19%)
• Replacement Needed	98	(14%)

Roof Condition

• No Repair Needed	514	(72%)
• Minor Repair	114	(16%)
• Replacement Needed	80	(11%)

Home Exterior Siding /Stucco

• No Repair Needed	426	(60%)
• Minor Repair/Needs Re-Painting	253	(36%)
• Replacement Needed	30	(4%)

Interior Housing Condition *(% of Total Units – Completed Surveys)*

Home Plumbing

• No Repair Needed	528	(74%)
• Minor Repair	137	(19%)
• Replacement Needed	46	(6%)

Home Electrical

• No Repair Needed	549	(76%)
• Minor Repair	125	(17%)
• Replacement Needed	42	(6%)

Home Walls and Ceilings

• No Repair Needed	516	(72%)
• Needs Repainting	94	(13%)
• Needs to be Patched and Re-Painted	77	(11%)
• Needs Replacement and Painting	22	(3%)

Home Flooring

• No Repair Needed	503	(70%)
• Minor Repair	201	(28%)
• Floor Coverings Needed	2	(1%)
• Structural Repairs Needed	8	(1%)

Household Characteristics *(% of Total Units – Completed Surveys)*

Total Owner-Occupied Households	519	(71%)
Total Rental Households	203	(28%)
Total Households with Children 18 and Under	113	(15%)
Total Households with Occupants Over the Age of 65	358	(49%)
Total Households, Mentally or Physically Handicapped	150	(20%)
Total Female Head of Households	315	(43%)

HOUSING NEEDS ASSESSMENT DATA

Overpayment – Households with Monthly Housing Costs over 35% of Monthly Income *(% of Total Units – Completed Surveys)*

• Owner Occupied Households Overpaying:	183	(35%)

- Rental Households Overpaying: 116 (57%)

Miscellaneous Information *(% of Total Units – Completed Surveys)*

Period of Time Living in Unit:

• Under 12 Months	38	(6%)
• 1 to 5 Years	213	(32%)
• 5 to 10 Years	146	(22%)
• 11 to 20 Years	174	(8%)
• 21 to 30 Years	56	(8%)
• Over 30 Years	74	(11%)

Households Vacating in Next 12 Months 69 (9%)

Reason for Leaving:

• Moving Within County	14	(20%)
• Moving out of County	11	(16%)
• Less Expensive Housing	7	(10%)
• Job Related	2	(3%)
• Other (smaller unit, divorce, etc.)	35	(51%)

Primary Heat Source

• Wood	103	(14%)
• Pellets	23	(3%)
• Propane/Gas	403	(55%)
• Electric	257	(35%)
• Other	5	(1%)

Number of Households Employed in Agriculture and Timber: 20 (3%)

MULTI-FAMILY HOUSING DATA

On-site interviews were conducted with property managers for 17 multi-family housing facilities within the City. The following highlights the comments received:

- 5 of these facilities were restricted to low-income tenants. These facilities are subsidized through various federal and state programs. One facility is also restricted to seniors or disabled tenants. The number of units for these facilities totaled 250. For two of the facilities rents are set at 30% of the tenant's monthly income. For the remaining facilities monthly rents range from $618 to $960 based on the size of the unit. Facility managers stated that there is a 3-year waiting list for units.
- For the remaining 12 facilities monthly rents range from $610 to $1,200 based on the size of the unit. The number of units for these facilities totaled 163. Facility managers stated that there is a 0% vacancy rates for the facilities and currently there are only 2

units available. They also indicated that they rarely have to advertise units and if they do become vacant, they are occupied within 30 to 60 days.

- These facilities are all in good repair.

HOUSING NEEDS AND SPECIFIC PROJECTS/PROGRAMS

Utilizing the information collected through the surveying process, a thorough analysis of the City's current housing condition and the needs of the households was conducted. The analysis included household characteristics, needs, housing costs in relation to the ability to pay, special housing needs, housing stock availability and condition, and type of housing. Along with this, current and proposed housing programs/projects were evaluated as well as any constraints, both governmental and private, to housing. The information will be included within the City's 2019-2024 Housing Element. The following highlights the analysis of the Housing Survey responses:

- 57% of rental households are paying more than 35% of their monthly income for housing costs (rent and utilities).

