

Alpine County



6TH CYCLE HOUSING ELEMENT UPDATE

COMMUNITY WORKSHOP
JANUARY 20, 2022

D e N o v o P l a n n i n g G r o u p



A Land Use Planning, Design, and Environmental Firm

Planning for Housing in Alpine County



Project Timeline



1: Draft 6th Cycle Housing Element

- Initiation of Public Engagement
- Preparation of Draft Housing Element
- Public Review
- State Review

Dec. 2020 – May 2022

2: Site Infrastructure Analysis

- Determination of capacity and constraints to housing at each site
- Identification of sites suitable for by-right housing
- Preparation of Draft and Final Reports

Dec. 2020 – April 2022

3: Zoning Code Update

- Prepare Zoning Ordinance and General Plan revisions to implement Phase 1 and 2 results and incorporate new State Law streamlining requirements.

May 2021 – May 2022

4: Adoption

- Public hearings of Planning Commission and Board of Supervisors
- Preparation of Final Housing
- Housing Element Certification

June/July 2022

PUBLIC ENGAGEMENT (ONGOING)

Opportunities for Public Involvement



The County is creatively implementing a meaningful outreach program while adhering to public health and safety measures.



- Housing Element Webpage
- Housing Workshop #1 (completed)
- Online Survey (completed)
- Housing Workshop #2
- Board and Planning Commission Working Sessions
- Public Hearings

Housing Element Contents



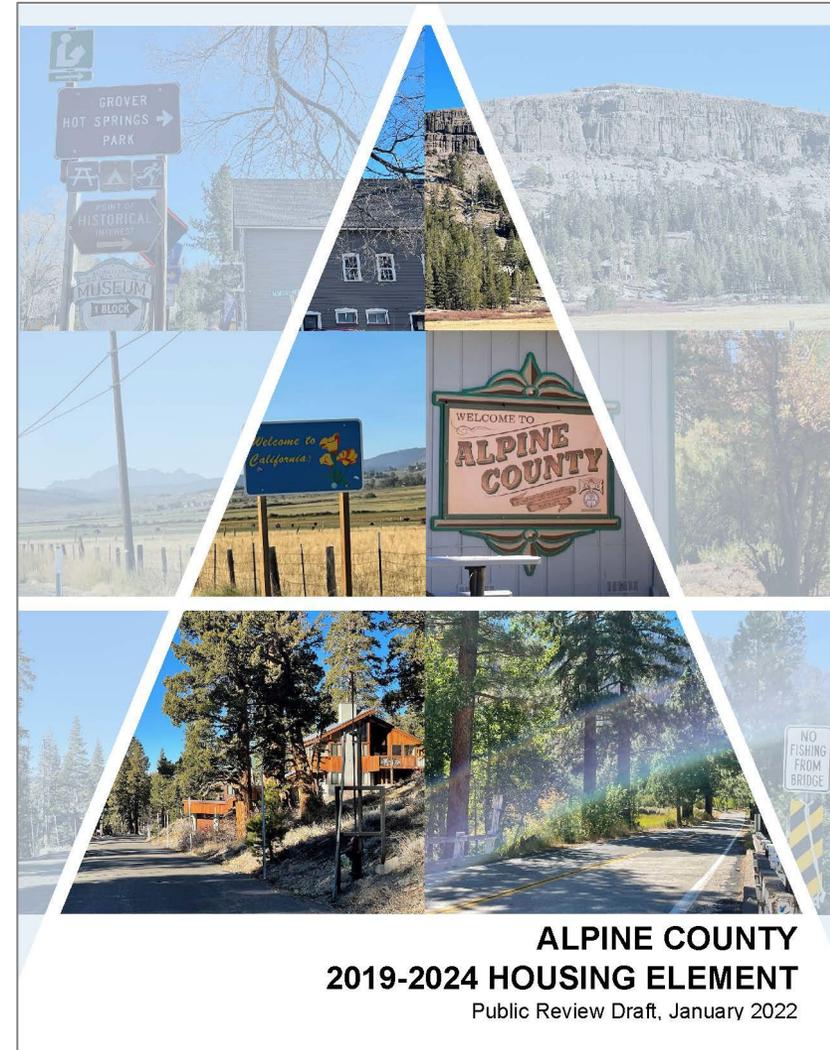
Housing Element

Executive Summary

- I. Community Participation
- II. Housing Plan: Goals, Policies, Implementation Programs

