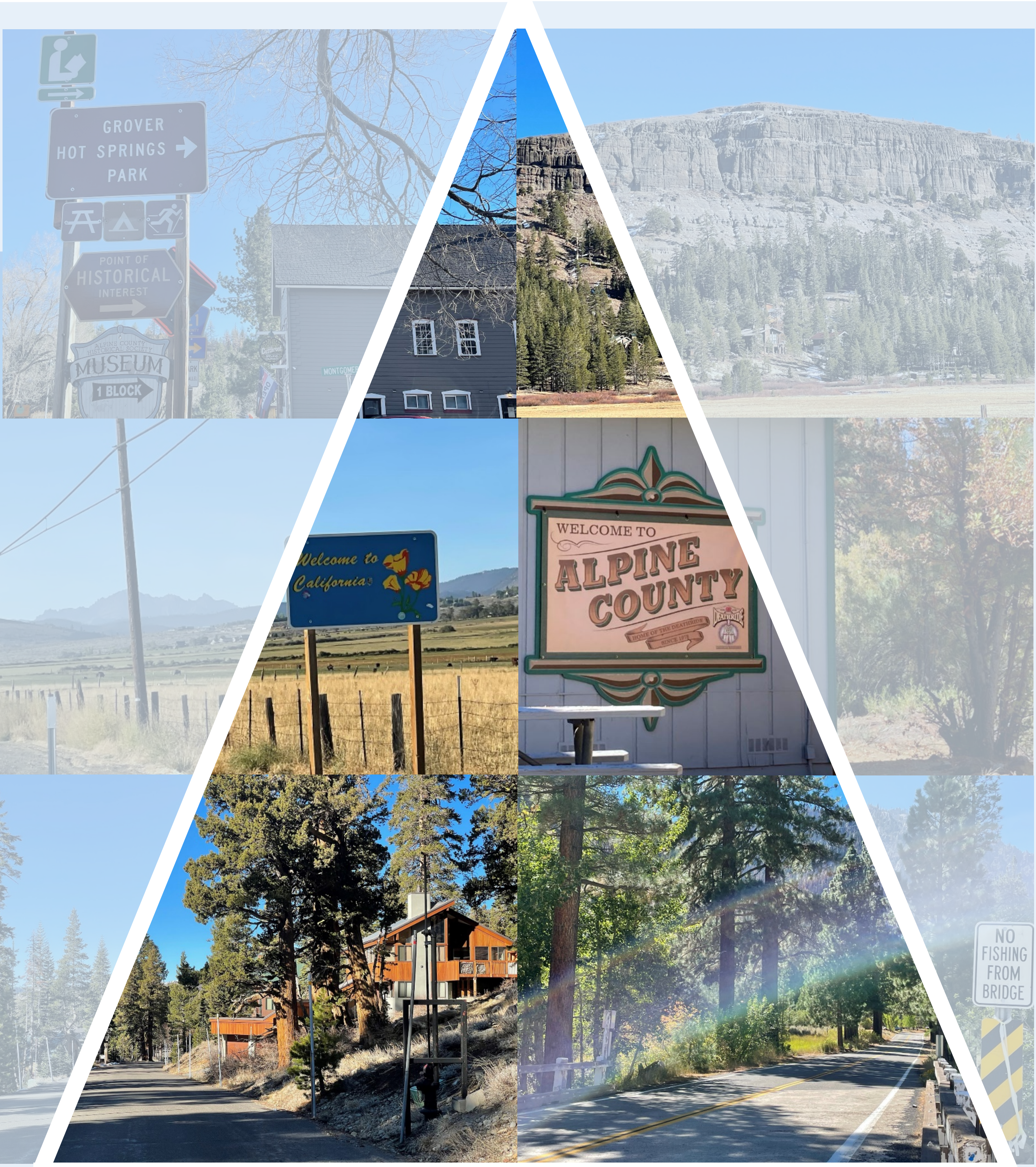

ALPINE COUNTY
2019-2024 HOUSING ELEMENT

Public Review Draft, January 2022

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ALPINE COUNTY 2019-2029 HOUSING ELEMENT

Public Review Draft
January 2022

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PART ONE CONTENTS

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element:

- Goal: Is the guiding intent and purpose for current and future housing stock. A Goal is general in nature and represents a central County issue by outlining the ultimate purpose for an effort stated in a way that is general in nature and immeasurable.
- Policy: Specific statement of action that defines a clear commitment to achieve the Goal in which it was intended.
- Program: An action, procedure, program, or technique that carries out the policy. Programs are implementation actions that also specify primary responsibility for carrying out the action and an estimated timeframe for its accomplishment. The timeframe indicates the calendar year in which the activity is scheduled to be completed. These timeframes are general guidelines and may be adjusted based on County staffing and budgetary considerations.
- Quantified Objective: The number of housing units that the County expects to be constructed, conserved, or rehabilitated; or the number of households the County expects will be assisted through Housing Element actions and based on general market conditions during the timeframe of the Housing Element
- "Affordable Housing" refers to housing affordable to extremely low, very low, and low income households.

EXECUTIVE SUMMARY

HOUSING ELEMENT OVERVIEW

Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The Housing Element is one of the mandated elements of the County's General Plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the community through their housing elements. Consistent with State law, the purposes of this Housing Element are to identify the community's housing needs; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

The Alpine County Housing Element consists of two parts. Part One describes the community participation efforts associated with development of the Housing Element and establishes the County's housing goals, policies, programs, and objectives. Part Two provides information regarding the County's population, household, and housing characteristics, quantifies housing needs, addresses special needs populations, describes potential constraints to housing production, impediments to fair housing issues, and identifies resources available, including land and financial resources, for the production, rehabilitation, and preservation of housing. This information is instrumental in providing a better understanding of the community, which in turn is essential for the planning of future housing needs. By examining the County's housing needs and resources, constraints, and impediments to fair housing, the County can then determine a plan of action to remove barriers to the production of a variety of housing types to meet the various housing needs of the unincorporated communities. Part One of this 6th Cycle Housing Element contains the goals, policies, programs (also referred to as actions), and quantified objectives of the County, which is supported by information outlined in Part Two.

Regional Housing Needs Allocation

State law requires that the County accommodate its "fair share" of regional housing needs. Previously, the Central Sierra Planning Council, which encompassed a four-county region including all the incorporated and unincorporated areas within Alpine, Amador, Calaveras and Tuolumne Counties, assigned the regional housing needs for the four-county region; however, the Central Sierra Planning Council was dissolved in 2011, resulting in the California Department of Housing and Community Development (HCD) distributing the Regional Housing Need (RHNA) to Alpine County.

The 5th Cycle Housing Element covered the five-year period from 2014 to 2019. As shown in the table below, Alpine County was able to meet some, but not all of the Regional Housing Needs Allocation for this period. The RHNA for this period was 30 units, including 7 very low-income units, 6 low-income units, and 6 moderate-income units. The County permitted 19 new residential units, including 5 low-income units and 4 moderate-income units.

Table ES-1: Fifth Cycle Regional Housing Needs Allocation (RHNA) 2014 – 2019 – Alpine County

Allocation	Very Low[1]	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation – 2014-2019	7	6	6	11	30
Units Constructed: Non-Deed Restricted	*0*	*5*	*4*	*10*	*19*
Unit Constructed: Deed Restricted	*0*	*0*	*0*	*n/a*	*0*
Remaining Need	**7**	**1**	**2**	**1**	**11**

Note: 1) Units serving extremely low-income households are included in the very low-income permitted unit totals
Source: Alpine County, 2019 Reporting Year Annual Element Progress Report; Alpine County, 2021

The 6th Cycle Housing Element for Alpine County covers the five-year period between 2019 and 2024. HCD established the 2019-2024 Regional Housing Needs Plan (RHNP) to assign the County with its fair share of the regional housing need based on a number of factors established by State law (Government Code Section 65584) and regional housing burdens and needs. The objectives of the Regional Housing Needs Allocation (RHNA) are:

- Increase housing supply and the mix of housing types, tenure, and affordability;

- Promote infill development and socioeconomic equity, protect environmental and agricultural resources, and encourage efficient development patterns;
- Promote an improved intraregional relationship between jobs and housing;
- Promote regional income equity; and
- Affirmatively further fair housing.

For the 6th Cycle, Alpine County has been assigned an allocation of 2 units, including one extremely low-income unit and one low-income unit.

Table ES-2: Sixth Cycle Regional Housing Needs Allocation – Alpine County (2019–2024 Planning Period)

Income Group	Income Range[1] (Family of 4)	Affordable Monthly Housing Costs[2]	Regional Share (units)
Extremely Low[3]: 0-30% AMI	< $26,500/	$662.50/	1[1]
Very Low: 30-50% AMI	$26,501 -- $43,200	$662.5 - $1,080	0
Low: 50-80% AMI	$43,201 -- $66,550	$1,080 - $1,663.75	1
Moderate: 80-120% AMI	$66,551 -- $113,900	$1,663.75 - $2,847.50	0
Above Moderate: 120 + AMI	$113,901+	$2,847.50+	0
Total			2

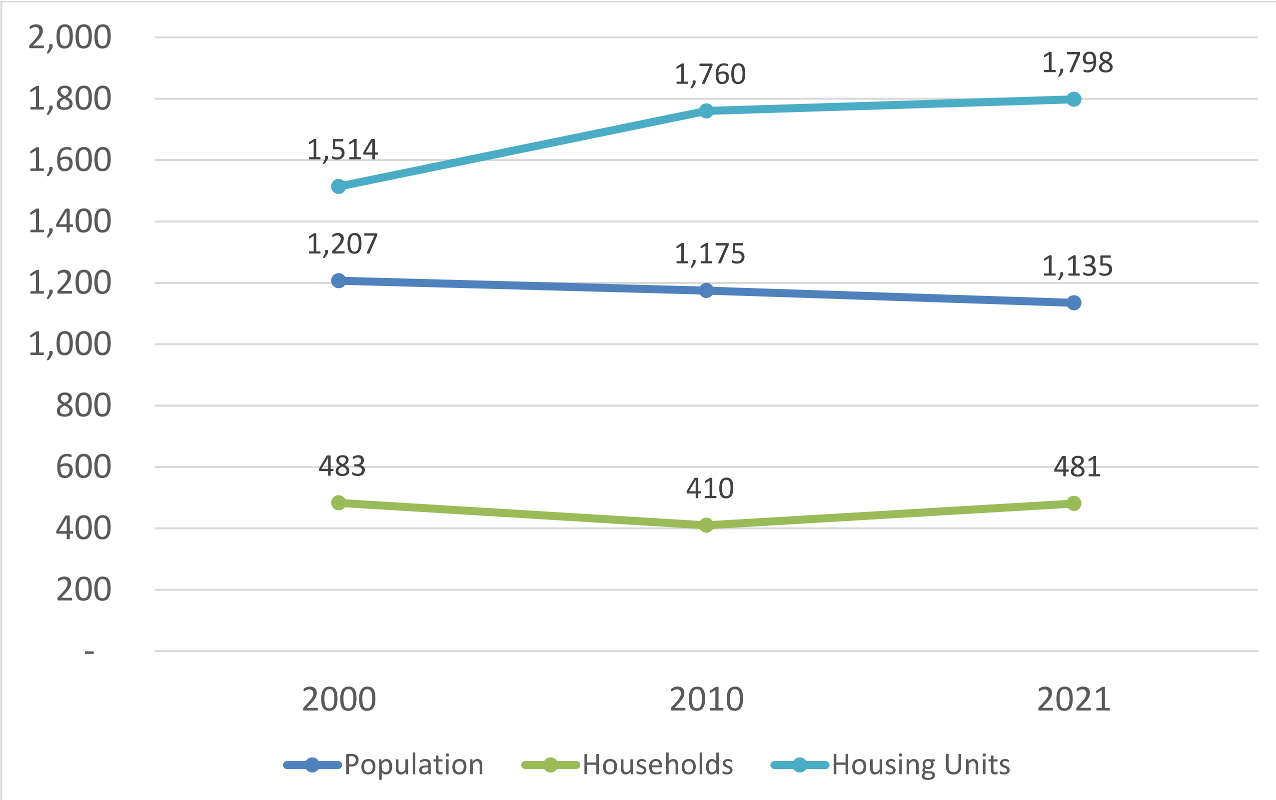
1 HCD has established these income limits for Alpine County for 2021.
2 In determining how much families at each of these income levels should pay for housing, HCD considers housing "affordable" if the amount of rent or total ownership cost (principal, interest, taxes, and insurance) paid does not exceed 30% of gross household income.
3 50% of the County's very low-income RHNA is for extremely low-income households, which are defined as those families earning less than 30% of median income. As the County has been allocated 1 unit in the very low RHNA category, this is assigned to the extremely low income group.
Source: HCD 2020 6th Cycle Housing Element Data Package – Alpine County; HCD 2021 State Income Levels

Beyond the income-based housing needs established by the RHNA, the Housing Element must also address special needs groups; such as seniors, persons with disabilities including developmental disabilities, single female parents, large families, farm workers, and homeless persons.

Demographic Changes

Of the 58 Counties in the State, Alpine is the 8th smallest and the least populated County in California, with a permanent population of 1,142 in 2020. Between 2010 and 2020, the population of Alpine County decreased by 2.8% from 1,208 to 1,142 people, an annual reduction rate of approximately 0.28%. Additionally, the median age sharply increased from 40.9 in 2010 to 52.2 in 2019, which is over 15 years older than the State's median age of 36.3. According to the California Department of Finance (DOF), the consistent decline in population between 2010 and 2020 is due to natural sources of population decrease (i.e., more deaths than births), indicating Alpine County has an aging population. Most of the population lives near or in the unincorporated communities of Markleeville, Woodfords, Hung a Lel Ti, Bear Valley, or Kirkwood. The county seat is located in Markleeville, which is the largest community both in population and in size. Even with an overall population decrease, Alpine County has experienced and continues to experience, tremendous pressures to provide additional affordable residential developments due to the Kirkwood and Bear Valley ski resorts' large workforce population.

Chart ES-1: Population, Households, and Housing Unit Trends



Source: U.S. Census, 2000; State of California, Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2010-2021, May 2021

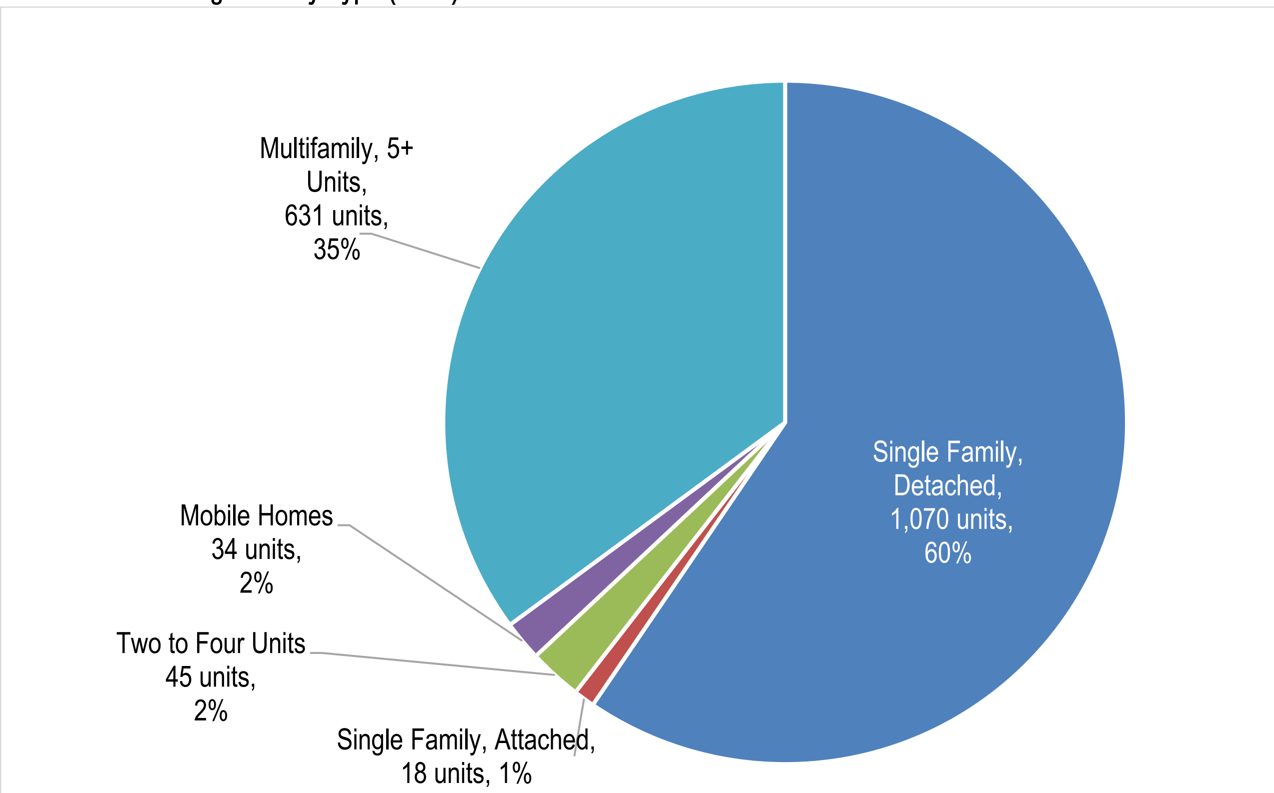
Populations with Special Housing Needs

Senior households are the most represented special needs population in the County, followed by female-headed households. Between 2010 and 2019, the only increase in the percentage share of the total population for age in Alpine County was the age group for persons 65 year of age or older, which increased significantly by 195 persons or 168.1% since 2010. Conversely, the number of persons under 5 years of age decreased by 67 or about 60.4% since 2010, persons between 5 to 19 years of age decreased by 60 or 24.8%, persons between 20 to 44 years of age decreased by 53 or 17.1%, and persons between 45 to 64 years of age decreased by 152 or 38.3% since 2010. This trend points to a lack of young families moving into the County and a larger concentration of residents aging-in-place. This continuing growth in 65+ persons in the County indicates a need to provide more services for this segment of the community. With respect to female-households, households with a female head made up only 11.7% of all households in Alpine County; however, approximately 45% of these female-headed households had incomes below the poverty line, highlighting a need for additional housing types targeted at extremely low-income households as well as housing located in the vicinity of daycare, schools, and other services.

Housing Units and Households

The residential makeup of Alpine County is predominantly single-family, representing approximately 60.6% of the County's housing stock. In Alpine County, 84% of households own their home and 16% rent. In Alpine County, homeowner households are generally headed by older residents, with 66% of households headed by a resident 55 years of age or older. Conversely, households who rent their homes are generally younger; only about 6% of renter households are headed by a person over the age of 55. Compared to more urban counties, very few rental units are available for rent in rural Alpine County. According to the 2020 Alpine County Affordable Housing Needs Report by the California Housing Partnership, the average monthly rent in Alpine County was $1,046. As discussed in Section II (Housing Needs) of the Housing Element Background Report, a higher percentage of renter households (53.3%) were lower income (<80% median) compared to lower-income residents who owned their homes (46.5%). The high incidence of lower income renter households is of particular significance as market rents in unincorporated Alpine County exceed the level of affordability for lower-income households., resulting in significant variation in cost burden (overpaying for housing). More than 37 % of households in Alpine County experience housing cost burden (pay more than 30% of household income for housing). In addition, there are 108 owner households that pay more than 30% for housing, including 53 low-income households.

Chart ES-2: Housing Units by Type (2021)



Source: U.S. Census, 2000; State of California, Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2010-2021, May 2021

Housing Market

As discussed in Section II (*Housing Needs)* of the Housing Element Background Report, the median sales price for housing units varies greatly throughout the unincorporated communities. For example, the median sales price of a single-family home in in Bear Valley between 2020-2021 was $346,500, while the median sales price of a single-family unit in Kirkwood during the same time period was $500,000 (or 44.3% more). While single-family homes in the unincorporated County are relatively affordable compared to single-family homes in the neighboring counties, these 2020-2021 median sales prices were unaffordable to extremely low, very-low, and low-income households regardless of household size and some moderate-income. Additionally, reviewing recent sales data on Zillow.com from January 2020 to May 2021, 23 homes sold in the communities of Alpine County were affordable to lower income households (17 affordable to lower income households of 4 persons or less; 6 units affordable to lower income households of 5 or more persons); however, these 23 homes represent approximately 23.4% of the total homes sold in the past year (98 total homes sold).

Sites Inventory

As demonstrated in Section III (*Inventory of Residential Sites)* of the Housing Element Background Report, the County has a capacity for future residential developments to assist in addressing the needs of the community, especially the special needs populations. However, the limited amount of vacant land, limited availability of water and sewer service, and steep slopes are a major constraint to housing development in Alpine County that reduces the development capacity for vacant lands. The County is committed to meeting the needs and priorities of the community. As such, the County prepared a site infrastructure analysis as part of this Housing Element to identify areas suitable for zoning changes to allow additional by-right housing. This analysis focused on locations identified in past site analyses prepared for previous Housing Elements and was completed at the neighborhood /community level to fully account for the locations' affordable housing opportunities. The analysis served as a key component of this Housing Element's existing conditions, informing the development of the Housing Element's goals, policies, and programs identified in this Housing Element, and evaluated capacity constraints for different affordable housing typologies. As shown in Tables III-1 and III-2, the County has two parcels totaling 4.4 acres in its inventory of residential sites, which will accommodate 73 very low and low income units, providing capacity in excess of the County's RHNA of one very low and one low income unit. To encourage additional housing production, including employee housing, workforce housing, and permanent housing, an additional 42 opportunity sites that can accommodate a variety of residential uses, including single family and multifamily development are identified in Table III-3. The opportunity sites total 331.6 acres with capacity for approximately 105 very low, 105 low, 50 moderate, and 409 above moderate income units.

Housing Development and Rehabilitation Targets for 2019-2024

The 6th Cycle Housing Element for Alpine County sets a target of 34 new dwelling units and 6 units of housing rehabilitation by 2024, as shown in the table below.

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

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 Planning Period.

Housing Priorities

The top housing priorities in the County, identified through community and stakeholder outreach in 2021 and review of available data, include:

- Housing affordable to working families and housing to meet the social and economic needs of each community, including existing and future residents as well as employer;

- Housing for seasonal and permanent employees;
- Housing for female-headed households with children present;
- Housing and services for seniors (senior population has more than doubled since 2010); and
- Addressing high rate of housing used for second homes and vacation rentals that decreases the permanent housing stock.

I COMMUNITY PARTICIPATION

Community participation was solicited and encouraged throughout the Housing Element process. Community participation efforts are described below for the development of the Draft Housing Element and the adoption of the Final Housing Element. During the preparation of the 6th Cycle Housing Element, a number of public outreach methods were employed. County officials, the Department of Housing and Community Development (HCD), and various housing and social services providers were contacted and consulted. The following meetings and review periods were held to garner public input associated with the community's vision and priorities related to housing concerns:

- Planning Commission Kick-off – May 5, 2021
- Virtual Community Workshop #1 – June 3, 2021
- Housing Needs and Priorities Survey – May 1, 2021 through June 30, 2021
- Stakeholder Survey and Outreach – May 1, 2021 through November 30, 2021
-
- Draft Housing Element Public Review Period – January 7 through February 15, 2022
- Community Workshop #2 – January 20, 2022
- Planning Commission Review of Draft Housing Element – January 27, 2022
- Board of Supervisors Review of Draft Housing Element– February 15, 2022
- Draft Housing Element HCD 90 Day Review Period – February 22 through May 23, 2022

A. PUBLIC OUTREACH

Approach to Public Outreach

The Housing Element Update process began in 2020. While past Housing Elements have included public and stakeholder workshops to gather data, the novel coronavirus (also known as COVID-19) resulted in shelter-in-place and social distancing requirements that have precluded in-person workshops for the development of this 6th Cycle Housing Element until late 2021.

COVID-19 is an illness spread by person-to-person contact. The first case in California was documented on January 25, 2020. On March 11, 2020, the World Health Organization declared COVID-19 a global pandemic. In March 2020, as COVID-19 cases in California and the United States increased, Governor Newsom issued a series of Executive Orders restricting activities and movement within the State in an effort to reduce the spread of COVID-19. On March 19, 2020, the Alpine County Public Health Officer and Alpine County Board of Supervisors issued a shelter-in-place order. Additionally, a statewide shelter-in-place order was issued requiring residents to stay at home, with certain exceptions. Since that time, there have been a series of orders and restrictions that have continued to require people to maintain social distancing, wear facial coverings, and minimize in-person contact. During this time, the County has had to hold public meetings in a virtual format where interested parties can access the meeting via a computer or other device with an internet connection to attend the meeting via video or participate in an audio format via a phone.

In an effort to ensure meaningful, frequent, and ongoing public participation, the County has expanded its outreach efforts to involve the community via a video, dedicated web page, virtual workshops, and virtual meetings, augmented by two surveys. In response to the transition from in-person public and stakeholder workshops, the County and consultant team prepared a bilingual virtual workshop consisting of a video presentation and community survey to ensure meaningful engagement inclusive for all community members. The housing needs survey was designed as a detailed survey available in both English and Spanish that could be conducted on-line and a separate on-line survey was disseminated to housing stakeholders. This initial effort is summarized below under Initial Public Engagement and Participation. The results of these surveys, as well as outreach to various stakeholders, and research related to the County's housing needs informed the preparation of the 6th Cycle Housing Element Background Report and the updated goals, policies, and programs in the 6th Cycle Housing Element.

COVID-19 presented a number of challenges to the County's public participation program and ultimately contributed to a lack of participation in the housing element process by all economic segments. As previously stated, COVID-19 has required the County, and State, to shelter-in-place requiring residents to stay at home, which has resulted in all public meetings and community outreach programs to be in a virtual format to minimize the person-to-person spread of the virus. Considering outreach participation opportunities required internet access, populations without computer access and/or reliable internet had limited opportunities for participation. In Alpine County, this usually includes extremely low-, very low-, and low-income residents. These economic segments people with disabilities, seniors, and residents experiencing homelessness. In response to this discovery, the County has developed a Program in the Housing Element to ensure future outreach events include a wide range of members of the community.

Notification of Community Participation Opportunities

The County conducted public outreach for meetings and activities through announcements notices posted at the County Administrator's Office, Community Development Department, Department of Health and Human Services, libraries, notices on the County's website, and posts on the County's social media account. Notices and announcements were also sent to a range of stakeholders, including service providers and housing developers, to request that they assist the County in reaching out to their organizations and clients.

The County contacted each stakeholder requesting their assistance through 1) responding to the stakeholder survey, and 2) assisting in disseminating the community survey to their clients, neighborhood organizations, and other persons that the stakeholders thought would be interested in participating. Each stakeholder was sent draft language regarding the Housing Element Update, including a link to the County's website and a request to take the housing needs and priorities survey, in English and Spanish that they could use to cut and paste (or modify as they wished). Stakeholders were also provided PDF copies of the notice of the Housing Element Update, including website and survey links in English and Spanish. In addition to requesting stakeholder assistance, each notice identified a staff contact (e-mail and phone number) that could be contacted for more information or for special assistance or disability-related accommodation. While County staff and a Spanish-speaking staff member, were available to provide additional information or assistance, the County did not receive any requests for assistance. No translation services were requested for or at any of the meetings.

For the initial virtual housing workshop and survey, stakeholders and service providers were e-mailed notices and invited to attend the meeting and were also asked to post each notice in a visible location so their residents, client base, and associated organizations could learn about the meetings. Stakeholders notified throughout this process included:

- Alpine County Chamber of Commerce
- Alpine County Department of Health and Human Services

- Alpine County Sheriff's Office
- Alpine County Unified School District
- Bear Valley Adventure Company
- Bear Valley Mountain Resort
- Bear Valley Real Estate
- Caltrans
- Eastern Alpine Volunteer Fire Department
- Grover Hot Springs State Park
- Intero Real Estate
- Kirkwood Capital Partners
- Kirkwood Real Estate
- Kirkwood Volunteer Fire Department
- Lake Alpine Lodge
- Live Violence Free
- Mammoth Lakes Housing, Inc.
- Resource Concepts Inc.
- RO Anderson Engineering
- Skyline Bear Valley Resorts
- Turtle Rock Park USFS Guard Station
- USDA Forest Service
- Vail Resorts (Kirkwood)
- Washoe Tribe of Nevada and California, Hung a Lel Ti Community
- Weatherby Reynold Fritsen
- Wylder Resorts

Virtual Community Workshop #1

As part of the community outreach, a virtual community workshop was conducted on June 3, 2021 (via Zoom) to educate the community about housing issues and opportunities facing Alpine County and gather input on housing-related topics. The first Virtual Community Workshop consisted of 3 parts:

Part 1: The County provided an overview of the Housing Element Update process and project schedule, as well as outline opportunities for public involvement during the process. Additionally, the County conducted a review of the existing housing conditions in Alpine, including a review of population, household, and housing growth over the past two decades, share of housing units by type, housing vacancy trends, and housing affordability for owners and renters.

Part 2: The County conducted a poll activity to engage the community and discover the community members' thoughts related to current housing needs and potential issues facing Alpine County. The community poll identified that 50% of those participating in the virtual housing workshop lived in Alpine County and 67% worked in Alpine County. When asked if the existing housing options in Alpine County met their needs, 50% responded no while 50% responded yes. When asked what the top issues facing Alpine County related to adequate housing for the residents and local employees, the majority of respondents identified the lack of housing, including a variety of housing options, and the general unaffordability of the existing housing supply. Additionally, respondents also identified that the utility infrastructure and land availability also contribute to the lack of adequate housing for residents and local employees.

