



**PLANNING COMMISSION  
COUNTY OF ALPINE, STATE OF CALIFORNIA**

**Meeting Agenda  
Thursday, February 24, 2022  
5:00 P.M.**

**Administration Building, Board Chambers  
99 Water Street, Markleeville, CA 96120**

**VIRTUAL MEETING ONLY**

**Planning Commission**

Bob Broyer, Chair  
Nick Hartzell, Vice-Chair  
Jim Haen  
Jeanne Mortimer  
Tom Sweeney

The Planning Commission meeting will be conducted virtually only. If you would like to participate virtually, you can click on the Zoom website link or call the phone number listed below. You will be asked to enter the Meeting ID. You do not need a participant ID to join the meeting and can press the pound key (#) to connect to the meeting.

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Meeting ID: 837 1732 6177

Passcode: 171684

Phone number: 1-669-900-9128

Members of the public who wish to make a general public comment for items not on the day's agenda may submit their comment via email, preferably limited to 250 words or less, to Larry Shoemaker at [lshoemaker@alpinecountyca.gov](mailto:lshoemaker@alpinecountyca.gov). The Planning Commission date and "general comment" should be indicated in the subject line. The comment will be placed in the record for the meeting, and every effort will be made to read the comment into the record at the appropriate time on the agenda.

Every reasonable effort will be made to accommodate any person needing special assistance to participate in this meeting. Please contact Larry Shoemaker at 530-694-2140 ext 437 or at [lshoemaker@alpinecountyca.gov](mailto:lshoemaker@alpinecountyca.gov) in advance of the meeting.

The Planning Commission welcomes you to its meetings, which are regularly scheduled for the last Thursday of each month. Your participation and interest are encouraged and appreciated. All members of the public are encouraged to participate in the discussion on any items on the agenda at the time the

items come up for Commission consideration. Speakers are requested to identify themselves before speaking. Whenever possible, lengthy testimony should be presented to the Commission in writing and only pertinent points presented.

**1. Call to Order**

**2. General Public Comment**

Any person may make comments during the General Public Comment period on items of interest, within the subject matter jurisdiction of the Commission, that are not listed on the posted agenda. In accordance with the Brown Act, the Planning Commission cannot deliberate or vote on any matter under general public comment.

**3. Planning Commission Minutes**

3.1 Requested Action/Proposed Motion: Pass a motion to continue approval of the February 17, 2022 Planning Commission meeting minutes to the March 31, 2022 meeting.

Responsible Staff Member: Larry Shoemaker

**4. UNFINISHED BUSINESS**

4.1 Housing Element Update (File # 2021-065).

Requested Action/Proposed Motion: Discuss and provide direction on the Draft Housing Element.

Staff Member: Candace H. Stowell, AICP

**5. NEW BUSINESS**

5.1 General Plan Annual Report

Requested Action/Proposed Motion: 1) Approve a resolution recommending approval of the General Plan Annual Report, including the Housing Element Annual Progress Report and submitting the report to the Board of Supervisors for acceptance and transmission to the Governor's Office of Planning and Research and the California Department of Housing and Community Development.

**6. Public Hearings**

None

**7. OTHER BUSINESS**

7.1. Deputy Director Report

7.2. Items initiated by Commissioners

**8. ADJOURNMENT**



## Alpine County Planning Commission Staff Report

Meeting Date: February 24, 2022

Title: Draft Housing Element

Location: County Wide

Staff Member: Candace H. Stowell, AICP, Deputy Director, Community Development

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### Staff Recommendation

Discuss and provide direction to staff.

### Discussion:

At the February 17, 2022 Planning Commission meeting, staff reviewed the programs in the Draft Housing Element and suggested possible revisions and deletions based on comments received during the February 1 Joint Workshop and public comments received to date. The Planning Commission requested additional discussion on possible revisions at the February 24 meeting. The draft Goals, Policies, and Programs are attached for review. Programs highlighted in yellow are actions required to bring County development regulations into compliance with state law. Proposed deletions, revisions, and additions, are included in the document.

In addition, staff recommends the following changes to the Housing Element:

1. Technical corrections based on public comment and staff review.
2. Moving resources information starting on pages 76 and 131 into a new appendix.
3. Moving the Sites Inventory Tables and Maps into a new appendix. All maps and inventory tables will be rechecked for accuracy.

The Draft Housing Element is scheduled to go to the Board of Supervisors on March 15 for final revisions and additions. The document will be revised and then submitted to the Department of Housing and Community Development for review.

### Attachment

1. Draft Housing Element Goals, Policies, and Programs with proposed track changes.

## II HOUSING GOALS, POLICIES, AND PROGRAMS

The 6<sup>th</sup> Cycle Housing Element Background Report addresses housing needs, opportunities and constraints related to the development of housing, including fair housing issues in Alpine County. This Housing Element sets forth the County's goals, policies, and implementation actions to address identified housing needs.

### A. GOALS AND POLICIES

These goals and policies are targeted towards supporting and increasing the supply of affordable housing to lower income and special needs groups by providing broad guidance in the development of future plans and programs.

**GOAL-1:** ***HOUSING MIX. PROVIDE HOUSING TO MEET THE SOCIAL AND ECONOMIC NEEDS OF EACH COMMUNITY, INCLUDING BOTH EXISTING AND FUTURE RESIDENTS,***

POLICIES:

Policy-1.1 Ensure that the General Plan and community-level plans encourage and accommodate a mix of housing types, densities, affordability levels, and designs, and provide permanent housing opportunities,

Policy-1.2 Ensure that amendments to the General Plan do not result in a net loss of zoned land upon which the inventory of residential sites to accommodate the County's RHNA allocation relies.

Policy-1.5

**GOAL-2** ***HOUSING FUNDING. ACTIVELY SEEK SUPPLEMENTAL RESOURCES TO ASSIST APPLICANTS AND EMPLOYERS WITH THE DEVELOPMENT, PROVISION, REHABILITATION, AND PRESERVATION OF AFFORDABLE, SPECIAL NEEDS, AND EMPLOYEE HOUSING PROJECTS.***

POLICIES:

Policy-2.1 Pursue funding from local, State, and federal sources that support the development of affordable and special needs housing.

Policy -2.2 Expand existing County resources, including staff resources and regional partnerships, to support the development of affordable and special needs housing.

Policy -2.3 Coordinate with developers, stakeholders, and major employers to encourage development of potential affordable housing sites with development projects that meet the needs of the County, including promoting a variety of housing types and unit sizes and a range of affordability levels.

**GOAL 3:** ***SPECIAL NEEDS HOUSING. ESTABLISH A VARIETY OF HOUSING TYPES AND SERVICES TO ACCOMMODATE THE DIVERSITY OF SPECIAL NEEDS HOUSEHOLDS, INCLUDING EXTREMELY LOW INCOME HOUSEHOLDS, SENIORS, PEOPLE LIVING WITH DISABILITIES, INCLUDING DEVELOPMENTAL DISABILITIES, FARMWORKERS, HOMELESS, SINGLE PARENT FAMILIES, AND LARGE FAMILIES***

## 6<sup>TH</sup> CYCLE HOUSING ELEMENT

### POLICIES:

Policy-3.1 Promote the development, preservation, and rehabilitation of housing to meet the needs of special needs groups, including seniors, people living with disabilities, including developmental disabilities, farmworkers, homeless, female-headed households with children present, single parent households, large families, and seasonal and year-round employees.