Housing Element Background Report

- I. Housing Needs Assessment
- II. Housing Constraints
- III. Inventory of Residential Sites
- IV. Affirmatively Furthering Fair Housing Analysis
- V. Evaluation of the 2014-2019 Housing Element
- VI. Other Requirements



COMMUNITY INPUT

Home Improvement Priorities

- Exterior improvements (roofing, painting, general home repairs, etc.)
- Landscaping
- Heating/air conditioning, solar, and electrical

Housing Types Needed

- Single-family detached homes, less than 2,000 square feet
- Single-family attached homes and duplexes
- Triplex and fourplex units

Housing Priorities

- Housing affordable to working families
- Provide housing to meet the social and economic needs of each community
- Support safe, well-maintained, and well-designed housing to strengthen neighborhoods

Housing Challenges

- Concerned about rent going up to an unaffordable amount
- Home is in poor condition and needs repair
- Need assistance finding rental housing
- Struggle to pay rent or mortgage payment

Housing Needs by Population

- Seasonal employees
- Single parent head of households
- Homeless persons or at-risk of homelessness
- Persons with a disability

STAKEHOLDER INPUT

Housing Types Needed

- Permanent affordable housing (7 respondents),
- Seasonal housing (7 respondents)
- Permanent housing (5 respondents)

Housing Services Needed

- Assistance with finding housing affordable to extremely low or lower income households.
- General assistance with renting a home.

Barriers to Housing

- Limited availability of housing, particularly the lack of affordable housing options for seasonal and permanent employees.
- Transition of long-term housing to short-term vacation rentals.
- Limited availability of high paying jobs coupled with the rising housing costs.
- Lack of an emergency shelter or affordable housing development in the region.

STAKEHOLDERS THAT PROVIDED HOUSING NEEDS INPUT

- Grover Hot Springs State Park
- Vail Resorts
- Kirkwood Meadows PUD
- Bear Valley Real Estate
- Kirkwood Volunteer Fire Department
- Lake Alpine Water Company
- Mammoth Lakes Housing, Inc.
- Alpine County Unified School District
- USDA Forest Service

Housing Needs Assessment



EVALUATE HOUSING NEEDS BASED ON DEMOGRAPHIC TRENDS

Population and household
growth

Housing stock – existing
conditions and affordable units

Employment



SPECIAL NEEDS GROUPS

Elderly

Disabled, including
developmentally disabled

Large families

Farmworkers

Families with female heads of
households

Families and persons in need of
emergency shelter

Our Role in Housing



- The Housing Element is the County’s plan for addressing State housing law requirements, including meeting its “fair share” of regional housing needs as determined by the State
- The State of California Housing and Community Development (HCD) develops methodology for distributing each region its “fair share” of regional housing needs through the Regional Housing Needs Allocation, or *RHNA*, process. HCD’s methodology, in part, is based on socioeconomic information like population trends, household income, home prices, and existing housing needs.
- Alpine County receives its RHNA directly from HCD and must show that there is enough land zoned for housing to accommodate its RHNA and must also demonstrate the County’s housing policies and standards are consistent with State law
- The RHNA is also broken down into annual income affordability levels which tell the County how many units need to be designated for each income level.

Our Prior and Current Allocation



The County's 2014-2019 RHNA was 30 units, of which 18 were constructed.

The County's 6th Cycle RHNA is two units:

- 1 very low income
- 1 low income

Alpine County AMI - \$94,900

El Dorado County AMI - \$91,100

Calaveras County AMI - \$81,700

Mono County AMI - \$81,200

| Allocation | Very Low | Low | Moderate | Above Moderate | Total |
|--|----------|----------|-----------|----------------|----------|
| Area Median Income (AMI) for 4-Person Household (2021) | \$43,200 | \$66,500 | \$113,900 | \$113,900+ | -- |
| Estimated Maximum Rent/Mortgage (2021) | \$1,080 | \$1,670 | \$2,850 | \$2,850+ | -- |
| 3 rd Cycle (2003-2007) | 10 | 7 | 9 | 19 | 45 |
| 4 th Cycle (2007-2014) | 16 | 10 | 14 | 28 | 68 |
| 5 th Cycle RHNA 2014-2019 | 7 | 6 | 6 | 11 | 30 |
| 2014-2019 Units Constructed/Permitted | 0 | 5 | 3 | 9 | 18 |
| 6th Cycle RHNA 2019-2024 | 1 | 1 | 0 | 0 | 2 |
| Units Constructed/Permitted* | - | - | - | - | - |
| Remaining Capacity Needed | 1 | 1 | 0 | 0 | 2 |