Part 3: The County explained the purpose of Housing Elements and the County's role in providing housing. This included an overview of the County's prior and current Regional Housing Need Allocations (RHNA), as well as the number of units constructed over the last three Housing Element cycles (i.e., 3rd Cycle [2003-2007], 4th Cycle [2007-2014], and 5th Cycle [2014-2019] and the affordability of the units. Additionally, the County identified how it is currently addressing the housing needs of the community. Lastly, the County identified upcoming public engagement opportunities, such as the Housing Needs and Priorities Community Survey and the second community workshop in January 2022.

Housing Needs and Priorities Survey Results

In order to obtain a range of community input that reflected the broad economic and demographic spectrums of the County in the absence of in-person workshops, County staff and the consultant team disseminated a detailed housing needs survey to individuals, community organizations, County departments, and public agencies to gain a deeper understanding of resident housing needs. The housing needs survey was advertised via the County website and the County's social media. An introduction to the survey and links to the survey in English and Spanish were also emailed to approximately 44 stakeholders, including public agency representatives, real estate professionals, service providers, and housing developers. This group of stakeholders was asked to post the survey on their social media pages and to disseminate the survey among their clients and residents in order to increase opportunities for participation, particularly among the lower income and special needs populations that are served by multiple service providers that were contacted.

Survey responses were accepted from May 19, 2021 through June 30, 2021. The timeframe was intended to allow community members and stakeholders to participate at their leisure and in accordance with their schedule and availability. The survey consisted of 24 questions designed to better understand the housing needs and priorities of the unincorporated areas of Alpine County and was available in English and Spanish. In total, 44 survey responses were received and the full survey results are provided in Appendix A. When reviewing the responses in Appendix A, please note that Questions 2 through 7 were asked only of residents. Personal information, including names, addresses, and email addresses, have been removed from the survey results to protect the privacy of respondents. It is noted in the summaries below that the totals may not always equal 100% due to rounding.

The majority of respondents (82%) live in Alpine County, while 18% live elsewhere. It is important to note that Alpine County is unique, as there are no incorporated communities. Therefore, the 81.8% of respondents who noted they live in Alpine County are located within the unincorporated area. Of the respondents that live in Alpine County, 42% have lived in the County for 10 or more years while 42% have lived in the County for less than 5 years. The most common reasons residents gave for living in Alpine County included (respondents could choose multiple answers): proximity to job/work (28%), proximity to family and/or friends (17%), safety of neighborhood (14%), and affordability (8%); 69% of respondents selected "Other" with the majority (84% of those who selected "Other") noting the remote location, recreational opportunities, and natural beauty made them decide to live in Alpine County. 83% of respondents that live in the County own their home while 17% rent.

The majority of respondents in the County live in a single-family detached home (89%), while 5% live in an accessory dwelling unit, 3% live in a duplex/attached home, and 3% live in a manufactured/mobile home. Regarding housing conditions, 67% of respondents indicated their home is in sound condition, 8% indicated their home shows signs of minor deferred maintenance, 17% indicated that their home needs one or more modest rehabilitation improvements, and 8% indicated their home needs two or more major upgrades (e.g., new foundation, roof replacement, new plumbing, new electrical, etc.).

Respondents in the County identified a range of upgrades or expansions they have considered making to their home, with the most commonly identified desired upgrades including: exterior improvements such as roofing, painting and general home repairs (42%), landscaping (36%), heating/air conditioning, solar, and electrical (33%), room addition or accessory dwelling unit (25%), and a range of other improvements (25%).

The majority of respondents indicated they are very satisfied with their current housing situation (63%) while 29% indicated they are somewhat satisfied, 3% indicated they are somewhat dissatisfied, and 3% indicated they are dissatisfied. Respondents cited dissatisfaction with recent changes and differing priorities than their landlord, as reasons for dissatisfaction. Regarding their type of household, respondents indicated the following: couple (no children) household (37%), couple with children under 18 (32%), single person household (21%), multi-generational family household (5%), single person living with family (3%), and single parent with children under 18 (3%).

For respondents indicating that they wish to own a home in the County but do not currently own one, the following responses reflect the top 3 reasons given (respondents could choose multiple answers) for not owning a home: cannot find a home within their target price range, cannot find a home that suits their living needs, such as housing size or disability accommodations, and not having housing options that suit their quality standards.

When asked about the housing needs of the community, the majority of respondents do not think that the range of housing options available in the County meets the community's needs (79%), while 21% of respondents feel that the options do meet the community's needs.

The types of housing identified as being most needed in the unincorporated County were identified by respondents as small single-family detached homes of less than 2,000 square feet (47%), single-family attached/duplexes (39%), triplex, and fourplex units (34%), tiny homes or tiny home villages (26%), apartments/multi-family housing with more than four units (24%), accessory dwelling units (21%), large single-family detached homes of more than 2,000 square feet (16%), manufactured or prefabricated single-family homes (16%), co-housing (11%), community land trusts (27%), and a range of other housing types that include employee housing, sustainable housing types, and other affordable housing options.

When asked to rank the priority of various housing-related issues, respondents ranked the following as the highest priorities, in order of importance:

- Housing affordable to working families (30 respondents identified as very important)
- Provide housing to meet the social and economic needs of each community, including existing and future residents as well as employers (25 respondents identified as very important)
- Support safe, well-maintained and well-designed housing as a way of strengthening existing and new neighborhoods (23 respondents identified as very important)
- Promote sustainable, efficient, and fire-safe housing to address safety, energy, and climate change impacts (23 respondents identified as very important)
- Ensure all persons and households have fair and equitable access to housing and housing opportunities (22 respondents identified as very important)
- Establish a variety of housing types and services to accommodate the diversity of special needs households, such as seniors, large families, female heads of households, and persons experiencing homelessness (21 respondents identified as very important)
- Ensure that children who grow up in Alpine County can afford to live in Alpine County (21 respondents identified as very important)
- Employee housing (permanent and seasonal) (18 respondents identified as very important)

When asked to rank populations or persons that need additional housing types or dedicated policies and programs to ensure they can access housing in Alpine County, respondents identified the following as the highest priorities include the following, in order of importance:

- Seasonal employees (18 respondents identified as very important)
- Single parent head of households (14 respondents identified as very important)
- Persons with a disability (6 respondents identified as very important)
- Homeless persons or at-risk of homeless (7 respondents identified as very important)
- Large families (5 respondents identified as very important)

- Farmworkers (7 respondents identified as very important)
- Seniors (4 respondents identified as very important)

Respondents identified their race/ethnicity as White/Non-Hispanic (68%), Native American (8%), and Mixed (5%). It is noted that 18% of respondents preferred not to identify their race/ethnicity. Respondents ages range from 56-74 years (43%), 40-55 years (32%), 24-39 years (19%), and 75 years or older (5%).

When asked to identify whether specific characteristics applied to their household, respondents identified: the presence of adults 65 or over (41%), children under 18 (38%), adults ages 55 to 64 (26%), large families of 5 or more people (6%), household member with a developmental disability (6%) farmworker (3%), household member with a non-developmental disability (3%), and single female head of household with children (3%).

When asked to identify housing challenges, survey respondents identified the following, as shown in Table 1.

Table 1. Alpine County Housing Needs and Priority Survey – Housing Challenges

Issue	Yes	No
I am concerned about my rent going up to an amount I can't afford.	24%	76%
My home is in poor condition and needs repair.	20%	80%
I need assistance finding rental housing.	15%	85%
I struggle to pay my rent or mortgage payment.	11%	89%
There is a lot of crime in my neighborhood.	11%	89%
I am concerned that if I ask my property manager or landlord to repair my home that my rent will go up or I will be evicted.	3%	91%
My home is not big enough for my family or household.	6%	94%
I need assistance with understanding my rights related to fair housing.	6%	94%
I cannot find a place to rent due to bad credit, previous evictions, or foreclosure.	0%	100%
I am concerned that I may be evicted.	0%	100%
I have been discriminated against when trying to rent housing.	0%	100%
I have been discriminated against when trying to purchase housing.	0%	100%

Source: Alpine County Housing Needs and Priority Survey (see Appendix B)

When asked to identify if they or someone in their family has any of the listed specific housing needs, 80% of respondents skipped the question and the remaining 20% identified the following: supportive or transitional housing that provides services and support to avoid homelessness (44%), daily living assistance and services to be able to live independently (44%), senior independent living (33%), supportive services to find and obtain housing (33%), independent living for someone with a disability (22%), assisted living for senior (55 and over) that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing) (11%), and emergency shelter (11%).

When asked to share comments or concerns relevant to the Housing Element Update, needs and concerns identified include (please note that these are summarized and paraphrased based on fill-in-the-blank responses and are not weighted or ranked – see Appendix A for the complete responses):

- Need affordable housing and more housing choices for seasonal/permanent employees and families within the County.
- All resort areas struggle with providing seasonal/permanent employees housing.
- Businesses throughout the County are struggling due to the lack of appropriate and affordable housing for service workers to live.
- Need for the County to identify subsidies, incentives, and/or grant funding to support the development of affordable housing and additional retail/commercial development to support the community.
- Need to address inequity in housing availability and affordability.
- Oversaturation of short-term rentals in the County, resulting in inflated housing costs for existing and future residents.
- Concerns with dilapidated mobile home rentals in Sierra Pines that are unsafe for residents.
- Uncertainties with the future of fire insurance, resulting in people unable to commit to living in Alpine County.
- Concerns with additional affordable housing options resulting in a depreciation of property values and loss of rural atmosphere.
- Address infrastructure constraints, including lack of water and sewer infrastructure.
- Need for programs and/or resources unique to the seasonal/permanent workforce that provides consumer credit/education/homebuying assistance, as well as general assistance in accessing affordable housing.

Housing Comments and Concerns

"Housing is a huge issue as a business owner in Alpine County. Employees are unable to find appropriate and affordable housing."

"Bear Valley desperately needs employee housing. The EH built in the '70s was converted to condos awhile back which is a shame. There is one parcel left that is designated for employee housing. Subsidies or incentives should be provided to make this parcel pencil out ASAP. Businesses are struggling here because there is nowhere for service workers to live."

"If we do not provide any new affordable living options for employees and families within the county, the community will keep choosing Douglas, El Dorado, and surrounding counties to support. We are losing our community because there just is no options for housing."

- Very limited housing stock is forcing people outside the area to neighboring counties in California and Nevada, resulting in a lack of investment in the community.
- Existing residents had to design their homes to be wheelchair accessible to ensure they could live in their home as they age.

Stakeholders Outreach and Survey Results

Housing stakeholders were also surveyed for the purpose of identifying any housing needs and constraints to obtaining housing related to the population or clientele of service providers, housing needs and constraints as observed by advocates and interested parties, and housing needs and constraints to building or providing housing as observed by members of the development community. The survey was sent to 39 persons, representing various agencies, service providers, developers, real estate professionals, and other stakeholders.

The stakeholders survey provided data, particularly related to issues and concerns associated with lower income and special needs populations in the County and information regarding potential constraints to housing development. Nine survey responses were received. Survey results are provided in Appendix B. The results of the survey are summarized below.

The respondents work with a range of clients, including: seniors, disabled persons, including developmentally disabled persons, farmworkers, female-heads of households, persons in need of emergency shelter, persons experiencing homelessness, and the general population. It should be noted that respondents may serve more than one community population.

Of the respondents, all respondents provide supportive services but do not develop housing. Survey respondents were asked to identify the primary housing types needed to serve the specific populations that their organizations services. When asked about housing needed based on the population they serve, respondents identified the following types of housing as the most needed:

- Permanent affordable housing (7 respondents),
- Seasonal housing (7 respondents),
- Permanent housing (5 respondents),
- Permanent supportive housing (2 respondents),
- Transitional housing (1 respondent),
- Emergency housing (1 respondent), and
- Farmworker housing (1 respondent).

When asked about housing services needed by population they serve, priority needs included:

- Assistance with finding housing affordable to extremely low or lower income households (6 respondents identified as very important or somewhat important),
- General assistance with renting a home (4 respondents identified as very important or somewhat important),
- General assistance with purchasing a home (3 respondents identified as very important or somewhat important),
- Housing close to daycare (3 respondents identified as very important or somewhat important),
- Housing close to public transportation (3 respondents identified as very important or somewhat important),
- Housing close to services, including grocery stores, financial, personal, and social services (3 respondents identified as very important or somewhat important), and
- Occasional financial assistance to pay rent, mortgage, and/or utilities (3 respondents identified as very important or somewhat important).

> *Barriers to Finding or Staying In Housing*
>
> "lack of affordable housing options for our seasonal employees."
>
> In our area it is cost of housing. We do not have much in the way of jobs/industry, so people work out of our area and with the commute the cost of housing is too high for many people."

The limited availability of housing, particularly the lack of affordable housing options for seasonal and permanent employees, was identified as the primary barrier to finding or staying in housing. Alpine County Stakeholders also identified that the transition of long-term housing to short-term vacation rentals, the limited availability of high paying jobs coupled with the rising housing costs, and the lack of an emergency shelter or affordable housing development in the region as additional barriers to finding or staying in housing.

To improve housing and human services in Alpine County, stakeholders identified the development of more housing, including deed restricted affordable housing, affordable workforce housing, housing programs that support affordable housing developments, and access to land for housing. Respondents identified the need for coordination on programs, such as down payment assistance, as it is difficult to coordinate regionally due to the large regional geographic area, and a property manager that can address the different priorities for long-term affordable housing versus short-term vacation rentals.

According to the stakeholders, people have limited access to regional services. For example, Alpine County does not have a medical clinics or doctors in the area (except Public Health). As such, residents need to travel to South Lake Tahoe, Minden, or Gardnerville for those services. To improve access to regional services, stakeholders identified the need to for additional public transportation opportunities, as well as increased accessibility to access services at the Alpine County Government Departments. Additionally, the Sierra Eastern Sierra Continuum of Care noted that smaller working groups focused on regions or tasks might increase residents access to regional services due to the formation of meaningful relationships focused on results.

County staff and the consultant team prepared the Draft Housing Element to address the community input via the community survey and stakeholder outreach efforts. To provide additional opportunities for affordable housing, workforce housing, and permanent housing, the residential sites inventory was expanded from the 5th Cycle Housing Element to identify additional housing opportunities. The opportunity sites include multifamily housing sites and sites to encourage a variety of housing types in the County's communities, including Bear Valley, Markleeville, Woodfords, and Kirkwood, as well as additional sites throughout the County. Program 2 ensures that the County's information regarding residential sites, which include a variety of sites to accommodate affordable housing and a greater variety of housing types, is made accessible to the public and interested parties and is reviewed and revised regularly. Program 7 provides for a Workforce Housing Requirement to be created and applied to future employee-generating housing addresses its fair-share of workforce housing. Program 10 ensures the County will designate at least one parcel as surplus land and circulate a notice of availability to seek interested developers for the parcel, prioritizing proposals for the development of affordable workforce housing.

Review of the County's infrastructure plans and capacity was conducted, with Program 8 prioritizing addressing infrastructure constraints to encourage additional workforce and affordable housing opportunities throughout the County, providing for more diversity in the housing stock, and to improve existing infrastructure in areas with high rates of poverty and inequity to provide improved housing conditions. Program 5 provides a streamlined review process for eligible affordable multifamily housing and provides for changes to the Zoning Code to address subjective language in order to further encourage and accommodate a variety of housing types and affordability levels. Program 9 provides support for providing, maintaining, and rehabilitating housing that meets lower income and special housing needs, including seniors, disabled, developmentally disabled, female heads-of-households, large families, farmworkers, workforce, and homeless persons and households, including incentivizing and streamlining these types of development.

Assistance to low and moderate income households in obtaining housing is addressed in Program 11. Program 17 ensures the County implements a robust effort to affirmatively further fair housing, including measures to ensure renters, owners, and landlords are aware of fair housing requirements and understand available resources to address concerns and complaints.

The Background Report reviews requirements and potential sites for emergency shelters and transitional/supportive housing to ensure that the County continues to accommodate housing for homeless and at-risk households. Opportunities to address constraints to farmworker housing were also addressed, with modifications identified to the Zoning Code to remove barriers to employee housing and agricultural worker housing as described in Program 5, while Program 7 addresses the need to increase employee housing opportunities to support the seasonal/permanent workforce.

To address needs of households that are homeless and at risk of homelessness, Program 5 would remove barriers to emergency shelters and transitional and supportive housing and establish a process to accommodate low barrier navigation centers. The County staff and the consultant team also discussed the County's accomplishments, goals and programs, new programs required in light of new legislation, and constraints facing Alpine County to ensure that the Housing Element addresses the needs identified through the public participation process.

Community Workshop #2

During the public review period of the Draft Housing Element, Alpine County held a community workshop on January 13, 2022 to present the Draft Housing Element and receive feedback.

B. PUBLIC REVIEW DRAFT HOUSING ELEMENT

The Draft Housing Element was provided to the public for a review period from January 6, 2022 through February 15, 2022. The Housing Element was posted to the County's website and made available for public review at the County Community Development public counter and at the County library branches. Notices were posted at the County Administration Building, the Community Development Department, and the Department of Health and Human Services, The Community Development Department sent out notifications to stakeholders in the County as well as persons who have signed up for notifications for the Planning Commission.

Written comments were requested to be provided to the County by February 15, 2022. In addition to the opportunity for written comments, a community workshop was held on January 20, 2022, to provide the public and interested parties an overview of the 6th Cycle Housing Element.

1 Planning Commission

Prior to submittal of the 6th Cycle Housing Element to HCD for review, the Planning Commission held a noticed public hearing on January 27, 2022. The public hearing was noticed via local newspaper, notices posted at the County Administrator's Office, Community Development Department, Department of Health and Human Services, libraries, notices on the County's website, posts on the County's social media account, and emails to stakeholders and interested parties.

Board of Supervisors

Prior to submittal of the 6th Cycle Housing Element to HCD for review, the Board of Supervisors held a noticed public hearing on February 15, 2022. Notices were posted at the County Administration Building, the Community Development Department, the Department of Health and Human Services, and County libraries Notices were also posted on the County's website, the County's social media account, and emails to stakeholders and interested parties.

II HOUSING GOALS, POLICIES, AND PROGRAMS

The 6th 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***

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.

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.

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).

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.*

Program 5 The County shall update its zoning and 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.

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).

q. Mixed Use. 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 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 employee housing (permanent and seasonal) the County shall:

- 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).

- 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 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:

  - Providing density bonuses, concessions, and incentives for projects that construct their workforce housing obligation on-site.

  - 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.

  - Investigate funding sources to augment the Workforce Housing requirement in order to address existing workforce housing needs.

Responsibility:	*Alpine Community Development Department*
Timing:	*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:	*Increase potential development of employee housing units in the County, resulting in 18 units (12 lower income and 6 moderate income) for employees.*

Program 8 To expand areas for multi-family housing, the County will 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 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:

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 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;

- 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.

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 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 agencies to assist the County in identifying actions to increase 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*

	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 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 Reduce energy usage and overall housing costs for Alpine County residents through the following efforts:

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

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.

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 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:	*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 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.*

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*

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

A. Fair Housing Complaint Referral Process: Continue to 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 discrimination complaints statewide, investigates violations of the civil rights 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.

- 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, complainee/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 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) 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. Coordinate with HCD and Mammoth Lakes Housing, Inc. to provide annual public service announcements via different media (e.g., newspaper ads, public service announcements at local radio and television channels, the County's social media accounts or podcast).

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 - annual presentations and media outreach (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 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.

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 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 Mobilehome 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*
Timing: *Preparation of Mobilehome 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 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.

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*

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.*

C. QUANTIFIED OBJECTIVES

Table 3 summarizes the County's quantified objectives for the period of August 31, 2019, to August 31, 2024. These objectives represent a reasonable expectation of the number of new housing units that will be developed and conserved, and the households that will be assisted over the next 8 years based on the policies and actions outlined in the previous section. Table I- As shown in Table II-1 in Part 2, the County has permitted 1 lower income unit, 2 moderate income units, and 5 above moderate income units.

The County anticipates that extremely low-, very low-, and low-income housing needs will be accommodated through the very low- and low-income approved projects and sites identified in the Part Two, with the support of the actions in the Housing Element Goals, Policies, and Programs. The County anticipates meeting its moderate-income goals through higher density homeownership and rental projects on a range of sites suited for medium to high density development.

Table 2: Quantified Housing Objectives for 6th Cycle (2019-2024)– Alpine County

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 Planning Period.

PART TWO CONTENTS

I. Housing Needs Assessment

This Chapter includes an analysis of population and employment trends, quantified housing needs for all income levels, including the County's share of the RHNA, household characteristics, housing characteristics, housing stock condition, special housing needs, such as those of the elderly, disabled, including developmentally disabled, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter, and the risk of assisted housing developments converting from lower income to market-rate units.

II. Constraints and Resources

This Chapter includes an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and locally adopted ordinances that directly impact the cost and supply of residential development. This Chapter also provides an analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, proposed and approved densities versus minimum densities, building permit timing. A discussion of resources available for housing development, including funding sources for affordable housing, rehabilitation, and refinancing is provided.

III. Inventory of Residential Sites

This Chapter provides an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship between zoning, public facilities, and county services to these sites.

IV. Affirmatively Furthering Fair Housing

This Chapter includes an assessment of fair housing, including a summary of fair housing issues, patterns and trends contributing to fair housing issues, identification of the County's fair housing priorities and goals, and identification of strategies and opportunities to implement fair housing priorities and goals.

V. Evaluation of the 2014-2019 Housing Element

This Chapter evaluates the implementation of the Fifth Cycle Housing Element (2014-2019), including its effectiveness in achieving the community's housing goals and objectives and its effectiveness in addressing the County's housing needs.

VI. Other Requirements

This Chapter addresses opportunities for energy conservation and the 6th Cycle Housing Element's consistency with the Alpine County General Plan.

VII. References

This Chapter lists data sources that were used and referenced in preparing the 6th Cycle Housing Element Background Report.

I. HOUSING NEEDS ASSESSMENT

A. INTRODUCTION

This section of the Housing Element discusses the characteristics of the County's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components: A) Demographic Profile; B) Household Profile; C) Housing Stock Characteristics; and D) Regional Housing Needs.

B. DATA AND METHODOLOGY

To understand the context of local housing in the Alpine County, a review and analysis of the community's population characteristics and housing stock was performed. The primary data source for the 2019-2024 planning period for the 6th Cycle Housing Element Update is the California Department of Housing and Community Development Department's (HCD's) Housing Element 6th Cycle Data Package for Alpine County. Additional data sources include the U.S. Census Bureau (2010 Census and 2014-2018 American Community Survey (ACS)), California Department of Finance (DOF), California Employment Development Department (CEDD), HCD income limits, U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy, and other sources as noted in the document. Due to the use of multiple data sources (with some varying dates), there are slight variations in some of the information, such as total population and total household numbers, presented in this document.

C. DEMOGRAPHIC PROFILE

Demographic changes such as population growth or changes in age can affect the type and amount of housing that is needed in a community. This section addresses population, age, and race and ethnicity of Alpine County residents.

1 Population Growth and Trends

Between 2010 and 2020, the population of Alpine County decreased from 1,208 to 1,142 people (see Table I-1), an annual reduction rate of approximately 0.28%. Table I-1 shows a consistent decline in the population for Alpine County from 1,208 persons in 2000 to 1,135 in 2021, an annual percent change of -0.28%.

Table I-1. Population Statistics and Projections (2000–2020)

	2000	2010	2015	2021
Population	1,208	1,175	1,160	1,135
Percent Change	--	-2.7%	-1.3%	-2.2%
Annual Percent Change	--	-0.27%	-0.25%	-0.36%

Sources: U.S. Census Bureau, 2000 Census; State of California, Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2010-2021, May 2021

Components of population change measure natural sources of population increase and decrease (i.e., births and deaths), as well as changes due to in-migration and out-migration. The DOF releases annual estimates on the number of births, deaths, and net migration both into and out of each county. The natural change in population is calculated by subtracting deaths from births. Any remaining change in population is due to net migration, which is calculated by subtracting the number of outmigrants from the number of in-migrants. According to the DOF E-2 (California County Population Estimates and Components of Change) Report, the consistent decline in population between 2010 and 2020 is primarily due to natural sources of population decrease (i.e., more deaths than births), which may be indicative of the County's age composition being older.

2 Age Characteristics

Table I-2 compares changes in age distributions between the years 2010 and 2019 for Alpine County. The U.S. Census Bureau data shows that unincorporated Alpine County has an aging population, with the only increases in the percentage share of the total population for age categories 65 year of age or older. The data also shows decreases for age categories under 5 years of age, 5 to 19 years of age, and 20 to 44 years of age, 45 to 64 years of age. Specifically, the number of persons under 5 years of age decreased by 67 or about 60.4% since 2010, persons between 5 to 19 years of age decreased by 60 or 24.8%, persons between 20 to 44 years of age decreased by 53 or 17.1%, and persons between 45 to 64 years of age decreased by 152 or 38.3% since 2010. Conversely, the number of persons 65 years of age or older increased by 195 or 168.1% since 2010. Additionally, the median age of Alpine County residents sharply increased from 40.9 in 2010 to 52.2 in 2019, which is over 15 years higher than the State's median age of 36.3. This trend points to projecting a larger aging population and the need to plan for services, such as health and medical services for this older community.

Table I-2. Age Distribution (2010, 2019)

Age Group	2010	%	2019	%
Under 5 Years	111	9.4%	44	4.2%
5 to 19 Years	242	20.6%	182	17.5%
20 to 44 Years	310	26.4%	257	24.7%
45 to 64 Years	397	33.8%	245	23.6%
65 + Years	116	9.8%	311	30.0%
Total	**1,175**	**100.0%**	**1,039**	**100.0%**
Median Age	40.9	--	52.2	--

Source:
U.S. Census Bureau, 2010 Census
ACS 5-Year Estimates 2015-2019 (Table S0101)

3 Race and Ethnicity

Table I-3 shows that the County's residents are predominantly White (57.7%) or American Indian or Alaskan Native (34.0%). Between 2010 and 2019, the number of White residents decreased by about 159 people or 20.9%, while the number of American Indian or Alaskan Native residents increased by about 76 people or 27.4%. During this time period, the County's residents reporting two or more races remained at 2.4% of the County's population, while Asian and Other Races decreased 4.1% to <1% and 3.4% to <1%, respectively. Additionally, the Black or African American population increased slightly from 0% to <1% and the Hispanic or Latino population more than doubled, increasing from 5.3% to 12.5%.

Table I-3. Population Distribution by Race & Origin (2010, 2019)

	2010		2019	
Race	Number	%	Number	%
White	758	64.4%	599	57.7%
Black or African American	0	0%	9	<1%
American Indian or Alaskan Native	277	23.6%	353	34.0%
Asian	48	4.1%	10	<1%
Native Hawaiian and Pacific Islander	0	0%	6	<1%

Table I-3. Population Distribution by Race & Origin (2010, 2019)				
Race	2010		2019	
	Number	%	Number	%
Other Race	40	3.4%	9	<1%
Two or More Races	53	4.5%	53	5.1%
Total:	**1,176**	**100%**	**1,039**	**100%**
Hispanic or Latino (of any race)	63	5.3%-	130	12.5%
Source: U.S. Census Bureau, 2010 Census ACS 5-Year Estimates 2015-2019 (Table S0101)				

4 Employment

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. According to the ACS, the estimated civilian labor force in Alpine County totaled 343 people in 2019, decreasing by 170 workers since 2010. The civilian labor force includes those civilians 16 years or older living in Alpine County who are either working or looking for work. Table I-4 summarizes the employment by industry for Alpine County residents in 2010 and 2019. The largest industry in Alpine County in 2018 was educational, health, & social services at 23.6%, followed by arts, entertainment, recreation, and accommodation and food services at 17.2%, and professional, scientific, and management, and administrative and waste management services at 11.1%.

Table I-4. Alpine County Employment by Industry (2010, 2019)				
Industry	2010		2019	
	#	%	#	%
Agriculture, Forestry, Fishing and Hunting, and Mining	18	3.5%	26	7.6%
Construction	39	7.6%	23	6.7%
Manufacturing	22	4.3%	9	2.6%
Wholesale Trade	3	0.6%	0	0.0%
Retail Trade	15	2.9%	36	10.5%
Transportation and Warehousing, and Utilities	35	6.8%	18	5.2%
Information	6	1.2%	10	2.9%
Finance and Insurance, and Real Estate and Rental and Leasing	7	1.4%	5	1.5%
Professional, Scientific, and Management, and Administrative and Waste Management Services	51	9.9%	38	11.1%
Educational Services, and Health Care and Social Assistance	131	25.5%	81	23.6%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	56	10.9%	59	17.2%
Other Services, except Public Administration	43	8.4%	2	0.6%
Public Administration	87	17.0%	36	10.5%
Total Civilian Employed Population 16 Years and Over	**513**	**100%**	**343**	**100%**
Source: ACS 5-Year Estimates, 2006-2010 and 2015-2019 (Table DP03)				

Alpine County is located within the Eastern Sierra-Mother Lode Region, which includes the Counties of Alpine, Amador, Calaveras, Inyo, Mariposa, Mono, and Tuolumne. EDD projections indicate that the total employment within the Eastern Sierra-Mother Lode Region is expected to increase by 6.4% between 2018 and 2028. The highest forecast for job growth is in Educational Services (Private), Health Care, and Social Assistance (20.9% increase), Private Household Workers (14.3% increase), and Professional and Business Services (13.0% increase). EDD also predicts that Mining and Logging activities and Information activities will decrease by 11.9% and 8.3%, respectively, within this time period (*State of California EDD, 2018–2028 Industry Employment Projections*). Table I-5 shows examples of typical jobs and mean wages in the Eastern Sierra-Mother Lode Region.