Policy-3.2 Encourage the development of housing for senior households.

Policy-3.3 Allow group homes with special living requirements in residential areas and areas that allow residential development.

Policy-3.4 Encourage the removal of architectural and other physical barriers in the rehabilitation of existing residential units and ensure that new units comply with accessibility and visitability standards.

Policy-3.5 Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Zoning Code.

Policy-3.6 Coordinate County, other agency, and non-profit programs to deliver effective support, including emergency housing assistance, for homeless or "at risk" individuals, recognizing the unique needs of groups within the County's homeless population, including adults, families, youth, seniors, and those with mental disabilities, substance abuse problems, physical and developmental disabilities, veterans, victims of domestic violence, and economically challenged or underemployed workers.

Policy-3.7 Encourage use of the State bonus density law for affordable housing, senior housing, childcare facilities, and other special needs groups, as allowed.

### **GOAL 4: WORKFORCE HOUSING. INCREASE HOUSING OPPORTUNITIES FOR YEAR-ROUND EMPLOYEES AND SEASONAL EMPLOYEES.**

Policy 4.1 Strive to expand the County's employment opportunities and economic base through encouraging workforce housing.

Policy 4.2 Ensure that new commercial and non-residential uses provide for the housing demand they generate, particularly the need for year-round and seasonal housing to support the County's workforce.

### **GOAL-5: HOUSING CONDITIONS. PRESERVE AND UPGRADE EXISTING HOUSING STOCK AND ENCOURAGE ENERGY-EFFICIENCY TO REDUCE UTILITY COSTS FOR HOMEOWNERS AND RENTERS**

### POLICIES:

Policy 5.1 Seek funding to maintain, rehabilitate, and preserve market-rate and subsidized affordable housing provides affordable housing opportunities, such as mobile homes, accessory dwelling units, and multifamily housing.

## 6<sup>TH</sup> CYCLE HOUSING ELEMENT

- Policy-5.2 Preserve mobile home parks as an important source of affordable housing and ensure housing is compliant with building and environmental health regulations.
- Policy 5.3 Encourage energy-efficient home rehabilitation, seeking opportunities to provide assistance with weatherization and energy-efficient improvements for lower income and special needs households.
- Policy 5.4 Support healthy and safe housing conditions, including reducing involuntary exposure to pollutants such as secondhand smoke.

**GOAL-6: FAIR HOUSING. AFFIRMATIVELY FURTHER FAIR HOUSING PRACTICES, PROMOTING EQUAL OPPORTUNITY FOR ALL RESIDENTS TO RESIDE IN HOUSING OF THEIR CHOICE**

POLICIES:

- Policy-6.1 Prohibit discrimination in the sale, rental, or financing of housing based on race, color, ancestry, religion, national origin, sex, sexual orientation, gender identity, age, disability/medical condition, familial status, marital status, source of income, or other protected characteristics.
- Policy-6.2 Encourage effective and informed public participation from all economic segments and special needs of the community in the formulation of land use, housing, and infrastructure planning documents and in review of housing issues, including annual performance reports and Housing Element updates, through notifying stakeholders, advocates, entities providing services to special needs groups, and interested parties of the opportunities to participate in the process and comment on documents.
- Policy-6.3 Assist in affirmatively furthering and enforcing fair housing laws by providing support to organizations that provide outreach and education regarding fair housing rights, receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.

**GOAL-7 REDUCE HOUSING CONSTRAINTS. REDUCE GOVERNMENT CONSTRAINTS THAT ADVERSELY AFFECT THE TIMELY AND COST-EFFECTIVE DEVELOPMENT OF HOUSING.**

POLICIES:

- ~~Policy -7.1 Advocate for policy and legislative changes at the State level to remove or reduce barriers to the development of local affordable housing and that recognize and reduce, where appropriate, barriers to housing in rural communities that are constrained by topography, geology, limited infrastructure, and environmental issues and are not suitable for urban levels of development.~~
- Policy -7.2 Monitor State and federal housing-related legislation, and update County plans, ordinances, and processes as appropriate to remove or reduce governmental constraints.
- Policy -7.3 Adopt plans and programs that support the provision of adequate infrastructure and public facilities required to serve new housing.

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Policy -7.4 Continue to facilitate timely development plan and building permit processing for residential construction.

Policy -7.5 Encourage developers to have meetings with staff and neighborhood meetings with residents early as part of any major development application process to identify any potential issues and work to address such issues.

Policy -7.6 Encourage utility and service providers to pursue available funding sources for the development of new infrastructure and upgrades to existing systems to serve affordable housing.

## B. IMPLEMENTATION PROGRAMS

The following is a list of implementation actions which will guide the County's land use policies related to residential development for this Planning Period which ends in 2024. The County will work to implement these actions and to continue its efforts to generate and distribute resources for the development and preservation of affordable housing.

- Program 1 Beginning in 2022, the County will submit the General Plan Annual Report, including the mandated reporting forms for the Housing Element, to the Planning Commission and the Board of Supervisors for review. The General Plan Annual Report will be submitted to the Governor's Office of Planning and Research as well as the California Department of Housing and Community Development (Government Code Section 65400). The Housing Element report will include housing production, rehabilitation, and conservation data, status of implementation actions, and identification of County-owned surplus sites. (Implements Goals-1 and -8 and Policies-1.1 and -7.2)

**Responsibility:** Alpine County Community Development Department  
**Timing:** Annually, in April of 2022, 2023, 2024  
**Funding:** General Fund  
**Objective:** Prepare APR, present to Planning Commission and Board of Supervisors, and submit to OPR and HCD

- Program 2 Make available, via the County's website, current information regarding the inventory of residential sites to accommodate the RHNA and opportunity sites, including County-owned or other surplus land, identified to provide additional capacity and opportunities for affordable, employee, workforce, special needs, and permanent housing. This includes extremely low, very low, and low income housing sites identified in Tables IV-2 and IV-3 and Figures IV-1 through IV-5 of the Housing Element Background Report. ~~The sites inventory, opportunity sites table, and associated figures shall be revised at least bi-annually to reflect approved and completed residential development, to ensure that the vacant and underutilized residential land inventory is adequate to accommodate the County's RHNA (very low, low, moderate, and above moderate income housing needs) and housing for special needs groups, and to reflect changes to the County's sites, to assist in marketing new housing development areas.~~

~~If additional sites for extremely low, very low, and low income housing are added to the inventory, distribute the updated inventory to local and regional affordable housing developers.~~

(Implements Policies-1.2, -2.2, and -2.3).