- 43% of respondents were Female Head of Households. This is a 3% decrease from 2010 and a 5% increase from 2003.

- As indicated in the following table, the population of Sonora is aging.

	2003	2010	2019
65 or older	31%	26%	49%
Households with children under 18	25%	31%	15%

- 11% have lived in their current house for more than 30 years. The majority of respondents have purchased their homes within the last ten years.

- According to the survey respondents, approximately three-fourths of the structures are in good condition and do not need substantial repairs to the identified interior items of walls, flooring, electrical or plumbing.

- Only 10% of the respondents had a second or accessory dwelling unit on their property. As an affordable option for housing, this would be an area that could provide options for additional affordable units.

- One third of respondents rented their housing. The vacancy rate in the rental market for both single-family units and multi-family units is very low with only 2 multi-family units available and approximately 10 single-family units.

- A total of 25 housing units were permitted within the City during the 2014-2019 Housing Element Cycle.

APPENDIX
Additional Comments Received on Surveys

Property Specific Comments:

- inadequate insulation
- Slight water accumulation in winter. Have a pump. Need door light on side door.
- Property taxes too high. Purchased at height of housing boom. Price dropped over half the purchase value of home. Taxes eventually reduced but now going back up but at a higher rate than the value of the house and the houses in the neighborhood.
- Much damage to our home from past renters and homeless living in our home while we were at work during day.
- Backyard trees need trimming, overgrown, and lying on power lines! Possible hazard! Called PG&E and no action taken
- I am concerned about the condition of vacant field behind our home. It is currently for sale. There are numerous dead trees on it numerous fallen trees, at least 5 ft tall grass and weeds, a total fire hazard. It needs upkeep immediately before a horrible fire on it. I have brought this to the attention of the real estate and Sonora fire with no results.
- Interested in solar
- The flooding in my neighborhood!
- Rent is too high for the property and lack of money made in this area. The windows are nearly falling out of the panes. The heater only heats the living and dining area. It could use a lot of work interior.
- Lack of city storm drain capacity caused flooding in our basement, yard, and garden in March. We are working to increase our home's fire preparedness. It would be great if the city had an action list of things residents could do to make homes more fire safe.
- Need a door on back porch. Back porch faces street and is on the street so anyone can come at night and use the washer and dryer. The management won't put one up because of a "code issue"
- Property backs/ sides onto occupied/incorporated heavily wooded land
- Retaining wall in driveway has collapsed. Causing issues. Siding is original 1927 cedar shingles. We are going to be trying to save money to replace.
- Just installed solar - still on the grid. Ask about defensible space!
- The neighborhood's street water (Meyers Hill Area - Jackson St) runs through our backyard in large rainstorms, causing flooding of the yard and our home's crawl space. The culvert system on the northern end of E. Oakside Drive needs to be fixed.
- Love our house. Would add on to side but set back lines are too close would have to go up which is costly and would make weird floor plan. Did get estimate to add on from engineer. Adding what we wanted would over build us for the area I believe.
- Air conditioning

- Driveway repair
- The city needs to charge less for building permits. Also, I would like to do the addition myself. What kind of incentives are there for me to do the work myself so that I may stay a resident? I will NOT hire a contractor.
- An ordinance is needed for trees as big on my neighbor's property be on a slope an old huge oak tree stands. I've always been concerned in a storm or storms like we had this year and other years the tree would uproot and could damage or destroy 3 or 4 homes underneath. When I first moved here, I talked to my neighbor about removing the big huge oak tree and I'd pay for half the cost of the removal of the tree or defensible space, but we didn't get it removed.
- Possible asbestos
- Steps and deck safety very old air conditioning and windows screens. Screens need replaced. Air - heating no air in bedroom too hot and cold to use
- Other properties near mine are not well kept
- My husband and I own the home but do not live there. It is the primary residence for my 91 yr old mother and 88 y old stepfather. My stepfather is just entering hospice care at home.
- Older house needs updating, electrical issue - don't own the house. Also there are some fire issues in the backyard that could take some electrical wires out if the tree falls
- No air cooling. House is worth less than I bought it for would need to short sale.
- Interested in trash abatement re neighbor's front yard (301 Bonanza road)
- Home settling severely, moisture leaks, some concerns about possible mold
- Toilet and extractor of heat in the roof of the bathroom and oven is not working right.
- Trimming of bushes and trees in neighborhood for fires safety.
- Basement is a mess
- I would like to convert a small building out back into a small rental, but was told that it is in non-compliance because it is too close to the property line
- The house next door is in terrible condition. Pieces of the roof have been blowing into our yard for 1.5 years now. It is in need of paint/siding repair also. It is a rental property.
- Possible flooding due to incline roads of downtown. 2 220-volt outlets w/ power and no idea how to remove power. Turned off all power in house and still had power
- There is a weak spot in the gutters and roof. I have a plumbing issue in the second bathroom with the toilet. I have just purchased a replacement toilet but am saving up to have it installed. A few other minor issues, as noted above. I love this little home and hope to be here for the rest of my life.
- Just completed major repair of Federal Pacific panel and subpanel. After purchasing the house, we called an electrician because of an outlet seemed faulty. They discovered the panel and subpanel were substandard, manufactured by Federal Pacific, which has been associated with many fires. In addition, the subpanel was in the bedroom closet, which was allowed at the time but is now not permitted by code.