Housing Opportunity Sites

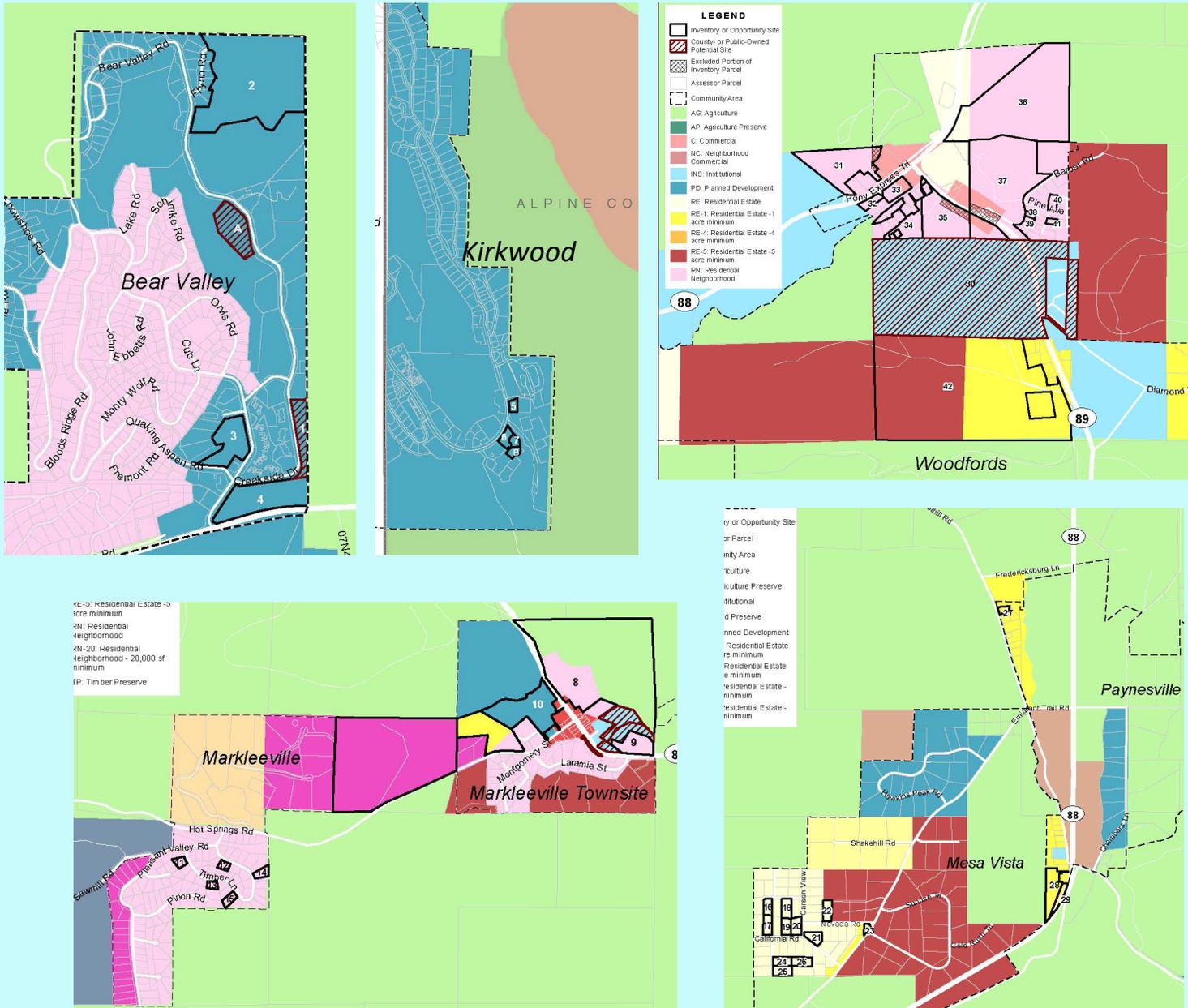
The County has adequate capacity to accommodate the RHNA.