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*Responsibility:* Alpine County Community Development Department  
*Timing:* Review sites as part of APR preparation (Program 1). When edits are needed, update Tables IV-2 and IV-3 and Figures IV-1 through IV-5 by July of each year (2022, 2023, 2024) to reflect any changes to the inventory of sites, including removal of any very low and low income sites from the inventory or addition of new sites.  
*Funding:* General Fund  
*Objective:* Maintain public information regarding the inventory of residential sites and surplus lands to promote development of such sites

Program 3 ~~While the lower income sites identified in Table III-2 do not have existing development (including residential uses), development of opportunity sites may result in the displacement of existing occupants.~~

~~If a site that is occupied by a lower income tenant is proposed for development, the project shall ensure that the tenant is provided with at least six months notice and relocation assistance to cover moving costs. If the development project will include for sale or rental units available to the public, the lower income tenant shall be provided with first right of refusal for an opportunity to purchase or rent in the development.~~

~~*Responsibility:* Alpine Community Development Department  
*Timing:* Ongoing (review development annually in 2022, 2023, and 2024 to determine potential for displacement)  
*Funding:* General fund; relocation assistance costs to be borne by developer of any such site.  
*Objective:* Identify need for displacement assistance for all project applications and ensure assistance, if required, is carried out.~~

Program 4 ~~Apply resale controls and rent and income restrictions through deed restrictions of affordable units and employee housing units. The deed restrictions will ensure that 1) affordable housing units created through incentives and as a condition of development approval are deed restricted to ensure affordability and contain either long term (e.g., a minimum of 55 years) or in perpetuity affordability agreements, and 2) that employee housing units are restricted to occupancy by permanent or seasonal employees working within the County and are restricted in perpetuity.~~

~~*Responsibility:* Alpine Community Development Department  
*Timing:* Ongoing (review housing and development proposals annually in 2022, 2023, and 2024 to ensure provisions are applied)  
*Funding:* General Fund  
*Objective:* To maintain the existing affordable housing stock and ensure that the 1 extremely low and 1 low income unit, as well as any additional assisted affordable housing, through Programs 2, 5, 8, 9, and 10 are preserved as long term affordable housing stock.~~



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Program 5 The County shall update its zoning and subdivision~~building~~ regulations to remove constraints to a variety of housing types and ensure the County's standards and permitting requirements are consistent with State law. The updates shall address the following:

- a. Accessory Dwelling Units: Address accessory dwelling units consistent with recent changes to State law, including, AB 68, AB 587, AB 670, AB 671, AB 881, AB 3182, and SB 13, to ensure that the Zoning code identifies areas that accommodate one ADU and one JADU, address timing of approvals, standards addressing lot coverage and minimum floor area restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, as provided in Government Code Section 65852.2 and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily restrict ADU consistent with the requirements of Civil Code Section 4751.
- b. Residential Care Facilities: Define and establish "Residential Care Facilities" as a use consistent with California Health and Safety Code (HSC) Sections 1566.3 and 1569.85 and ensure that a residential care facility serving six or fewer persons is permitted in the same manner as housing of the same type (e.g., single family, multifamily, etc.) in the same zone.
- c. Residential Neighborhood Zoning: Accommodate increased densities in the RN zone, including for projects that are not subject to a Conditional Use Permit, revise the Purpose statement to remove the reference to the General Plan Residential High designation to identify areas where densities above four units per acre are allowed, and update the Zoning Map to identify allowed densities and/or minimum lot size requirements.
- d. Single-Room Occupancy: Establish and define a Single-Room Occupancy use with specific development standards in each zoning district.
- e. Agricultural Worker Housing: Define agricultural worker housing and to identify that any agricultural worker housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses consistent with Health and Safety Code Section 17021.5 and 17021.6. Revisions shall also provide for streamlined, ministerial approval of agricultural worker housing that meets the requirements of Health and Safety Code Section 17021.8.
- f. Mobile and Manufactured Homes. Remove the requirement for a certificate of compatibility for a mobile or manufactured home that is constructed as a single family residence on a permanent foundation. A mobile home or manufactured home must be permitted in the same manner as a single family dwelling in the same zone, except that requirements related to architectural requirements may be required for its roof overhang, roofing material, and siding material to the extent that any architectural requirements for roofing and siding material shall not exceed those which would be required of conventional single-family dwellings constructed on the same lot.

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- g. Employee Housing: Define employee housing separately from agricultural worker housing and to clarify that employee housing serving 6 or fewer employees shall be deemed a single-family structure and shall be subject to the same standards for a single-family residence in the same zone.
- h. Emergency Shelters: Establish parking standards for emergency shelters consistent with Government Code Section 65583(a)(4). Additionally, the Zoning Code will be updated to allow emergency shelters ancillary to permitted places of worship and churches, consistent with the federal Religious Land Use and Institutionalized Persons Act.
- i. Supportive Housing: The Zoning Code shall be revised to allow eligible supportive housing as a use by right in zones where multifamily and mixed uses are permitted pursuant to Government Code Sections 65650 through 65656 and in all other zones to allow supportive housing subject to the same standards as residential units of the same type (e.g., single family, duplex, multifamily, etc.) in the same zone.
- j. Transitional Housing. The Zoning Code shall be revised to allow transitional housing subject to the same standards as residential units of the same type (e.g., single family, duplex, multifamily, etc.) in the same zone.
- k. Low Barrier Navigation Centers: The Zoning Code shall be updated to define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low barrier navigation centers as a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses.
- l. Multifamily Standards: The Zoning Code will be reviewed and updated as necessary to establish objective standards for multifamily uses.
- m. Markleeville Historic Design Guidelines. Review and update the Markleeville Historic Design Guidelines to remove or define subjective language and criteria associated with residential uses.
- n. Density Bonus. The Zoning Code shall be updated with density bonus provisions to address current Government Code requirements.
- o. Subjective Criteria. The Zoning Code shall be revised to address subjective language and criteria, such as requirements that a project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the neighborhood. Subjectivity may be addressed through providing objective definitions of subjective terminology or providing illustrations that demonstrate how the potentially subjective terminology will be implemented.
- p. Reasonable Accommodation: The Zoning Code shall be revised to include reasonable accommodation provisions pursuant to Government Code Sections 65583(a)(5) and (c)(3).

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- q. Mixed Use. ~~Revise the Commercial Zoning District to permit multi-family dwellings by right in the zoning district. As part of the Zoning Code Update, consider standards that would allow mixed-use projects as a permitted use in the C zone.~~
- r. Visitability. Adopt local amendment to building regulations to require visitability in new single family homes.

*Responsibility:* Alpine Community Development Department  
*Timing:* Include in Zoning Code Update that is underway; Zoning Code Amendments adopted by June 2022  
*Funding:* General Fund  
*Objective:* Increase potential development of affordable housing units in the County, resulting in the development of at least 1 extremely low, 1 low, and 1 special needs housing unit

Program 6 Annually review State housing legislation and identify necessary changes to the County's development processes, Zoning Code, and other regulatory documents to identify and remove constraints to the development of housing and to ensure implementation of requirements to affirmatively further fair housing. ~~The County will also continue to monitor federal and State legislation that could impact housing and comment on, support, or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate.~~

~~Special attention will be given by the County in the minimizing of governmental constraints to the development, improvement, and maintenance of housing and supporting legislation that:~~

- ~~• Addresses the unique housing needs and constraints of rural areas with limited public infrastructure and environmental constraints, such as flood hazard areas and wildfires, and/or~~
- ~~• Extending California Environmental Quality Act Guidelines exemptions and streamlining provisions to affordable and in fill housing development in unincorporated communities that are not served by major transit routes.~~

*Responsibility:* ~~Alpine County Administrator's Office~~, Alpine County Community Development Department  
*Timing:* Annually (2022, 2023, 2024)  
*Funding:* General Fund  
*Objective:* To reduce constraints and opposition to affordable, multifamily, and workforce, and special needs housing in the County.

