



## City of Sonora

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### MEMORANDUM

**DATE:** October 21, 2019  
**TO:** Honorable Mayor and Council Members  
**FROM:** Rachelle Kellogg, Community Development Director  
**SUBJECT:** Public Hearing – *Grant Accomplishments Grant #16-CDBG-11145*

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#### **BACKGROUND:**

Under the laws governing the Community Development Block Grant Program (CDBG), the City is required to conduct a final Public Hearing to solicit citizen's views on accomplishments prior to closing out a grant. The City of Sonora received CDBG Grant #16-CDBG-11145 in February 2017 to fund the Sonora Homebuyers Assistance Loan Program and a planning activity to conduct an affordable housing inventory/survey study for the City's 2020-2024 Housing Element

Even with staff's ongoing marketing and outreach efforts, the City was only able to fund one loan under the Homebuyers Assistance Loan Program. Even though this Program was very successful pre-2008, it appears that the City's current real estate market is not conducive with providing opportunities for low-income first-time homebuyers. Many of the smaller and lower priced homes within the City are purchased by investors for rental properties as the rental market is very strong within the City. Thus, sellers are more apt to sell to a cash buyer than those needing to purchase using loan funds.

Grant funds were used to complete the Affordable Housing Inventory/Survey Study for the City's 2020-2024 Housing Element. A copy is attached hereto. This report will be submitted to the Department of Housing and Community Development for their review as part of the grant closeout. The information obtained through this planning activity was used to complete the Housing Element which is currently under review by the Policy Division of Department of Housing and Community Development and will be provided to the City Council for adoption.

Following the public hearing, City staff will begin the process of closing out the grant and submitting the required reports to the State Department of Housing and Community Development.

# **AFFORDABLE HOUSING INVENTORY/SURVEY STUDY FOR THE CITY'S 2020-2024 HOUSING ELEMENT**

In preparation of the 2020-2024 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 identified programs to assist low-income households have been included within the City's 2020-2024 Housing Element, which will be reviewed and approved by the State Department of Housing and Community Development - Policy Division and adopted by the City.

## **SURVEY PROCESS AND METHODOLOGY**

### **Survey Process**

1. Staff developed the survey instruments (*Attachments 1&2*) 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 fieldwork and survey process, data was compiled and analyzed.
7. Data was prepared to be included within the 2020-2024 City of Sonora Housing Element.

### Survey Methodology

The Housing Condition 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 within the City of 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 and 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 (2 <sup>nd</sup> 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%)

<b>Households Vacating in Next 12 Months</b>	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 RENTAL 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 rate 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.

**Written 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 starts on it. I have brought this to the attention of the real estate owner and Sonora Fire Department 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 yrs. old mother and 88 yrs. 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 regarding neighbor's front yard.
- 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 fire 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. ATCAA 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. And 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, apt. 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 at this point (as have I) to have these issues addressed/resolved only to be met with excuses and no action 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 sparging 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.
- Apartments need off street parking.
- Tree removal
- Shortage of affordable housing. 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 tree work - 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 an 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.

- 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 not 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 B&B's" need to be limited somehow-small units that are affordable to the working class are being turned into air B&B's. 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, 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.

## HOUSING NEEDS ANALYSIS– SURVEY DATA

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 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
<b>65 or older</b>	31%	26%	49%
<b>Households with children under 18</b>	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.

## HOUSING NEEDS ANALYSIS - ADDITIONAL HOUSING DATA

In addition to the surveys discussed previously, staff met with countywide service providers and utilized several other data sources to evaluate the City's current and future housing needs. This 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.

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

As indicated in the tables below, approximately 20% of the City's population is under 18 years old while another approximately 20% is over 65 years old. A majority of the residents of Sonora are adults between the ages of 18 and 65. Sonora has more households living in renter occupied (59%) housing than owner occupied (41%).