Table I-5. Examples of Occupations and Wages – Eastern Sierra-Mother Lode Region (2020)

Standard in Alpine County	Hourly Wages	Estimated Annual Wages
Living Wage – 1 Adult	$14.36	$28,720
Poverty Wage – 1 Adult	$6.13	$12,260
Minimum Wage – 1 Adult	$12.00	$24,000
Living Wage – 1 Adult Supporting 1 Child	$34.02	$68,040
Occupation Title	**Mean Hourly Wage**	**Mean Annual Wage**
Management	$44.64	$92,864
Business and Financial Operations	$34.16	$71,045
Computer and Mathematical	$36.12	$75,128
Architecture and Engineering	$40.21	$83,657
Life, Physical and Social Science	$34.42	$71,604
Community and Social Services	*$26.08*	*$54,239*
Legal	$37.60	$80,296
Education, Training and Library	*$28.63*	*$59,561*
Arts, Design, Entertainment, Sports and Media	*$27.67*	*$57,559*
Healthcare Practitioner and Technical	$49.95	$103,892
Healthcare Support	*$17.33*	*$36,042*
Protective Service	$34.28	$71,301
Food Preparation and Serving Related	*$14.94*	*$31,056*
Building and Grounds Cleaning and Maintenance	*$15.56*	*$32,375*
Personal Care and Services	*$16.72*	*$34,765*
Sales and Related	*$17.54*	*$36,478*
Office and Administrative Support	*$19.92*	*$41,431*
Farming, Fishing and Forestry	*$17.68*	*$36,776*
Construction and Extraction	*$28.02*	*$58,286*
Installation, Maintenance and Repair	*$25.75*	*$53,565*
Production	*$20.97*	*$43,608*
Transportation and Material Moving	*$18.15*	*$37,744*

Wages below the living wage for one adult supporting one child are in italics.
Annual wages assumed wages paid for 2,000 hours per year (50 weeks times 40 hours per week).
Source: MIT Living Wage Calculator for Alpine County, California 2019.
State of California EDD, Occupational Employment and Wage 2020 – 1st Quarter Data, June 2020.

D. HOUSEHOLD PROFILE

Household size and type, income levels, and the presence of special needs populations all affect the type of housing needed by residents. This section details the various household characteristics affecting housing needs in Alpine County.

1 Household Characteristics

According to the Census, a household is defined as all persons living in a housing unit. This definition includes families (related individuals living together), unrelated individuals living together, and individuals living alone.

A housing unit is defined by the Census as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. People living in retirement homes or other group living situations are not considered "households" for the purpose of the U.S. Census count. The household characteristics in a community, including household size, income, and the presence of special needs households, are important factors in determining the size and type of housing needed in the County.

Table I-6 identifies households by tenure and age of householder in Alpine County in 2019 based on ACS data from 2015–2019. In Alpine County, 84% of households were owner-occupied and 16% were renter-occupied. In Alpine County, homeowner households are generally headed by older residents, with 66% of households headed by a resident 55 years of age or older. Conversely, households who rent their homes are generally younger; only about 6% of renter households are headed by a person over the age of 55.

Table I-6. Households by Tenure and Age (2019)

Age of Householder	Number	%
Owner Occupied:	**294**	**84%**
Householder 15 to 24 years	2	<1%
Householder 25 to 34 years	2	<1%
Householder 35 to 44 years	40	11%
Householder 45 to 54 years	18	5%
Householder 55 to 64 years	76	22%
Householder 65 to 74 years	123	35%
Householder 75 to 84 years	16	4%
Householder 85 years and older	17	5%
Renter Occupied:	**56**	**16%**
Householder 15 to 24 years	0	0%
Householder 25 to 34 years	11	3%
Householder 35 to 44 years	15	4%
Householder 45 to 54 years	8	2%
Householder 55 to 64 years	11	3%
Householder 65 to 74 years	9	3%
Householder 75 to 84 years	0	0%
Householder 85 years and older	2	<1%
Total:	**350**	**-**

Source: ACS 5-Year Estimates, 2015-2019 (Table B25007)

Table I-7 identifies the household sizes by housing tenure. In 2019, the majority of households consisted of 2 to 4 persons. Large households of 5 or more persons only made up 8.0% of the total households in Alpine County. Additionally, the average household size in Alpine County in 2019 for an owner-occupied unit was 2.74 persons per household and 3.5 persons per household for a renter-occupied unit. Between 2010 to 2019, the average household size of owner-occupied units decreased from 3.06 in 2010 to 2.74 in 2019. Conversely, the average household size in rental-occupied units increased from 2.33 in 2010 to 3.5 in 2019. (*Source: U.S. Census Bureau, 2015-2019 and 2006-2010 American Community Survey reports*).

Table I-7. Household Size by Tenure (2019)

Household Size	#	%
Owner	**294**	**100%**
Householder living alone	83	28.2%
Households 2–4 persons	189	64.3%
Large households 5+ persons	22	7.5%
Average Household Size	2.74 persons	
Rental	**56**	**100%**
Householder living alone	18	32.1%
Households 2–4 persons	32	57.2%
Large households 5+ persons	6	10.7%
Average Household Size	3.5 persons	
Total:	**350**	**100%**
Total Householder living alone	101	28.9%
Households 2–4 persons	221	63.1%
Large households 5+ persons	28	8.0%
Average Household Size	3.12 persons	

Source: ACS 5-Year Estimates, 2015-2019 (Table B25009)
ACS 5-Year Estimates, 2015-2019 (Table DP04)

2 Household Income

Household income is one of the most important factors affecting housing opportunity and determining a household's ability to balance housing costs with other basic necessities of life.

a. Income Characteristics

According to HCD, the estimated median household income (AMI) for a four-person family in the State of California in 2021 was $90,100. The estimated median household incomes for Alpine County in 2021 was $94,900, while nearby Amador County had a median income of $78,700 and El Dorado had a median income of $91,100. Additionally, nearby Calaveras and Tuolumne Counties had median incomes of $81,700 and $75,600, respectively.

b. Income by Household Type and Tenure

Table I-8 shows the income level of Alpine County residents by household tenure. A higher percentage of owner households (56.0%) were lower income (<80% median) compared to lower-income residents who owned their homes (42.0%). The high incidence of lower income renter households is of particular significance as market rents in Alpine County exceed the level of affordability for lower-income households., resulting in significant variation in cost burden (overpaying for housing). As shown in Table I-9, all lower income households, including both renter and homeowner households, are more likely to pay more than 30% of their income for housing. This issue is further evaluated in the Housing Affordability section.

Table I-8. Income by Owner/Renter Tenure (2015)						
Income Level	Owners		Renters		Total	
	Number	%	Number	%	Number	%
Extremely Low Income (<30% AMI)	20	8.0%	10	20.0%	30	10.0%
Very Low Income (31–50% AMI)	15	6.0%	10	20.0%	25	8.3%
Low Income (51–80% AMI)	45	18.0%	4	8.0%	49	16.3%
Moderate Income & Above (>80% AMI)	170	68.0%	19	38.0%	189	63.0%
Total	250	100.0%	50	100.0%	300	100.0%
Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data 2014-2018)						

As indicated by Table I-9, there is a significant variation in cost burden (overpaying for housing) by income level. Table I-9 identifies total households, households paying more than 30% of their income toward housing, and households paying more than 50% of their income (a subset of households paying more than 30% of their income) towards housing. Approximately 112 (37.3%) of households in Alpine County overpay for housing. Slightly more moderate and above moderate income households overpay (59 households overpaying) versus the lower income categories (53 households overpaying). In Alpine County, more owner households overpay for housing (108 owner households overpaying) than renter households (16 owner households overpaying). In the lower income categories, 12 renter households and 53 owner households overpay for housing – of these lower income households, 8 renter households and 34 owner households substantially overpay for housing, paying more than 50% of their income toward housing.

Table I-9. Housing Characteristics (Tenure, Overpayment) by Income Level (2015)						
Income Level	Cost Burden > 30%		Cost Burden > 50%		Total	
	Number	%	Number	%	Number	%
Income by Cost Burden (Owners and Renters)						
Extremely Low Income (<30% AMI)	24	21.4%	20	29.9%	30	10.0%
Very Low Income (31–50% AMI)	4	3.6%	4	6.0%	25	8.3%
Low Income (51–80% AMI)	25	22.3%	10	14.9%	49	16.3%
Moderate Income & Above (>80% AMI)	59	52.7%	25	37.3%	189	63.0%
Total	**112**	**100.0%**	**67**	**100.0%**	**300**	**100.0%**
Income by Cost Burden (Renters only)						
Extremely Low Income (<30% AMI)	8	50.0%	*4*	*50.0%*	10	20.0%
Very Low Income (31–50% AMI)	4	25.0%	*4*	*50.0%*	10	20.0%
Low Income (51–80% AMI)	0	0.0%	*0*	*0.0%*	4	8.0%
Moderate Income & Above (>80% AMI)	4	25.0%	*0*	*0.0%*	19	38.0%
Total	*16*	*100.0%*	*8*	*100.0%*	*50*	*100.0%*
Income by Cost Burden (Owners only)						
Extremely Low Income (<30% AMI)	24	22.2%	*20*	*33.9%*	20	8.0%
Very Low Income (31–50% AMI)	4	3.7%	*4*	*6.8%*	15	6.0%
Low Income (51–80% AMI)	25	23.1%	*10*	*16.9%*	45	18.0%
Moderate Income & Above (>80% AMI)	55	50.9%	*25*	*42.4%*	170	68.0%
Total	108	100.0%	*59*	*100.0%*	250	100.0%
Source HUD CHAS Data 2041-2018						

c. Households in Poverty

The level of poverty in a jurisdiction often influences the need for housing to accommodate those persons and families in the Very Low and Low-income categories. The U.S. Census Bureau measures poverty by using a set of money income thresholds that vary by family size and composition of who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. For example, the poverty threshold for a family of two with no children would be $17,120, a household of two with a householder aged 65 or older and no children has a poverty threshold of $15,453, and the poverty threshold of a family of four with two children under the age of 18 would be $25,926. (*Source: U.S. Census Bureau, 2019).*

Table I-10 shows poverty rates for Alpine County, including for seniors, persons with a disability, and female-headed households. Overall, 20 of 231 households were in poverty (8.7%) compared to 205 of 1,039 persons were in poverty (19.7%). Of individuals under the poverty level, 22.0% were persons with a disability and 5.4% are seniors 65 years of age or older. Of families under the poverty level, 45.0% are female-headed households.

Table I-10. Populations and Households in Poverty (2019)

Household Type	Number	Percent
Total Population	**1,035**	**100.0%**
Total Individuals Under the Poverty Level	**205**	**19.7%**
Individuals 65 Years and Older	11	5.4%
Persons with a Disability	45	22.0%
Total Households	**231**	**100.0%**
Total Families Under the Poverty Level	**20**	**8.7%**
Female Headed Households Under the Poverty Level	9	45.0%
Source: ACS 5-Year Estimates, 2015-2019 (Table B17001, B17012, S1701, C18130)		

d. Extremely Low-Income Households

Extremely low-income (ELI) households are defined as those earning up to 30% of the area median household income. For Alpine County, the median household income in 2021 was $94,900 for a family of four. For ELI households in Alpine County, this results in an income of $26,500 or less for a four-person household or $18,150 for a one-person household. ELI households have a variety of housing situations and needs. For example, most families and individuals receiving only public assistance, such as social security insurance or disability insurance are considered ELI households. Table I-11 provides representative occupations with hourly wages that are within or close to the ELI income range. As shown in Table I-8, ELI households make up 15.5% of all households in Alpine County. Based on Tables II-8 and II-9, approximately 58.2% of ELI households in Alpine County pay more than 30% of their incomes for housing.

Table I-11. Occupations with Wages for ELI Households in the Eastern Sierra-Mother Lode Region

Occupation Title	Median Hourly Wage	Median Annual Wages
Farmworkers and Laborers, Crop, Nursery and Greenhouse	$11.99	$24,940
Combined Food Preparation and Serving Workers, including Fast Food	$12.26	$25,494
Dishwashers	$12.31	$25,597
Cleaners of Vehicles	$12.46	$25,923
Dining Room and Cafeteria Attendants and Bartender Helpers	$12.50	$26,019
Hotel, Motel, and Resort Desk Clerks	$12.50	$25,985

Table I-11. Occupations with Wages for ELI Households in the Eastern Sierra-Mother Lode Region		
Occupation Title	Median Hourly Wage	Median Annual Wages
Amusement and Recreation Attendants	$12.52	$26,040
Automotive and Watercraft Service Attendants	$12.52	$26,037
Preschool Teachers, except Special Education	$12.67	$26,343
Food Preparation Workers	$12.69	$26,401
Source: Employment Development Department, Long-Term Occupational Employment Projections 2018–2028 (updated 2021)		

Pursuant to Government Code Section 65583(a)(1), 50% of the City's very low-income regional housing needs assigned by HCD are extremely low-income households. As a result, from the very low-income need of 1 unit, the County has a projected need of 1 unit for extremely low-income households. Based on current figures, extremely low-income households will most likely be facing an overpayment, overcrowding, or substandard housing conditions. Some extremely low-income households could include individuals with mental or other disabilities and special needs. The Housing Element Goals, Policies, and Programs chapter identifies programs for the development, rehabilitation, and preservation of housing and to affirmatively further fair housing to assist lower income and special needs households, including extremely low income households.

3 Special Needs Populations

Government Code Section 65583(a)(7) requires a Housing Element to address special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The needs of these groups often call for targeted program responses, such as temporary housing, preservation of residential hotels, housing with features to make it more accessible, and the development of four-bedroom apartments. Special needs groups have been identified and, to the degree possible, responsive programs are provided. A principal emphasis in addressing the needs of these group is to continue to seek State technical assistance grants to identify the extent and location of those with special needs and identify ways and means to assist them. Local government budget limitations may act to limit effectiveness in implementing programs for this group. Please refer to Section II-H of this Element which provide information related to agencies and programs that serve special needs populations in Alpine County.

a. Senior Households

Table I-12 below compares senior households and populations in Alpine County between the years 2010, 2014, and 2019. In 2019, there were 167 households with a head of household who is 65 years of age or older representing 47.7% of all households in the County. Overall, the number of households with a head of household who is 65 years or older increased by about 30.5% or 39 households when compared to 2014. In 2000, the number of head of households who were 65 years or older was 90 or 77 (46.1%) less households than in 2019.

As shown in Table I-12, the vast majority of the senior households owned their own homes, with 156 households with a householder 65 years of age or older living in owner-occupied units; only 11 of these households lived in rental housing. The 2015-2019 ACS data indicates that 11 or 3.5% of seniors 65 and older live below the poverty level in Alpine County.

The overall population in Alpine County has decreased by approximately 11.6% between 2010 and 2019. Conversely, the number of 65+ persons in Alpine County significantly increased during this same period by approximately 85.6%. This sharp growth in 65+ persons in the County indicates a need to provide more services for this segment of the community. Additional information related to senior households relative to overall households is provided in Table I-6, which summarizes households by age and tenure, and Table I-10, which identifies the number of persons, including seniors, below the poverty level.

Table I-12. Senior Household Trends and Population			
Household by Age and Tenure	2010	2014	2019
Total Owner Occupied:	**301**	**308**	**294**
Owner Householders 65 years and over	88	117	156
Total Renter Occupied:	**109**	**69**	**56**
Renter Householders 65 years and over	2	11	11
Total Occupied Households	**410**	**377**	**350**
Total Householder 65 years and over	90	128	167
Total Population	**1,176**	**1,202**	**1,039**
Total Population 65 years and over	116	225	311
Source: ACS 5-Year Estimates, 2006-2010, 2010-2014, 2015-2019 (B25007 and S0101)			

Because seniors tend to live on fixed incomes dictated by Social Security and other retirement benefits, those who do not own their homes are significantly affected by rising housing costs. As of December 2019, 215 persons in Alpine County ages 65 or older received Social Security benefits (Social Security Administration, July 2020). Also, while some seniors may prefer to live in single-family detached homes, others may desire smaller, more affordable homes with less upkeep, such as condominiums, townhouses, apartments, or mobile homes. According to the DOF E-5 Report, in 2020 about 59.6% of Alpine County's housing stock was made up of single-family detached homes, leaving 40.4% of the housing stock for those who choose to or must live in other forms of housing (see Table I-21). As described in Chapter III, the County's zoning and land use regulations accommodate a range of housing types that serve the senior population, including single family housing, multifamily housing, mobile homes, senior housing, and care facilities.

There are several programs and services for the County's senior citizens; many of which serve the disabled or otherwise underprivileged groups. Programs and services for seniors and their families and caregivers are summarized in Section II-H.

b. Persons with Disabilities

A "disability" includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926. A "mental disability" involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A "physical disability" involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a persons' mobility or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation.

- Individuals with a mobility, visual, or hearing limitation may require housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.
- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because a higher percentage than the population at large are low-income and their special housing needs are often more costly than conventional housing.

Table I-13 compares the employment status of persons with and without a disability in 2014 and 2019. Between 2014 and 2019 there was significant decrease (62 persons or 43.3%) in the number of persons with a disability in Alpine County. The number of persons employed with a disability decreased by 65.9% from 44 persons in 2014 to 15 persons in 2019. Additionally, the number of persons with a disability not in the labor force also decreased by about 42.1% from 95 persons in 2014 to 55 persons in 2019. Conversely, the number of persons unemployed with a disability increased by 175% from 4 persons in 2014 to 11 in 2019.

Table I-13. Persons with Disability by Employment Status (2014, 2019)

	2014		2019	
	Number	Percent	Number	Percent
In the Labor Force:	**499**	**67.3%**	**333**	**63.2%**
Employed:	467	93.6%	284	85.3%
With a Disability	*44*	*9.4%*	*15*	*5.3%*
No Disability	*423*	*90.6%*	*269*	*94.7%*
Unemployed:	32	6.4%	49	14.7%
With a Disability	*4*	*12.5%*	*11*	*22.4%*
No Disability	*28*	*87.5%*	*38*	*77.6%*
Not in the Labor Force:	**243**	**32.7%**	**194**	**36.8%**
With a Disability	*95*	*39.1%*	*55*	*28.4%*
No Disability	*148*	*60.9%*	*139*	*71.6%*
Total:	**742**	**100%**	**527**	**100%**
With a Disability	*143*	*19.3%*	*81*	*15.4%*
No Disability	*599*	*80.7%*	*446*	*84.6%*

Source: ACS 5-Year Estimates, 2010-2014, 2015-2019 (Table ID: C18120)

Table I-14 presents data on the types of disabilities of residents countywide based on the ACS 2014 and 2019 Data; persons may have more than one disability resulting in the total number of disabilities exceeding the total number of disabled persons shown in Table I-14. For persons ages 0 to 64, the most common disabilities are ambulatory difficulties (29.3%), independent living difficulties (25.5%), and cognitive difficulties (24.8%). For the population of ages 65 and over, the most common disabilities are hearing and ambulatory difficulties (27.2%) and independent living difficulties (17.5%).

Table I-14. Persons with Disabilities by Disability Type and Age (2014, 2019)				
	2014		2019	
	Number	Percent	Number	Percent
Total Disabilities Tallied	467	100.0%	300	100.0%
Total Disabilities for Ages 0–64	282	60.4%	157	52.3%
Hearing Difficulty	*42*	*14.9%*	*6*	*3.8%*
Vision Difficulty	*37*	*13.1%*	*9*	*5.7%*
Cognitive Difficulty	*51*	*18.1%*	*39*	*24.8%*
Ambulatory Difficulty	*68*	*24.1%*	*46*	*29.3%*
Self-Care Difficulty	*31*	*11.0%*	*17*	*10.8%*
Independent Living Difficulty (Ages 18-64)	*53*	*18.8%*	*40*	*25.5%*
Total Disabilities for Ages 65 and Over	185	39.6%	143	47.7%
Hearing Difficulty	*65*	*35.1%*	*39*	*27.2%*
Vision Difficulty	*14*	*7.6%*	*17*	*11.9%*
Cognitive Difficulty	*20*	*10.8%*	*7*	*4.9%*
Ambulatory Difficulty	*50*	*27.0%*	*39*	*27.2%*
Self-Care Difficulty	*10*	*5.4%*	*16*	*11.2%*
Independent Living Difficulty	*26*	*14.1%*	*25*	*17.5%*
Source: ACS 5-Year Estimates, 2010-2014, 2015-2019 (Table ID: S1810)				

As shown in Table I-10, persons with a disability account for 22.0% of persons in Alpine County living under the poverty level. In addition to the need for housing affordable to lower income groups, including the extremely low income group, persons with a disability may have the need for accessible housing to accommodate their specific disability(ies). As of December 2019, 20 persons in Alpine County received Social Security disability benefits (Social Security Administration, July 2020). Alpine County does not have any licensed residential small family homes, assisted living facilities, residential care for the chronically ill, or adult (ages 19-54) residential facilities, including those that provide medical care and serve special needs, to serve its disabled population (California Department of Social Services facility search, https://www.ccld.dss.ca.gov/carefacilitysearch, January 2022).

c. Persons with Developmental Disabilities

A developmental disability is a disability which originates before an individual attains age 18, continues or can be expected to continue indefinitely, and constitutes a substantial disability for the individual. This term includes intellectual disability, cerebral palsy, epilepsy, and autism. This term also includes conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability, but shall not include other handicapping conditions that are solely physical in nature. (Lanterman Act, Welfare and Institutions Code, Section 4512.)

Alta California Regional Center (ACRC) is responsible for serving developmentally disabled residents of the 10 counties in northern California (i.e., Alpine, Colusa, El Dorado, Nevada, Placer, Sacramento, Sierra, Sutter, Yolo, and Yuba Counties). The ACRC budget for fiscal year 2018–2019 showed almost 98.6% or $446,965,082 of the $453,375,165 expense budget was allocated to program services for clients and 1.4 % or $6,410,083 was allocated to supporting services for management and general operational expenses.

While the US Census reports on a broad range of disabilities, the Census does not identify the subpopulation that has a developmental disability. The ACRC maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments, and reports that there are 7 developmentally disabled persons in Alpine County[1]. The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The DDS data is reported by zip code. As shown in Table I-15, the DDS data indicates that a total of <44 developmentally persons reside in zip codes for Alpine County.

Table I-15. Developmental Disabilities by Age (2020)

Zip Code	0 to 17 Years	18+ Years	Total
95646 / Kirkwood	<11	<11	>0
96120 / Markleeville	<11	<11	>0
Total	<22	<22	>0

Source: DDS, 2020 Developmental Disabilities by Zip Code; De Novo Planning Group, 2020

Table I-16 breaks down the developmentally disabled population by residence type for the Alpine County zip codes. Countywide, approximately 100% (or <22) of developmentally disabled persons reside in the homes of their families or private guardians. This is larger than the client distribution statistics for the ACRC service area, which notes 77.2% of developmentally disabled persons reside in homes of their families or private guardians.

Table I-16 Developmental Disabilities by Residence Type (2020)

Zip Code	Home of Parent, Family, or Guardian	Independent / Supported Living	Community Care Facility	Intermediate Care Facility	Foster / Family Home	Other	Total
95646 / Kirkwood	<11	0	0	0	0	0	>0
96120 / Markleeville	<11	0	0	0	0	0	>0

Source: DDS, 2020 Developmental Disabilities by Zip Code; De Novo Planning Group, 2020

While all of developmentally disabled persons in the County live with their parents, many need a supportive living environment, such as in-home care, a residential care home, or a community living facility. While many persons with developmental disabilities are eligible for various subsidy and assistance programs, many are unable to secure needed subsidized housing. Many of the individuals living with their parents will need alternative housing options as their parents age. This cycle triggers a need to explore other feasible housing alternatives, including in-home supportive care and adult residential care homes and facilities. Alpine County does not have any licensed residential small family homes or adult (ages 19-54) residential facilities, including those that provide medical care and serve special needs, to serve its developmentally disabled population (California Department of Social Services facility search, https://www.ccld.dss.ca.gov/carefacilitysearch, January 2022). Resources for persons with developmental disabilities are described in Section II-H.

As described in Section III, the County's zoning and land use regulations accommodate a range of housing types that serve the disabled and developmentally disabled population, including single family housing, multifamily housing, and mobile homes for persons living with their family or guardian.

1 Alta California Regional Center. 2018. Demographic Distribution. Available at: https://www.altaregional.org/sites/main/files/file-attachments/demographics_charts_11-01-18.pdf?1542660250

d. Large Households

Government Code Section 65583(a)(C) requires an analysis of housing needs for large families, those with five or more members. Large family households comprised 8.0%, or 28, of the total households in Alpine County according to the 2015–2019 ACS (see Table I-17 on the following page). As shown in Table I-17, approximately 78.6% of large households in Alpine County owned their own homes. Additionally, 5-person households make up a little over 57% of the large family households in Alpine County with households with 6 or more persons accounting for the remaining 43% of large households.

Table I-17. Large Households in Alpine County (2018)

Householder Type	Number	Percent
Owner Households	**294**	**84.0%**
5-Person Household	16	5.4%
6-Person Household	1	0.3%
7-or-more Person Household	5	1.7%
Renter Households	**56**	**16.0%**
5-Person Household	0	0%
6-Person Household	4	7.1%
7-or-more Person Household	2	3.6%
Combined Total	**350**	**100%**
5-Person Household	16	4.6%
6-Person Household	5	1.4%
7-or-more Person Household	7	2.0%

Source: ACS 5-Year Estimates, 2015-2019 (Table ID: B25009)

The needs of large families are unique in that they require more space to satisfy minimum household needs. The increase in average household size Statewide is, to some extent, linked to the subject of overcrowding. Overcrowding is defined as more than one person per room; as shown in Table I-25, 2.9% of households in Alpine County live in overcrowded conditions. To ameliorate this impact, an increase in the number of affordable housing units with four bedrooms or more is needed. In many cases, housing units of this size constitute a small portion of the total housing supply, forcing families to continue to live in what may be considered as overcrowded units.

e. Farmworker Housing

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening.

Estimating the size of the agricultural labor force can be problematic as farmworkers are historically undercounted by the census and other data sources. For instance, the U.S. Census Bureau does not track farm labor separate from mining, fishing and hunting, and forestry, nor does the U.S. Census Bureau provide definitions that address the specific nuances of farm labor (e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business versus agricultural field). As shown in Table I-4, 26 persons (7.6% of Alpine County residents in the labor force) were estimated to be employed in the agriculture, forestry, fishing, hunting, and mining industry based on 2015-2019 ACS data.

Data supplied by the United States Department of Agriculture, National Agriculture Statistics Service (USDA) reveals the breakdown of farm labor employment and the labor expense for Alpine County as shown in Table I-18. The 2017 USDA data is the most recent available data that provides a focused analysis of farming activities and employment in the County. Table I-19 provides a breakdown of farm labor employment by days worked. The data from this table indicates that Countywide, there were 3 farmworkers in 2017. Of these farmworkers, 2 worked more than 150 days a year and 1 worked less than 150 days per year and are likely seasonal workers.

Table I-18. Alpine County Farmworkers (2017)

Hired Farm Labor	Farm Operations	Workers	Total Payroll
Alpine County	2	3	(D)

Note: (D) = Withheld to avoid disclosing data for individual farms.
Source: 2017 USDA Agricultural Census Data, Table 7

Table I-19. Alpine County Farm Labor Employment (2017)

Hired Farm Labor	Farm Operations	Workers
150 Days or More	2	2
Less Than 150 Days	1	1

Source: 2017 USDA Agricultural Census Data, Table 7

The publication by the Housing and Community Development Department titled "Housing Element Questions and Answers – A Guide to the Preparation of Housing Elements, June 2001," explains that "sites identified for farmworker housing should facilitate the provision of housing for agricultural workers while minimizing the development of prime agricultural land to urban uses. These sites should also have characteristics relating to location, zoning and development standards which would be appropriate for their use for housing for farmworkers. Where a need for farmworker housing has been identified, the program should identify zones where housing for permanent and, where appropriate, for migrant farmworkers as allowed."

Farmworker housing is not defined in the Zoning Code. Instead, the Zoning Code defines employee housing as "any residential dwelling unit consisting of a minimum of three hundred seventy-five square feet of living space incorporating a sleeping area, a kitchen and at least a three-fourth bath." As discussed in Chapter III, State law requires employee housing serving six or fewer employees to be treated in the same manner as a single family home and requires certain types of agricultural employee housing to be permitted in the same manner as an agricultural use. Program 5 of the Housing Element Goals, Policies, and Programs will revise the Zoning Code to accommodate employee housing and agricultural employee housing consistent with the requirements of State law. Program 9 supports the development and maintenance of lower income and special needs housing, including agricultural worker housing, including funding application assistance and application processing support

f. Employee Housing

In addition to housing needs associated with agricultural workers, Alpine County also experiences employee housing demand, both seasonal and permanent, from its ski resort industries. Multiple responses to the Community Housing Needs Survey conducted in 2021 identified the need for both seasonal and permanent employee housing as an issue and priority for the County. The survey identified seasonal employees as the population with the highest priority housing need.

Local employers repeatedly identified the need for employee and workforce housing as an issue, through the Housing Element outreach conducted in 2021. Kirkwood/Vail Resorts identified the need for affordable housing for the workforce. Grover Hot Springs State Park identified the lack of affordable housing options for seasonal employees as an issue, noting the need for short-term housing options. Kirkwood Meadows PUD identified the need for affordable housing. Kirkwood Volunteer Fire District identified the need for affordable housing not connected to Vail (resort operator) or Kirkwood Meadows PUD employee housing. Alpine County Unified School District identified the cost of housing, commuting from out of the area, and need for affordable housing as issues the District faces. The U.S. Forest Service identified the limited housing inventory at affordable price levels as a barrier and indicated the need for more affordable housing, including deed-restricted housing.