Program 7 To address the need for affordable housing, including permanent and seasonal employee housing ~~(permanent and seasonal)~~ the County shall:

- Develop an inclusionary housing ordinance to create owner and renter-occupied housing units to serve low-income and moderate-income households.
- Develop a spreadsheet to track employee housing units in the County by APN, address, affordability level, property owners, project manager, and employee housing requirement, review the spreadsheet annually, and update when necessary to reflect changes.
- Determine feasibility of developing housing on school district parcels in Woodfords and Bear Valley (per 2016 Teacher Housing Act).

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- Continue to require employee housing developments at Kirkwood in accordance with the Kirkwood Housing Ordinance; and  
~~Require an Employee Housing Implementation Plan (EHIP) as new development occurs in the Bear Valley Village area. This requirement will be replaced by the Workforce Housing Requirement (see following paragraph), once adopted.~~
- ~~Develop a Commercial Linkage fee to support housing programs for employees. Workforce Housing Requirement which requires employment generating uses, including commercial, industrial, institutional, residential resort, and recreational resort development, that create jobs to provide workforce housing that is permanently deed restricted for a portion of their projected workforce or to pay an in-lieu fee to provide for workforce housing. Encourage on-site development of affordable workforce housing by:~~
  - ~~o Providing density bonuses, concessions, and incentives for projects that construct their workforce housing obligation on-site.~~
  - ~~o Review annually the effectiveness of the Workforce Housing Requirement and bonuses, concessions, and incentives, investigate alternative methods to provide Workforce Housing, and implement revisions as found appropriate.~~
  - ~~o Investigate funding sources to augment the Workforce Housing requirement in order to address existing workforce housing needs.~~

*Responsibility:* Alpine County Community Development Department

*Timing:* Develop draft ordinance by December 2022. Address as employee housing projects are proposed in Kirkwood and as new development occurs in Bear Valley and review implementation annually (2022, 2023, 2024).

*Funding:* Private Development

*Objective:* Provide assistance to 5 employees. Increase potential development of employee housing units in the County, resulting in 18 units (12 lower income and 6 moderate income) for employees.

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Program 8 To expand areas for multi-family housing, the County will ~~assist~~work with water and wastewater districts to upgrade and expand service areas, where feasible.

- ~~A. Notify public and/or private sewer and water providers of their responsibility under State law (Section 65589.7 of the Government Code) to provide service for new affordable housing projects, without conditions or a reduction in the amount requested, unless findings are made that sewer and water provision is infeasible. Follow up when affordable housing projects are proposed to ensure that they are following through with this responsibility.~~
- ~~B. Meet with stakeholders, including community representatives, interested landowners, developers and infrastructure and utility service providers bi-annually to discuss and identify opportunities to expand infrastructure to serve existing and future housing.~~
- ~~C. Review funding sources (see paragraph D) to identify those with the most potential to provide funding during the Planning Period to assist water and sewer providers with expanding their~~

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~~capacity to serve housing for the County's residents and employees, including affordable housing and workforce housing.~~

~~D. Submit applications and assist utility service providers and local agencies with applications for State and federal grant, loan, bond, and tax credit programs that provide low cost financing or subsidies for infrastructure improvements to support the production of affordable housing, special needs housing, and employee/workforce housing. These programs include, but are not limited to the following:~~

- ~~• State Predevelopment Loan Program (PDLP);~~
- ~~• Multi-Family Housing Program (MHP);~~
- ~~• Rural Development Assistance Program;~~
- ~~• State Joe Serna Farmworker Grant Program (FWHG);~~
- ~~• Community Development Block Grant Program (CDBG);~~
- ~~• Water and Waste Disposal Program;~~
- ~~• USDA Rural Development, Section 515 Program;~~
- ~~• USDA Rural Development, Section 523/524 Technical Assistance Grants;~~
- ~~• Housing Preservation Grant Program; and~~
- ~~• Home Investment Partnerships Program (HOME).~~

~~When projects are identified that would serve identified or potential affordable housing or special needs housing sites, assist with the California Environmental Quality Act documentation, funding applications, and other mechanisms to expedite the planning and permitting process for the infrastructure or other improvement projects. (Policy 2.2)~~

*Responsibility: Alpine County Community Development Department*  
*Timing: Evaluate opportunities to prioritize funding in areas with high rates of poverty and inequity on an annual basis, in coordination with commitment of public infrastructure financing and capital improvement funds; review high opportunity and high resource areas to identify potential sites and associated infrastructure needs to increase access by December 2022 and review feasibility of infrastructure improvements (costs and funding mechanisms for extension of existing infrastructure or construction of new infrastructure) by December 2023.*  
*Funding: General Fund*  
*Objective: To reduce infrastructure constraints in Bear Valley, Kirkwood, Markleeville, and Woodfords to facilitate affordable housing development. Notify all public and private water and sewer providers following adoption of this element and notification and coordination with providers when processing any application with lower income units to assist at least 1 extremely low and 1 low income unit to meet the RHNA and 12 lower income and 6 moderate income employee housing units, in conjunction with Programs 2, 4, 5, 6, 7, 9, and 10.*

Program 9 The County shall assist non-profit organizations and private developers of housing that meets lower income and special housing needs, through the following efforts:

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A. Support the provision, maintenance, and rehabilitation of housing that meets lower income and special housing needs, including:

- Workforce housing (including seasonal and permanent employee housing)
- Single-parent households, including female-headed households, with children
- Extremely low income households, including supportive housing and single-room occupancy units
- Disabled persons, including developmentally disabled persons
- Senior housing
- Housing for large families (4 bedrooms or more)
- Persons or households at-risk of or experiencing homelessness
- Agricultural employee housing
- Female-headed households

~~B. Submit applications and assist non-profit organizations and private developers with applications for State and federal grant, loan, bond, and tax-credit programs that provide low-cost financing or subsidies for the production of affordable housing, as opportunities become available. These programs include, but are not limited to the following:~~

- ~~• State Predevelopment Loan Program (PDLP);~~
- ~~• Multi-Family Housing Program (MHP);~~
- ~~• Rural Development Assistance Program;~~
- ~~• State Joe Serna Farmworker Grant Program (FWHG);~~
- ~~• Community Development Block Grant Program (CDBG);~~
- ~~• Water and Waste Disposal Program;~~
- ~~• USDA Rural Development, Section 515 Program;~~
- ~~• USDA Rural Development, Section 523/524 Technical Assistance Grants;~~
- ~~• Housing Preservation Grant Program;~~
- ~~• Home Investment Partnerships Program (HOME); and~~
- ~~• Mercy Loan program (Policy HO 2.1).~~

~~C. Support proposals for lower income housing, including extremely low income, workforce, and special needs housing through the following actions:~~

- ~~• Annually contact affordable and special needs housing developers that are active in the eastern Sierra and in resort communities to provide the map and list of sites in the Inventory of Residential Sites and Opportunity Sites to determine if developers have interest in pursuing a development project or assistance program in the County;~~
- ~~• Annually contact major employers, including Bear Valley, Kirkwood, and the Alpine County Unified School District to identify potential funding sources for employee and workforce housing and to determine if any employers are interested in coordinating with the County to pursue a workforce or employee housing project;~~
- ~~• When applications are submitted for housing grants, review the applications for opportunities to include units for extremely low income households and special needs~~

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households in the program.