We placed these panels at a cost of about $6,000. Other housing in Sonora may have similar fire dangers.

- Rude neighbor
- An abandoned lot with a wrecked trailer house on it that is a large hazard to my home. Lots of weeds and downed tree
- Need road repairs - and sight distance from leaving our streets.
-
- Neighbor's large pine tree overhanging my roof. They have removed the smaller branches but have not hired a professional to take out the larger ones or the whole tree. Driveway needs repaving.
- 2 rooms with carpet flooring 1 living room and 1 bedroom both have not been replaced in over 10 years that I'm aware of. Hard wood flooring throughout the rest of house has some minor repairs needed.
- Driveway repair
- We have a 2nd with the city that prevents us from taking out an equity loan to repair major items on our home. We have no way to pay for the costly repairs needed.
- Several dead trees near house that are not on our property. Lot not large enough to clear 100' fire protection
- The garden is difficult for me to maintain. Picket fence in need of repair and paint
- This is a rental property for us
- Want sidewalks
- My apartment floor and carpet is gross
- No or inadequate insulation. ATTCA helped with major leaks but the house was built (1929) before insulation was put in walls and ceiling. It gets cold and hot. It is difficult for me to keep up the maintenance an old house needs!
- Roofs being fixed this summer. Main sewer line by next summer hopefully. Power poles in neighborhood need replacing. Lines need to be restrung through trees. Road is falling apart! The Oakside Dr Road was repaved years ago, East Bald Mtn Rd is disintegrating. The corner has a sinkhole forming water comes through it every day by fire hydrant down by the small overgrown creek.
- Neighbor in adjoining unit is very untidy- front porch is dirty and untidy- they never clean it. Mine is clean with lots of blooming flowers
- The house is poorly insulated and loses heat rapidly in winter which resulted in our freezing or holing up in a single room with a portable heater to stay warm.
- Hot water heater
- Streets need surfacing. Snell to Racetrack is in very bad shape. From what I heard and read in the paper, there are no plans to repair and resurface that street anytime soon. It really needs to be done. Ans for pedestrian safety it needs a sidewalk.
- It's been good living here as well as not so good. Some neighbors need to learn to keep their noses out of other people's business. Maintenance was very good at getting repairs done in a timely manner. Manager is understanding and very nice.