Kirkwood: The Quad Employee Housing (under renovation)

Employee housing demand for the resorts increases significantly in the winter season. For example, at its peak employment during the 2020/21 season, Kirkwood Mountain Resort had 580 full time employees and 171 part-time employees, with 118 of those employees housed in the resort's employee housing. During the 2018/19 season, Kirkwood's operations peaked at 537 full-time and 135 part-time employees, with 178 of those employees housing in the resort's employee housing. In 2018/19, 98 beds were identified in The Quad while only 32 were identified as available during the 2020/21 season. Kirkwood's operations span Alpine, El Dorado, and Amador Counties; the majority of employee housing is located in Amador and El Dorado Counties.

While the USDA 2017 Agricultural Census identifies one permanent employee housing facility with 196 permanent units, the HCD's Codes and Standards Automated System database only identifies one permanent employee housing facility that accommodates 37 employees.


Kirkwood: The Quad Employee Housing (under renovation)

Kirkwood Mountain Resort provides an employee housing facility located adjacent Red Cliffs Lodge and General Store. The Quad dormitory accommodates 96 employees, with 12 four bedroom units and two employees per bedroom. The Kirkwood Mountain Resort Employee Housing Report identifies that 100 beds in the Red Cliff's employee housing were lost in 2020-21 due to a fire and to OSHA requirements that restricted occupancy due to Covid. Kirkwood Mountain Resort also has housing located in areas of the resort outside of Alpine County: the Pine Lodge, with six three-bedroom and two two-bedroom units, accommodating two employees per bedroom for a total of 44 employees, and Renwick Apartments, with 13 two-bedroom and 10 one-bedroom units, with one employee per room except that couples are permitted in the single units if both are employees, accommodating a total of 36 to 46 employees.[2]

2 http://retail.insideepic.com/posts/employee-housing/

Lava Rock Lodge provides permanent employee housing for Kirkwood Meadows PUD, with two-bedroom units and four one-bedroom units, and can house up to 12 full-time employees.

Kirkwood Meadows PUD: Lava Rock Lodge Employee Housing)

The employee housing located at Grover Hot Springs State Park was destroyed during the Tamarack Fire of 2021. As of November 2021, the Towers C and D have received a temporary occupancy permit to allow use of these units for employee housing again.

There are no employee housing units in Bear Valley.

g. Female Heads of Households

Households with female heads make up approximately 11.7% of households in Alpine County (See Table I-10, Households in Poverty). In 2019, about 45% of female-headed households in Alpine County had incomes below the poverty line while female-headed households made up only 11.7% of all households in Alpine County. Single female-headed households with children present would benefit from affordable housing types, particularly housing targeted at the ELI group, as well as housing located in the vicinity of daycare, schools, and other services. Battered women with children comprise a sub-group of female-headed households that are especially in need.

There is currently no housing in Alpine County specifically targeted to female headed households or low-income households with children. In January 2012, funding for the Housing Choice Voucher program (HCV, formerly "Section 8") was transferred from the State Department of Housing & Community Development to the Stanislaus County Housing Authority via HUD to administer the HCV Program in the County of Alpine. The HCV waiting list is currently open for Alpine County residents residing in a rental unit where the landlord accepts the HCV program and the client is leasing-in-place.

In Alpine County, Live Violence Free assists families and individuals affected by abuse, including domestic violence, sexual assault, stalking, and child abuse and has a location in Markleeville. Live Violence Free provides comprehensive services that directly benefit the health and well-being of the community's families. Specifically, Live Violence Free provides twenty-four-hour crisis intervention, assistance with obtaining emergency shelter, emergency clothing and food, emergency transportation, confidential counseling, legal assistance, and other services for individuals and families affected by abuse. Live Violence Free operates emergency shelter and transitional housing, based out of Live Violence Free's South Lake Tahoe office. The Alpine Early Learning Center, located in Markleeville, provides reduced cost childcare for eligible households through the California State Preschool program. Additional resources available for female-headed households, including lower income households, are described in Section II-H.

h. . Homeless and Other Groups in Need of Temporary and Transitional Housing

Government Code Section 65583(a)(7) requires that the Housing Element include an analysis of the needs of homeless persons and families. The analysis must include: (1) estimates of the number of persons lacking shelter; (2) where feasible, a description of the characteristics of the homeless (i.e., those who are mentally ill, developmentally disabled, substance abusers, runaway youth); (3) an inventory of resources available in the community to assist the homeless; and (4) an assessment of unmet homeless needs, including the extent of the need for homeless shelters.

The law also requires that each jurisdiction address community needs and available resources for special-housing opportunities, known as transitional and supportive housing. These housing types provide the opportunity for families and individuals to "transition" from a homeless condition to permanent housing, often with the assistance of supportive services to assist individuals in gaining necessary life skills in support of independent living.

The following discussion addresses the requirements of Government Code Section 65583(a)(7). It should be noted that data on homeless families and individuals is not developed based on jurisdictional boundaries. The Eastern Sierra Continuum of Care (ES CoC), is a coalition of service providers in Alpine, Inyo and Mono counties dedicated to ending the cycle of homelessness. The ES CoC stakeholders provide street outreach, emergency shelter, transitional housing, permanent supportive housing, rapid rehousing and other types of assistance to individuals and families experiencing homelessness. The Alpine County Health and Human Services Department (Alpine HHSD) partners with the ES CoC and promotes the dignity and well-being of children, families and adults through public health and human service programs.

As the primary coordinating body for homeless issues and assistance for a geographic area encompassing the entire county, the ES CoC accomplishes a host of activities and programs vital to the community, including an annual point-in-time "snapshot" survey to identify and assess the needs of both the sheltered and unsheltered homeless, tracking homeless demographics using local service providers throughout the calendar year, and an annual action plan that helps direct community resources and actions in the form of comprehensive programs and activities.

i. Homeless Estimates

According to the ES CoC, an estimate of the homeless population in Alpine, Inyo, and Mono counites were undertaken in concert with the requirements of the U.S. Department of Housing and Urban Development (HUD) for participating Continuums of Care (CoCs) nationwide. Those mandates require that a point-in-time study be taken. This study allows service agencies and local governments to spot trends in homelessness and to evaluate the success of existing programs. It is also a tool for agencies and their partners to plan for programs and services to meet the needs of homeless individuals and families in the community and to use in applying for grant and other funding.

The ES CoC conducted its 2019 Homeless Count in January 2019. The Homeless Count, also known as the Point-in-Time (PIT) Count, is a survey of individuals and families identified as experiencing sheltered or unsheltered homelessness within the boundaries of Alpine County on a single night in January. The ES CoC conducted the count activities on January 24, 2019. The 2019 PIT Count identified 214 homeless persons (197 unsheltered and 17 sheltered) in the ES CoC region; however, it is noted that no homeless persons were identified in Alpine County. Additionally, the 2017 and 2018 PIT Counts also identified no homeless persons in Alpine County. The Alpine County Department of Health and Human Services (Alpine DHHS) identified that while there is not unsheltered homeless population, there are approximately two to four persons in the County at any given point in time that may be couch surfing or have a difficult living situation that may place them at high risk of homelessness. Alpine DHHS indicated that due to the small population of the County, they can informally look out for persons at risk of homelessness and put them in touch with resources.

j. Emergency Shelters, Transitional, and Supportive Housing

<u>Resource Inventory</u>

Alpine County does not presently operate any emergency shelters or provide any supportive or transitional housing services. Instead, it supports a collaborative effort among the various local agencies and neighboring counties within the ES CoC. For example, the non-profit Live Violence Free, based in South Lake Tahoe, is the nearest provider of domestic violence and sexual assault services and provides services in Alpine County. They have a full-service shelter in South Lake Tahoe that can accommodate four or five families at one time and they are currently working on an agreement for shelter services with the Family Support Council of Douglas County located in Gardnerville, Nevada. The most recent inventory of resources available within the ES CoC for emergency shelters, transitional housing, and permanent supportive housing units comes from the 2019 Housing Inventory reported to the U.S. Department of Housing and Urban Development by the ES CoC. Table I-20 below shows the total beds offered by homeless facilities in the ES CoC area; however, as previously noted, no beds are located in the County.

Table I-20. Homeless Facilities (2019)

Eastern Sierra Continuum of Care Region						
Facility Type	Family Units	Family Beds	Adult-Only Beds	Total Year-Round Beds	Seasonal	Overflow
Emergency Shelter	1	5	6	11	*0*	*0*
Transitional Housing	1	6	5	11	*n/a*	*n/a*
Permanent Supportive Housing	0	0	0	0	*n/a*	*n/a*
Rapid Rehousing	2	5	2	7	*n/a*	*n/a*
Total Beds	4	16	13	29	*0*	*0*

Source: HUD 2019 Continuum of Care Homeless Assistance Programs – Housing Inventory County CoC Number: CA-530 (Eastern Sierra CoC). Url: https://files.hudexchange.info/reports/published/CoC_HIC_CoC_CA-530-2019_CA_2019.pdf

Emergency Shelters

The Inyo Mono Advocates for Community Action is the only provider operating an emergency shelter in the ES CoC region. According to the HUD 2019 Continuum of Care Housing Inventory County Report for the ES CoC, a total of 11-year-round beds are available; thus, emergency shelters comprise 37.9% of the total year-round beds in the ES CoC region.

Provider/Facility	Client Type	Total Beds
Inyo Mono Advocates for Community Action Bishop – Emergency Shelter	Single families, households with children, and single adults	11 bed

Transitional Housing

The Wild-Iris Family Counseling and Crisis Center is the only transitional-housing provider available to provide services in the ES CoC area, providing a total of 11 beds. The table below highlights the number of beds and client type at the Wild-Iris Family Counseling and Crisis Center was able to provide in 2019.

Provider/Facility	Client Type	Beds
Wild-Iris Family Counseling and Crisis Center – Wild-Iris Transitional Housing	Single families, households with children, and single adults	11 beds

Rapid Re-Housing

In 2019, the Inyo County Department of Health and Human Services and Inyo Mono Advocates for Community Action Bishop were the only two rapid re-housing providers in the ES CoC region that offered the following bed counts. It is noted that none of the beds are located in Alpine County.

Provider/Facility	Client Type	Beds
Inyo County Department of Health and Human Services – Inyo County Housing Disability	Single families and households with children	2 beds
Inyo Mono Advocates for Community Action – Rapid Rehousing	Single families, households with children, and single adults	5 beds

Assessment of Need

In addition to sites suitable for the housing needs identified in the RHNA, the County must also demonstrate that it has sites adequate to meet the need for homeless/emergency shelter. As previously stated, Alpine County is a part of the ES CoC, which provides street outreach, emergency shelter, transitional housing, permanent supportive housing, rapid rehousing and other types of assistance to individuals and families experiencing homelessness in Alpine, Inyo, and Mono counties. While the 2017, 2018, and 2019 PIT Counts identified no persons or families experiencing homelessness in Alpine County, the 2017, 2018, and 2019 PIT Count identified the following homeless populations in the entire ES CoC region:

- 121 homeless persons (5 sheltered and 116 unsheltered) in 2017;
- 157 homeless persons (1 sheltered and 156 unsheltered) in 2018; and
- 214 homeless persons (17 sheltered and 197 unsheltered) in 2019.

From 2017 to 2019, the ES CoC region has seen an approximately 76.9% increase in persons experiencing homelessness. Of the 214 (17 sheltered and 197 unsheltered) homeless persons identified in the 2019 PIT Count, 141 (16 sheltered and 125 unsheltered) homeless persons were located in Inyo County and the remaining 73 (1 sheltered and 72 unsheltered) homeless persons were located in Mono County. While the 2017 to 2019 PIT Counts located no homeless persons in Alpine County, Alpine DHHS has identified that two to four persons are at risk of homelessness.

Based on the above, the need for sites suitable for emergency shelter is minimal in Alpine County due to the historically low homeless population. The Alpine DHHS has funding for emergency hotel stays and attributes the very low homeless population to the small permanent population in the County, as the small population allows DHHS to be aware of individuals and households at-risk of becoming homeless and provide assistance when necessary.

In July 2016, Governor Brown signed AB 1618, which established the No Place Like Home Program. The purpose of the No Place Like Home Program is to acquire, design, construct, rehabilitate, or preserve permanent supportive housing for persons who are experiencing homelessness, chronic homelessness, or who are at-risk of homelessness, and who are in need of mental health services. HCD issued the noncompetitive allocation Notice of Funding Availability (NOFA) in August of 2018. As of October 2020, HCD and the Alternative Process Counties (APCs) together have received $141,429,745 in noncompetitive allocation applications and have made awards to individual projects in 26 counties. Alpine County was allocated $500,000 noncompetitive funding; however, the County declined to use their noncompetitive allocation due to the low number of people experiencing homelessness in the County and the lack of available land for development[3].

Zoning for Emergency Shelters, Transitional and Supportive Housing

Government Code Section 65583 requires each jurisdiction to identify one or more zoning districts where emergency shelters are allowed without a discretionary permit, such as a use permit. According to the State of California, an emergency shelter is defined (California Health and Safety Code section 50801(e)) as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person." In addition, the Government Code states

3 HCD. 2020. No Place Like Home Program: Annual Report for Fiscal Year 2019-2020 [pages 17 and 28]. Available at: https://www.buycaliforniabonds.com/state-of-california-ca/documents/download-report-direct/i27?mediaId=474513

that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined (Government Code Section 65582(j) and Health and Safety Code 50675.2(h)) as “buildings configured as rental housing developments, but operated under program requirements that require for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.” Supportive housing is defined (Government Code Section 65582(g) and Health and Safety Code 50675.14(b)) as “housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.”

The Zoning Code defines emergency shelters in Section 18.08.315 as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.” According to Chapter 18.44, emergency shelters are allowed by right in the Commercial zone; however, emergency shelters are not allowed in any residential zone (see Chapter 18.32 and 18.36) or the Neighborhood Commercial (NC) zone (see Chapter 18.40).

The Zoning Code does not currently address low barrier navigation centers, which is defined by Government Code Section 65660(a) as a Housing First low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low barrier means best practices, such as accommodating partners, pets, possessions, and privacy, to reduce barriers to entry. Low barrier navigation centers that provide services to connect people to permanent housing, are linked to a coordinated assessment system for intake, assessment, referrals, and client data, and meet the definition and requirements of State law are required to be allowed by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses (Government Code Section 65662).

Program 5 in the Housing Element Goals, Policies, and Programs requires the Zoning Code to be updated to accommodate low barrier navigation centers, which are a housing first, low barrier, temporary, service-enriched shelter, in residential and mixed use districts in accordance with the requirements of State law.

The Zoning Code defines supportive housing in Section 18.08.773 as “housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status and maximizing his or her ability to live and, when possible, work in the community.” Transitional Housing is defined in Section 18.08.807 of the Zoning Code as “buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.” As discussed in Chapter III, Program 5 in the Housing Element Goals, Policies, and Programs requires the Zoning Code to be updated to accommodate supportive housing as required by AB 101, which includes allowing supportive housing by right in nonresidential zones that allow multifamily residential uses and in mixed use zones, and to allow transitional and supportive housing subject to the standards that apply to the same type of unit (e.g., single family, multifamily, etc.) in the same zone.

E. HOUSING STOCK CHARACTERISTICS

This section identifies the characteristics of Alpine County’s physical housing stock. This includes an analysis of housing types, housing tenure, vacancy rates, housing conditions, and overcrowding.

1 Housing Type

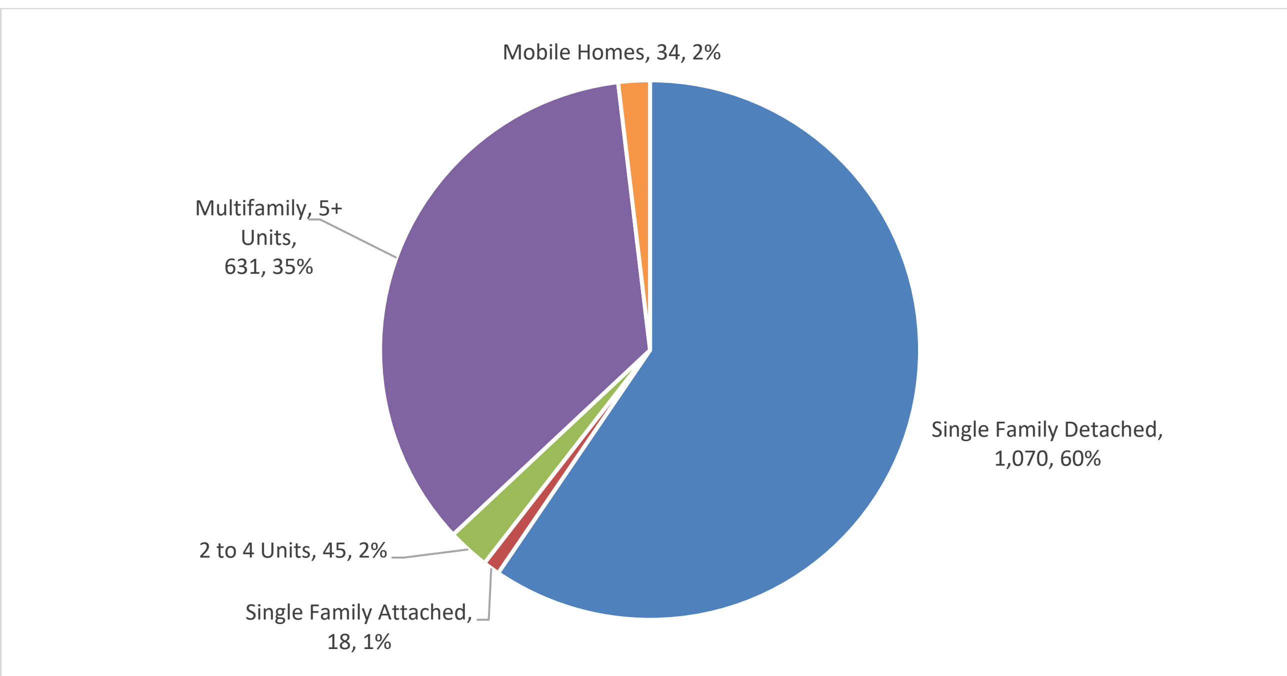
The 2010 census counted 1,760 housing units in Alpine County, an increase of 246 units or 16.2% since 2000. Table I-21 identifies the housing units by type within Alpine County in 2010, 2015, and 2021. As shown in Table I-21, the number of total housing units in Alpine County saw a slight increase (2.0%) in total housing units between 2010 to 2021, resulting in 38 new units for a total of 1,798 units. The slight increase in housing units was mainly due to a slight increase in single-family construction. Single-family detached units saw the largest numerically increase between 2010 and 2021, resulting in 30 new units for a total of 1,070 units in 2021. Additionally, single-family attached units had the largest percent increase (50%) between 2010 and 2020, resulting in 6 new units for a total of 18 units in 2021. Mobile home units also saw a slight increase (6.25%) between 2010 and 2021, resulting in 2 new units for a total of 34 units in 2021. During this same period, 2 to 4-unit and 5+unit housing developments did not occur, resulting in no changes in between 2010 to 2021.

Table I-21. Housing Units by Type within Alpine County

	2010	2015	2021	Change 2010-2021
Single Family Detached	1,040	1,047	1,070	+30
Single Family Attached	12	18	18	+6
2 to 4 Units	45	45	45	0
5+ Units	631	631	631	0
Mobile Homes	32	33	34	+2
Total:	**1,760**	**1,774**	**1,798**	**+38**

Source: DOF E-5 Report, 2021

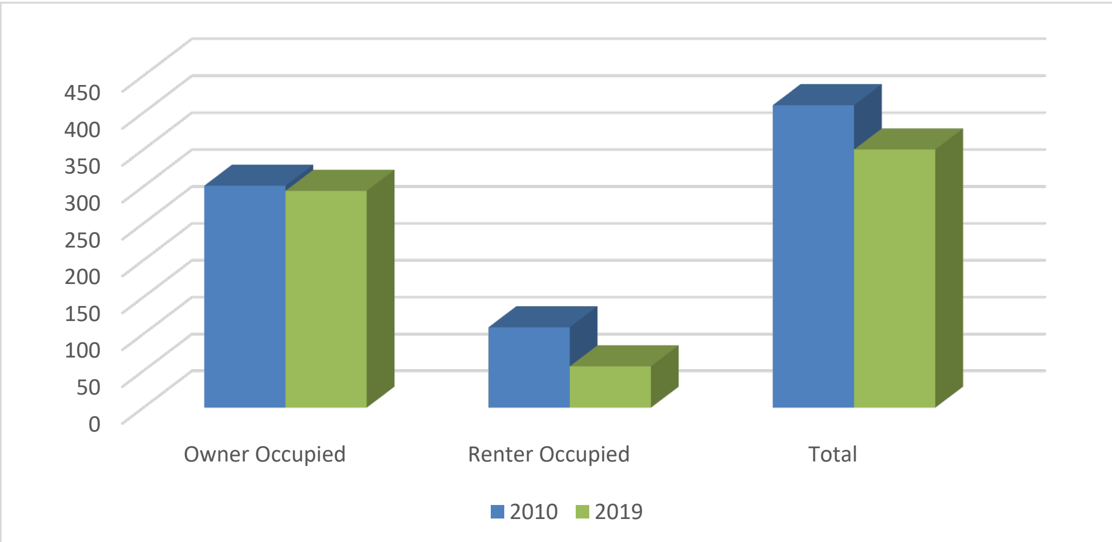
Figure II-1: Housing Stock by Type (2021)



2 Housing Tenure

Housing tenure refers to the status of occupancy of a housing unit and whether it is an owner-occupied or a rental unit. Figure II-2 below compares the distribution of housing tenure in Alpine County between 2010 and 2019. Of the total occupied housing units in Alpine County in 2010, 73.4% (301 units) were owner-occupied and 26.6% (109 units) were renter households. In 2019, the distribution of occupied housing units in Alpine County slightly increased with 84% (294 units) of the occupied housing units as owner-occupied and 16% (56 units) as rental units. This is noteworthy when addressing viable strategies to expand the range of affordable housing in the rural areas.

Figure II-2. Distribution of Housing Tenure (2010, 2019)



Source: U.S. Census Bureau, 2006-2010 and 2015-2019 American Community Survey 5-Year Estimates (B25003)

3 Vacancy Rates

The vacancy rate in a community indicates the percentage of units that are vacant and for rent/sale at any one time. It is desirable to have a vacancy rate that offers a balance between a buyer and a seller. Vacancy rates often are a key indicator of the supply of affordable housing options, both for ownership and rental purposes. Housing literature suggests that a vacancy rate in the range of 2–3% for owner-occupied housing is considered desirable while for rental housing the desirable range is 5–6%. Table I-22 indicates the vacant housing stock by type in Alpine County as listed in the ACS 2015-2019 5-Year Community Survey. The 2019 ACS data indicates that of the 1,767 units, there were 1,417 vacant units (80.2%) in Alpine County. Of the total vacant units, 92.2% (1,306 units) were classified as for seasonal, recreational, or occasional use, and 22 were classified as other vacant. Additionally, 31 units were classified as for rent, 9 were classified as rented, not occupied, 13 were classified as for sale only, and 35 were classified as sold, not occupied.

Table I-22. Vacancy by Type in Alpine County (2019)

Housing Type	Alpine County	
	Number	Percent
Total Vacant Units	1,417	100.0%
For Rent	32	2.3%
Rented, Not Occupied	9	0.6%
For Sale	13	0.9%
Sold, Not Occupied	35	2.5%
For Seasonal, Recreational, or Occasional Use	1,306	92.2%
For Migrant Workers	0	0.0%
Other Vacant	22	1.5%

Source: U.S. Census Bureau, ACS 2015-2019 (B25004)

Table I-23 compares the vacancy status of housing in Alpine County in 2010, 2015, and 2019. Alpine County showed an overall increase in vacancy rate between 2010 to 2019 from 77.1% to 80.2%. The other vacancy rate column represents the vacancy rate for all seasonal, recreational, and occasional use units, migrant units, and units classified as other vacant units by the ACS. Compared with the information in Tables II-1 and I-21, the housing units are increasing (from 1,760 in 2010 to 1,798 in 2021) while the population is decreasing, declining from 1,175 to 1,135 during this same period. The vacancy rate has increased to from 71.8% in 2010 to 73.2% in 2021. As shown in Table I-22, the majority of vacancies in Alpine County are units for seasonal, recreational, or occasional use, meaning these units are not available for permanent occupancy. The overall vacancy rate that reflects only vacant homes for rent or for sale vacant is only 3.2% in Alpine County, which reflects a need for both rental and owner-occupied housing production to increase the vacancy rates to the desired range of 2–3% for owner-occupied housing and 5–6% for rental housing.

Table I-23. Vacancy Rates in Alpine County (2010, 2015, and 2019)

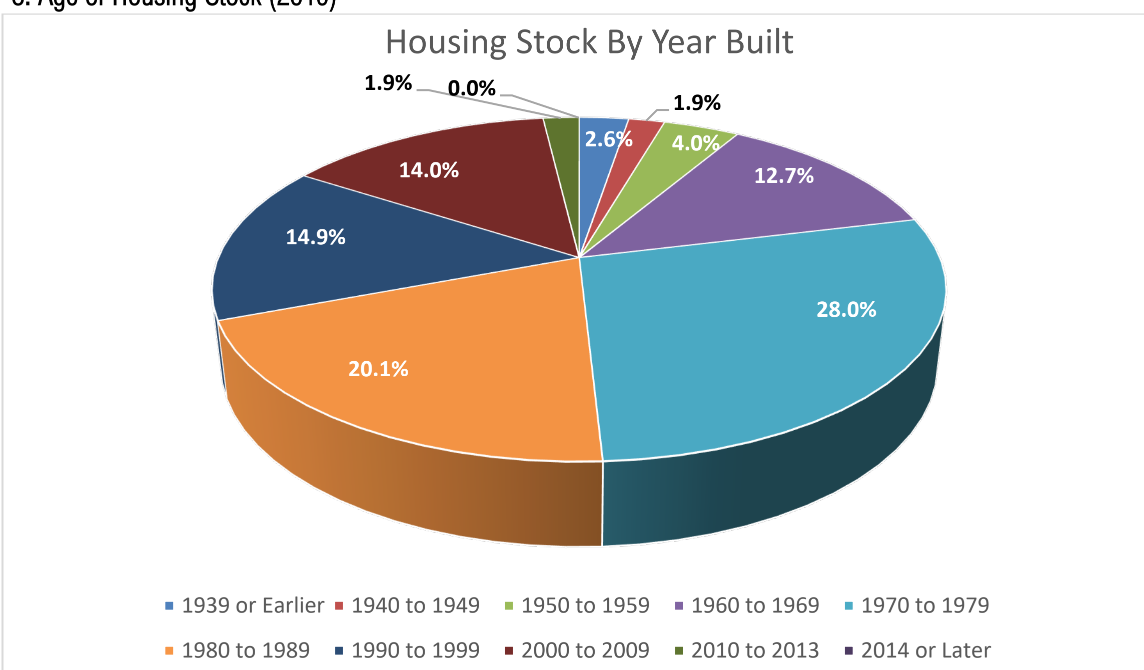
Year	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Overall Vacancy Rate	Homeowner Vacancy Rate	Rental Vacancy Rate	Other Vacancy Rates
2010	1,794	410	1,384	77.1%	0.5%	5.6%	71.0%
2015	1,801	358	1,443	80.1%	2.3%	2.4%	75.4%
2019	1,767	350	1,417	80.2%	0.9%	2.3%	77.0%

Source: ACS 2010, 2011-2015, 2015-2019 5 Year Estimates (Tables B25002 and B25004)

4 Housing Age and Conditions

Related to the condition of the housing stock in Alpine County is the age of the housing units. Generally, structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. Unless properly maintained, homes older than 50 years may require major renovation to remain in a good, livable condition. Figure II-3 illustrates the age of the housing stock in Alpine County.

Figure II-3. Age of Housing Stock (2019)



Source: US Census Bureau, ACS 2015-2019 (DP04)

Housing Conditions

Limited data is available from the ACS that can be used to infer the condition of the housing stock. The ACS data identifies whether housing units have complete plumbing and kitchen facilities and whether units lack a source of household heat. Since no occupied housing units in Alpine County lack complete plumbing facilities or kitchen facilities (see Table I-24), these indicators do not reveal any significant needs associated with housing conditions. However, 8.2% of all housing units or (41.5% of occupied housing units) in Alpine County rely on wood fuel or do not have a heating source, which may reveal needs associated with the housing conditions.

Table I-24: Age of Alpine County Housing Stock & Conditions (2019)

Housing Stock Indicators	Number	Percent
Total Housing Units	**1,767**	**100%**
Built 1970 or earlier	374	21.2%
Units Lacking Complete Plumbing Facilities	0	0%
Units Lacking Complete Kitchen Facilities	0	0%
No house heating fuel or wood fuel only	145	8.2%
No Phone Service Available	5	0.3%

Source: ACS 2015-2019 5 Year Estimates (Table DP04)

Since housing stock age and condition are generally correlated, one ACS variable that provides an indication of housing conditions is the age of a community's housing stock. Most of the housing units in Alpine County (1,223 or 69.2%) were built before 1990 with 21.2% or 374 units built before 1970 and 48.0% or 849 built between 1970 to 1990. Approximately 15.9% of Alpine County's housing stock was built after 2000 and another 14.9% was built between 1990 and 1999. These statistics reflect tremendous growth in the area during the 1970s and 1980s. The age of housing stock often indicates the potential for a unit to need rehabilitation or significant maintenance. As shown in Figure II-3 on the previous page, most of the Alpine County's housing stock is more than 30 years old (approximately 69.2%) and a 21.2% is over 50 years old, meaning these units may need moderate to significant rehabilitation, including replacement or refurbishing of roofs, siding, and windows as well as interior improvements including replacing or upgrading the plumbing and electric wires and outlets.