- Prioritize and accelerate the review of applications and permitting process for extremely low, workforce housing, very low, and low income, agricultural worker, senior, and other special needs housing.



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- Assist with preparation of the development applications, to the extent adequate information is available to County staff, to ensure a complete submittal;
- Consider project funding and timing needs in the processing and review of the application;
- ~~Seek and support applications for financial assistance through available local, State, federal, and private rental and homeownership assistance programs and housing rehabilitation programs, including programs that target special needs groups.~~
- ~~Provide regulatory incentives, such as expedited permit processing, reductions in development standards, and/or fee waivers and deferrals, when there is a demonstrated need and is financially feasible, to projects that target extremely low income households and special needs populations.~~
- ~~To affirmatively further fair housing, if TCAC maps the composite score for block groups within Alpine County, the County will proactively provide affordable housing developers with maps illustrating high resource areas that include potential sites for lower income housing from the inventory of residential sites to highlight opportunities for development projects to increase access to affordable housing in areas with high levels of resources and opportunities.~~
- ~~Develop a list of special programs, financing strategies, or incentives, such as fee reductions, density bonuses, and permit streamlining, that may be available specifically for development in high resource areas and will proactively provide this information to affordable housing developers.~~
- ~~Where housing is planned to serve special needs populations, ensure that the developer invites input from appropriate service agencies, such as Alta Regional Center for developmentally disabled housing, Area 12 Agency on Aging for senior housing, etc., in order to identify any specific needs of the population being served, the potential to receive services or assistance from the agency or organization, and to identify any unique or specialized funding opportunities that the agency may be aware of.~~

*Responsibility:* ~~Alpine County Administrator's Office/~~ Alpine County Community Development Department

*Timing:* ~~Annual outreach to developers and major employers-~~ (2022, 2023, 2024) and assist developers and major employers with funding applications and development application processing as requested

*Funding:* General Fund

*Objective:* Assist at least 2 applications during the planning period; facilitate the construction of at least 2 lower income (any combination of extremely low, very low, and low income units) and 2 special needs units, in conjunction with Programs 2, 4, 5, 6, 7, 8, and 10, as well as reducing constraints to housing development.

Program 10 Review County-owned parcels and identify at least 1 parcel to be designated surplus land as defined by Government Code Section 54221. Once surplus land is designated, the Count shall prepare a notice of availability for the purpose of developing low and moderate income housing that describes the property and its location and send it via email or certified mail to local public entities and housing sponsors pursuant to Government Code Section 54222.

6<sup>TH</sup> CYCLE HOUSING ELEMENT

If a notice of interest is received from an entity to purchase or lease the lands, the County shall enter into good faith negotiations to determine mutually satisfactory terms, pursuant to Government Code Section 54223. If multiple notices of interest are received, prioritize entities that would develop affordable permanent workforce housing.

Responsibility: ~~Alpine County Administrator's Office~~/Alpine County Community Development Department

Timing: Identify surplus land and issue notice of availability by July 2022; enter into agreement to develop property with affordable housing by December 2022

Funding: General Fund

Objective: Development of 24 affordable housing units by August 2024.

Program 11 ~~Home price and development trends in Alpine County indicate that housing that is generally unaffordable to the workforce and other lower income residents. The County shall assist lower and~~

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- ~~moderate income households in obtaining affordable housing, through the following efforts:~~
- ~~A. Identify and maintain a list of available resources, including affordable housing developments, Housing Choice Vouchers, First time Home Buyer programs, sweat equity projects, community land trusts, and other methods or resources making housing more affordable that are available for lower and moderate income households. As part of this effort, the County shall:
 
  - ~~• Annually coordinate with non-profit organizations serving low income families, special assistance programs, and low income and special needs housing advocacy groups to ensure that the information reflects their available resources.~~
  - ~~• Provide this information in both English and Spanish at County libraries and other community serving locations and post and maintain this information on the County website.~~~~
- ~~B. Annually investigate the feasibility of creating new County sponsored programs to assist in making housing more affordable to residents within the community, such as establishment of a Housing Authority and/or partnering or increasing programs with agencies or organizations in adjoining counties, such as Mammoth Lakes Housing, Inc. and Saint Joseph Community Land Trust, with capacity to administer housing programs and grants, including homebuyer assistance, housing rehabilitation, emergency repair, and weatherization programs, in order to increase opportunities; and~~
- ~~C. Coordinate with HCD, non-profit organizations serving low income families, low income housing advocacy groups, and other similar~~

**6<sup>TH</sup> CYCLE HOUSING ELEMENT**

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crease the supply of housing that is available to lower and moderate households, such as requiring new development to provide housing that is available to special needs and lower/moderate income households, mobile home park rehabilitation and conversion, community land trusts, and other approaches.

*Responsibility: Alpine County Community Development Department*

*Timing: Preparation of Lower and Moderate Income Affordable Housing Resources packet/marketing materials in both English and Spanish by*

## 6<sup>TH</sup> CYCLE HOUSING ELEMENT

~~December 2022. Annually mail resources to housing and special needs group services providers and any other stakeholders that have expressed interest in making the information available to the community; annually review available resources to update packets to ensure that the most recent information is being disseminated. Present identified County-sponsored programs to assist lower and moderate income households and to increase the supply of housing to the Planning Commission and Board of Supervisors in November/December 2022 and November/December 2023 for public input.~~

~~Funding: General Fund and Short-Term Rental Program Revenues~~

~~Objective: Increase homeownership rates and access to housing in the County and reduce overcrowding and overpayment for housing. Post updated information at least annually at public/community locations in each unincorporated community and on the County's website.~~

Program 12 Encourage the maintenance, rehabilitation, and revitalization of housing and communities through the following actions:

- Maintain and update information about rehabilitation loan programs, subsidized housing programs, and the availability of other funding mechanisms to help with home upkeep and maintenance, such as reverse mortgages for seniors on fixed incomes.
- Distribute information regarding the assistance programs via the County's website as well as through posting in key locations such as grocery stores, post-offices, and public libraries.

*Responsibility: Alpine County Community Development Department*

*Timing: Review and update information by December 2022 and bi-annually thereafter; outreach to owners of substandard rental housing in 2022/2023; assist interested owners with a grant application on an annual basis (to the extent funds/programs are available) or as interest occurs.*

*Funding: General Fund*

*Objective: Encourage the maintenance, improvement, and rehabilitation of the County's existing housing stock and residential neighborhoods.*

Program 13 ~~Increase awareness of energy assistance programs for County residents~~ ~~Reduce energy usage and overall housing costs for Alpine County residents~~ through the following efforts:

~~Recommend deletion: A. Continue to implement the standards of the California Building Standards Code including energy conservation standards;~~

- ~~A. Promote awareness of energy assistance programs available through El Dorado County.~~
- B. Promote ~~financial incentives and assistance programs for energy conservation and~~ assistance with energy bills, including but not limited to, resources from Energy Upgrade California Program, California Solar Initiative (CSI), California Home Energy Renovation Opportunity (HERO) program, Low-Income Home Energy Assistance Program (LIHEAP), Energy Savings Assistance Program (ESA), and California Alternate Rates for Energy (CARE) programs.