Housing Opportunity Sites increase the County's capacity for affordable, workforce, and employee housing

- Zoning
- Availability of public or community services (water and sewer)
- County-owned parcels

Housing Opportunity Sites

- Identified in Table III-3
- Figures III-1 through III-5



RHNA AND INVENTORY OF HOUSING SITES

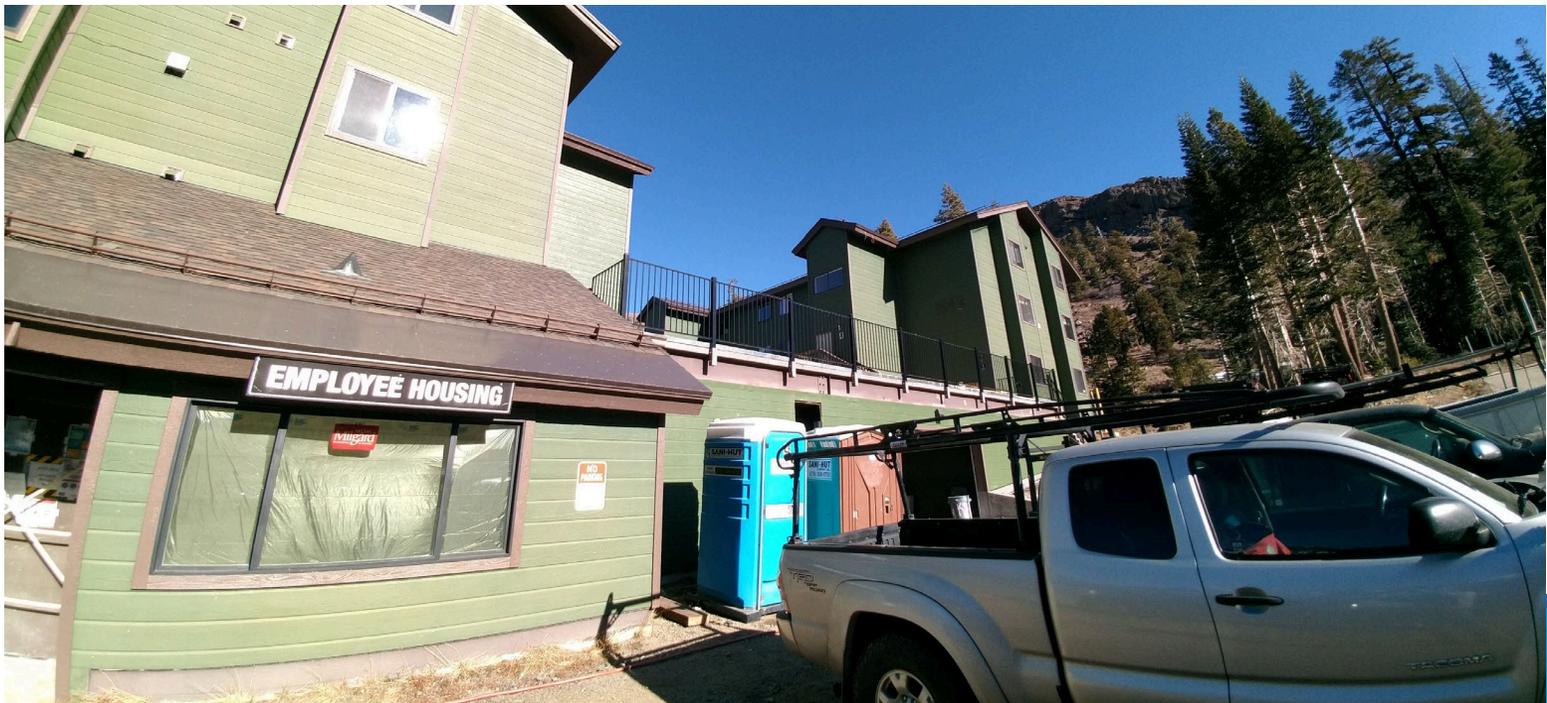
**Where
Will
Housing
Go?**

| | Extremely Low, Very Low, & Low | Moderate | Above Moderate | TOTAL | |
|--|--------------------------------|-----------|----------------|--------------|--------------------|
| | Units | Units | Units | Acres | Units ¹ |
| 6th Cycle RHNA | 2 | 0 | 0 | - | 2 |
| Units Permitted | | | | | |
| July 1, 2019-Dec. 2021 | 1 | 4 | 15 | - | 20 |
| Inventory of Residential Sites (Table III-2) | | | | | |
| Bear Valley | 36 | - | - | 3.9 | 36 |
| Kirkwood | 46 | - | - | 0.5 | 46 |
| Housing Opportunity Sites (Table III-3) | | | | | |
| Bear Valley | 74 | 19 | 142 | 41.2 | 235 |
| Kirkwood | 52 | 12 | 67 | 1.9 | 131 |
| Markleeville Townsite | 20 | 5 | 26 | 19.9 | 51 |
| Markleeville | 0 | 0 | 5 | 2.2 | 5 |
| Mesa Vista | 0 | 0 | 11 | 25.0 | 11 |
| Paynesville | 0 | 0 | 7 | 11.1 | 7 |
| Woodfords | 64 | 15 | 119 | 230.2 | 198 |
| Total | 210 | 50 | 409 | 331.6 | 669 |
| Total Capacity | | | | | |
| TOTAL CAPACITY | 283 | 54 | 424 | - | 771 |
| Excess Capacity | 282 | 50 | 24 | - | 769 |

Source: Alpine County, 2022; Alpine County Assessor Data, 2021; De Novo Planning Group, 2022

Who Builds Housing?

- Alpine County does not build housing.
- The private market and non-profit developers build housing.
- Public funds may be used as an incentive to adopt affordable housing “restrictions” on private development (for a period of 55 years).
- Alpine County “sets the stage” for housing developers to build projects in line with the General Plan (including its Housing Element), zoning ordinance, and other planning documents.



HOUSING ELEMENT: NEW AND REVISED PROGRAMS

Program 1– Annual Progress Report

Prepare the Annual Performance Report, including data on housing approvals, permits, and construction, and status of implementation programs, and submit to the State

Program 2 – Inventory of Sites Information and Maintenance

Make the inventory of underutilized and vacant residential sites publicly available and review and update the inventory annually.