With the extreme weather in Alpine County, the exterior of residential units typically requires more maintenance and repair than in areas with less rain, snow, and wind. Maintenance and repair needs include repainting, replacement of siding, replacement of exterior steps, decks, and porches, re-roofing, and weatherization. In the absence of an updated detailed housing conditions survey, existing ACS data and building inspection staff observations are used to identify housing conditions and related needs in the County. County staff has indicated that the Sierra Pines mobile home community continues to have a high concentration of units in need of rehabilitation with several units potentially requiring replacement and portions of the Red Cliff's employee housing in Kirkwood are in need of significant repair or replacement. Bear Valley and Kirkwood generally have units in sound condition with some units in need of routine maintenance, such as re-roofing, siding replacement, or repainting. While overall the housing stock in Hung a Lel Ti, Markleeville, Mesa Vista, Paynesville, and Woodfords is generally in good condition, housing in these communities exhibit a higher need for minor or moderate repairs than in the Bear Valley and Kirkwood areas. It is estimated that two to three units in the County may be dilapidated and require replacement.

Overcrowding

Overcrowding is a measure of the ability of existing housing to adequately accommodate residents. The U.S. Census Bureau defines overcrowding as a household that lives in a dwelling unit with an average of more than 1.0 person per room, excluding kitchens and bathrooms. A severely crowded housing unit is one occupied by 1.5 persons or more per room. Too many individuals living in housing with inadequate space and number of rooms can result in deterioration of the quality of life and the condition of the dwelling unit from overuse. Overcrowding usually results when either the costs of available housing with a sufficient number of bedrooms for a family exceeds the family's ability to afford such housing or unrelated individuals (such as students or low-wage single adult workers) share dwelling units because of high housing costs.

According to the 2015–2019 American Community Survey, overcrowding in Alpine County was 2.9% (10) housing units), compared to 2.5% in El Dorado County, 1.5% in Mono County, 2.5% in Amador County, and 2.5% in Inyo County. The State average during this same period was 8.2%. Among renters in Alpine County, approximately 3.6% of these housing units (or 2 housing units) were in overcrowded conditions, with none in severely overcrowded conditions. Among homeowners, approximately 2.7% of these housing units (or 8 housing units) were in overcrowded conditions, and approximately 1.0% of these overcrowded housing units (or 3 housing units) were in severely overcrowded conditions. Table I-25 provides information on overcrowded housing in Alpine County.

Table I-25. Overcrowded Housing in Alpine County (2019) – by % of units occupied

	Units	Percent
Owner Occupied:	294	84.0%
0.5 or less occupants per room	*226*	*76.9%*
0.51 to 1 occupants per room	*60*	*20.4%*
1.01 to 1.5 occupants per room	*5*	*1.7%*
1.51 to 2.0 occupants per room	*3*	*1.0%*
2.01 or more occupants per room	*0*	*0%*
Owner Occupied Overcrowded (1.01+)	8	2.7%
Owner Occupied Severely Overcrowded (1.5+)	3	1.0%
Renter Occupied:	56	16.0%
0.5 or less occupants per room	*35*	*62.5%*
0.51 to 1 occupants per room	*19*	*33.9%*
1.01 to 1.5 occupants per room	*2*	*3.6%*
1.51 to 2.0 occupants per room	*0*	*0%*
2.01 or more occupants per room	*0*	*0%*
Renter Occupied Overcrowded	2	3.6%
Renter Occupied Severely Overcrowded	0	0%
Total Units	350	100.0%
Total Overcrowded	10	2.8%
Total Severely Overcrowded	3	0.8%

Source: ACS 2015-2019 (Table B25014)

F. HOUSING COSTS AND AFFORDABILITY

1 Housing Prices and Trends

As indicated by Table I-26, ACS data shows that housing costs changed for some more than others in Alpine County through the years 2000 – 2019. From 2010 to 2019, the ACS data indicates that renters and owners saw a decrease in housing costs. However, when compared with median home value data, Alpine County has seen a rise in housing costs and there are limited rentals, with a portion of the rentals provided as employee housing, indicating that the 2019 ACS data may not be fully reflective of housing costs that would be experienced by a new renter or owner entering the Alpine County housing market.

Table I-26. Median Homeowner/Renter Costs (2000-2018)

Cost Type	Year				% Change
	2000	2010	2015	2019	2010–2019
Median Monthly Ownership Cost	$1,223	$2,348	$2,117	$1,875	-20.1%
Median Gross Rent*	$659	$913	$913	$538	-41.7%

*Not adjusted for inflation
Source: U.S. Census, 2000 (Table DP4); ACS 2006-2010, 2011-2015, and 2015-2019 5 Year Estimates (Table DP04)

Table I-27 indicates median housing value for homes in the communities of Alpine County, including Bear Valley, Kirkwood, and Markleeville. It is noted that Woodfords and Mesa Vista are included in the Markleeville median home values. Value is defined as the amount for which property, including house and lot, would sell if it were on the market at a given point in time. As shown in Table I-27, the median value for housing units is relatively the same between the Bear Valley and Markleeville communities; however, the median value for housing units is higher in the Kirkwood community. For example, as of May 2021, the median home value in Markleeville and Bear Valley was $403,000 and $417,500, respectively, while the median home value of Kirkwood was $564,000. The largest increase in median home value between 2017 and 2021 was seen in the community of Markleeville, where the median home value increased from $365,000 in 2017 to $403,000 in 2021 (or by 10.4%). The overall median home value between all the communities has seen a consistent increase over the past decade, increasing from $312,000 in 2011 to $417,500 in 2021.

Table I-27. Median Home Values (2011-2021) by Community

Location	Median Home Values				% Change
	2011	2014	2017	2021[1]	2017–2021
Bear Valley	$312,000	$392,000	$411,000	$417,500	1.6%
Kirkwood	$393,000	$515,500	$545,000	$564,000	3.5%
Markleeville	$255,500	$333,000	$365,000	$403,000	10.4%
Median Home Value of Areas	$312,000	$392,000	$411,000	$417,500	1.6%

1) Median home value as of May 2021
Source: Zillow.com

Table I-28 indicates the value of owner-occupied housing units as reported on the ACS within Alpine County in 2019. Of the 294 owner-occupied units, 26 (8.9%) were less than $100,000, 19 (6.4%) were in the $100,000 to $199,999 price range, 53 (18.0%) were in the $200,000 to $299,999 price range, and 105 (35.7%) were in the $300,000 to $499,999 range. Additionally, there were 80 units (27.2%) valued in the $500,000 to $999,999 price range and 11 units (3.7%) valued in the $1,000,000 or more price range. The median home value was also identified as $365,300 in Alpine County.

Table I-28. Value of Owner-Occupied Housing Units (2019)		
Value	Number of Units	% of Total
Less than $50,000	22	7.5%
$50,000 to $99,000	4	1.4%
$100,000 to $149,999	11	3.7%
$150,000 to $199,999	8	2.7%
$200,000 to $299,999	53	18.0%
$300,000 to $499,999	105	35.7%
$500,000 to $999,999	80	27.2%
$1,000,000 or more	11	3.7%
Total	**294**	**100%**
Median Value	$365,300	n/a
Source: ACS 2015-2019 5 Year Estimates (Table DP04)		

Single Family Units

Table I-29 indicates the median sales price of single-family residences, including attached and detached units, throughout Alpine County between 2020 and 2021. Overall, the median sales price of all single-family homes sold in Alpine County between 2020 and May 2021 is $390,500. The median sales price of single-family homes in Alpine County varies greatly depending on the location. For example, the median sales price of a single-family home in Bear Valley between 2020-2021 was $346,500 while the median sales price of a single-family unit in Kirkwood during the same time period was $500,000 (or 44.3% more).

Table I-29. Sales Price by Community	
Community	Median Sales Price: 2020-2021
Alpine County	$390,500[1]
Bear Valley	$346,500[2]
Kirkwood	$500,000[2]
Markleeville Area	$367,500[2]

Note:
1. This is the median sales price of all homes sold in Alpine County in 2020 and 2021.
2. This is the median sale price of all homes in this specific community in Alpine County between in 2020 and 2021.
Source: Zillow.com (Recently Sold Homes)

Mobile Homes

Mobile homes offer a more affordable option for those interested in homeownership. The median value of a mobile home in Alpine County in 2019 was $53,300 (*US Census Bureau, ACS 2015-2019 Table B25083*). Overall, there are 34 mobile homes in all of Alpine County (*DOF, Table E-5, 1/1/2020*). As shown by Table I-30, there is one mobile home park community providing with a total of 30 permitted Mobile Home spaces. Carson River Resort mobilehome park provides transient lodging and does not have permanent occupancy so is not included in Table I-30. and is not occupied by permanent residents.

Table I-30. Mobile Home Parks – Alpine County		
Name	Location	Mobile Home Spaces
Sierra Pines Park	Woodfords	30
Source: HCD 2021 Mobile Home Park Listings; Alpine County, 2021		

Section 17.07.050(C) of the Zoning Code includes necessary findings for approving or conditionally approving a tentative map for the conversion of a mobile home park to another use pursuant to Government Code Section 66427.4. According to Section 17.07.050(C), the Planning Commission and Board of Supervisors are required to:

1. Take steps to require the project applicant to mitigate adverse impacts of the conversion on the ability of displaced mobile home residents to find adequate space in a mobile home park by zoning for additional replacement housing;
2. Find that there already exists land zoned for replacement housing or adequate space in other mobile home parks for those residents who will be displaced;
3. Require the subdivider to take steps to mitigate any significant adverse impacts of the conversion on the ability of the displaced mobile home park residents to find adequate space in a mobile home park; or
4. Make a finding, based upon substantial evidence, that mitigation pursuant to subsections (C)(1) and (3) of this section is not feasible.

2 Housing Affordability

According to HCD and HUD, housing is considered affordable if a household spends no more than 30% of its income on housing. Table I-31 identifies housing affordability levels, including gross rents and home purchase price, by family size based on the HCD's *2021 Income Limits* for Alpine County.

Table I-31. Ability to Pay for Housing Based on Income Group/Household Size (2021)*

Number of Persons	1	2	3	4	5	6
Extremely Low-Income Households - 30% of Median Household Income						
Income Level	$18,150	$20,750	$23,350	$26,500	$31,040	$35,580
Monthly Income	$1,512.50	$1,729.17	$1,945.83	$2,208.33	$2,586.67	$2,965.00
Max. Monthly Gross Rent**	$453.75	$518.75	$583.75	$662.50	$776.00	$889.50
Max. Purchase Price***	$75,431	$85,546	$95,660	$107,914	$125,575	$143,236
Very Low-Income Households - 50% of Median Household Income						
Income Level	$30,250	$34,600	$38,900	$43,200	$46,700	$50,150
Monthly Income	$2,520.83	$2,883.33	$3,241.67	$3,600.00	$3,891.67	$4,179.17
Max. Monthly Gross Rent**	$756.25	$865.00	$972.50	$1,080.00	$1,167.50	$1,253.75
Max. Purchase Price***	$127,327	$144,249	$160,977	$177,704	$191,320	$204,741
Low-Income Households - 80% of Median Household Income						
Income Level	$46,600	$53,250	$59,900	$66,550	$71,900	$77,200
Monthly Income	$3,883.33	$4,437.50	$4,991.67	$5,545.83	$5,991.67	$6,433.33
Max. Monthly Gross Rent**	$1,165.00	$1,331.25	$1,497.50	$1,663.75	$1,797.50	$1,930.00
Max. Purchase Price***	$196,770	$222,774	$248,777	$274,781	$295,701	$316,426
Moderate-Income Households - 120% of Median Household Income						
Income Level	$79,750	$91,100	$102,500	$113,900	$123,000	$132,100
Monthly Income	$6,645.83	$7,591.67	$8,541.67	$9,491.67	$10,250.00	$11,008.33
Max. Monthly Gross Rent**	$1,993.75	$2,277.50	$2,562.50	$2,847.50	$3,075.00	$3,302.50
Max. Purchase Price***	$337,829	$382,440	$427,247	$472,054	$507,822	$543,589

Sources: HCD FY2021 State Income Limits, De Novo Planning Group

Notes:*Based on Alpine County FY 2021 Annual Median Income (household)

**Assumes that 30% of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowner's insurance.

***Maximum affordable sales price is based on the following assumptions: 3.23% interest rate, 30-year fixed loan, Down payment: $5,000 – extremely low, $10,000 – very low; $15,000 - low, $25,000 – moderate, property tax, utilities, and homeowners insurance as 30% of monthly housing cost (extremely low/very low), 28% of monthly housing cost (low), and 25% of monthly housing cost (moderate/above moderate). Closing costs: 3.5% (extremely low/very low), 3.0% low, and 2.5% moderate)

Calculation Illustration for 3 Bedroom, 4 person, Low-Income Household

1. Annual Income Level: $66,550
2. Monthly Income Level: $66,550/12 = $5,545.83
3. Maximum Monthly Gross Rent: $5,545.83 x .0.30 = $1,663.75
4 Max Purchase Price:
   a. Gross monthly income = $5,545.83
   b. Down Payment and Closing Costs $15,000; Closing Costs 3.0%
   c. Monthly housing costs $5,545.83 x .0.30 = $1,663.75
   d. Principal and Interest plus utilities/taxes/mortgage/insurance: $1,164.62 + $499.13 = $1,663.75

a. Cost Burden

A household is considered to be overpaying for housing (or cost burdened) if it spends more than 30% of its gross income on housing. Severe housing cost burden occurs when a household pays more than 50% of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size. Table I-9 identifies overpayment levels by income range. As indicated by Table I-9, there is a significant variation in cost burden (overpaying for housing) by income level. Approximately 40.0% of households in Alpine County overpaid for housing. In Alpine County, more owner households overpay for housing (103 owner households overpaying) than renter households (39 renter households overpaying). However, renters were more likely to overpay than homeowners; 52.0% of renter households paid more than 30% of their income for housing compared to 36.8% of owner households.

In general, overpayment disproportionately affects lower income households; 60.6% of lower income households (0-80% of AMI) and 100% of extremely low-income households (0-30% of AMI) - paid more than 30% of their income for housing.

e. Affordability - Renters

Table I-32 identifies the Fair Market Rent (FMR) for Alpine County in 2020 and 2021 as determined by U.S. Department of Housing and Urban Development (HUD). HUD determines the FMR for an area based on the amount that would be needed to pay the rent (and utilities) for suitable privately-owned rental housing. HUD uses FMRs for a variety of purposes, such as determining the rental prices and subsidy amounts for units and households participating in various Section 8/Housing Choice Voucher assistance programs.

In January 2012, funding for the Housing Choice Voucher program (HCV, formerly “Section 8”) was transferred from HCD to the Stanislaus County Housing Authority via HUD to administer the HCV Program in Alpine County. There are currently no HCVs in use in the County. Additionally, the Stanislaus County Housing Authority administers the HCV Program for the counties of Amador, Calaveras, Inyo, Mariposa, Mono, Stanislaus, and Tuolumne. According to the Stanislaus County Housing Authority’s 2020 Agency Plan, the Stanislaus County Housing Authority has issued 4,903 HCVs providing monthly assistance to lower income families in its jurisdictional boundaries. As of October 2021, there are no HCV participants in the County; however, the waitlist for the HCV Program is open for Alpine County residents who are residing in a rental unit where the landlord accepts the HCD program.

Table I-32. HUD Fair Market Rents Alpine County (2020, 20201)

Bedrooms in Unit	Fair Market Rent (FMR) 2020	Fair Market Rent (FMR) 2021
Studio	$685	$723
1 Bedroom	$778	$819
2 Bedrooms	$1,014	$1,068
3 Bedrooms	$1,457	$1,528
4 Bedrooms	$1,617	$1,695

Source: HUD 2021/2020 FMR Alpine County

Additionally, according to the 2020 Alpine County Affordable Housing Needs Report by the California Housing Partnership, the average monthly rent in Alpine County was $1,046, which is affordable to low income, but not very low or extremely low income households. Compared to more urban counties, very few rental units are available for rent in rural Alpine County. Based on reviews of rental data in May 2021, October 2021, and November 2021, the following rentals were identified: one studio in the Markleeville area for $1,000/month (craigslist.org), which exceeds the FMR, one two bedroom unit in Bear Valley for $1,200/month (craigslist.org), which exceeds the FMR, one studio apartment for rent in Kirkwood for $2,500 a month (source: Zillow.com, hotpads.com, and trulia.com), which is over three times the 2021 FMR for a studio apartment.

Based on Table I-32, the studio unit in Markleeville and the two bedroom unit in Bear Valley would be affordable to low income households and the studio in Kirkwood would only be affordable to above moderate income households.

f. Affordability - Homeowners

As shown in Table I-27, the median home value in Alpine County was $417,500 in 2021, which was a 1.6% increase from $411,000 in 2017. As previously noted, the largest increase in median home value between 2017 and 2021 was seen in the community of Markleeville, where the median home value increased from $365,000 in 2017 to $403,000 in 2021 (or by 10.4%). Recent median sales data in Table I-30 shows that the overall median sales price in Alpine County between January 2020 and May 2021 is $390,500. Reviewing the median sales data in Table I-27 along with the affordable home purchase price amounts by income level and household size in Table I-31 indicates that median home sales prices in Alpine County are not affordable to lower income households nor moderate-income households of one to two people.

According to Zillow.com as of May 2021, there were six homes for sale in Alpine County, including two single family homes in Bear Valley ranging from $775,000 to $2,800,000, one four-bedroom single-family home in Markleeville for $1,275,000, and a single-family home, a condominium, and a one-bedroom apartment in Kirkwood ranging from $315,000 to $2,190,000. Comparing the current listing prices to Table I-31, it appears that the two-bedroom single-family home in Kirkwood listed for $315,000 is affordable to low-income households with six or more persons. This is the only listing out of the six homes for sale in Alpine County that is affordable to some low-income households.

While only one of the current listings in Alpine County is affordable, a review of recent sale data for housing in Alpine County reveals that 23 out of the 98 (or 23.4%) homes sold between January 2020 to May 2021 were affordable to low-income households. Table I-33 identifies the recent homes sold in Alpine County between January 2020 and May 2021 affordable to lower-income households, including type of housing unit (single family, multifamily, townhome, mobile home, etc.) and the level of affordability of homes in the lower price range. The affordability of the recent homes is based on affordable home purchase prices identified in Table I-31.

Table I-33. Affordable Homes Sold in Alpine County (2020-2021)

Address and Type of Unit	Bedrooms	Sold Price	Sell Date	Affordable to[1]:		
				Extremely Low Incomes	Very Low Incomes	Low Incomes
Bear Valley						
81 Other Dirt Road (Single-Family Detached)	2	$275,000	9/8/20	No	No	Yes, 5+ Households (<$71,900)
201 Bear Valley Road, Unit 28 (Multi-Family Unit)	3	$315,000	12/21/20	No	No	Yes, 6+ Households (<$77,200)
201 Bear Valley Road, Unit 27 (Multi-Family Unit)	2	$209,000	12/16/20	No	No	Yes, 2+ Households (<$53,250)
50 Creekside Drive, #47 (Townhouse)	3	$248,000	8/21/20	No	No	Yes, 3+ Households (<$59,900)
100 Creekside Drive, #57 (Townhouse)	2	$207,000	6/28/20	No	No	Yes, 2+ Households (<$53,250)

Table I-33. Affordable Homes Sold in Alpine County (2020-2021)						
Address and Type of Unit	Bedrooms	Sold Price	Sell Date	Affordable to[1]:		
				Extremely Low Incomes	Very Low Incomes	Low Incomes
225 Bear Valley Road, Unit 11 (Multi-Family Unit)	2	$250,000	2/21/21	No	No	Yes, 4+ Households (<$66,550)
200 Creekside Drive, Unit 82 (Condominium)	1	$146,500	12/4/20	No	Yes, 3+ Households (<$38,900)	Yes, 1+ Households ($46,600)
300 Creekside Drive, Unit 121 (Condominium)	2	$243,000	1/21/21	No	No	Yes, 3+ Households (<$59,900)
45 Eberhardt Circle, Unit 304 (Condominium)	3	$310,000	7/23/20	No	No	Yes, 6+ Households (<$77,200)
230 Orvis Road (Single-Family Detached)	2	$27,000	12/29/20	Yes (<$18,150)	Yes, 1+ Households (<$30,250)	Yes, 1+ Households (<$46,600)
Kirkwood						
1511 Kirkwood Meadows Drive, #420 (Multi-Family Unit)	2	$255,000	6/18/20	No	No	Yes, 4+ Households (<$66,550)
1120 Kirkwood Meadows Drive, #220 (Multi-Family Unit)	0	$170,000	11/23/20	No	Yes, 4+ Households (<$43,200)	Yes, 1+ Households ($46,600)
1360 Kirkwood Meadows Drive, #207 (Multi-Family Unit)	1	$300,000	11/24/20	No	No	Yes, 6+ Households (<$77,200)
1360 Kirkwood Meadows Drive, #203 (Multi-Family Unit)	1	$220,000	8/26/20	No	No	Yes, 2+ Households (<$53,250)
1420 Kirkwood Meadows Drive, #4 (Multi-Family Unit)	0	$126,500	12/29/20	Yes, 6+ Households (<$18,150)	Yes, 1+ Households (<$30,250)	Yes, 1+ Households ($46,600)
1200 Kirkwood Meadows Drive, #108 (Multi-Family Unit)	2	$270,000	11/12/20	No	No	Yes, 4+ Households (<$66,550)
Markleeville						
800 Hot Springs Road (Single-Family Detached)	2	$267,000	10/8/20	No	No	Yes, 4+ Households (<$66,550)
115 Pinon Road (Single-Family Detached)	3	$315,000	8/6/20	No	No	Yes, 6+ Households (<$77,200)
10 Lava Cap (Single-Family Detached)	2	$120,000	9/17/20	Yes, 5+ Households (<$31,040)	Yes, 1+ Households (<$30,250)	Yes, 1+ Households (<$46,600)
646 Pleasant Valley Road (Single-Family Detached)	2	$299,000	8/25/20	No	No	Yes, 6+ Households (<$77,200)

Table I-33. Affordable Homes Sold in Alpine County (2020-2021)						
Address and Type of Unit	Bedrooms	Sold Price	Sell Date	Affordable to[1]:		
				Extremely Low Incomes	Very Low Incomes	Low Incomes
40 Shay Creek Road (Single-Family Detached)	2	$225,000	10/9/20	No	No	Yes, 3+ Households
75 Douglas Way (Single-Family Detached)	2	$280,000	9/14/20	No	No	Yes, 5+ Households (<$71,900)
999 Foothill Road (Single-Family Detached)	2	$265,000	1/15/20	No	No	Yes. 4+ Households (<$66,550)

Note: [1.] Affordability is based on affordable home purchase prices amounts by income level and household size identified in Table I-31
Source: Zillow.com

As indicated by Table I-30, extremely low, very-low, and low-income households regardless of household size and some moderate-income cannot afford the 2020-2021 median sales prices in Alpine County. As shown in Table I-33, 23 homes sold since January 2020 (January 2020 to May 2021) in the communities of Alpine County included homes affordable to lower income households; however, these 23 homes represent approximately 23.4% of the total homes sold in the past year (98 total homes sold). Further, a number of these units are condominium and townhome units with homeowner association (HOA) fees ranging from approximately $200 to $600 per month (HOA data was not available for sold units and determined based on a review of similar for sale units), which would make it more likely that the condominium and townhome units would generally not be affordable to the very low income group and up to half would likely be affordable to lower income households. Overall, mobile homes and apartments or multifamily units offer the more affordable alternatives for these income groups. Also, new manufactured homes on vacant lots can provide another affordable solution.

3 Assisted Housing At-Risk of Conversion

Government Code Section 65583(a)(8) requires that a housing element shall contain an analysis of existing assisted housing developments, which are defined as multifamily rental housing that receives governmental assistance, and identify any assisted housing developments that are eligible to change from lower-income housing uses during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. Assisted housing development means multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, State and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees.

The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from Lower-income use and the total number of elderly and non-elderly units that could be lost from the locality's Lower-income housing stock in each year during the ten-year period.

Units at risk of conversion are those that may have their subsidized contracts terminated ("opt out") or that may "prepay" the mortgage, thus terminating the rental restrictions that keep the unit affordable to lower income tenants. There are several reasons why the property owner may choose to convert a government-assisted unit to a market-rate unit, including a determination that the unit(s) can be operated more profitably as a market-rate development; difficulties in dealing with HUD oversight and changing program rules; the depletion of tax advantages available to the owner; and the desire to roll over the investment into a new property.

The HCD 6th Cycle Data package provided a list of assisted housing developments in Alpine County. One subsidized project is located in Alpine County on Native American Tribal Trust Land; the California Housing Partnership estimated that this project was placed into service in 2017. This project was an acquisition and rehabilitation project for 24 units in a 63-unit development and is not at risk of conversion with affordability required through at least 2069. Table I-34 identifies the project location, the subsidy source (Low-Income Housing Tax Credits), and the number of units.

Table I-34. Summary of Assisted Housing Developments

Project/Address	Total Units	Subsidized Units	Type	Source	Earliest Date of Conversion	At-Risk
Woodfords LIHTC Diamond Valley Road/Washoe Boulevard Markleeville, CA 96120	24	24	Family	LIHTC	2069	No

Source: HCD 2020 6th Cycle Housing Element Data Package – Alpine County

The cost of conserving assisted units is significantly less than the cost required to replace units through new construction. Conservation of assisted units generally requires rehabilitation of the aging structure and re-structuring the finances to maintain a low debt service and legally restrict rents. Construction costs, land prices and land availability are generally the limiting factors to development of affordable housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction.

Further discussion related to the cost to replace assisted housing is provided in Section III of this Element.

G. PROJECTED HOUSING NEEDS

California law requires each city and county to develop local programs within their housing element in order to meet their "fair share" of existing and future housing needs for all income groups, as determined by the California Department of Housing and Community Development. The RHNA is a State-mandated process devised to distribute planning responsibility for housing need throughout the State of California. Chapter IV discusses the County's ability to accommodate the RHNA through approved projects and vacant and underdeveloped sites suitable for residential development. The regional housing needs allocation for Alpine County, as shown by Table I-35 below, is allocated by HCD to address existing and future needs and covers a time period from August 31, 2019, through June 30, 2024.

Table I-35. Regional Housing Needs Allocation – Alpine County (2019–2024 Planning Period)

Income Group	Income Range[1] (Family of 4)	Affordable Monthly Housing Costs[2]	Regional Share (units)
Extremely Low[3]: 0-30% AMI	< $26,500/	$662.50/	1[1]
Very Low: 30-50% AMI	$26,501 -- $43,200	$662.5 - $1,080	0
Low: 50-80% AMI	$43,201 -- $66,550	$1,080 - $1,663.75	1
Moderate: 80-120% AMI	$66,551 -- $113,900	$1,663.75 - $2,847.50	0
Above Moderate: 120 + AMI	$113,901+	$2,847.50+	0
Total			**2**

1 HCD has established these income limits for Alpine County for 2021.
2 In determining how much families at each of these income levels should pay for housing, HCD considers housing "affordable" if the amount of rent or total ownership cost (principal, interest, taxes, and insurance) paid does not exceed 30% of gross household income.
3 50% of the County's very low-income RHNA is for extremely low-income households, which are defined as those families earning less than 30% of median income. As the County has been allocated 1 unit in the very low RHNA category, this is assigned to the extremely low income group.
Source: HCD 2020 6th Cycle Housing Element Data Package – Alpine County; HCD 2021 State Income Levels

H. HOUSING RESOURCES

Resources available to assist with obtaining housing and services within the County, with a focus on assistance for lower income and special needs populations, are summarized below.

Alpine County Health and Human Services: The Alpine County HHSD offers an array of services, from CalFresh food benefits and employment training, to counseling and immunizations, to housing, outreach, and assistance. The mission of the Alpine County HHSD is to promote the dignity and well-being of children, families and adults through public health and human service programs. The Alpine County HHSD provides assistance to individuals, seniors, disabled, homeless, families, and other populations in need through the following branches:

- Health Department Clinic;
- Child Protective Services
- Immunizations
- Public Health Services
- Public Assistance Programs (Social Services)
- Adult Services

Alpine County Healthy Families Program: Alpine County HHSD operates the Healthy Families Program for residents of Alpine County. The Healthy Families Program Provides low-cost health insurance for children of families whose incomes are too high to get no-cost Medi-Cal but still fall below certain income levels.

Alpine County In-Home Supportive Services Program: The Alpine County HHSD administers the California Department of Social Service's In-Home Supportive Services (IHSS) program. County residents may complete an application to determine if they meet the income and status eligibility for those services. The IHSS program will help pay for services provided to disabled persons so that they may remain in their homes. IHSS is considered an alternative to out-of-home care, such as nursing homes or board and care facilities. Services which may be provided through IHSS are housecleaning, meal preparation, laundry, grocery shopping, personal care services, accompaniment to medical appointments, and protective supervision for the mentally impaired.