- Gutters need to be cleaned on roof and repaired because some of them break. Tree limbs need to be cut away from roof.
- Termites and corner foundation sinking
- Management issues, outlets and wiring need looked at, outside unit light's never on, drain at base of stairs floods when rains, lots of mold.
- Possibly black mold under the bathroom floor. Security light not replaced. Laundry room lights need replacing
- Needs new screens. The doors need to be updated. There are not enough rental options.
- No pets allowed :(
- The walls have very little insulation. The windows need replacing and reframing. Exterior door needs new sealing. Drawers and cupboards are very old. Refrigerator needs to be replaced. Dishwasher is extremely inefficient. The other 3 units have been renovated and upgraded not mine and paying same. Rent is extremely reasonable, but cost of living is high due to needed upgrades
- My concerns are for proper smoke detectors and carbon monoxide detectors in each apt. Needs double paned windows. Parking drive is in need of major repair. Lots of things not up to code. Apts at end flood during heavy rain
- Needs kitchen tile and rug replaced
- Overpriced for what it is. The apartment complex is Sonora Terrace built in 1987
- All faucets are leaky, both windows need updating, appt has serious sagging of floor ceiling and walls.
- The porch is in need of repair. It's a split level 4 plex. The boards are being eaten by termites and all the nails are sticking up on walkways.
- Many trees are behind building and concern me for fire
- Walls are thin and need more wood on them. You even hear neighbors next to me. Not bad but could be better
- Too many rent increases
- Apartment complex was built in the late 70s, electric hasn't been evaluated in the ten total years I've resided here with my girlfriend. Some outlets in both our current and former apartments have either worked, sparked, or do not work at all. Plumbing also needs to be evaluated and redone. Windows have some seal issues during heavy rain, in addition to not being energy efficient. Many apartments in the complex (of the ground floor units) are not 100% ADA compliant/accessible, this is partly due to the floor plan which as far as either of us have found out hasn't been renovated/updated since the original construction of the complex. My girlfriend has tried several times to at this point (as have I) to have these issues addressed/resolved only to be met with excuses and nonaction on the part of both management and the company which previously owned the complex. A new company now owns the complex but as far as we know management hasn't shared with them any of the many concerns/issues of any of the residences of the complex. Additional info included on single sheet of binder paper. Other additional concerns: Laundry room retains the smell of detergents due to lack of ventilation which has made folks sick if they are in there too

long (more than 15 minutes). Possibility for wall fires due to sparing outlets (which clearly show that they are experiencing shorts somewhere in wall). Lack of ADA compliance/accessibility - only front doors are wide enough to accommodate a wheelchair - All interior doors are too narrow to allow entrance to the room by wheelchair. - Bathroom and bedrooms do not accommodate wheelchair use nor does kitchen - For the ground floor units the windows are to be used in the event of emergency evacuation, only one window is low enough to accommodate proper and speedy exit all others are at or over 18" high which is impossible for mobility challenged people to get out of. - On the exterior there are rocks and/or plants that pose a hazard should someone need to escape their apartment via window in an emergency. - Exterior walkways are uneven and need to be redone. - Staircases and railing need to be assessed and replaced. - Complex needs to be assessed to see about replacing/redoing insulation. Rooms aside from the living room and dinette are often times much colder, at least in the case of two-bedroom units. - Appliances in the kitchens should be assessed for energy efficiency and age-related issues and replaced with brand new replacements as needed. These are all things that have been told to management only to be dismissed, ignored, or have a halfhearted attempt at fixing the problem. I've written down the number included at the top of the survey just in case. Thank you for the opportunity to make known our concerns! Complaints to people that will actually take action in getting things sorted out.

- Electrical problems with outlets and circuit breakers. Had one fire already and still have problems. Bathtub has cracks and leaks. Bathroom floor is bad and is sinking. Need fire inspection. There is seven units here with problems. Landlord won't help.
- There are severe structural cracks in the concrete outside, the driveway has several big potholes which need to be fixed, the roof on my building leaks and is not being fixed, they don't do much to improve the place. And behind my building there are several trees and nasty bushes which need to be trimmed and the insects from the trees come in through the screens it needs to be sprayed. Windows are old and they fill with water in the cold weather which causes mold. I have black mold painted into the window frame. And if you complain, they serve you with a notice or just ignore it.
- Others use my trash can, mail goes missing, cars drive badly on my street, no guest parking, Landlord charges for basic repairs / maintenance.
- Expired fire extinguishers. Carpet is 5+ years old. Please fix the housing crisis rent is too expensive!!
- Rent high for a low-income housing apt. complex. Rent raised $92 last month. Rent raised well before the one-year renting of the unit.
- Kitchen cabinets are very old. Prior tenant was a heavy smoker. Been waiting over a year for the inside of cabinets to be sealed to block cigarette smoke. Drawers and tracking are worn out. Drawers won't stay on tracking. One drawer has nails on outside that my clothes catch on. None can have blinds hanging outside to block heat because they don't match the apt color but yet new white windows and sliding doors are being installed that stand out way more than the shades.
- I wish they would clean the carpet after living there for 10 years.