	Population by Age (2017)	
	Total	Percent
Total Population	4,824	100
Median Age (years)		
Under 18	947	19.6
18 and over	3,877	80.4
21 and over	3,789	78.5
62 and over	1,157	24
65 years and over	934	19.4

Source: US Census, American Factfinder

	Households by Tenure and Age (2017)	
	Owner Occupied	Renter Occupied
Householder 15-34	113	451
Householder 35-64	463	565
Householder 65 and over	284	213
<b>Total</b>	<b>860</b>	<b>1,229</b>

Source: US Census, American Factfinder

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 household income was \$42,052. As shown in the table below, the median household income within the City of Sonora is approximately \$12,000 less than the surrounding County households.

<b>Median Household Income (2107)</b>	
<b>Jurisdiction</b>	<b>Median Income</b>
Sonora	\$42,052
Tuolumne County	\$54,325

Source: US Census, American FactFinder

Housing affordability is an urgent issue within the City, regionally and throughout the State. It is a complex issue with multiple factors including demographic factors such as, retirees with fixed incomes and increased health costs, young people unable to save for down payments, low wage service sector jobs, etc. From the perspective of developers and homebuilders, the lack of Federal or State funding and / or subsidies to support housing that low income can afford make construction costs prohibitive.

Housing is generally the greatest, single expense for families in Sonora. Current standards measure housing cost in relation to gross household income: households spending more than 30 percent of their income, including utilities, are generally considered to be overpaying or "cost burdened."

While 44% of the Sonora owner-occupied households earned moderate and above only 8% of the renter-occupied households earned moderate and above moderate incomes. 54.3% of households that rent are overpaying and 15.8% of owner-occupied households are overpaying for a total of 1,555 households in Sonora that are overpaying or considered cost burdened by their housing. That means that 70% of the households within the City of Sonora are in the "cost burdened" category.

<b>Overpayment by Income Category</b>		
<b>Total Households Characteristics</b>	<b>Number</b>	<b>Percent of Total Households</b>
Total occupied units (households)	2,220	100.0%
Total Renter households	1,365	61.5%
Total Owner households	855	38.5%
<b>Total lower income (0-80% of HAMFI) households</b>	<b>1,165</b>	<b>52.5%</b>
Lower income renters (0-80%)	900	40.5%
Lower income owners (0-80%)	265	11.9%
Extremely low income renters (0-30%)	435	19.6%
Extremely low income owners (0-30%)	40	1.8%
<b>Lower income households paying more than 50%</b>	<b>575</b>	<b>25.9%</b>
Lower income renter HH severely overpaying	465	20.9%
Lower income owner HH severely overpaying	110	5.0%
Extremely Low Income (0-30%)	300	13.5%



ELI Renter HH severely overpaying	280	12.6%
ELI Owner HH severely overpaying	20	0.9%
Income between 30%-50%	155	7.0%
Income between 50% -80%	120	5.4%
<b>Lower income households paying more than 30%</b>	<b>945</b>	<b>42.6%</b>
Lower income renter HH overpaying	745	33.6%
Lower income owner HH overpaying	200	9.0%
<b>Extremely Low Income (0-30%)</b>	<b>330</b>	<b>14.9%</b>
Income between 30%-50%	280	12.6%
Income between 50% -80%	335	15.1%
<b>Total Households Overpaying</b>	<b>1,555</b>	<b>70.0%</b>
<b>Total Renter Households Overpaying</b>	<b>1,205</b>	<b>54.3%</b>
<b>Total Owner Households Overpaying</b>	<b>350</b>	<b>15.8%</b>

Source: 2006-2015 CHAS Data Sets: [https://www.huduser.gov/portal/datasets/cp.html#2011-2015\\_data](https://www.huduser.gov/portal/datasets/cp.html#2011-2015_data)

The median income of households for the City defined as lower income is \$53,100 or less for a family of four and \$19,900 or less for a family of four is extremely low income. As shown in the following table, lower income households are more likely to be renters with 65.9% in this category renting. Overpaying for housing is a major issue for the extremely-low and low-income households in Sonora.