6<sup>TH</sup> CYCLE HOUSING ELEMENT

~~C. Partner with community action agencies and local energy providers to increase participation by eligible low income residents and mobile homeowners in energy conservation and assistance programs, promote free energy audits for low income owners and renters, and provide public education about energy conservation.~~

~~D. Partner with community services agencies to seek financial assistance for low income persons to offset the cost of weatherization and heating and cooling homes.~~

Responsibility: ~~Alpine County Community Development Department / Alpine County Health and Human Services Administrator's Office~~

Timing: ~~A: On-going (review implementation annually in 2022, 2023, 2024)  
B: Provide information on the County website on an on-going basis (confirm implementation annually in 2022, 2023, 2024)  
C, D: Contact agencies and service providers bi-annually (2022, 2024) to identify opportunities to assist households and implement any programs identified throughout the year~~

Funding: ~~General Fund~~

Objective: ~~Increase utilization of energy assistance programs by County residents. Improve energy efficiency in new and existing development~~

Program 14 The County shall encourage development of ADUs and JADUs through a variety of measures, including a promotional campaign that:

~~i. Provide guidance and educational materials to the public, including a ADU Handbook available at libraries, other County buildings and meeting places and information on the County's website, that describe the streamlined permitting process, fee reductions for ADUs, the ADU Amnesty Program, and construction resources.~~

~~ii. Presents homeowner and neighborhood associations with the benefits of ADUs and work with associations to ensure associations are aware of the requirements of State law that invalidate prohibitions on ADUs on lots zoned for single family residential use, including provisions restricting the rental of ADUs. This outreach shall prioritize contacting homeowner and neighborhood associations in high opportunity areas~~

Responsibility: ~~Alpine County Community Development Department~~

Timing: ~~Incentives—Develop program materials and amnesty program adopted by December 2022. Bi-annual outreach to homeowner and neighborhood associations (2023). Annually submit for grant funding for preparation of prototype ADU plans.~~

Funding: ~~General Fund~~

Objective: ~~Increase development of ADUs, resulting in 2 new ADUs per year, including 1 extremely low, 1 very low and 1 low income throughout the Planning Period, and legalization of 1 ADUs per year, including 2 extremely low, 2 very low and 4 low income ADUs. Improve the safety of illegally built ADU structures and expand the County's legal housing stock by legalizing at least 1 illegal ADUs per year for the duration of the amnesty provisions identified by State legislation.~~

6<sup>TH</sup> CYCLE HOUSING ELEMENT

As discussed during the workshop, this is not working very well. An alternative may be necessary, such as a County rental assistance program.

Program 15 Coordinate with Stanislaus County Housing Authority (StanCoHA) to promote participation in the Housing Choice Voucher (HCV) program in Alpine County, including advertising the HCV program through providing an announcement on the County website, a notice at the County Department of Health and Human Services offices, and an announcement at the Board of Supervisors meeting when the waiting list is open or vouchers are available.

Responsibility: Alpine County Community Development Department  
Timing: Contact StanCoHA in June of each year to determine if the waiting list is open or HCVs are available; if the waiting list is open or HCVs are available, post notices within a week of learning of availability and make announcement at the next Board of Supervisors meeting  
Funding: General Fund  
Objective: Increase use of HCVs in Alpine County

The CoC does not appear to work very well for Alpine County. Recommend deletion.

Program 16 Continue and expand Alpine County's participation in the Eastern Sierra Continuum of Care to ensure that programs and services are available for the homeless population and for those at-risk of homelessness. Work with Eastern Sierra CoC to develop supportive housing in the County. Participation shall include attendance at quarterly meetings and assisting the ES CoC with the Point-in-Time survey.

Responsibility: Alpine County Department of Health and Human Services/Alpine County Community Development  
Timing: Attend quarterly meetings of ES CoC, participate in the annual Point-in-Time Survey (2022, 2023, 2024)  
Funding: General Fund  
Objective: Ensure resources for the homeless population are available to County residents; ensure an accurate count of the County's sheltered and unsheltered homeless population. Seek CoC funding to develop supportive housing in Alpine County.

Program 17 ~~Ensure~~ Facilitate equal and fair housing opportunities ~~by implementing actions to affirmatively further fair housing services and opportunities~~ for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through providing information, coordination, and education on fair housing law and practices to residents,

Any complaints would be

landlords, and housing developers. Efforts will include, but may not be limited to:

- A. ~~Fair Housing Complaint Referral Process: Continue to refer fair housing complaints to Mammoth Lake Housing, receive and address fair housing questions and complaints and ensure a process is in place to receive and address complaints, including:~~
  - i. ~~County staff responsibilities regarding how to receive, address, and follow up on requests for assistance from tenants, homebuyers, and landlords;~~
  - ii. ~~Identification of agencies and entities to refer housing complaints to, including:~~
    - ~~California Department of Fair Employment and Housing; Receives and evaluates~~

**6<sup>TH</sup> CYCLE HOUSING ELEMENT**

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## 6<sup>TH</sup> CYCLE HOUSING ELEMENT

— laws that DFEH enforces, and if DFEH identifies reasonable cause to believe a law it enforces has been violated, it accepts the case and attempts to resolve the complaint through dispute resolution, and may file a lawsuit if a case is not settled through mediation.

~~A. U.S. Department of Housing and Urban Development (HUD): Receives and evaluates discrimination complaints under the federal Fair Housing Act as well as other discrimination and civil rights violations in housing and community development programs, HUD's Fair Housing and Equal Opportunity Office either investigates the complaint or refers it to another agency for investigation, making efforts to help the parties reach an agreement, makes findings if the complaint cannot be resolved voluntarily, and potentially taking legal action if the law has been violated.~~

~~— Mammoth Lakes Housing, Inc. provides resources regarding Fair Housing law, discriminatory practices, and how to file complaints with HUD.~~

~~iii. Log to ensure information is collected regarding the complainant (name, phone number, mailing address, email), date of the complaint, property location, property owner, property management company, issue, complaineo/respondent (property owner, property management company, homeowners association, financial institution, etc.), staff member logging the complaint, and the follow up actions (staff member following up, date of follow up, and information regarding organizations/agencies contacted by the complainant, and resolution.~~

B. Public Information on County web site and Outreach: Provide public information regarding fair housing/equal housing opportunity requirements and the right to safe, decent housing, including: 1) a brief summary of fair housing laws and rights, 2) Mammoth Lakes Housing County contact for assistance with a fair housing issue, 3) organizations that provide assistance with understanding housing rights and filing complaints, and 4) how to file a complaint and access the investigation and enforcement activities of the State Fair Employment and Housing Commission. Housing outreach and related materials will be in both English and Spanish.

~~i. This information will be made available to the general population, lower income households, and special needs groups by placing information on the County's website and in libraries, other County buildings and meeting places, by advertising in the local media, and by distributing the information to stakeholders and service providers that work directly with lower income households and special needs populations. This information will be reviewed annually to ensure that any materials, links, and information provided are up to date.~~

~~ii. Publicize Fair Housing Month (April). Provide Coordinate with HCD and Mammoth Lakes Housing, Inc. to provide annual public service announcements on County web site and Board Proclamation about fair housing, via different media (e.g., newspaper ads, public service announcements at local radio and television channels, the County's social media accounts or podcast).~~



**6<sup>TH</sup> CYCLE HOUSING ELEMENT**

i.