City-Wide Comments:

- Want to see fewer homeless and more affordable housing available
- Apts need off street parking
- Tree removal
- Shortage of affordable. Poorly maintained rental and mobile parks. Few alternatives for homeless seniors
- Grants, consultations, etc, on how to make homes more fire safe, in light of climate change. Not just raking leaves and taking down trees, but research-based improvements - such as specific attic vents
- High cost of building due to fees and lots of unnecessary regulations.
- Help in making it easier to remove and dispose of property's fuel loading (brush, dead branches)
- Homeowners insurance impossible to find in our area, which is near downtown and within city limits
- Rise in housing pricing is frightening. City needs to consider alternate solutions such as tiny homes or other auxiliary units. Currently, regulations and laws pertaining to alternative housing are ambiguous and confusing. City/county needs to endorse and streamline the process.
- Fire safety, clearance. Public safety. Code compliance (neighbors not compliant, placing neighborhood at risk for fire). We need more senior housing, not "affordable" housing for tweekers and young people who don't want to work
- Need trees trimmed
- Not enough rental properties. Would be nice to have condominiums.
- Accessing affordable homeowner's insurance due to fire threat
- Cost of fire/ homeowner's insurance/ half of windows have already been replaced
- Housing costs in Tuolumne County far exceed the average income range. We are very fortunate here; our landlord is very generous. The home could easily rent for $1,100 - way beyond what we could pay.
- Need much more affordable housing. Need to address the issue of homelessness due to lack of affordable housing.
- Fire - neighbors around don't maintain proper clearance. Across the street are multiple lots overgrown and overly crowded. I would appreciate ordinance to maintain property
- Poor city street maintenance and evacuation clearance, inadequate drainage, neighboring lots/parcels need brushing and treework - fire danger
- We were fortunate enough to buy the house we were renting this year. If we hadn't, we would have been hard pressed to find another rental. We anticipate senior parents will be moving to the area in the next few years. More options for senior living/assisted living would be desirable similar to a smaller version of Rossmoor in Walnut Creek. Not many homes available for aging in place without serious renovation.

- Parking on streets
- Please make Sonora a fire safe community. All residents should set this as a city goal and when achieved receive reduced fire / insurance rates. Weekend efforts supported by professionals can work from downtown to the perimeter of the community and work together to thin the fire load of brush and slash. My 2 cents :)
- City must address the homeless problem. Should be looking at alternative housing options
- Concerned of homeless people scattered near our house.
- What plans do the city have to regulate or control excessive trash/debris in neighborhoods?
- We are surrounded by overgrown brush. Road is not swept often enough to remove dead leaves and grass. Overgrown brush on sides of roads needs trimming
- Accessibility for disabled life
- Lack of senior and affordable housing
- We need more affordable rentals in our county that persons in the 35k-45k income range can comfortably pay
- More senior housing! More help with paying rent for seniors!
- Fire prevention in neighborhood
- As a senior, finding low maintenance condo or townhouse w/in city limits would be like sighting a unicorn playing with and elf riding a griffin. One story for safety - w/in easy access of necessary services and grocery stores. What makes sense is condensing populations that are willing to be condensed instead of permitting people moving into areas that are indefensible in a fire.
- We have a real problem here. You wonder why we have homeless people here. We need more affordable housing. My rent for this postage stamp of a house is 900 a month. I make 981 on 5.5 a month. If I wasn't blessed to be on Sec 8, I too would be homeless.
- Tuolumne County has high housing prices and little to no availability for the people's income. People cannot afford to buy a home or rent a home here unless you are rich and retired. Rent is out of control and home buying costs are out of reach for the middle class trying to live. People are leaving especially younger people no jobs, housing!! No affordable housing!!
- Proliferation of trees in the neighborhood, suggesting potential fire damage.
- Trees- overgrown on property and along street. Cannot afford to cut down without assistance.
- Desperately need more lower income housing - rentals or sales. I have a friend who has been homeless for a year because she couldn't find anything to rent.
- We would be interested in low income senior housing in Sonora in this area.
- Overgrown and dangerous trees in area
- We are in a residential neighborhood on a high hill. I would like help from city crews to clear the lower story (ground cover) under the oak trees around our neighborhood.