Program 3 - Displacement Protection for Affordable Units

Review development applications to ensure that any affordable units (either restricted rents or units occupied by lower income households) on an inventory site (Table III-2) that would be removed by a development project are replaced and that the households receive relocation assistance.

Program 4 – Deed Restrictions

Ensure affordable and employee housing are preserved for their intended use and occupancy through long-term deed restrictions.

HOUSING ELEMENT: NEW AND REVISED PROGRAMS

Program 5 – Housing Constraints

Revise the Zoning Ordinance to remove constraints to housing types and to permit housing uses consistent with the requirements of State law, specifically:

- Accessory Dwelling Units
- Residential Care Facilities
- Residential Neighborhood Zoning
- Single Room Occupancy
- Agricultural Worker Housing
- Mobile and Manufactured Homes
- Employee Housing
- Emergency Shelters
- Transitional and Supportive Housing
- Low Barrier Navigation Centers
- Multifamily Standards
- Markleeville Historic Design Guidelines
- Density Bonus
- Subjective Criteria
- Reasonable Accommodation
- Mixed Use
- Visitability

HOUSING ELEMENT: NEW AND REVISED PROGRAMS

Program 6 – Review State Legislation

- Ensure County consistency with State requirements
- Encourage State consideration of issues unique or particularly constraining to rural and unincorporated areas

Program 7 – Employee Housing

- Track employee housing
- Address feasibility of developing employee housing on school district parcels
- Develop a workforce housing requirement for non-residential and recreational residential uses

Program 8 – Expand Areas for Multifamily Housing

Work with service providers and stakeholders to identify funding sources and increase infrastructure availability to support affordable, special needs, and employee/workforce housing.

HOUSING ELEMENT: NEW AND REVISED PROGRAMS

Program 9 - Facilitate Affordable and Special Needs Housing

Support construction, maintenance, and rehabilitation of housing that addresses lower income and special housing needs, including seniors, disabled, developmentally disabled, large families, female heads of household with children, homeless, and other potentially disadvantaged populations.