Alpine County Behavioral Health Services: The Alpine County Behavioral Health Services provides comprehensive mental health and substance abuse services to all residents of Alpine County regardless of their ability to pay. Fees for services are determined according to resident's income on a sliding scale. The following services are available in English and Spanish for children, youth, adults, and older adults who are experiencing serious emotional disturbance or mental illness:

- Clinical Assessment
- Medication Services (Clinic and Telepsychiatry)
- Outpatient Counseling Services
- Case Management Services
- Outreach Services
- Therapeutic Behavioral Services
- Crisis Intervention
- Acute Hospitalization

Alpine County Public Health Department: The Alpine County Public Health Department (PHD) is dedicated to the health and well being of the citizens of Alpine County. The Alpine County PHD provides the following services and programs:

- California Children's Services
- Child Health and Disability Prevention
- Communicable and Infectious Diseases
- HIV/AIDs/STD Program
- Home Outreach Nursing
- Immunization Program
- Perinatal Outreach
- Tobacco Education and Prevention

California Work Opportunity and Responsibility to Kids (CalWORKs): CalWORKs is a public assistance program that provides cash aid and services to eligible families that have a child(ren) in the home. The program serves all 58 counties in the state and is operated locally in Alpine County by the Health and Human Services Agency. If a family has little or no cash and needs housing, food, utilities, clothing or medical care, they may be eligible to receive immediate short-term help. Families that apply and qualify for ongoing assistance receive money each month to help pay for housing, food and other necessary expenses.

Alta California Regional Center: Alta California Regional Center (ACRC) is a private, non-profit corporation working under contract with the State of California, Department of Developmental Services, to provide services to persons age three and above, with a developmental disability pursuant to the Lanterman Act. ACRC is responsible for serving developmentally disabled residents of the 10 counties in northern California (i.e., Alpine, Colusa, El Dorado, Nevada, Placer, Sacramento, Sierra, Sutter, Yolo, and Yuba Counties).

Eastern Sierra Continuum of Care: The Eastern Sierra Continuum of Care (ES CoC) is a coalition of service providers in Alpine, Inyo and Mono Counties dedicated to ending the cycle of homelessness. The ES CoC stakeholders provide street outreach, emergency shelters, transitional housing, permanent supportive housing, rapid rehousing, safe parking lot, and other types of assistance to individuals and families experience homelessness.

Mammoth Lakes Housing, Inc.: Mammoth Lakes Housing, Inc. (MLH) is a private, not for profit, community housing development organization established in 2003 that serves the counties of Inyo, Mono, and Alpine. MLH has been successful in providing housing through a variety of programs. Utilizing state, federal, and local funding sources Mammoth Lakes Housing has developed and/or rehabilitated 189 housing units in the Town and another 13 in neighboring jurisdictions. MLH currently operates a down payment assistance program to help homebuyers into homeownership and has also spearheaded a workforce housing development program targeted at tackling one of the toughest issues facing Sierra communities today. Overall, the MLH provides the following services: home ownership counseling; fair housing resources; grants administration; consulting services; property management; and affordable housing development.

Stanislaus County Housing Authority: The Stanislaus County Housing Authority is a nonprofit, public corporation committed to addressing the unmet housing needs of residents and communities in Stanislaus County. The SCHA administers the low-income HCV rental assistance program for Alpine, Amador, Calaveras, Inyo, Mariposa, Mono, Stanislaus, and Tuolumne counties. Vouchers include HCVs, Veterans Affairs Supportive Housing Vouchers, and Mainstream Vouchers and Family Unification Program Vouchers. Voucher assistance is provided on behalf of the family and assists the family in renting affordable, decent, safe and sanitary housing. In January 2012, funding for the HCV program, formerly "Section 8", was transferred from the State Department of Housing & Community Development to the Stanislaus County Housing Authority via HUD to administer the HCV Program in the County of Alpine. The funding levels transferred supported a total of three households; however, since that time all households have left the program. The HCV waiting list is currently open for Alpine County residents residing in a rental unit where the landlord accepts the HCV program and the client is leasing-in-place.

There are 20 applicants on the HCV wait list for Alpine County; none of these applicants reside in Alpine County and applied when the wait list was open but were from other jurisdictions.

Live Violence Free: The non-profit Live Violence Free, based in South Lake Tahoe, is the nearest provider of domestic violence and sexual assault services and provides services in Alpine County. They have a full-service shelter in South Lake Tahoe that can accommodate four or five families at one time and they are currently working on an agreement for shelter services with the Family Support Council of Douglas County located in Gardnerville, Nevada. Live Violence Free has made arrangements with a lodging facility in Alpine County to provide a one night stay in a motel room on an emergency basis before transferring clients to the South Lake Tahoe facility

California Academy of Distinguished Neutrals (Rubenstein Mediation): Formed in 2011, the California Academy of Distinguished Neutrals (CADN) is the California Chapter of the National Academy of Distinguished Neutrals, the foremost professional association for experienced mediators and arbitrators practicing in the field of civil & commercial conflict resolution. All California Academy members are distinguished by their commitment to excellence in the field of dispute resolution, and are among the most in-demand ADR practitioners in the state. The CADN serves Alpine County in ADA disability, civil rights, insurance, and other matters.

Calaveras County Senior Center (for Bear Valley Residents): The Calaveras Senior Center offers a place for local residents (and residents of Bear Valley in Alpine County) to meet for a good meal, chat, play cards, and make use of many available services. The Phoenix Kitchen at the Calaveras Senior Center serves nutritious lunches on week days from 11:00 am to 1:00 pm.

Douglas Center for Hope and Healing: The Douglas Center for Hope and Healing was established in 2011 to provide support services to grieving children, teens, and adults. The Douglas Center for Hope and Healing offers peer support groups to children, teens, adults and families in Douglas, Carson, Lake Tahoe and surrounding communities, including Alpine County.

Area 12 Agency on Aging: The Area 12 Agency on Aging was established in 1987 through a Joint Powers Agency between Alpine, Amador, Calaveras, Mariposa and Tuolumne counties. The Area 12 Agency on Aging provides services to approximately 52,000 older adults and is part of an aging network which includes 33 Area Agencies on Aging statewide and 675 nationwide. The responsibility of the Area 12 Agency on Aging is to provide leadership in addressing issues that relate to older Californians; to develop community-based systems of care that provide services which support independence within California's interdependent society, and which protect the quality of life of older persons and persons with functional impairments; and to promote citizen involvement in the planning and delivery of services.

Make the Connection: Launched in 2011, MakeTheConnection.net connects Veterans, their family members and friends, and other supporters with mental health information, local resources, and Veterans; own inspiring stories of recovery. Visitors can learn about the signs on mental health conditions or substance use problems and find sources of support. The site is free and accessible to everyone.

Elder Options: Elder Options supports older adults, the disabled, and their families by creating care services that enable one to experience a life lived full every day. Elder Options works to uniquely personalize the support now required as health and situations change in aging adults. Elder Options serves all of the Sacramento Region, including Placerville, South Lake Tahoe, and Alpine County. The Elder Options provides care management, home care, Alzheimer's and dementia care, professional partnerships, assisted living waiver program, and respite care.

II. HOUSING CONSTRAINTS

Constraints to housing development are defined as government measures or non-government conditions that limit the amount or timing of residential development.

Government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers. State law requires housing elements to contain an analysis of the governmental constraints on housing maintenance, improvement, and development (Government Code, Section 65583(a) (4)). Alpine County is undertaking many changes to its Zoning Code as part of its work program to implement this Housing Element and is also addressing potential constraints identified during the preparation of this Housing Element.

Non-governmental constraints (required to be analyzed under Government Code, Section 65583(a) (5)) cover land prices, construction costs, and financing. While local governments cannot control prices or costs, identification of these constraints can be helpful to Alpine County in formulating housing programs.

This section addresses these potential constraints and their effects on the supply of affordable housing.

A. GOVERNMENTAL AND ENVIRONMENTAL CONSTRAINTS

Alpine County's policies and regulations play an important role in protecting the public's health, safety, and welfare. However, governmental policies and regulations can act as constraints that affect both the amount of residential development that occurs and housing affordability. At the same time, regulations can incentivize certain types of residential development, such as accessory dwelling units. State law requires housing elements to "address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code Section 65583).

Therefore, the County is required to review its regulations to ensure there are no unnecessary restrictions on the operation of the housing market. If the County determines that a policy or regulation results in excessive constraints, the County must attempt to identify what steps can be taken to remove or minimize obstacles to affordable residential development. Alpine County's primary policies and regulations that affect residential development and housing affordability are development regulations, development processing procedures, fees, and development standards, and building codes and enforcement.

The governmental constraints analysis focuses on factors that are within the County's control, not on state, federal, or other governmental policies or regulations that the County cannot affect or modify. There are many such policies and regulations that could affect the County's ability to meet future housing needs and secure adequate funding to construct very low- and low-income housing. These are among other governmental constraints:

- Land use and environmental policies and regulations that could limit the County's ability to designate land in its planning area for future residential development. Examples include agricultural open space and natural habitat preservation; protection of endangered species; and flood control.
- Fiscal and financial constraints related to regional, state, or federal funding for housing, transportation, infrastructure, and services needed to support new residential development.

- State and federal requirements that add to the cost of constructing affordable housing, when public funds are used (such as so called “prevailing wage” requirements).
- Construction codes and regulations that the County must follow for new residential construction that could restrict the use of cost-saving techniques or materials.

1 Land Use Controls

Land use controls guide local growth and development. Alpine County applies land use controls through its General Plan and Zoning Code. All residential land use classifications pose a constraint on residential development in the sense that various conditions, building requirements, and limitations restrict a pure free market ability to construct housing. Land use regulations also have the potential of adding costs to construction, which indirectly may constrain housing. These impacts are measured against the general health and public safety served in the adoption of such regulations. Standards have been determined by the County to establish minimum constraints to provide for adequate separation of buildings for fire protection, air and light between structures, and the intensity of development. Implementation of these standards has not resulted in a serious constraint in providing housing to the various income levels.

a. General Plan Land Use Designations

By definition, local land use controls constrain housing development by restricting housing to certain sections of the County and by limiting the number of housing units that can be built on a given parcel of land. The Alpine County General Plan (General Plan) establishes land use designations for all land within the County’s boundaries. The Land Use Element of the County’s General Plan includes land use designations that permit a range of residential development types with densities ranging from 0.2 units to over 15 units per acre. The Land Use Element also includes a land use map that establishes the location of each of these designations. Table II-1 identifies the different land use designations in Alpine County’s General Plan that accommodate residential development.

Table II-1. Residential Land Use Categories and Density

Land Use Category	Description	Residential Density
Open Space (OS)	Within the OS designation, two types of residential subdivision are recognized: standard and conservation. Typical uses are related to the use and protection of natural resources including, but not limited to, the protection or development of mineral resources, the growing or harvesting of forest products, ranch or farm type agricultural production, protection of important wildlife and aquatic habitats, preservation of significant view corridors and dispersed recreation.	≤1 unit per 20 acres
Residential Rural (RR)	Rural estate or mini-ranch type developments where neither public sewer or water facilities are available or planned.	≤ 0.2 dwelling units per acre (du/ac)
Residential Low (RL)	Rural subdivisions where public sewer systems are generally not available or planned.	≤ 1.0 du/ac
Residential Medium (RM)	Single-family residential units intended for town sites or suburban type residential neighborhoods where public water service and sewage collection and disposal facilities are available or provided.	1.0 to 4.0 du/ac
Residential High (RH)	Dwellings may be constructed as multifamily units, zero lot line units, townhouses, or building clusters in which case the balance necessary to meet density requirements should be reserved for town commons or dedicated public parks or recreational facilities.	4.0 to 15.0 du/ac
Neighborhood Commercial (NC)	Grocery stores, convenience stores, delicatessens or similar "street corner" type commercial services, churches and fraternal organization meeting halls involving less than 2500 square feet would be most appropriate.	1.0 to 15.0 du/ac

Commercial (C)	Grocery stores, hardware stores, garages, restaurants, hotels, professional offices, light industrial operations, small department stores, banks, furniture stores and similar developments or activities that would normally be considered "downtown" commercial activities.	1.0 to 15.0 du/ac
Institutional (INS)	Residential care facilities, schools, clinics, parks and playgrounds, public buildings, corporation yards, water and sewer collection and treatment facilities, and power sub-stations.	4.0 to 15.0 du/ac
Planned Development (PD)	Types of uses that would be appropriate include any residential, commercial, institutional, and recreational use or combination of uses arranged and/or designed to result in an integrated and organized development deemed acceptable by the County	≤2.5 du/ac
Source: Alpine County General Plan (Land Use Element), 2017.		

b. Specific Plan

A specific plan or a master plan is a comprehensive planning and regulatory document that guides the development of a defined geographic area in a mix of uses, which may include residential, commercial, industrial, schools, and parks and open space. Specific plans typically include more detailed information than the General Plan about land use, traffic circulation, affordable housing programs, resource management strategies, development standards, and a comprehensive infrastructure plan. Specific plans are also used as a means of achieving superior design by providing flexibility in development standards beyond those contained in the Zoning Code.

The Alpine County Board of Supervisors has adopted two specific or master planning documents: the Kirkwood Specific Plan and the Bear Valley Master Plan. The adopted specific plans are consistent with the General Plan. Future specific plans, specific plan amendments, and development projects must be consistent with policies contained in the General Plan, including the General Plan Land Use Element. The following discussion summarizes the two specific plans, as they will accommodate portions of the RHNA through the planning period.

<u>Kirkwood Specific Plan</u>

The Specific Plan for Kirkwood was drafted by Kirkwood Mountain Resort, (KMR), at the request of Alpine, Amador and El Dorado Counties, for the long-range development of Kirkwood. Kirkwood is located near the headwaters of the Silver Fork of the South Fork American River on Kirkwood Creek, tributary to Caples Creek and the South Fork. Kirkwood is located within Alpine, Amador and El Dorado Counties about 35 miles southwest of Lake Tahoe.

Since the Kirkwood Ski Resort's inception in 1972 and approval of the first Kirkwood Master Plan in 1974, KMR and its surrounding community have steadily grown in use and seasonal population. KMR includes private lands and public lands. The ski lifts and related facilities are located primarily on National Forest Lands (Eldorado National Forest), with operations under a Special Use Permit issued by the USFS. Kirkwood includes a mixture of residential, commercial, public services and open space/recreational land use zones. Residential and commercial development in Kirkwood is directed under the 2003 Kirkwood Specific Plan, which anticipates 1,413 residential units (392 single-family/duplex units and 1,021 multifamily units) within the Kirkwood community at full buildout. To date, approximately 346 single family/duplex and 479 multifamily units have been built with a remaining capacity for 46 single family/duplex units and 542 multifamily units. Table II-2 identifies the categories of zones within the Kirkwood Specific Plan that allow a range of residential uses, as well as the specific development standards under the Kirkwood Specific Plan.

Table II-2. Kirkwood Specific Plan Zones and Development Standards

Development Standards	Single-Family/Duplex Residential Zone (SR)	Multi-Family Residential Zone (MF)	Multi-Family Commercial Zone (MF-C)
Allowed Residential Uses	• Single-Family Dwelling • Duplex[1] • Home Occupation • Employee Units (Attached)	• Condominium • Townhomes • Apartments • Employee Housing • Tri-plex, Four-plex, and Up	• Condominium • Townhomes • Apartments • Employee Housing • Tri-plex, Four-plex, and Up
Density[2]	Min: n/a Max: 24 persons/acre (10.4 units per acre)	Min: 20 persons/acre (8.7 units per acre) Max: 200 persons/acre (86.6 units per acre)	Min: 20 persons/acre (8.7 units per acre Max: 200 persons/acre (86.6 units per acre)
Max Building Height	35 feet	65 feet[3]	65 feet[3]

Notes: [1] Population estimates for density calculations of persons per each dwelling unit:

Single Family Unit

- 5.8 persons per dwelling unit

Multi-Family Unit

- Studio = 2.2 persons per unit
- 1 Bedroom Unit = 2.2 persons per unit
- 2 Bedroom Unit = 4.3 persons per unit
- 3 Bedroom Unit = 6.5 persons per unit
- 4 Bedroom Unit = 8.6 persons per unit

[2] Duplex units are allowed when they are designated on the Final Subdivision Map

[3] For Multifamily and Commercial (MF-C) buildings located in either the Kirkwood Village (east and west) or in the Timber Creek Village, wherein there is a proposed plaza deck, the maximum height restriction is 55 feet from the plaza deck to the highest point of the structure.

Source: Kirkwood Specific Plan, 2003

Bear Valley Master Plan

The Bear Valley Master Plan was adopted in 1978 to serve as a development plan for the unincorporated community of Bear Valley located in the southwest portion of Alpine County. The Bear Valley Master Plan envisioned a mix of single-family and multifamily residential uses, surrounding a village center and recreational amenities to compliment the Bear Valley Ski Resort. The Bear Valley Master Plan split the plan area into two sections: the North Side and the South Side. The North Side identifies 311.7 acres of Single-Family uses to accommodate 537 units, 30.1 acres of Multi-Family uses to accommodate 485 units, 17.7 acres of Village Center uses to accommodate 562 units, and 0.8 acres of Commercial uses to 28 units, resulting in a total of 1,598 residential units located in the North Side of the Bear Valley Master Plan. Additionally, the South Side identifies 123.1 acres of Single-Family uses to accommodate 142 units and 24.5 acres of Multi-Family uses to accommodate 312 units, resulting in a total of 454 units located in the South Side of the Bear Valley Master Plan. As such, the Bear Valley Master Plan identifies a capacity for up to 2,052 residential units.

The Bear Valley Master Plan establishes density, maximum units, and parking by site. Sites with remaining development potential include:

- MF-3: Maximum 72 units at 17.6 units per acre, 1.5 parking spaces per unit
- MF-10: Maximum 45 units at 11.8 units per acre, 1.5 parking spaces per unit
- MF-12: Maximum 113 units at 7.4 units per acre, 1.5 parking spaces per unit:
- CS-1: Maximum 14 units, no maximum density, 1 parking space per unit

- VC-2: Maximum 500 units, no maximum density, 1 parking space per unit

c. Zoning Code

Alpine County's zoning regulations are contained in Title 18 of County Code and are one of several tools to implement the General Plan. Title 18 specifies allowable land uses and development standards such as setbacks, parking requirements, and height limits for different zoning districts. Table II-3 identifies the zoning districts in Alpine County that allow residential uses and the appropriate General Plan land use designations.

Table II-3. Land Use Categories and Zoning

Land Use Category	Zone Districts[1]
Open Space (OS)	Agriculture (AG) Agriculture Preserve (AP) Planned Development (PD)
Residential Rural (RR)	Agriculture (AG) Agriculture Preserve (AP) Residential Estates (RE-5, five-acre parcel size or larger) Planned Development (PD)
Residential Low (RL)	Agriculture (AG) Agriculture Preserve (AP) Residential Estates (RE-1, one-acre parcel size or larger) Planned Development (PD)
Residential Medium (RM)	Agriculture (AG) Agriculture Preserve (AP) Residential Estates (RE-1) Residential Neighborhood (RN, four units per acre) Planned Development (PD)
Residential High (RH)	Residential Neighborhood (RN)
Planned Development (PD)	Planned Development (PD)

Note: [1] Neighborhood commercial (NC), commercial (C), industrial (IND) and institutional (INS) zoning classifications maybe applied to lands within any general plan land use designation except wilderness (W) at the discretion of the county, provided a corresponding symbol appears on the general plan land use map signifying conformance

Source: Zoning Code (Title 18)

<u>Title 18 Development Standards</u>

Table II-4 shows the allowed densities, lot sizes, and lot widths of the various zoning districts within the County that allow residential uses. For the creation of new lots, minimum lot sizes range from 1,500 square feet to 5.0 acres in the residential zones. To provide for additional flexibility, the County has the Planned Development (PD) land use designation and zone that allow for minimum parcel size and lot width requirements and other standards to be modified through site-specific evaluation.

Table II-4. Zoning District Densities and Minimum Lot Size			
Zone District	Permitted Density	Minimum Lot Sizes	Minimum Lot Width
Agriculture (AG)	Minimum: N/A Max: 1 unit / 20 acres	20 acres	½ Parcel Depth
Agriculture Preserve (AP)	Minimum: N/A Max: 1 unit / 20 acres	100 acres	N/A
Residential Estates (RE-5, five-acre parcel size or larger)	Minimum: 1 unit/10 acres Max: 1 du/ac	5 acres	½ Parcel Depth
Residential Estates (RE-1, one-acre parcel size or larger)	Minimum: 1 unit/10 acres Max: 1 du/ac	1 acre	½ Parcel Depth
Residential Neighborhood (RN)	Minimum: 1.5 du/ac Max: 15 du/ac[1]	8,000 square feet	80 feet
Neighborhood Commercial (NC)	Minimum: N/A Max: 4 du/ac (15 du/ac with Conditional Use Permit where General Plan designation permits higher than 4 du/ac)	10,000 square feet	N/A
Commercial (C)	Minimum: N/A Max: 15 du/ac[1]	5,000 square feet	50 feet
Institutional (INS)	Minimum: N/A Max: N/A	Varies	N/A
Planned Development (PD)	Minimum: N/A Max: Maximum allowed by General Plan land use designation for the site	Varies	Varies
Notes: [1] Projects with densities above 4 du/ac require the approval of a Use Permit.			
Source: Zoning Code (Title 18)			

It is important to note that where a public water supply and/or public sanitary sewer is not accessible, lot size requirements shall conform to Alpine County's Local Area Management Program (LAMP) for lots served by an onsite wastewater treatment system (OWTS). The County may not approve a land division or subdivision if the land division or subdivision would create any parcel that would be less than:

- One-half acre (net) in size, unless each parcel is served by a sanitary sewer; or
- One acre in size if the domestic water supply is from a private well or spring and the method of sewage disposal is a private onsite system.

For existing subdivisions served by OWTS, the LAMP establishes the following minimum lot size requirements:

- A net area greater than 15,000 SF; or

- Lots of less than 15,000 SF in size and are served by OWTS require special consideration because of their small size and may not be developable. Alternative/supplemental treatment, limits in discharge, and additional monitoring may be required for these systems.

The majority of Alpine County relies on septic systems, except for Markleeville, Kirkwood, and Bear Valley, which all have wastewater service through separate Public Utility Districts (PUDs).

Table II-5 provides setback, coverage, and height requirements for various zoning districts within Alpine County which allow for residential development. The maximum building heights allowed in the PD zoning district is the largest of any other residential zone at 65 feet, providing the option for a larger footprint and more units on the parcel. It is noted that the RN zoning district, which allows multifamily development, has the same maximum building height of 34 to 40 feet as the RE and AG zoning districts. These standards accommodate the densities allowed in the General Plan and Zoning Code, which accommodate a range of housing types, including single family, multifamily, mixed use, and mobile homes.

Additionally, projects that qualify under the density bonus provisions of the California Government Code Section 65915(k) may receive a further reduction in site development standards, such as reduced setbacks or increased building heights, may further reduce development costs. However, the Alpine County Zoning Code does not identify any density bonus provisions as outlined in California Government Code Section 65915(k). Therefore, Program 5 of the Housing Element Goals, Policies, and Programs has been included to ensure that the County will review and update the Zoning Code to reflect the current requirements of State law, including density bonus provisions. Further, Program 5 is included to consider reduced setbacks and minimum lot sizes for the RN zone.

Table II-5. Zoning District Setbacks

Zone District	Front Setback	Side Setback	Rear/Alley Setback	Maximum Height
Agriculture (AG)	30 feet	30 feet	30 feet	34 to 40 feet[1]
Agriculture Preserve (AP)	30 feet	30 feet	30 feet	34 to 40 feet[1]
Residential Estates (RE-5, five-acre parcel size or larger)	30 feet	30 feet	30 feet	34 to 40 feet[1]
Residential Estates (RE-1, one-acre parcel size or larger)	30 feet	30 feet	30 feet	34 to 40 feet[1]
Residential Neighborhood (RN)	30 feet	20 feet	30 feet	34 to 40 feet[1]
Neighborhood Commercial (NC)	30 feet	None	30 feet	34 to 40 feet[1]
Commercial (C)	6 feet	None	None	45 feet
Institutional (INS)	30 feet	20 feet	20 feet	50 feet
Planned Development (PD)	Varies	Varies	Varies	65 feet

Notes:
1 East Slope: Up to 34 feet on a lot having a slope within the building envelope of 10 percent or less, up to 35 feet on a lot having a slope of 10 to 20 percent, or up to 36 feet on a lot having a slope exceeding 20 percent.
West Slope: Up to 36 feet on a lot having a slope within the building envelope of 10 percent or less, up to 38 feet on a lot having a slope of 10 to 20 percent, or up to 40 feet on a lot having a slope exceeding 20 percent
Alpine County Zoning Code (Title 18)

Parking Requirements

Alpine County's parking regulations are set forth in Section 18.68.100 of the Zoning Code, which identifies the number of spaces required for each land use and disabled persons. Table II-6 below shows the parking regulations pertaining to the development of residential units.

Table II-6. Residential Off-Street Vehicle Parking Requirements[1]

Residential Use	Minimum Off-Street Parking
Accessory Dwelling Unit (ADU)/ Secondary Dwelling Unit (SDU)	1 space/unit or 1 space per bedroom, whichever is less[2] Off-site parking not required within the Markleeville Historic District[2]
Single-Family and Two-Family	2 spaces/unit
Multiple-Family dwellings	2 space/unit
Farmworker Housing: • Group Quarters • Dwelling Unit	 1 space/2 occupants 2 spaces/unit
Boardinghouses and Group Dwellings	1 space/2 occupants
Nursing home	1 space/3 beds
Emergency Shelter	TBD

Notes:
1 The parking ratios in this table are recommended for use by applicants in developing a parking plan for their projects (see Sec. 18.68.100).
2 Alpine County Accessory Dwelling Unit Information Sheet, May 2021

Source: Alpine County Zoning Code (Section 18.68.100)

It is noted that the Accessory Dwelling Unit (ADU) Information Sheet was prepared by the County to implement recent requirements of State law, including Zoning Code requirements that have are superseded by State law. Alpine County Zoning Code also does not clearly identify parking standards for mobile homes not on a permanent foundation and emergency shelters. Therefore, consistent with Section 18.68.100(G) of the County Zoning Code, off-street parking requirements would be determined by the planning commission, which represents a potential constraint to mobile home and emergency shelter development. Program 5 of the Housing Element Goals, Policies, and Programs will also ensure that the County identifies parking standards for mobile home and emergency shelter developments.

With respect to single-family and multiple-family dwelling units, the Zoning Code requires two off-street spaces for each unit. The single- and multiple-family residential parking requirements are not considered a development constraint and are generally comparable to rural jurisdictions throughout the state. Additionally, projects that qualify under the density bonus provisions pursuant to Government Code Section 69515 would be eligible for parking reductions; however, the Alpine County Zoning Code does not currently contain density bonus provisions. As previously stated, Program 5 of the Housing Element Goals, Policies, and Programs has been included to ensure that the County will review and update the Zoning Code to reflect the current requirements of State law, including density bonuses and other incentives, which may include a reduction in the parking requirement.

Allowed and Conditional Uses

To promote higher densities and mixed land uses, Alpine County allows various uses within a range of zoning districts to accommodate a variety of housing types, such as single family, duplex, multifamily, mobile homes, residential care facilities, farmworker housing, single occupancy housing, supportive housing, transitional housing, and emergency shelters. As shown on Table II-7, a number of zoning districts in Alpine County allow a range of residential uses that are permitted by-right;

however, many districts also allow additional residential uses with a Conditional Use Permit (CUP). CUPs are discretionary permits that address whether a proposed use will comply with the General Plan and meet certain criteria.

Table II-7. Zoning Districts Permitting Residential Uses

Uses	AG	AP	RE	RN	NC	C	INS
ADU/SDU	A[1]	A[1]	A[1]	A[1]	A	A	A
Single-Family Units Detached	A	A	A	A	CUP	CUP	-
Duplex	-	-	-	CUP	CUP	CUP	-
Multiple-family	-	-	-	CUP	CUP	CUP	-
Farmworker/Employee Housing	CUP	CUP	-	-	A	A	-
Mobilehome Park	-	-	CUP	CUP	-	-	-
Single Room Occupancy (Group/Co-Housing)	-	-	CUP	CUP	CUP	CUP	-
Emergency Shelters	-	-	-	-	-	A	-
Supportive Housing[2]	A	A	A	A	CUP	CUP	-
Transitional Housing[3]	A	A	A	A	CUP	CUP	-

Notes: A = Permitted Use CUP = Conditional Use Permit

1 The Alpine County Information Sheet indicates that ADUs are approved ministerially (building permit) on lots with an existing or new (proposed) single family dwelling.

2 According to Section 18.08.773 of the Zoning Code, supportive housing is allowed in all residential zoning districts and shall be subject to the specific requirements of the zoning district the project is located.

3 According to Section 18.08.807 of the Zoning Code, transitional housing is allowed in all residential zoning districts and shall be subject to the specific requirements of the zoning district the project is located.

Source: Alpine County Zoning Code (Title 18)

The following describes the allowed and conditional uses allowed by the Alpine County Zoning Code and their consistency with current State laws and regulations:

Single Family Units

Single family units are defined in Section 18.08.280 of the Alpine County Zoning Code as a building containing exclusively one dwelling unit and having a minimum of six hundred square feet of floor area and a minimum of twenty feet in the least dimension. According to Sections 18.16.020, 18.18.020, 18.32.020, and 18.36.020 of the Alpine County Zoning Code (see Table II-6), single-family units are permitted by right in the AG, AP, RE, and RN zones. Additionally, single-family units are allowed with an approved conditional use permit in the NC and C zones, per Sections 18.40.030 and 18.44.030 of the Alpine County Zoning Code (see Table II-6).