We have cleared 30 feet from our house, but there are lots of dried brush in the woods below the house. (Morningstar subdivision)

- The homeless are allowed and encouraged to live/squat nearby and I worry about their unregulated fires escaping and burning down my house.
- Fire protection, insurance, fire breaks, help with clearing
- Introduce ordinances to prevent people from piling junk in their front yards
- No rentals available in county. Housing price increases decreases ability to find less expensive options for senior citizens.
- No fire insurance!
- I do not believe burn permits should be used in city limits. I have seen on more than one occasion where people have burns going too close to trees and bush.
- Trees in the city right of way are a potential fire hazard and traffic hazard.
- We need to build more low-income housing/apartments for the middle - low class people that are moving to Sonora and for all the people that are now homeless and on the streets!!! Board of Committee needs to approve many more low-income apartments seriously!!! This is a huge problem. Sonora could turn into San Francisco with homeless if we don't.
- Lack of low-income housing. Lack of rentals that are affordable single individuals and families.
- I've learned through conversations that some low-income apartments in our area are not re-evaluating tenants for income changes. So, when their income increases their rent stays at the low-income level. Thus, low income apts do not become available to people who need it.
- Fire concerns. There needs to be more ordinances and enforcement of defensible space around homes in Sonora. My home is cleared and ready for fire, but my neighbors have done any clearing.
- Was homeless for 8 months before receiving this apartment. We were on the waiting list for nearly 2 years. I know many people who have nowhere to go because no affordable housing is available. They can't even find an affordable room to rent. Many could get an RV or trailer but there is no available place to park them. All lots are full.
- Parking
- Safe active transportation options are needed. It would help to develop more infill housing where people work, shop, and recreate. More of these trip generators could be supported by a walking and biking network. The new development should support these projects, as well as the city of Sonora and County of Tuolumne. Shaw's Flat really needs a sidewalk for kids to get to school on foot and a shoulder on the uphill travel lane to provide space for motorists to pass bicyclists when they are traveling slowly. Currently, there is no space to do this and there have been many close call head on collisions.
- Affordable housing and limited rentals. Rent hikes
- Lack of affordable housing forcing families to rent units that do not have enough bedrooms for everyone.
- Want to stay in low income housing

- There is not enough affordable housing in Sonora. I am very fortunate to have this apartment. Disability forced a very early retirement. Income is low.
- Minimal affordable rentals available in Sonora
- Housing cost not on par w/ county pay
- The cost of rent is outrageously high in this county for the low income that is offered. There are no good paying jobs with benefits. This county seems to encourage unemployment or low income because then you can get public assistance. I work 40 hours/week at a "decent" job and still struggle to make ends meet. I have a Bachelor's degree and have considered moving from my home town because of the lack of opportunity here :(
- "Air BnB's" need to be limited somehow-small units that are affordable to the working class are being turned into air BnBs. Who will be here to serve food, retail, etc if we can't afford to live in Tuolumne Co.?
- No low income or any housing available
- Rent is too high! The cost of buying houses is absurd!
- We need more low-cost rentals
- Rent is very high for what you get in Sonora
- Rent in this county is insane! The rent prices are equivalent to living 30 minutes from the beach. Last I checked, this wasn't Monterey. The place I live now is a few years old and poorly constructed. My apt has flooded twice since living here and the ceiling has leaked. My car has been hit once in the poorly designed parking lot.
- I work and my take home pay is $1500 and the average rent is 800 a month and their adding other basic utilities and cost of Medicare I'm lost at what to do when this building sells and we are given 30 days to find a new place to go.
- Rent is very expensive. We need more assistance from city, county, state.
- More affordable housing is needed. And paint streets - striping and wording

General Comments:

- Taxes are too high
- Increased rent costs and personal income
- The cost of water/sewer is too high. Hard to understand why
- TWEAKERS!
- Maintaining the house on a fixed income grows more and more difficult. PG+E keeps rising water and sewer keep rising, groceries keep rising, my physical ability to keep up the house work, the yard, and the house itself is so discouraging and I do not have the money to hire these necessities out. My income is too high for low income housing, my bills are becoming too high to keep up. Other are worse off than I am and I am at a loss of what to do. My supplemental insurance is very high as even the cost of my partially covered prescriptions. What will I do when pre-existing conditions are no longer covered? There isn't an apartment I could rent for less than my house payment and that would not decrease all my other expenses. I also suggest you realize that a small garbage can is over $200 for 2 months water is $190 for 2 month- I

don't have a dishwasher, I take a shower every 3 days and I haven't watered the yard at all and plants until this week. PG&E is rising propane I divide by 12 months and just received my new monthly amount $190 a month. Is it a surprise that we have so many homeless? And, in closing, as you should know, there isn't enough affordable housing in this area. There are also very few jobs that pay enough for housing at our growing rate. Does the City of Sonora realize how many elderly adults can't afford housing? These people are everywhere, living in vans and cars, taking showers at the shower bus, eating senior citizens and going without adequate healthcare. Oh yes and talk of cutting social security.