<b>Lower and Extremely Low Income Household Characteristics</b>		
	<b>Number</b>	<b>Percent</b>
<b>Total Lower Income Households (0-80% of HAMFI)</b>		
Renters	900	65.9%
Owners	265	31%
<b>Paying more than 30%</b>		
Low Income Renters	250	18.3%
Extremely Low Income Renters	30	2.2%
Low Income Owners	90	10.5%
Extremely Low Income Owners	0	
<b>Paying more than 50%</b>		
Low Income Renters	185	13.5%
Extremely Low Income Renters	280	20.5%
Low Income Owners	90	2.9%
Extremely Low Income Owners	20	10%

Vacancy rates are a measure of the availability of and demand for housing in the housing market. Housing growth in Sonora in the last 8 years between 2010 and 2018 has been practically non-existent with only 7 new units being constructed. Single-family detached homes comprise approximately 61% of Sonora's housing stock and multi-family structures comprise 38%. The current vacancy rate for the City is 3.4%, however during the survey process staff found that only two rental units were vacant at the time and that there is a 3-year waiting list for affordable units within the City.

The cost of housing potentially causes housing problems in a community. In 2019, there were 37 single-family residential homes for sale within the City for an average amount of \$338,602.

Apartment rents vary by location as well as the quality and level of amenities available. According to the Multi-Family Housing Survey conducted by City staff, 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. Based on these rents, rental housing on the market are affordable to moderate income and above households. At the time of the survey there was one unit available for rent.

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. State 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.

Special Needs Group	Special Needs Groups	
	Number	% of Households / Population
Owner-occupied Senior-Headed Households (65+)	284	14%
Renter-occupied Senior-Headed Households (65+)	213	10%
Single-Parent Households	434	21%
Large Households	93	4%
Persons with Disabilities	1,078	52%
Homeless*	367	>1%
Farmworkers*	44	>1%

\*Numbers are representative of the surrounding County and not limited to the City of Sonora  
 Source: US Census Data 2017 and Central Sierra Continuum of Care Point in Time Homeless Count 2017

Housing need analysis included identifying parcels potentially suitable for residential use especially those available for multi-family units. Through this process, the City identified sites that would accommodate the construction of 256 new housing units. Sewer, water lines, streets, storm drains, telephone, electrical lines serve all of the vacant land identified for these housing units or the services can be extended to serve the properties.

## **SPECIFIC LOW-INCOME HOUSEHOLD POLICIES, AND PROGRAMS**

The analysis of the housing needs within the City resulted in the development of policies/programs for the preservation, conservation, improvement, and production of housing for lower income households and those with special needs. The following policies and programs have been included within the City's 2020-2024 Housing Element specifically for these populations:

### **Policies –**

- 1) Work with for-profit developers and non-profit housing corporations to identify existing affordable housing and develop strategies to maintain its affordability.
- 2) Preserve the existing stock of affordable housing, including (but not limited to) mobile homes and apartments, through City regulations and other forms of assistance.
- 3) Provide quality housing opportunities for current and future residents with a diverse range of income levels.

- 4) Provide expanded housing opportunities for the community's workforce.
- 5) 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.
- 6) Encourage the provision of housing affordable to extremely low-income households when reviewing proposals for new affordable housing developments.
- 7) Facilitate the provision of second units as a means of providing affordable rental housing opportunities in existing neighborhoods.
- 8) Encourage diversity of unit size and number of bedrooms within housing developments to expand lower cost rental opportunities for seniors, large families and all family types.
- 9) Encourage new development to provide housing that is affordable to all segments of the community.
- 10) Facilitate the development of multi-family housing on vacant parcels designated for medium-high and high density residential uses.
- 11) 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.
- 12) 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.
- 13) In conjunction with surrounding jurisdictions, actively pursue State, Federal, and other funding sources for affordable housing activities.
- 14) 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.
- 15) Support organizations that offer fair housing and mediation services to Sonora residents.
- 16) Promote housing that meets the special needs of the homeless, seniors, large families, and persons with disabilities.