Duplex or Two-Family Units

Duplex or two-family units are defined in Section 18.08.290 of the Alpine County Zoning Code as building containing exclusively two dwelling units under a common roof. According to Sections 18.36.030, 18.40.030, and 18.44.030 of the Alpine County Zoning Code (see Table II-6), duplex or two-family units are allowed with an approved conditional use permit in the RN, NC, and C zones. Program 5 in the Housing Element Goals, Policies, and Programs provides for ministerial approval of eligible duplex structures in the RN zone.

Multifamily Units

Multifamily units are defined in Section 18.08.260 of the Alpine County Zoning Code as a building or portion thereof containing three or more dwelling units. According to Sections 18.36.030, 18.40.030, and 18.44.030 of the Alpine County Zoning Code (see Table II-6), multifamily units are allowed with an approved conditional use permit in the RN, NC and C zones. Program 5 in the Housing Element Goals, Policies, and Programs provides for ministerial approval of eligible multifamily developments in the RN and NC zones. While the RN and NC zones accommodate maximum allowed densities, Program 5 provides for reduced setbacks and lot sizes in the RN and NC zones to further encourage multifamily uses.

Accessory Dwelling Units

Government Code Section 65852.2 establishes State standards for ADUs. Jurisdictions may adopt local ordinances that meet the state standards; however, without a local ordinance, state ADU regulations apply and local governments cannot preclude ADUs. The purpose of an ADU is to provide additional housing options for family members, students, the elderly, in-home health care providers, the disabled, veterans and others, in existing urban, suburban, and rural residential areas without substantially changing the use, appearance, or character of a neighborhood.

In 2019, the Governor signed a series of bills that significantly limit local jurisdiction's ability to restrict the development of ADUs. Assembly Bill (AB) 68, AB 587, AB 670, AB 671, AB 881, and Senate Bill (SB) 13 provide revisions to Government Code Section 65852.2 to further lift constraints on ADUs. These recent laws also provide numerous other standards, addressing lot coverage restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily restrict ADUs. In general, under these new laws:

- A Junior ADU and ADU are allowed on the same property;
- A local jurisdiction must ministerially approve a detached ADU that is less than 800 feet, is shorter than 16 feet, and has at least four-foot rear and side-yard setbacks;
- A local jurisdiction must review and approve compliant ADUs within 60 days instead of 120 days;
- A local jurisdiction is prohibited from imposing development impact fees, excluding connect fee or capacity charges on ADUs smaller than 750 feet;
- A local jurisdiction is prohibited from establishing a minimum square footage requirement for either an attached or detached ADU that prohibits an efficiency unit.
- A local jurisdiction is prohibited from establishing a maximum square footage requirement for either an attached or detached ADU that is less than 850 square feet (sf) and 1,000 sf if the ADU contains more than one bedroom.
- A local jurisdiction may now choose to allow the sale of an ADU in certain circumstances; and
- Home Owner Associations and other common interest developments are prohibited from not allowing or unreasonably restricting the development of ADUs.

In May 2021, the Alpine County Community Development Department released an information sheet on ADUs. The sheet provides information on changes in state law and allows property owners to submit applications directly to the Building Division. In other words, discretionary review was eliminated.

Following the release of this information sheet, the Community Development Department met with the Markleeville Water Company to discuss concerns regarding ADUs.

As the County prepares new regulations for ADUs, it will be necessary to determine if specific areas of the County are constrained from serving ADUs. For example, the Markleeville Water Company, a private non-profit mutual benefit water company, indicated that it does not have existing raw water sources to serve new connections or new dwellings added to existing connections that are sized and planned for a single dwelling, as discussed in Chapter II, Constraints. Chapter18.69 of the Alpine County Zoning Code provides general provisions and development standards for secondary dwelling units (SDUs), also known as ADUs, in the County, which are inconsistent with existing State standards. While the County's information sheet establishes processing requirements for ADUs to implement State law, the County's Zoning Code and the ADU information sheet must be updated to fully address all requirements of State law. Program 5 of the Housing Element Goals, Policies, and Programs ensures that the County will review and update the Zoning Code and ADU information sheet to reflect the current requirements of State law.

Residential Care Facilities

California Health and Safety Code (HSC) Section 1566.3 establishes requirements for the local zoning standards for residential facilities that serve six of fewer persons. Section 1566.3(e) specifies that no conditional use permit, zoning variance, or other zoning clearance shall be required of a residential facility that serves six or fewer persons that is not required of a family dwelling of the same type in the same zone while paragraph (g) indicates "family dwelling," includes, but is not limited to, single-family dwellings, units in multifamily dwellings, including units in duplexes and units in apartment dwellings, mobilehomes, including mobilehomes located in mobilehome parks, units in cooperatives, units in condominiums, units in townhouses, and units in planned unit developments. HSC Section 1569.85 further specifies these same requirements for residential care facilities for the elderly that serve six or fewer persons.

The Zoning Code includes community care facilities serving six or fewer persons in the definition of "family", which would allow a residential care facility serving six or fewer persons to be treated in the same manner as a dwelling unit. The Zoning Code does not clearly define and address residential care facilities as a use. Section 18.52.020 of the Alpine County Zoning Code notes that quasi-public uses are allowed by-right in the Institutional zoning district. As defined in Section 18.08.640 of the Alpine County Zoning Code, quasi-public uses are for noncommercial recreational, educational, religious, cultural, or public services including social halls, lodges, fraternal organizations, clubs (except those operating for profit), meeting halls, churches, playgrounds, public parking lots, licensed nursing homes, libraries, daycare facilities, foster homes, and utility substations. The parking requirements establish parking requirements for nursing homes, homes for the aged, group-care homes, and convalescent hospitals, but does not provide definitions for these uses. Therefore, residential care facilities serving six or fewer persons are treated in the same manner as a dwelling unit and allowed in the same zones that a dwelling unit is allowed in. Nursing homes and residential care facilities serving more than 6 persons are allowed by-right in the Institutional zoning district. To clarify that the licensed nursing home requirements apply to facilities that serve more than six persons, Housing Element Goals, Policies, and Programs Program 5 will ensure that the County updates the Zoning Code to specify that residential care facilities serving six or fewer persons are a dwelling unit and allowed in the same manner as a dwelling unit, to address residential care facilities serving more than six people, and to define licensed nursing facilities so that it is clear that residential care facilities (which do offer 24-hour care and supervision but do not offer nursing or medical services) are distinct from licensed nursing facilities .

Single-Room Occupancy Units

Single Room Occupancy (SRO) units are a housing type that is considered suitable to meet the needs of extremely low income households. However, the Alpine County Zoning Code does not address or define SRO units; therefore, Housing Element Goals, Policies, and Programs Program 5 will ensure that the County updates its Zoning Code to define SRO units and provide clear standards for SRO units in the RN and NC zoning districts.

Employee Housing

Employee housing is defined in Chapter 18.71 of the Alpine County Zoning Code as "any residential dwelling unit consisting of a minimum of three hundred seventy-five square feet of living space incorporating a sleeping area, a kitchen and at least a three-fourth bath, which is designated, by use and deed restrictions as provided by the covenants, conditions and restrictions." Chapter 18.71 restricts Employee Housing to parcels which contain a minimum of twenty acres of arable land or one hundred acres of rangeland in an agricultural zone district. Additionally, number of employee housing units on any parcel shall be based on the demonstrated need for agricultural labor; however, the maximum dwelling unit density of employee housing is one unit per twenty acres of arable land or one unit per one hundred acres of rangeland.

California HSC Section 17021.5 requires that employee housing serving six or fewer employees shall be deemed a single-family structure and shall be treated subject to the standards for a family dwelling in the same zone. Current Zoning Code provisions are not consistent with this requirement.

Additionally, HSC Section 17021.6 requires that any employee 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, with exceptions related to various health, safety, and resource conservation provisions identified in HSC Section 17021.8. According to Chapters 18.16 and 18.18 of the Alpine County Zoning Code, agriculture uses are permitted by-right in both the AG and AP zoning districts; however, Chapters 18.16 and 18.18, identify employee housing necessary to maintain an active agricultural operation is allowed with approval of a conditional use permit in the AG and AP zoning districts, which is inconsistent with existing State laws. Additionally, the Alpine County Zoning Code also identifies agricultural uses are permitted by-right in the Land Preservation (LP), and Industrial (IND) zoning districts; however, employee housing is not identified as an allowed use, inconsistent with existing State laws.

Further, HSC Section 17021.8 requires streamlined, ministerial approval and application of reasonable objective development standards for eligible agricultural employee housing, which must not contain dormitory-style housing and must be 36 or fewer units or spaced designed for use by a single family or household. To qualify for the streamlined, ministerial approval process, an eligible agricultural housing development must meet the health, safety, and resource conservation provisions HSC 17021.8(a). The Zoning Code currently does not provide for ministerial approval of eligible developments as required by HSC 17021.8.

To address the above inconsistencies with existing State law, Program 5 in the Housing Element Goals, Policies, and Programs will require the County to update its Zoning Code to ensure employee housing and agricultural worker housing are defined, permitted, and regulated consistent with the requirements of HSC Sections 17021.5, 17021.6, and 17021.8.

Emergency Shelters

Government Code Section 65583 requires each jurisdiction to identify one or more zoning districts where emergency shelters are allowed without a discretionary permit, such as a use permit. California HSC Section 50801(e)) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.

The State's regulatory requirements for emergency shelters are outlined in Government Code Section 65583(a)(4), which establishes objective standards for emergency shelters. The objective standards address parking, proximity (no closer than 300 feet of any other emergency shelter unless such shelter is located on the same lot or within the same building), receiving and reception area, a security plan, and a management plan.

Alpine Zoning Code defines emergency shelters in Section 18.08.315 as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person, consistent with the definition in Section 50801(b) of the California Health and Safety Code. According to Section 18.44.020 of the County Zoning Code, emergency shelters are permitted in the Commercial zoning district by-right. Additionally, Section 18.48.020 of the Alpine County Zoning Code identifies that all commercial uses permitted in the C zoning district are permitted uses in the Industrial zoning district; therefore, emergency shelters are permitted uses within the Industrial zoning district. It is noted that the

County Zoning Code does not identify any special development standards for emergency shelters outside of the general zoning district regulations. Section 18.68.100 of the Zoning Code outlines the off-street parking requirements in Alpine County; however, this Section of the Zoning Code does not explicitly state parking standards for emergency shelter uses; therefore, consistent with Section 18.68.100(G) of the Zoning Code, off-street parking requirements would be determined by the Planning Commission, which represents a potential constraint to emergency shelter development. Additionally, it is noted that Section 18.52.020 of the Zoning Code notes that quasi-public uses are allowed by-right in the Institutional zoning district, which includes churches and other places of worship. According to the federal Religious Land Use and Institutionalized Persons Act, emergency shelters are allowed as ancillary uses to permitted places of worship and churches; however, this is not addressed in the Zoning Code, which also represents a potential constraint to emergency shelter development. Housing Element Goals, Policies, and Programs Program 5 will ensure the County updates the Zoning Code to revise parking standards for emergency shelters consistent with Government Code Section 65583(a)(4) and to address the federal Religious Land Use and Institutionalized Persons Act.

The County has several parcels that are zoned Commercial in Markleeville, where County offices and services are located, and in Woodfords, where services (stores, restaurant, school, and governmental offices) are located. Vacant sites range from approximately 0.1 acres (APN 002-290-005 located at 7 Montgomery Street in Markleeville), and over an acre (portions of APNs 001-120-008 and 001-120-007 in Woodfords). In addition, there are underutilized C sites in both Markleeville and Woodfords that have capacity to accommodate at least a 6-bed shelter; this count does not include vacant sites that are associated with an approved project and planned for development. These sites are in communities receiving public services. While there are assorted sites in the Industrial zone where emergency shelters are permitted, these sites are not proximate to services. As the County does not have an unhoused population, the C sites have more than adequate capacity to accommodate the County's emergency shelter need.

It is noted that recent California Legislation (AB 761) has provided an update to Government Code Section 65583 to authorize vacant armories to be used as emergency shelters; however, there are no armories located in Alpine County.

Transitional and Supportive Housing

Government Code states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined (Government Code Section 65582(j) and HSC 50675.2(h)) as "buildings configured as rental housing developments, but operated under program requirements that require for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months." Supportive housing is defined (Government Code Section 65582(g) and HSC 50675.14(b)) as "housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community."

The Zoning Code defines supportive housing as the meaning set forth in HSC Section 50675.14 and defines transitional housing as the meaning set forth in HSC Section 50675.2. The Zoning Code addresses both supportive and transitional housing as uses allowed subject only to the requirements and restrictions that apply to other residential dwellings of the same type in the same zone. According to Sections 18.16.020, 18.18.020, 18.32.020, and 18.34.020 of the Zoning Code, transitional and supportive housing are permitted uses in the AG, AP, RE, and RN zones. Additionally, Sections 18.40.030 and 18.44.030 of the Zoning Code notes that residential dwellings, including transitional and supportive housing, are permitted in the NC and C zoning districts with the approval of a CUP.

It is noted that Government Code Section 65583(c)(3) and Government Code Article 11 (commencing with Section 65650) were revised in 2019 to implement AB 2162 which requires that specified supportive housing developments shall be a use by right in multifamily and mixed-use zones, with a streamlined and ministerial review and not be subject to discretionary review (e.g.: Conditional Use Permit, etc.). For a project to be eligible for the streamlined and ministerial AB 2162 process, it is required to meet specific criteria, including, but not limited to, the following:

- Units within the development are subject to a recorded affordability restriction for 55 years;
- 100% of the units within the development, excluding managers' units, are dedicated to lower-income households and are receiving public funding to ensure affordability of the housing to lower-income Californians;
- A specified number of units are designated as supportive housing;
- Nonresidential floor areas are used for onsite supportive services in specified amounts; and
- Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities.

The County may require a supportive housing development subject to this article to comply with objective, written development standards and policies; provided, however, the development shall only be subject to the objective standards and policies that apply to other multifamily development within the same zone. Housing Element Goals, Policies, and Programs Program 5 will ensure the County revises the Zoning Code to in compliance with AB 2162.

Low Barrier Navigation Centers

A "low barrier navigation center" is housing or shelter in which a resident who is homeless or at risk of homelessness may live temporarily while waiting to move into permanent housing. Assembly Bill (AB) 101 was approved on July 31, 2019, which added Article 12 (commencing with Section 65660) to Chapter 3 of Division 1 of Title 7 of the Government Code to address "low barrier navigation centers". Government Code Section 65660 requires a low barrier navigation center use to be allowed by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. Additionally, AB 101 defines "low barrier navigation center" as a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low barrier navigation center developments are essential tools for alleviating the homelessness crisis and are considered a matter of statewide concern. "Low barrier navigation centers" are a "by right use" in areas "zoned for mixed use and nonresidential zones permitting multifamily uses."

The Alpine County General Plan and Zoning Code does not address or define low barrier navigation centers; therefore, Housing Element Goals, Policies, and Programs Program 5 will ensure that the County updates the Zoning Code to address low barrier navigation centers consistent with Government Code Sections 65660 through 65668.

Mobilehome Park and Manufactured Homes

A manufactured home or a mobile home located outside a mobile home park shall conform to all of the residential use development standards for the zoning district in which it is located. Government Code Section 65583 requires that manufactured homes attached to a permanent solid foundation system be allowed on lots zoned for single-family residential dwellings and, except for architectural requirements for the roof overhang, roofing material, and siding material, shall only be subject to the same development standards applicable to a single-family residential dwelling on the same lot.

Mobile home is defined in Section 18.08.530 of the Zoning Code as "a vehicle, other than a motor vehicle, designed and intended to be used as a dwelling and certified under the National Mobilehome Construction and Safety Standards Act of

1974." Additionally, this section of the Zoning Code states that a mobile home may also be considered as a "manufactured home." A manufactured home is defined in Section 18.08.520 of the Zoning Code as a residential building, dwelling unit, or an individual dwelling room or combination of rooms thereof, or building component, assembly, or system manufactured in such a manner that all concealed parts or processes of manufacture cannot be inspected before installation at the building site without disassembly damage, or destruction of the part which is either wholly manufactured or is in substantial part manufactured at an off-site location to be wholly or partially assembled on-site in accordance with building standards published in the State Building Standards Code and other regulations adopted by the state pursuant to HSC Section 19990.

According to Section 18.36.030 of the Zoning Code, multiple mobile homes and mobile home parks are allowed with an approved conditional use permit in the RN zone. However, Zoning Code Section 18.68.080 outlines the regulations for the installation of a single manufactured home, mobile home, or modular homes as a single-family dwelling. According to the Zoning Code, a single mobile home or manufactured home may be treated as a single-family residence and is allowed in the AG, AP, RE, and RN zones with approval of a certificate of compatibility. To receive a certificate of compatibility, the following criteria must be met:

1. The unit may only be occupied as a single-family residence;
2. The installation must be in accordance with all provisions applicable to the zone in which the unit is installed;
3. The unit must be installed on a foundation and shall have been constructed and certified in accordance with the National Mobilehome Construction and Safety Standards Act of 1974 or the State Building Standards Code and other applicable regulations and must be placed on a foundation meeting the county Building Ordinance. The owner must provide certification by a licensed civil engineer that the mobile home's design, construction and installation will meet the county's requirements for applicable snow load, wind load, seismic load, etc.;
4. The exterior covering materials of the unit shall have materials customarily used in conventional residential structures and compatible with other buildings in the area. The exterior covering material shall extend to the ground, except that when a solid perimeter foundation is used, the exterior covering material need not extend below the top of the foundation;
5. The roof shall have eave and gable overhangs of not less than one foot measured from the vertical side of the unit; and
6. The roofing material shall be composition shingles or other nonreflective materials customarily used on conventional residential structures in the surrounding area. Roofing materials must conform to the Uniform Building Code's requirements for the material and roof pitch of the unit.

The certificate of compatibility requires a technical advisory committee review and Board of Supervisors approval, which exceed the permit requirements for a single family dwelling. While the standards applicable to the installation on a foundation, exterior covering, and roof are allowed under State law, the certificate of compatibility requirements and language related to certification by a licensed engineer (which does not clarify that the requirements are limited to those associated with single family dwellings) exceed the requirements of State law. As these requirements are not consistent with State law, the County does not enforce the provisions that exceed the requirements of State law. To provide clear requirements for mobile and manufactured housing, Program 5 in the Housing Element Goals, Policies, and Programs ensures that the Zoning Code will be revised to allow mobile and manufactured homes consistent with the requirements of State law.

Density Bonus

California Government Code sections 65915 and 69517 address the State's density bonus and other incentive provisions to facilitate the development of affordable housing to serve families of moderate and less-than-moderate incomes. In October 2019, the Governor approved AB 1763, which revised the existing density bonus law found in Government Code Section 65915. In general, AB 1763 provides an 80% density bonus and four incentives or concessions for housing projects that contain 100% affordable units (including the density bonus units but excluding manager's units) for low and very low income households. If the project is located within a half-mile of a major transit stop, all restrictions on density are eliminated and a height increase of up to three stories or 33 feet is allowed. For housing projects that qualify as a special needs or supportive housing development, the legislation eliminates all local parking requirements.

Currently, Alpine Zoning Code does not define or address density bonus provisions, which represents a potential constraint to the development of affordable housing. To address this, Program 5 in the Housing Element Goals, Policies, and Programs ensures the County will update the Zoning Code to adopt density bonus provisions consistent with State law.

Planned Development Overlay Zone

Zoning Code Chapter 18.28 (Planned Development zone) outlines the procedures to establishing a Planned Development (PD) zone in the County. The PD zone is intended to enable the county to allow development of densities allowed by the General Plan yet allow for flexibility in the overall project design. Released from the constraints of conventional zoning standards, the PD zoning allows applicants to integrate mixed uses within a creative design that would otherwise not be possible using traditional setback requirements and lot coverage criteria. The establishment of a PD zone requires county approval of a comprehensive development plan, which will guide development and control land uses on the site.

d. Persons with Disabilities (Reasonable Accommodation)

On January 1, 2002, SB 520 became effective and required local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. In accordance with SB 520 and Government Code 65583(a) (7) the County recognizes the importance of providing housing for persons with disabilities. Additionally, Government Code Section 65008 requires localities to analyze potential and actual constrains upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for disabled persons. As part of the Housing Element process, the County analyzed the Zoning Code, permitting procedures, development standards, and building codes to identify potential constraints. This analysis represents a comprehensive review of the County's regulatory requirements and their potential impact on reasonable accommodations for persons with disabilities.

The County's analysis included an evaluation of zoning standards, building code interpretation and enforcement, other regulatory standards, and permit processes for compliance with the State of California accessibility standards. The County determined whether these requirements are constraints to special housing accommodations for persons with disabilities (such as handicapped access within required set-backs or yards), whether the County facilitates alternative housing types with supportive services for persons with disabilities who cannot live independently and whether conditions for approval are reasonable.

The Lanterman Development Disabilities Act (Lanterman Act) is that part of California law that sets out rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local Zoning Codes by requiring the use property for the care of six or fewer disabled persons to be classified as a residential use under zoning. As discussed above under Residential Care Facilities, the Zoning Code includes residential care facilities serving six or fewer persons in the "family" definition and thus allows such uses in the same manner as a dwelling unit. However, residential care facilities serving more than six persons are not addressed in the Zoning Code. Nursing facilities are considered a quasi-public use allowed by-right in the Institutional zoning district. However, the Zoning Code is still inconsistent with the Lanterman Act, representing a constraint to the development of alternative housing types with supportive services for persons with disabilities who cannot live independently. As described under the Residential Care Facilities discussion above, Program 5 of the Housing Element Goals, Policies, and Programs will ensure that the County updates the Zoning Code to clearly address residential care facilities serving more than six persons and to define nursing homes in order to distinguish facilities providing residential care from facilities providing skilled nursing care.

The County provides reasonable accommodations for persons with disabilities in the enforcement of building codes and the issuance of building permits as consistent with the accessibility design and construction standards contained in the California Building Code. Government Code Sections 65583(a)(5) and (c)(3) establish the State's reasonable accommodation provisions to overcome barriers to housing to comply with SB 520 and to meet the needs of persons with disabilities in accordance with the federal Fair Housing Amendments Act (FHAA) of 1988 and California Fair Employment and Housing Act, Government Code Section 1290. Currently, the Zoning Code does not contain any reasonable accommodation provisions consistent with State law, representing a potential constraint. Program 5 of the Housing Element Goals, Policies, and Programs will ensure that the County updates the Zoning Code to add reasonable accommodation provisions pursuant to Government Code Sections 65583(a)(5) and (c)(3).

Currently, residential parking standards for persons with disabilities are not different from other parking standards. When a special needs project proponent requests a reduction in parking requirements and can demonstrate a reduced need for parking, the request would likely be addressed during the review of the reasonable accommodation request. The Zoning Code does not have occupancy standards that apply specifically to unrelated adults. The County's General Plan land use element does not require a minimum distance between two (or more) special needs housing facilities.

e. Zoning and Land Use Provisions for a Range of Housing Types

State and federal housing laws encourage an inclusive living environment, where persons of all walks of life have the opportunity to find housing suited to their needs. As previously described, single family homes, multifamily homes, single room occupancies, emergency shelters, transitional housing, supportive housing, employee and agricultural employee housing, accessory dwelling units, residential care facilities, mobile/manufactured homes, and mobile home parks are accommodated by the Zoning Code. As described under the Allowed and Conditional Uses discussion, Program 5 of the Housing Element Goals, Policies, and Programs will remove constraints associated with these uses to ensure such uses are allowed consistent with the requirements of State law. Additionally, Housing Element Goals, Policies, and Programs Program 6 will ensure that the County monitors their development processes and zoning regulations to identify and remove constraints to the development of housing consistent with federal and State legislation.

Section 18.08.320 of the Zoning Code defines family as one or more individuals living together as a single household in a single dwelling unit or persons living together in a licensed community care facility" as that term is defined in the California HSC Section 1502, as amended, which services six or fewer persons. Since the County does not require persons in a family to be related, this definition does not pose a constraint to the provisions of housing for persons with disabilities in those zoning districts which allow for residential uses or any type of household that is not a related family. Additionally, Zoning Code does not establish specific site planning requirements for residential care facilities. Residential care facilities housed in single family or multifamily homes are subject to the relevant site planning requirements.

The County permits housing that accommodates individuals with disabilities without regard to distances between such uses or the number of uses in any part of the County.

Permits and Processing

The County does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The County consistently applies the requirements of the Zoning Code to all residential projects and has not noted any impacts which suggest a limitation on the construction of housing units designed for persons with disabilities. The County has received no complaints from local building contractors or lower-income and/or senior citizen housing advocates regarding any impacts on the construction or rehabilitation of housing for persons with physical disabilities created as a result of building codes. The County does not impose special occupancy permit requirements or business licenses for the establishment or retrofitting of structures for residential uses serving persons with a disability. Additionally, Program 5 of the Housing Element Goals, Policies, and Programs will ensure that the County updates the Zoning Code to add reasonable accommodation provisions pursuant to Government Code Sections 65583(a)(5) and (c)(3).

Building Codes

Alpine County has adopted and enforces the 2019 California Building Standards Code, including Chapter 11A which addresses the provisions for housing accessibility for people with disabilities and Chapter 11B which addresses the provisions for accessibility to public buildings, public accommodations, commercial buildings, and public housing for people with disabilities. These standards include requirements for a minimum percentage of fully accessible units in new multifamily developments. These standards are consistent with the Americans with Disabilities Act (ADA).

Universal Design

Alpine County has not adopted a universal design ordinance governing construction or modification of homes using design principles that allow individuals to remain in those homes as their physical needs and capabilities change. The County uses the Title 18, Zoning, and Title 15, Building and Construction, of the County Code, and Title 24 of the California Building Code to ensure universal design principles are being considered for all new construction. Program 5 requires adoption of local amendment to building regulations to require new single-family dwellings to incorporate visitability features.

f. Streamlined Review and Objective Design Standards

California legislation has been adopted to address the housing shortage within the State, requiring a streamlined and ministerial process for specific residential developments. SB 35 (Government Code Section 65913.4), which went into effect on January 1, 2018, was part of a comprehensive package aimed at addressing the State's housing shortage and high costs. SB 35 requires the availability of a streamlined ministerial approval process for developments located in jurisdictions that have not yet made sufficient progress towards their required allocation of the regional housing need. For a project to be eligible for streamlining pursuant to SB 35, it must:

- Contain at least two multifamily units;
- Provide a specified level of affordability;
- Be located on an eligible site in an urbanized area or urban cluster;
- Comply with residential and mixed-use General Plan or Zoning provisions; and
- Comply with other requirements, such as locational and/or demolition restrictions.

A streamlined and ministerial review, per State legislation, requires projects to be reviewed against existing objective standards, rather than through a discretionary entitlement process, in specified timeframes. Residential development that is a permitted use by right is not required to go through a discretionary process. However, there is potential for multifamily projects with an affordable component to be eligible for the streamlining provisions of SB 35 that require a degree of discretionary review under current zoning requirements, such as a conditional use permit for multifamily projects in the RN, NC and C zones. The County's site plan review process includes provisions that are subjective in nature and demonstrate preferences or characteristics for consideration while allowing discretion and flexibility, and as such, cannot be enforced through a streamlined ministerial process. Consistent with existing State Law, objective standards are those that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark.

While Alpine County does not have an urbanized area or urban cluster and is exempt from SB 35, Program 5 in the Housing Element Goals, Policies, and Programs provides for revisions to the Zoning Code to provide objective standards for eligible multifamily projects.

g. Subdivision Ordinance

The County's Subdivision Ordinance defines the County's official requirements governing the division of land into separate parcels for future development. The County's Subdivision Ordinance is patterned after the model version recommended by the State Office of Planning and Research and adheres to the requirements of the State Subdivision Map Act. The requirement for adequate roads, lot size dimensions, provisions for water supply and sewage disposal and drainage improvements are among the key factors addressed in the Subdivision Ordinance. The Ordinance has proven valuable in sustaining a cohesive pattern of development with unified street standards that are coordinated with the existing County street network. These regulations ensure that residential building sites can exist in a safe environment to accommodate a wide range of residential building options desired by the public. Program 21 in the Housing Element Goals, Policies, and Programs ensures that this review will happen as the County Code is revised, including updates to implement the California Building Standards Code.

h. Short-term Rentals

In May 2021, the County adopted revised regulations for short-term rental uses. Chapter 18.73 of the Zoning Code outlines the requirements and standards for residential short-term rentals. A residential short-term rental is required to be registered with the Alpine County Community Development Department. Additionally, residential short-term rental must comply with the standards outlined in Section 18.73.070, including limitation on structures, noise limitations, outdoor fires, parking, signs, life safety measures, compliance with other codes, laws and regulations, and public nuisance. Short-term rentals are prohibited in ADUs and JADUs.