- Upkeep + utility costs. PG+E is a heavy burden and water continues to rise. After several years - we finally plan to fix our yard, but we are concerned with water costs.
- Rising property taxes, overhead utility lines, high city water pressure + continued safe/clean water, increasing cost, street traffic, high-cost garbage pick up
- Cost of keeping our home. Cost of living is becoming a concern with our standard of living costs.
- My TUD sewer connector is 60 yards uphill. There is a pump under the house. This always concerns me. Homeowners insurance concerns me neighbor's hill fell down on the street a couple of years ago due to rain - there is a drainage problem above her property I don't want her garage to fall next.
- Trees in power lines. Street/road needs to be paved, road gets lots of city use and it's destroyed the street. Not to mention when the fair is town all the street traffic puts lots of wear and tear. P.S. the new light in Jamestown sucks!! 10-20 minutes to get through Jamestown? Imagine holiday traffic to come!
- Difficulties of future fire insurance increases? Students disrespectful
- Tax rates are too high. Health insurance costs are out of control!!
- Cost of annual homeowners' ins due to state fires is rising dramatically. Retirement and on fixed income-taxes high and cost of living increasing not income
- Water and sewer base rate for only 1 person. Waste management - every other week option (change rate of utilities as it is expensive for only 1 person to make it in Sonora). Cont. tax increases in all areas of living in CA, limits abilities to fix and update home.
- Rising property taxes in Sonora!
- Insurance is exceptionally high!!
- It is cold in winter / hot in summer

City of Sonora
Population & Housing Data
Source: Various Federal & State Agencies

January 1, 2015	January 1, 2019	Percent Change
4,892	4,877	-0.3

Housing Units

Total	Single Detached	Single Attached	Two to Four	Five Plus	Mobile Homes	Occupied	Vacancy Rate	Persons per Household
2,470	1,411	87	354	595	23	2,183	10.5%	2.08

Income (In 2017 Inflation-Adjusted Dollars)
Source: California DOF 2019

Median Household Income	Mean Household Income	Median Family Income	Mean Family Income	Per Capita Income
$42,052	$67,746	$47,228	$79,430	$29,311

Income Limits		
Extremely Low	0-30% of Median Family Income	$0 - $14,168
Very Low	31-50% of Median Family Income	$14,640 - $23,614
Low	51-80% of Median Family Income	$24,086 - $37,782
Moderate	81-120% of Median Family Income	$38,254 - $56,674
Above Moderate	Over 120% of Median Family Income	Over $56,674

Household by Age (2010) Source: American Factfinder	
Total	2,199
Owner Occupied	**898**
15-24	18
25-34	57
35-44	103
45-54	168
55-64	218
65-74	158
75-84	122
75-84	192
85 and older	54
Renter Occupied	**1,301**
15-24	158
25-34	277
35-44	216
45-54	212
55-64	219
65-74	105
75-84	72
85 and older	42

Household Size (2007-2011) Source: ACS B25009	
Owner	
Householder Living Alone	209
Households 2-3 persons	538
Households 4+ persons	113
Rental	
Householder Living Alone	426
Households 2-3 persons	625
Households 4+ persons	178
Total	
Householder Living Alone	635
Households 2-3 persons	1,163
Households 4+ persons	291

Persons with Disabilities by Disability Type and Age (ACS 2016)	
Total Disabilities Tallied	814
Total Disabilities for Ages 5-64	540
Hearing Disability	55
Vision Disability	80
Cognitive Disability	279
Ambulatory Disability	244
Self-Care Disability	123
Independent Living Disability	198
Total Disabilities for Ages 65 and Over	274
Hearing Disability	132
Vision Disability	68
Cognitive Disability	132
Ambulatory Disability	152
Self-Care Disability	49
Independent Living Difficulty	135