#### **Programs –**

##### ***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. Maintain 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

**2) *Modify Parking Requirements to Establish Housing Opportunities near the City's Commercial Centers***

Rehabilitate deteriorating buildings and encourage residential units above commercial establishments in appropriately zoned districts through implementation of the following incentive programs:

Revise Section 17.42.060 of the Sonora Municipal Code to:

- i. Allow for reduced parking for new commercial developments 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.

**3) *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. Current conditions within the City indicate that the following programs will receive high priority for funding:

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

**4) *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).

**5) *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, and the flexible development standards contained in the City's Hillside Preservation Ordinance.

**6) *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 with long-term affordability covenants.

**7) *Maintain and Promote the City's Density Bonus Program for Affordable and Senior Housing***

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

**8) *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.

**9) *Pursue Development Standards and Design Guidelines for Multi-Family Residential Projects***

Explore opportunities to provide consistent and predictable policy direction for multi-family project applicants through objective development and design standards.

**10) *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.

**11) *Support Senior Housing***

Continue to 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.

**12) 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.

**13) Maintain a Transitional Shelter**

Coordinate with the Amador-Tuolumne Community Action Agency, the Mountain Women's

**14) Maintain a Homeless Shelter**

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

**14) 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 Emergency and Homeless Shelters (R-3, C): 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. 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.
- iii. Conditionally Permit Emergency and Homeless Shelters (R-2, RE): Amend Chapters 17.14 and 17.18 and Section 17.60.030 of the Sonora Municipal Code to allow emergency and homeless shelters in the Medium Density Residential (R-2), and Residential Estate (RE) zoning districts upon the granting of a use permit. Clarify that these uses are subject only to the same standards including any state licensing requirements that apply within the respective Residential (R-2 or RE) zones and any applicable combining district for other similar uses.

**15) Fair Housing Act**

Ensure that the disabled have adequate access to housing. Continue to enforce the provisions of the federal and State Fair Housing Act for households with special needs by ensuring that 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

**16) *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.

**17) *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 in the R-3 zoning district.

**18) *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.

***Attachments:***

- 1) Housing Condition Survey
- 2) Multi-Family Housing Survey
- 3) Public Hearing Notice



# CITY OF SONORA HOUSING CONDITION SURVEY

To comply with State of California requirements the City is updating its Housing Element. This includes collecting information about the City's current housing. To accomplish this we need your help! Please complete this survey and return it to the City of Sonora, in the included self-addressed stamped envelope, by June 17, 2019. Replies to this questionnaire will be kept confidential. If you have any questions please feel free to contact the City of Sonora at 532-3508. Your assistance is greatly appreciated.

1. Do you currently own  or rent  your home.

If renting, please list your monthly rent \$ \_\_\_\_\_

2. Is this your primary residence?  Yes  No

3. Total Number of persons in Household \_\_\_\_\_

Please list each occupant's age and sex:

<u>Age</u>	<u>Sex</u>
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4. The Head of Household is -  Female  Male

5. Are any occupants over the age of 65?  Yes  No

6. Are any occupants mentally or physically disabled?  Yes  No

7. Are any occupants Veterans?  Yes  No

8. Are your average monthly housing costs (for rent/house payment, taxes, insurance and utilities) more than 35% of your income?  Yes  No

9. How long have you occupied the home? \_\_\_\_\_

10. How many bedrooms are there in the home? \_\_\_\_\_

11. How many bathrooms are there in the home? \_\_\_\_\_

12. Please check the building type:

- Single Family, without Garage
- Single Family with Detached Garage
- Single Family with Attached Garage
- Duplex (One Structure/Two units)
- Multi-Family (More than two units)

13. If a Single Family Residence, please complete:

Is there an existing second-unit on the parcel?  Yes  No

If no, would you be interested in having a second-unit on the parcel?  Yes  No

14. Please rate the condition of the windows:

- No Repair Needed
- Minor Repair
- Replacement Needed



15. Please rate the condition of the homes roof:

- No Repair Needed       Minor Repair       Replacement Needed

16. Please rate the condition of the homes exterior siding/stucco:

- No Repair Needed       Minor Repair/Needs Re-Painting       Replacement Needed

17. Please rate the condition of the homes plumbing:

- No Repair Needed       Minor Repair       Replacement Needed

18. Please rate the condition of the homes electrical:

- No Repair Needed       Minor Repair       Replacement Needed

19. Please rate the condition of the homes interior walls and ceilings:

- No Repair Needed       Needs to be Patched and Re-Painted  
 Needs Re-Painting       Needs Replacement and Painting