C. Community Involvement.

- i. Provide education to the community on the importance of participating in the planning and decision-making process and completing Census questionnaires.

*Responsibility:* Alpine County Administrator's Office / Alpine County Community Development Department

*Timing:* ~~A—Develop fair housing complaint process by June 2022 agency and organization contacts and service information~~  
~~A.iv—annual submittal of fair housing complaint log to District Attorney;~~  
~~B.i—prepare fair housing brochure and information by December 2022;~~  
~~bi annually review and update information and outreach materials~~  
~~B.ii B.i — annual presentation, Board Proclamations and media outreach to celebrate Fair Housing Month. (2022, 2023, 2024)~~  
~~B.iii—annual contact (email, phone, and/or zoom meeting) to ensure organizations have most recent fair housing brochures and information and that information is being disseminated to their service populations~~  
~~C—annual presentations and media outreach (can be in conjunction with B.ii~~

*Funding:* ~~Grant funding:~~ General fund

*Objective:* Improve fair housing opportunities and response to complaints through implementing above actions. ~~Follow up on 100% of complaints.~~

Program 18 Improve transparency of fee and rate structures by:

- A. Providing a current schedule of planning, building, and ~~environmental health~~public works fees, impact fees and providing impact nexus studies, cost of service studies conducted on or after January 1, 2018 in the Finance section of the County's website by July 2022; and
- B. Review the County's impact fee schedule by June 2022 and identify any fees that should be updated and adopt revised impact fees by December 2023

*Responsibility:* Alpine County Community Development Department and Department of Finance

*Timing:* Updated fiscal information on County's website by July 2022; Impact fee review by June 2022 and updated impact fees by December 2023.

*Funding:* General Fund

*Objective:* Increase transparency of rate and fee structures

Program 19 ~~Contact the Sierra Pines Mobilehome Park owner, residents, and local non profits, including community land trusts, regarding specific rehabilitation and infrastructure needs and interest in applying for rehabilitation and preservation funding through the Mobilehome Park Resident Ownership Program (MPROP) program. In addition to direct outreach, make information available to existing tenants and community land trusts through providing information packets online, at County libraries, and at locations that provide senior services, detailing available options for converting mobilehome parks into affordable ownership properties.~~

## 6<sup>TH</sup> CYCLE HOUSING ELEMENT

If there is interest, assist interested mobile home park residents, owners, and/or non-profits in applying for State technical assistance and financing for mobile home park acquisition and rehabilitation through MPROP.

~~Responsibility: Planning & Community Development Department/Health & Human Services Agency~~

~~Timing: Preparation of MPROP packet/marketing materials by December 2022. Annual review of MPROP packets to ensure that the most recent information is being disseminated (December 2023, December 2024, December 2025, December 2026, December 2027, December 2028)~~

~~Funding: General Fund~~

~~Objective: Increase homeownership rates and housing cost stability in the County and make information available at public or community locations in each unincorporated community that has a mobile home park. Information should be updated or replaced as necessary~~

**Program 20** ~~Expand protection for residents of Sierra Pines Mobile Home Park against displacement and request HCD to inspect the Park during 2022 to obtain improvements in health and safety conditions. Prepare a Mobile Home Park Enforcement study that analyses the feasibility of Alpine County assuming mobile home park enforcement responsibilities, including enforcement of construction, use, maintenance, and occupancy, as provided under the State Mobile Home Park Act (Division 13, Part 2.1 of the California Health and Safety Code).~~

~~If it is determined to be feasible for the County to assume enforcement responsibilities from HCD, the County shall submit notice to HCD pursuant to Health and Safety Code Section 18300(b), which documents the County's qualifications consistent with Health and Safety Code Section 18300(c).~~

~~Responsibility: Planning & Community Development Department and Environmental Health~~

~~Timing: Contact Northern Area Office of HCD to schedule park inspection during 2022. Revise regulations in Title 17 to increase protections for mobile home residents.~~

~~Preparation of Mobile Home Park Enforcement study by December 2022. If assumption of enforcement is determined to be feasible, submission of notice and qualifications to HCD by July 1, 2023.~~

~~Funding: General Fund~~

~~Objective: Improve health and safety conditions at Sierra Pines Mobile Home Park mobile home parks in the County~~

**Program 21** Monitor effectiveness of the County's development regulations in accommodating development while addressing infrastructure, utility, and environmental constraints through reviewing all updates and revisions to the County Code, including updates to implement the California Building Standards Code, to ensure that updates:

A. Do not preclude the range of building types identified in this Housing Element and required to be allowed by State law.

B. Reduce constraints to providing water and sewer infrastructure to new development, except where there are documented health and safety concerns.

**Commented [CS1]:** HCD has not inspected Sierra Pines since 2016 and is not scheduled to inspect the park in 2022 according to the HCD web site.

**6<sup>TH</sup> CYCLE HOUSING ELEMENT**

~~C. Encourage permanent housing options to provide additional opportunities for County residents.~~

~~Responsibility: Planning & Community Development Department; Environmental Health Division;  
fire protection districts; water and wastewater providers~~

## 6<sup>TH</sup> CYCLE HOUSING ELEMENT

~~Timing: Create staff position by start of 2023 fiscal year (July 1, 2023).~~

~~Funding: General Fund~~

~~Objective: Ensure housing programs and plans are implemented as described in this Housing Element.~~

Program 22 ~~Create a County staff role to oversee housing programs and Housing Element implementation or contract with a regional service provide to oversee County housing programs and assist with Housing Element implementation. In addition to implementing the programs identified above, the housing coordinator should also seek funding and capacity to:~~

- ~~• Offer home inspection services to identify substandard conditions in residential buildings for an inspection fee, or reduced cost for low-income households.~~
- ~~• Coordinate regular windshield surveys of housing conditions, completing at least two community surveys per year~~
- ~~• Contact the owners of substandard housing and identify available State funding programs for housing rehabilitation. If an owner is interested in such programs, provide assistance to the owner in completing the grant application process.~~

~~Responsibility: Planning & Community Development Department~~

~~Timing: Create staff position by start of 2023 fiscal year (July 1, 2023). Funding: General Fund~~

~~Objective: Ensure housing programs and plans are implemented as described in this Housing Element.~~

Program 23 Encourage new multifamily housing developments to include smoke-free policies to limit residents' exposure to the harmful effects of secondhand smoke, including:

- ▮ Encourage landlords who prohibit smoking on parts of their property to create designated smoking areas for tenants who smoke that are a specific distance away from all entrances, doorways, or operable windows of a building.
- ▮ Consider requiring landlords to provide all tenants with a comprehensive description of where smoking is/is not allowed on property

Responsibility: *Planning & Community Development Department; Department of Health and Human Services*

Timing: *As part of the review of each multifamily housing development; review implementation annually.*

Funding: *General Fund*

Objective: *Reduce exposure to secondhand smoke by encouraging new multifamily housing projects to include measures to reduce exposure.*

**RESOLUTION NO. PC 2022-01**

**RESOLUTION OF THE PLANNING COMMISSION**

**RECOMMENDING BOARD OF SUPERVISORS  
ACCEPTANCE OF THE GENERAL PLAN ANNUAL REPORT FOR 2021**

WHEREAS, the Planning Commission is an advisory body responsible for the preparation of the Alpine County General Plan and the review authority for discretionary development review applications;