Program 10 – Surplus Property

Identify at least 1 County-owned parcel to be designated surplus land and circulate notice of availability for the purpose of developing low and moderate income housing

Program 11 – Household Assistance

- Maintain information regarding available home ownership and rental assistance resources
- Investigate creating new County-sponsored programs to assist in making more housing affordable to residents

HOUSING ELEMENT: NEW AND REVISED PROGRAMS

Program 12 – Encourage Housing Maintenance and Revitalization

Maintain and distribute information on housing rehabilitation loans and other programs to assist with home upkeep and maintenance

Program 13 – Energy Costs ⚡

Reduce energy costs through building standards and financial incentives and assistance programs

Program 14 – Accessory Dwelling Units

Encourage accessory dwelling units and junior accessory dwelling units

Program 15 - Displacement Protection for Affordable Units

Coordinate with Stanislaus County Housing Authority to promote participation in the Housing Choice Voucher program, including local notices and announcements

Program 16 – Continuum of Care

Expand Alpine County's participation in the Eastern Sierra Continuum of Care to ensure programs, services, and supportive housing are available for the homeless and at-risk populations.

HOUSING PLAN: NEW AND REVISED PROGRAMS

Program 17 - Affirmatively Further Fair Housing

New program to address State requirements to affirmatively further fair housing through meaningful steps to combat discrimination and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. In addition to educating the community about fair housing and ensuring households have access to recourse and assistance if they are facing discrimination, the element and Housing Plan must provide meaningful actions that address significant disparities in housing needs and in access to opportunities, fostering and maintaining compliance with civil rights and fair housing laws. This program includes:

- Training County staff to receive, refer, and follow-up on fair housing complaints
- Increase public access to information and provide for community education regarding fair housing requirements and rights
- Work with local and regional organizations to expand and publicize fair housing requirements
- Educate the community on the importance of participating in the planning and decision-making process and completing Census questionnaires

HOUSING ELEMENT: NEW AND REVISED PROGRAMS

Program 18 – Fiscal Transparency

Provide current fee information on the County's website and review and update impact fees

Program 19 – Mobilehome Park Preservation

Reach out to the Sierra Mobilehome park owner, residents, and local non-profits regarding rehabilitation and infrastructure needs, including interest in the Mobilehome Park Resident Ownership program

Program 20 – Mobilehome Park Enforcement

Prepare a Mobilehome Park Enforcement study to address the feasibility of the County assuming mobilehome park enforcement responsibilities

Program 21 – Monitor Effectiveness of Development Regulations and Review County Code Updates

Monitor effectiveness of development regulations in accommodating development and review updates and revisions to the County Code to ensure revisions: 1) do not preclude the range of building types in the Housing Element, 2) reduce constraints to providing water and sewer infrastructure, and 3) encourage permanent housing options

HOUSING PLAN: NEW AND REVISED PROGRAMS

Program 22 – Housing Staff Role

Establish a County housing staff position to coordinate and report on housing activities, create partnerships, and seek funding to expand housing opportunities.

Program 23 – Smoke-free Multifamily Housing

Encourage multifamily housing developments to include smoke-free policies to reduce exposure to secondhand smoke.

Quantified Objectives



Quantified Housing Objectives for 6th Cycle (2019-2024)– Alpine County (Table ES-3)

| Income Group | New Construction ¹ | Rehabilitation ² | Conservation/ Preservation ³ |
|----------------|-------------------------------|-----------------------------|---|
| Extremely Low | 1 | 1 | 12 non-assisted units affordable to lower income households (no assisted units are at-risk of conversion) |
| Very Low | 1 | 1 | |
| Low | 10 | 2 | |
| Moderate | 6 | 2 | -- |
| Above Moderate | 16 | - | -- |
| Total | 34 | 6 | Maintain 100% of affordable units |

- Notes:**
1. Units built from August 31, 2019 through August 31, 2024.
 2. This quantitative objective anticipates that the County will receive CDBG or other funding for housing rehabilitation for lower income households.
 3. No units are anticipated to be at-risk during the 2019-2024

**What's
Next?**



Opportunities for Public Involvement



- **Comment on Draft Housing Element**
 - **Public comments due by February 18, 2022**
- **Planning Commission Meeting – January 27, 2022**
- **Board of Supervisors Meeting – February 15, 2022**
- **HCD Review (90 days) – February - May 2022**
- **Adoption Hearings – June/July 2022**



Next Steps



Please visit <http://www.alpinecountyca.gov/582/Housing-Element-Update%20> to view the Draft Housing Element and share your feedback on housing needs and priorities in Alpine County. Check the website for more information and project updates.

If you have any questions **or wish to provide feedback**,
please contact

Larry Shoemaker, Planner II,
Community Development Department at:

lshoemaker@alpinecountyca.gov(530) 694-2140 x. 437

Thank you!

Questions & Answers