20. Please rate the condition of the homes flooring:

- No Repair Needed       Minor Repair  
 Floor Coverings Needed       Structural Repairs Needed:

21. Please indicate your primary source of heating:

- Wood       Electric  
 Pellets       \_\_\_\_\_  
 Gas/Oil

22. Do you anticipate selling or moving from the home within the next 12 months?       Yes       No

*If yes, reason for leaving* \_\_\_\_\_

23. Is your primary employment in agriculture or timber?       Yes       No

24. Please list any additional housing concerns:



# CITY OF SONORA MULTI-FAMILY HOUSING SURVEY ON-SITE

Complex Name: \_\_\_\_\_

Address: \_\_\_\_\_

Unit #'s \_\_\_\_\_

Contact: \_\_\_\_\_

Phone #: \_\_\_\_\_

Total Number of Units: \_\_\_\_\_

Type	Total #	Rent Amount	# Vacant
Studio			
1 - Bedroom			
2 - Bedroom			
3+ - Bedroom			

Year the complex was constructed: \_\_\_\_\_

Are units restricted to:

\_\_\_\_ Low-Income Tenants

\_\_\_\_ Seniors

\_\_\_\_ Veterans

\_\_\_\_ Other, List \_\_\_\_\_

If project was/is subsidized, what program:

\_\_\_\_ USDA

\_\_\_\_ Section 8

\_\_\_\_ City Loan Program

\_\_\_\_ Other, List \_\_\_\_\_

Do you except Section 8 vouchers? \_\_\_\_ Yes \_\_\_\_ No

**Facility Conditions:**

1) Condition of windows:

\_\_\_\_\_ No Repair Needed                      \_\_\_\_\_ Minor Repair                      \_\_\_\_\_ Replacement Needed

2) Condition of roof:

\_\_\_\_\_ No Repair Needed                      \_\_\_\_\_ Minor Repair                      \_\_\_\_\_ Replacement Needed

3) Conditions of the exterior siding/stucco:

\_\_\_\_\_ No Repair Needed                      \_\_\_\_\_ Minor Repair                      \_\_\_\_\_ Replacement Needed  
\_\_\_\_\_ Needs Repainting

**Any Additional Comments:**

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## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the City of Sonora shall conduct a Public Hearing at 5:00 p.m., or shortly thereafter, on Monday, October 21, 2019, in the City Council Chambers at 94 N. Washington Street, Sonora, CA. The hearing is being called by the City Council for the purpose of notifying the public about the accomplishments obtained through Community Development Block Grant #16-CDBG-11145. The grant was utilized for the Homebuyers Assistance Loan Program and for a planning activity to conduct an affordable housing inventory/survey study for the City's 2020-2024 Housing Element. The Final Report for the planning activity will be presented at the Public Hearing.

A public information file, including State Regulations, is available at City Hall, Community Development Department, from 9:00 a.m. to 4:00 p.m. October 11, 2019 through October 21, 2019. Written comments by City residents are invited in addition to comments at the Public Hearing. If you are unable to attend, please mail your comments to Rachelle Kellogg, Community Development Director, 94 N. Washington Street, Sonora, CA 95370, or you may contact her at (209) 532-3508.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please call the number listed above. Notification of at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to insure accessibility to this meeting (CFR25.102-35.104ADA Title II). The City of Sonora promotes fair housing and makes all programs available to low and moderate income families regardless of age, race, color, religion, sex, national origin, sexual preference, marital status or handicap.

Rachelle Kellogg,  
Community Development Director

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Union Democrat  
Sonora, CA

Publication Date: October 11, 2019