WHEREAS, California Government Code requires cities and counties to submit an annual report on the status of the General Plan; and

WHEREAS, the County is required to submit a Housing Element Annual Progress Report to the Department of Housing and Community Development (HCD) using forms prescribed by HCD; and

WHEREAS, the County is required to submit the General Plan Annual Progress Report, including the Housing Element Annual Progress Report, to the Governor's Office of Planning and Research and the Department of Housing and Community Development by April 1, 2022; and

WHEREAS, the Planning Commission has reviewed the General Plan Annual Progress Report for 2021 during its regular meeting of February 24, 2022.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission, County of Alpine, State of California, does hereby resolve:

1. The General Plan Annual Progress Report provides a status report on the General Plan and is consistent with the guidelines issued by the Governor's Office of Planning and Research; and
2. The Housing Element Annual Progress Report provides detailed reporting on the County's progress in meeting the Regional Housing Needs Allocation; and
3. The Planning Commission recommends that the Board of Supervisors accept the General Plan Annual Progress Report and submit the Report to the Governor's Office of Planning and Research, as reflected in Exhibit A of this Resolution.

PASSED AND ADOPTED this 24th day of February 2022 by the following vote:

AYES:

NOES:

ABSENT:

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Bob Broyer, Chair  
Planning Commission  
County of Alpine, State of California

ATTEST:

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Candace H. Stowell, AICP  
Deputy Director

Exhibit A

# Alpine County General Plan Annual Progress Report

Reporting Period: January 2021 to December 2021

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Accepted by Alpine County Board of Supervisors: \_\_\_\_\_



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- 1) Introduction
- 2) General Plan Status
- 3) Technology Review
- 4) Grant Administration
- 5) General Plan Priorities for 2022

## Appendices

Housing Element Annual Progress Report Tables

## Section 1 Introduction

California Government Code Section 65400 (65400 (a) (2) (A) and 65700 requires all cities and counties to submit an annual report to their legislative body, the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD) on the status of the General Plan and progress in its implementation. According to OPR, the purpose of the report is as follows:

- To provide enough information to allow legislative bodies to assess how the general plan is being implemented in accordance with adopted goals, policies, and implementation measures.
- To provide enough information to identify necessary course adjustments or modifications to the general plan as a means to improve local implementation
- To provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies, and implementation measures contained in the general plan.
- To provide enough information regarding local agency progress in meeting its share of regional housing needs and removing governmental constraints to the development of housing pursuant to Government Code 65583(c)(3).

There is no specific format or form for the General Plan Annual Report, but OPR has provided recommendations on the content for local jurisdictions. By contrast, the Annual Report for the Housing Element must be submitted using specific tables provided by HCD.

This General Plan Annual Report was presented to the Alpine County Planning Commission for review and forwarded to the Alpine County Board of Supervisors on March 15, 2022 for acceptance and submittal to OPR and HCD.

## Section 2 General Plan Status

Government Code 65300 requires every city and county to adopt a comprehensive long-term general plan. The current Alpine County General Plan was adopted in 1999 and has been updated several times over the last 22 years, most recently in 2021. Table 1 provides information on when each element was updated.



Table 1. General Plan Amendments

ELEMENT	BOS RESOLUTION	DATE
Entire Document	R99-29	05/18/1999
Circulation	R2012-26	06/19/2012
Conservation	2003-38	06/17/2003
Housing	R2017-07	03/07/2017
Land Use	R2009-06	01/20/2009
Land Use (Map Amendment)	R2012-52	12/18/2012
Safety	R2021-49	8/17/2021

During 2021, Alpine County carried out the following actions to implement the General Plan:

- 1) Adoption of Wildfire Risk Mitigation Plan (Safety Element)
- 2) Hiring of Economic Development Director (Economic Development Element)
- 3) Recreation Reimagined Survey and Prop 68 Funding Allocation (Conservation Element)
- 4) Continued Working on New Floodplain Management Ordinance (Safety Element)
- 5) Restarted work on Grading Ordinance (Safety Element)
- 6) Adoption of updated Safety Element
- 7) Adoption of 2020 Regional Transportation Plan (Circulation Element)
- 8) Commencement of Housing Element Update. The 6<sup>th</sup> Cycle Housing Element was due to be submitted to the Department of Housing and Community Development on August 31, 2019.

## Section 3 Technology Review

During 2021, the Community Development Department worked on two key initiatives to improve public access to development regulations and to streamline the development review process:

1. GIS Manager. Vestra Resources was hired in June 2021 to manage and implement GIS priorities for Alpine County. These include the Next Gen 911 project for OES and the development of a public parcel viewer with zoning and basic parcel information. During 2021, Vestra provided emergency response assistance by developing evacuation maps for the Tamarack and Caldor Fires.
2. Development Permit Online Portal. The iWorQ permitting portal was launched at the end of 2021. The new portal allows property owners and contractors to submit development permits online to create a more centralized permitting platform for the County.

## Section 4 Grant Administration

During 2021, Alpine County was successful in pursuing the following grant applications:

1. California Fire Safe Council Coordinator Grant (Safety Element). Alpine County was one of 24 counties awarded a Fire Safe Council Coordinator Grant. This \$175,000 grant will be used to hire an individual or firm to coordinate wildfire mitigation efforts throughout the County.
2. Proposition 68 Per Capita Allocation (Conservation Element). Alpine County has submitted project applications for recreation improvements at Turtle Rock Park and in Bear Valley. The County is eligible for up to \$549,952 in funding from the California Department of Parks and Recreation.

## Section 5 General Plan Priorities for 2022

The priorities for 2022 include adoption of the 6<sup>th</sup> Cycle Housing Element and amendments to the County's zoning and subdivision regulations. More information on the 2022 priorities is provided below.

1. Adoption of 6<sup>th</sup> Cycle Housing Element. The 6<sup>th</sup> Cycle Housing Element is tentatively scheduled to be approved by July 2022.
2. Commence Update of Hazard Mitigation Plan (Safety Element). The existing Hazard Mitigation Plan, which allows the County to continue to apply for FEMA funds, expires in August 2023. The update process will need to commence during 2022.
3. Obtain direction from Planning Commission and Board of Supervisors on an update of the Alpine County General Plan (excluding Housing Element). The current General Plan is more than 20 years old and to better reflect the current needs and priorities of the County, it would be appropriate to develop an updated General Plan that is coordinated with the new County Strategic Plan.
4. Adopt amendments to Title 18 of County Code (Zoning) to conform with state housing laws. The existing zoning regulations contain several sections that are out of compliance with state law. As part of the Housing Element Update, the proposed

amendments will be brought to the Planning Commission and Board of Supervisors during 2022.

5. Adopt new Floodplain Management Ordinance and Flood Hazard Maps (Safety Element). Staff has been working on a revised floodplain management ordinance and will bring this to the Planning Commission and Board of Supervisors during the Spring.
6. Implementation of Tamarack Fire Recovery Efforts. The Tamarack Fire Recovery Efforts include many federal, state, and regional partners and will involve provision of recovery resources for private property owners, utilities, as well as County facilities, such as Turtle Rock Park.