Exemptions to the requirements of Chapter 18.73 include short-term rentals that are offered up to a maximum of five nights per calendar year and short-term rentals that are in one bedroom in an owner-occupied residence accommodating no more than three overnight guests.

i. Building Codes and Enforcement

Building Codes regulate the physical construction of dwellings and include plumbing, electrical, and mechanical divisions. The purpose of the Building Code and its enforcement is to protect the public from unsafe conditions associated with construction. The County adopted (see Title 15 of the Zoning Code) and enforces the 2019 California Building Code Standards (Title 24) for existing units, new construction, and residential rehabilitation. State law affords local government some flexibility when adopting the uniform codes; the building codes can be amended based on geographical, topological, or climate considerations. Further, State Housing law provides that local building departments can authorize the use of materials and construction methods other that those specified in the uniform code if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the building codes.

j. CEQA (California Environmental Quality Act) and Related Consultation

Section 21082 of the Public Resources Code, referred to as the California Environmental Quality Act of 1970, or "CEQA" requires all projects subject to discretionary review by the County adopted guidelines consistent with the CEQA Guidelines to assure compliance with State law pertaining to environmental review. Since there is uncertainty as to what specific environmental impacts a development might have there is also a lack of predictability of how long it can take to negotiate this process before a project can be approved by the County. In some instances, a project can be exempt from environmental review which has very little impact on the timing or costs of review. However, in other instances, where a project may be found to have a potential adverse impact on the environment, the environmental review process can take over a year to complete, undergoing thousands of dollars in environmental analysis, before it is ready to be approved.

k. Native American Consultation

AB 52, Consultation with Native American Tribes, took effect July 1, 2015. It seeks to protect a new class of resources under CEQA: “tribal cultural resources.” It requires that agencies undertaking CEQA review must, upon request of a California Native American tribe, begin consultation as part of a project review to consider impacts to “tribal cultural resources.” A tribal cultural resource is defined as a site, feature, place, cultural landscape, sacred place or object with cultural value to a California Native American tribe, which may include non-unique archeological resources.

SB 18, Local and Tribal Intergovernmental Consultation requires local governments to consult with tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process. These consultation and notice requirements apply to adoption and amendment of general plans (defined in Government Code §65300 et seq.). To comply with SB 18 for this Housing Element update, Alpine County contacted the Washoe Tribe during the public review period to provide an opportunity for consultation.

2 Fees and Exactions

The County requires a number of permits and development fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new development. Although these fees are necessary to provide services necessary for health and safety and to meet State environmental mitigation requirements, they can have a substantial impact on the cost of housing, particularly affordable housing.

Residential development is assessed fees by the County and applicable school and fire protection districts to cover the costs of infrastructure improvements and maintenance, and the provision of services. The largest fees are related to sewer and water service, and reflect the cost of providing, improving, and expanding these utilities. Fees are also charged to cover the costs of County staff’s review and processing of applications and permits related to housing development. A number of the project’s application fees are estimated upon submittal and the developer pays a deposit covering the estimate. Actual staff time spent in the project is then deducted from the deposit amount and any unspent remainder is refunded.

On-site improvements may include water, sewer and other utility line extensions, street construction and traffic control device installations that are reasonably related to a project.

Table II-8 details the County’s current planning and development processing fees for project entitlements based on the fees adopted by the Board of Supervisors in 2010 (Res 2010-47 and 2010-48). One or more of the entitlements would be required to process a residential project and a building permit is required for each residential structure.

Table II-8. Planning and Development Fees	
Fee Title	**Fee**
Planning Application Fees	
Pre-application Meeting	No charge
Lot Line Adjustment	$125
Variance	$500
Certificate of Compliance	$500
Conditional Use Permit	$1,200 + • $100 per each MFU; and/or • $100 for every 1,000 SF of non-residential building use
Tentative Parcel Map	1 – 2 Lots: $1,200 3 – 4 Lots: $3,250
Final Parcel Map	$2,000
Tentative Subdivision Map	<10 Lots: $5,300 10 – 30 Lots: $7,350 >30 Lots: $9,400
Final Subdivision Map	$3,000 – $6,000
Rezone	$3,000
General Plan Amendment	$3,000
Code Amendment	$1,500
Environmental Health Services Land Use Fees	
Parcel Maps, Tracts Maps, Subdivision Maps	$910 deposit
Conditional Use Permit, Lot Line Adjustments, Certificate of Compliance	$455 deposit
Land Division on Public Water and Sewer	$364
Environmental Review Fees	
CEQA Exemption	n/a
Initial Study / (Mitigated) Negative Declaration	$1,000
Environmental Impact Report (EIR)	Actual Cost of Contract
California Department of Fish and Wildlife 2021 CEQA Filing Fee	IS/(M)ND: $2,480.25 EIR: $3,445.25
Source: Alpine County Health and Human Services: Environmental Health Service Fees, Updated January 2013.	

The fees in Table II-8 represent the initial development processing deposits for each entitlement. The County's costs to process and review the proposal are charged against the deposit (includes, but is not limited to, staff time, copies, postage, public notices). If deposited funds are reduced to less than 25% of the initial deposit amount during project processing, additional funds will be required in order to continue with processing. Any balance remaining after processing is completed and all conditions of approval satisfied will be refunded. As shown in Table II-8, a separate and additional deposit will be required for environmental processing if determined necessary for the project.

In addition to planning entitlement fees, applicants will also be required to pay applicable building permit fees. Table II-9 describes the current County's fee schedule for residential building permits and additional permits and fees.

Table II-9. Building Permit Fees	
Fee Title	**Fee**
Building Permit Plan Review Deposit	$1 per square foot up to $2,500
Building Permit Fee:	Based on Total Valuation[1]
$1 – $2,500	*$226.00*
$2,501 -- $25,000	*$226.00 for first $2,500 + $36.13 for every additional $1,000 or fraction thereof*
$25,001 -- $50,000	*$1,057 for first $25,000 + $30.20 for each additional $1,000 or fraction thereof*
$50,001 -- $100,000	*$1,812 for first $50,000 + $27.18 for each additional $1,000 or fraction thereof*
$100,001 -- $500,000	*$3,171 for first $100,000 + $12.65 for each additional $1,000 or fraction thereof*
$500,001 – $1,000,000	*$4,228 for first $500,000 + $8.55 for each additional $1,000 or fraction thereof*
$1,000,001 and up	*$9,513 for first $1,000,000 + $6.78 for each additional $1,000 or fraction thereof*
SB 1473 Building Standards Commission Special Revolving Fund Fee	$4 per $100,000 in valuation, with appropriate fractions thereof, but no less than $1
Final Building Department Fees[2]	TBD
Water Storage Fee[3]	$2,500

Note: SFU = Single-Family Unit MFU = Multi-Family Unit

1 Schedule for building valuation determination:

Dwellings
a) Below 6200' Elevation (Markleeville/Woodfords/Mesa): $160.80 per square foot
b) Above 6200' Elevation (All other locations): $237.16 per square foot

Apartments/Condominiums
Subject to design and determination by Alpine County Building Department

2 The final fees are required at the time of permit issuance after construction drawings have been approved and all documentation and clearances have been received. Such fees may include building permit, plumbing, mechanical, electrical, permit issuance, balance of plan check, energy plan check, record retention, PRC 2705 strong-motion instrumentation program fees, etc.

3 In all areas that are not served by a water system meeting specific State standards for water flow, State regulations now require that a water source of a minimum of 2,500 gallons be available, by means of a pool, water tank, or other device. As an alternative, each site owner may opt to contribute a fixed fee, currently $2,500 toward the purchase of rolling stock, primarily water tank trucks, which will provide a mobile water source.

4 Estimate actual calculated by Planning Department.

Source: Alpine County, Building Permit Information Guide

In addition to County levied fees, residential projects will be required to pay location-specific development impact fees, including water and sewer connection fees and school impact fees. For example, projects in Kirkwood would be required to pay water and sewer connection fees to the Kirkwood Meadows Public Utility District (PUD) and a traffic impact mitigation fee, while projects in Markleeville would be required to pay water connection fees to the Markleeville Water Company and sewer connection fees to the Markleeville Public Utility District (PUD). Additionally, projects in Bear Valley would be required to pay water connection fees to the Lake Alpine Water Company and sewer connection fees to the Bear Valley Water District. Projects in Alpine County would also be required to pay school fees to the Alpine County Unified School District, as well as a fire impact fee.

Table II-10 identifies additional impact fees placed on residential developments.

Table II-10. Additional Residential Development Impact Fees	
Fee Title	**Fee**
Potable Water Fees	
New Well Installation Permit	$410
New Community Water System Permit Application	$819
Kirkwood Meadows Public Utility District	$3,753
Markleeville Water Company[1]	Standard Connection Fee $1,150 Oversized Connection Fee $1,150 + actual cost of installation
Lake Alpine Water Company	For 5/8 x ¾ inch Meter $4,000 For ¾-inch Meter $6,000 For 1-inch Meter $10,000 For 1-½ inch Meter $15,000
Sewer Fees	
New Conventional Septic System Permit	$478
New Alternative Septic System Permit	$887
Kirkwood Meadows Public Utility District	Members of CFD 98-01[2] $2,018 / EDU Non-Members of CFD 98-01 $6,538 / EDU
Markleeville Public Utility District	No fee/Project must connect to system
Bear Valley Water District	$7,370 / EDU
School Impact Fees	
Alpine County Unified School District	$0.64 / sf
Fire Impact Fees	
Fire Impact Fee: a) outside Kirkwood Meadows Public Utility District area b) within Kirkwood Meadows Public Utility District area	 $0.47 per square foot $0.56 per square foot
Traffic Impact Mitigation Fee	
Traffic Impact Mitigation Fees (Kirkwood)	SFU: $3,250 per unit MFU: $2,308[4]

Note: EDU = per new connection

[1] Markleeville Water Company connection fee also includes fees for a membership, curb stop, and hydrant test.

[2] The following Accessor Parcel Numbers (APNs) are members of the CFD 98-01:
APNs: 006-010-049, -50, -082, -087, -088, -095, -096, -097, and -101.
It is noted that these APNs may have changed since the adoption of CFD 98-01 in November 2013.

Source: Alpine County Community Development Department, Building Permit Information Guide Access: https://alpinecountyca.gov/DocumentCenter/View/32/Building-Permit-Information-Guide?bidId=

Kirkwood Meadows PUD, Schedule of Connection Fees and Services (July 1, 2019) Access: https://www.kmpud.com/wp-content/uploads/Schedule-of-Fees-and-Services-July-1-2019.pdf

Kirkwood Meadows PUD, Special Tax Formula of Community Facilities District No. 98-01. Access: https://www.kmpud.com/wp-content/uploads/2013/12/Board-PACKET-12.13.13-WEB-ONLY-2-of-2.pdf

Lake Alpine Water Company, Facilities Fees (February 2010)

Bear Valley Water District, District Capacity and Buy-in Fee Calculation (January 9, 2018).

Markleeville Water Company, Schedule of Rates, Fees, and Penalties (April 2021). Access: https://markleevillewatercompany.files.wordpress.com/2021/04/mwc_schedule-of-rates_fees_penalties_04-17-21.pdf

As noted in Table II-10, a portion of total fees are payable to entities other than the County (i.e., fire districts, school districts, and CSDs). The County has no authority to change or waive fees assessed by non-County entities. County-levied fees for residential dwellings are based on costs to process applications (building permit and septic system fees) and costs to construct improvements. As noted in the previous section, developments may also have additional processing fees depending upon the type and size of the project (e.g., a large subdivision project may require preparation of an Environmental Impact Report pursuant to the California Environmental Quality Act, which would be funded by the applicant).

Periodically, all development fees are reviewed and recommended for adjustment to the Board of Supervisors. Fees are adjusted, as needed, based on the cost of providing staff services and related processing costs associated with the formation of a district and assessments for initial construction costs and annual maintenance. When fees are considered for modification, public hearing and noticing requirements are followed in accordance with the requirements of Government Code Section 66016-66018.5.

Table II-11 compares the total County and regional fees, including planning, building, and development impact fees for a 48-unit single-family subdivision, a single-family unit, and a 48-unit multifamily project in the communities of Kirkwood, Markleeville, and Bear Valley. Additionally, the calculations assume that the single-family residential homes average 1,500 square feet and contain three bedrooms and two baths while the multifamily development averages 750 square feet per unit, which are all one bedroom. It is noted that Table II-11 also assumes that the 48-unit multifamily project would consist of four buildings each with 12 units.

Table II-11. Development Fees – Single-Family Subdivision, Single-Family Home, Multifamily Development

Fees	Single Family Unit	48-Unit Subdivision	48-Unit Multifamily Project
<u>*Planning Entitlement Fees:*</u>			
Tentative Subdivision Map	--	$9,400	--
Conditional Use Permit	--	--	$6,000[1]
Environmental Review (CEQA)	$218.54[3]	$21,480.25[1,2]	$21,480.25[3]
Planning Fees Subtotal	**$218.54**	**$30,880.25**	**$27,480.25**
<u>*Kirkwood Fees:*</u>			
Building Permit Plan Review Deposit	$1,500	$72,000	$36,000
Building Permit Fee[4]	$6,406.11	$307,493.28	$199,490.88
SB 1473 Building Standards Commission Special Fee[4]	$14.23	$683.04	$341.76
Utility Connection (Power, Phone)	$15,000	$720,000	$60,000
Grading/Site Preparation Fees	$10,000	$480,000	$40,000
Engineering Permit Fees	$10,000	$480,000	$40,000
Kirkwood Meadows PUD Water Fee	$3,753	$180,144	$180,144
Kirkwood Meadows PUD Sewer Fee	$6,538	$313,824	$313,824
Alpine County Unified School District	$960	$46,080	$23,040
Fire Protection District Fees	$840	$40,320	$20,160
Traffic Impact Mitigation Fees	$3,250	$156,000	$110,784
Kirkwood Fees Subtotal	**$58,261.34**	**$2,796,544.32**	**$1,023,784.64**
Total Fees – Kirkwood	***$58,479.88***	***$2,827,424.57***	***$1,051,264.89***
<u>*Markleeville Fees:*</u>			
Building Permit Plan Review Deposit	$1,500	$72,000	$36,000

Table II-11. Development Fees – Single-Family Subdivision, Single-Family Home, Multifamily Development

Fees	Single Family Unit	48-Unit Subdivision	48-Unit Multifamily Project
Building Permit Fee[4]	$4,957.18	$237,944.64	$164,716.32
SB 1473 Building Standards Commission Special Fee[4]	$9.65	$463.20	$231.36
Utility Connection (Power, Phone)	$5,000	$240,000	$20,000
Grading/Site Preparation Fees	$5,000	$240,000	$20,000
Engineering Permit Fees	$5,000	$240,000	$20,000
Markleeville Water Company Water Fee	$1,150	$55,200	$4,600
Septic System Permit	$478	$22,944	$22,944
Alpine County Unified School District	$960	$46,080	$23,040
Fire Protection District Fees	$705	$33,840	$16,920
Markleeville Fees Subtotal	**$24,760**	**$1,188,472**	**$328,452**
Total Fees – Markleeville	***$24,978.37***	***$1,219,352.09***	***$355,931.93***
Bear Valley Fees:			
Building Permit Plan Review Deposit	$1,500	$72,000	$36,000
Building Permit Fee[4]	$6,406.11	$307,493.28	$199,490.88
SB 1473 Building Standards Commission Special Fee[4]	$14.23	$683.04	$341.76
Utility Connection (Power, Phone)	$10,000	$480,000	$40,000
Grading/Site Preparation Fees	$8,000	$384,000	$32,000
Engineering Permit Fees	$8,000	$384,000	$32,000
Lake Alpine Water Company Water Fee	$4,000[5]	$192,000	$40,000[5]
Bear Valley Water District Sewer Fee	$7,370	$353,760	$353,760
Alpine County Unified School District	$960	$46,080	$23,040
Fire Protection District Fees	$705	$33,840	$16,920
Bear Valley Fees Subtotal	**$46,955**	**$2,253,856**	**$773,553**
Total Fees – Bear Valley	***$47,173.88***	***$2,284,736.57***	***$801,032.89***

Notes:

[1] Estimated cost or recommended deposit.
[2] Assumes appropriate CEQA document is an Initial Study/Mitigated Negative Declaration. Environmental Review Fee includes County fee of $3,480.25 and cost of CEQA document (estimated to be $18,500)
[3] A 48-unit multifamily project subject to ministerial review process where required by State law would be exempt from CEQA review.
[4] Construction valuation assumes:
- a) Dwellings Below 6,200' Elevation (Markleeville/Woodford/Mesa): $160.8 per square foot.
  - -- Single-Family Unit: 1,500 sf x $160.8= $241,200 per unit; Multi-Family Unit: 750 sf x $160.8 = $120,600
- b) Dwellings Above 6,200' Elevation (All Other Locations): $237.16 per square foot
  - -- Single-Family Unit: 1,500 sf x $237.16 = $355,740 per unit; Multi-Family Unit: 750 sf x $237.16 = $177,870

[5] Assumes 5/8-3/4" connections for single family units and 1" connections per multifamily structure

Source: See Tables III-8 and III-9
Alpine County, Building Permit Information Guide
Alpine County General Plan, Chapter V. Housing Element (March 2017)
De Novo Planning Group, 2021

Table II-12 compares the development impact fees for a single-family unit and multifamily unit in the communities of Kirkwood, Markleeville, and Bear Valley. Development impact fees throughout Alpine County vary widely due to the different needs of individual communities and the different fee programs adopted by local agencies serving the individual communities. The development impact fees for both a single-family and multifamily unit in the communities of Alpine County below an elevation of 6,200 feet appear to be significantly lower when compared to communities above an elevation of 6,200 feet.

Table II-12. Comparison of Building and Development Impact Fees in Alpine County

Jurisdiction	Single-Family Unit Development Impact Fee	Multi-Family Unit Development Impact Fee
Alpine County		
Kirkwood[1]	*$58,480 to $58,905*	*$21,901*
Markleeville[1]	*$24,978 to $25,403*	*$7,415.25*
Bear Valley[1]	*$45,919 to $47,419*	*$15,347*
Alpine County	**$25,223 to $61,225**	**$6,907 to $21,393**
El Dorado County	$43,012-$78,450	$68,157.97
Calaveras County	$30,742	$16,017

Source:
1 See III-10 above
2 El Dorado County 2021 Housing Element, August 2021

As noted previously, only a portion of the impact fees associated with residential development are established by the County. The combination of the County's fees and those of other agencies and service providers collectively pose a constraint to the development of affordable housing because developers can not as easily pass the cost on to the buyer or future homeowner. As shown in Table II-12, the range of fees is similar to fees collected for development connected to public water and sewer in nearby El Dorado and Calaveras Counties, with multifamily fees in Alpine County significantly lower than fees in El Dorado County, and are not anticipated to present a significant constraint to new development.

The impact fees collected by the County have not been reviewed for several years. Under AB 602, jurisdictions are required to review these fees every 8 years beginning in 2022. Program 18 ensures that the County review the existing impact fees by December 2022.

3 Processing and Permit Procedures

The evaluation and review process required by County procedures contributes to the cost of housing in that costs incurred by developers are ultimately manifested in the selling price of the home. The Board of Supervisors and Planning Commission govern the review process in the County, or for ministerial and administrative reviews, the permit will be reviewed by the Community Development Department staff.

The time required to process a project varies greatly from one entitlement to another and is directly related to the size and complexity of the proposal, as well as the number of actions or approvals needed to complete the process. Table II-13 identifies the typical processing times for most entitlements and the reviewing body for each entitlement. It is noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with general plan and zoning designations do not generally require Environmental Impact Reports (EIR), General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. For example, a ministerial review for a single-family home would be processed concurrently with the design review.

Table II-13. Application Processing Times

Type of Approval or Permit	Typical Processing Time	Approval Body
Zoning and General Plan		
General Plan Amendment	6 months to 1 year	Board of Supervisors
Rezoning	6 months to 1 year	Board of Supervisors
Use Permit	8 weeks	Planning Commission
Variance	6 weeks	Planning Commission
Development Agreement	1 year	Board of Supervisors
Subdivision		
Tentative Parcel Map	8 – 16 weeks	Board of Supervisors
Tentative Subdivision Map	8 – 16 weeks	Board of Supervisors
Final Parcel Map	2 months	Board of Supervisors
Final Subdivision Map	2 months	Board of Supervisors
Certificate of Compliance	2 to 4 months	Staff Level
Lot Line Adjustment	2 to 4 months	Staff Level
Environmental Review		
Initial Study/(Mitigated) Negative Declaration	3 to 6 months	Planning Commission
Environmental Impact Report	26 – 52 weeks	Planning Commission

Source: Alpine County, 2021.

Conformance with Title 18 and other development regulations are reviewed during the plan check process for new residential building permits. Depending on the complexity of the proposed development, the review could take anywhere from 1 month to over a year.

However, major subdivisions or planned developments generally take between 8 and 16 weeks for permit processing. This does not include the necessary time for the concurrent preparation of an Environmental Impact Report (if required), which typically requires a minimum of 6 to 12 months to complete. Much of this timeframe is necessary to accommodate the public noticing, consultations, and review periods required by State law.

The County encourages the joint processing of related applications for a single project. For example, a rezone application will be reviewed in conjunction with the required site plan, a tentative tract map, and any necessary variances. These procedures save time, money, and effort from both the public and private sector and could decrease the costs for the developer by as much as 30%. Table II-14 outlines typical approval requirements for a single-family infill project, a 48-unit subdivision, and a 48-unit multifamily project, assuming that the land is zoned appropriately.

Table II-14. Typical Processing Procedures by Type

	Single-Family Unit	Single-Family Subdivision	Multifamily Project
Approval Requirements	No planning review for a single family unit.	Tentative Subdivision Map	CEQA Exemption, Initial Study/Negative Declaration, or Environmental Impact Report
		CEQA Exemption, Initial Study/Negative Declaration, or Environmental Impact Report	
		Final Subdivision Map	Conditional Use Permit
Estimated Total Processing Time	-	8 – 16 weeks	8 – 16 weeks

Source: Alpine County, 2021

It should be noted that each project does not necessarily have to complete each step in the process (e.g., small scale projects consistent with General Plan and zoning designations do not generally require Environmental Impact Reports (EIRs), General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. Since a majority of EIRs are prepared in response to a General Plan Amendment request, these two actions are often processed simultaneously. The County also encourages the joint processing of related applications for a single project. As an example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative map, and any other necessary variances. Such procedures save time, money, and effort for both the private and public sector. It is important to note that some processing timelines cannot be made shorter without violating State laws, particularly as they relate to public noticing, compliance with CEQA, etc.

k. Processing Procedures

The following is a summary of the steps involved with the planning entitlement and public hearing process:

Step 1– Application Submitted. The applicant submits a completed development application along with the necessary plans, materials, fees (e.g. radius list, application fee, etc.) as identified on the submittal checklist, to the staff at the Community Development Department.

Step 2 – Application Completeness/Incompleteness Review. Upon receipt of an application, the Community Development Department conducts a completeness review to ensure all required items have been submitted with the application. If the application contains all required items, the County will issue a completeness letter and prepare the application for routing. Conversely, if the applicant is missing items or information required for review, County staff will issue an incompleteness letter requesting the missing items be submitted. Once County staff receive the missing deliverables, County staff will issue a completeness letter and prepare the application for routing.

Step 3– Early Request for Comments to Agencies/Public. Following the completeness review, the Community Development Department will route the project plans and materials to multiple County departments and local agencies for their concurrent review and comment. In some cases, due to environmental regulations, the project may also be routed to State and Federal agencies such as the Army Corps of Engineers, U.S. Fish & Wildlife, and California Department of Transportation or others for review and comment.

Within 30 days of submitting an application, the Community Development Department provides written comments from each department (engineering, building, etc.) on the project as well as a draft set of recommended conditions of approval. In some cases, the written comments require modifications to the project plans. If modifications to the project plans are required, the applicant is responsible for responding to each department's comments and making sure that each department's comments are adequately addressed before submitting revised plans.

Once the applicant submits revised plans to the Community Development Department, County staff will redistribute the revised application to the applicable Departments for their review and approval that all necessary modifications have been addressed. The County has thirty (30) days to determine whether the application as amended is complete.

Step 4– Preparation of Environmental Review Documents. The next step in the process is the preparation of the applicable environmental review documents, pursuant to the California Environmental Quality Act (CEQA) Guidelines. As previously discussed, the appropriate CEQA document may be a Categorical or Statutory Exemption, an Initial Study/(Mitigated) Negative Declaration, or an Environmental Impact Report.

Step 5 – Public Review Period of Environmental Document. Once the appropriate environmental document has been completed and reviewed by County staff, the document is released for public review and comment. This step also includes all necessary noticing with the County Clerk and (if necessary) the State Clearinghouse.

Step 6 – Response to Comments. During this step, responses to all comments received on the environmental document are prepared and reviewed by County staff.

Step 7 – Preparation of Draft Conditions of Approval and Applicant Review. During this step, Community Service Department consolidates all of the Conditions of Approval provided by County staff and submits them to the applicant for review. The applicant may discuss specific Conditions of Approval with appropriate County staff and work with departments to revise them, as appropriate. However, County staff have the final say as to what Conditions of Approval are placed on the project.

Step 8 – Preparation of the Staff Report. Once the Conditions of Approval are finalized by County staff, the Community Development Department prepare a staff report that describes the project, identifies whether the project makes the appropriate findings, and provides a recommendation to the appropriate approval body. Additionally, County staff will prepare all necessary resolutions and ordinances.

Step 9 – Public Hearing Notice and Staff Report Mailing. At this step, Community Development Department staff prepare the necessary public hearing notices for the appropriate approval body (this notice will include the environmental determination). Additionally, the Community Development Department will forward the staff report to the approving authority for their review and consideration.

Step 10 – Zoning Administrator/Planning Commission/Board of Supervisors Public Hearings. At the Public Hearing, testimony is heard on the project and the approving authority takes final action on the project.

Use Permit Process

According to Chapter 18.76 of the County Code, the purpose of a Use Permit shall be to allow the proper integration into the community of uses which may be suitable only in specific locations in a zone or only if such uses are designed or laid out on the site in a particular manner.

In granting a use permit, the decision-making entity, with due regard to the nature and condition of all adjacent structures and uses, the zone within which the structures and uses are located, and the General Plan, need to make the following findings:

a) That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety or welfare of persons residing or working in the neighborhood or the general public, or be materially injurious to properties or improvements in the vicinity;

b) That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent county ordinances and the purpose of the zone district in which the site is located;

c) That the proposed use is consistent with all elements of the county General Plan and with any specific plan which has been adopted for the area;

d) That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity; and

e) That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities and dwelling unit densities of the neighborhood.

The decision-making entity may impose such conditions as are necessary to allow the findings set forth in this subsection to be made and may require the applicant to execute and record documents which ensure that such conditions run with the land. The Use Permit findings include subjective language, including the terms “complement”, “harmonize”, and “compatible.” Subjective language can result in inconsistent application of requirements and unpredictability and uncertainty in the development review process as the language is open for interpretation. Program 5 in the Housing Element Goals, Policies, and Programs ensures that subjective language will be replaced with objective language or will be defined in order to provide for consistent application of the requirements and certainty in the development review process.

Design Review Procedures

Design review is conducted on a very limited basis in three areas: Kirkwood, Bear Valley, and Markleeville, as follows:

Kirkwood – Construction on all lots within the scenic view corridor from Highway 88 are subject to a design review process that evaluates exterior colors and materials. There is an accepted palette of colors and materials intended to achieve development that blends with the background view. This review does not get into architectural style or details. Review is by a technical advisory committee with representatives from each of the three counties in which Kirkwood is located – Alpine, Amador and El Dorado. No development applications have been denied due to these design standards.

Bear Valley Architectural Review – The Bear Valley Design Standards were adopted in 1992 and revised in April 2000. All new structures, alterations, color changes, and site improvements must be reviewed and receive approval from the Bear Valley Architectural Review Committee.

Markleeville – The County Zoning Code (Chapter 18.56) establishes a historic design combined zone that applies to the Markleeville Townsite, which includes approximately 160 acres in the downtown area. All projects which meet certain criteria must obtain approvals from the Markleeville Design Historic Review Committee, who reviews the projects against the Markleeville Historic Design Guidelines for compliance. The ordinance designates a period of architecture between the years 1850 and1940. New construction must be compatible with the scale and general design of buildings from this period. The primary land use within this combined zone is commercial with some residential uses. All of the existing residential predates the defined period. Mixed use residential/commercial is also permitted.

The Markleeville Historic Design Guidelines are based on the following objectives:

- Maintain the historic scale and character of Markleeville throughout the townsite, including newly developing areas that do not have an established historical context;
- Maintain and enhance the small town atmosphere of Markleeville including the residential areas as well as the commercial core;
- Develop and enhance a pedestrian oriented environment;
- Protect and enhance views to special natural features and to architectural landmarks; and
- Protect and enhance views of and access to Markleeville Creek, both to the creek and from the creek, while protecting and restoring the riparian values of the corridor.

The Markleeville Historic Design Guidelines impose development standards that are not contained in the Zoning Code, including design character, building orientation and storefront character, mass and scale, buildings materials and color, architectural features, and lighting. In order to provide appealing residential projects in Alpine County, which accommodate a variety of needs, innovative design concepts are encouraged. Design elements should complement and enhance surrounding development in terms of scale, mass, detailing, and building patterns and new development should respond to (but not necessarily mimic) the traditional development and architectural patterns of the region. Thus, the standards are subjective.

The County recognizes that for some projects not all of these guidelines can be met. In such cases, County staff is available to discuss these constraints with project proponents as early in the design process as possible. In this way, the spirit and intent of these guidelines can be met while guaranteeing the most effective use of private and public resources during design, review and approval, construction, and subsequent operations. However, as previously noted, no development applications have been denied due to these design standards to date. Additionally, the use of architectural/site plan review has created minimal cost impact on single family and multifamily development because the types of architectural styles and embellishments required by the County do not, by themselves, cost significantly more to construct than other types of architectural styles.

4 Local Efforts to Remove Governmental Barriers

a. Zoning Code Updates

In an effort to reduce potential governmental constraints and provide for a variety of housing types, Alpine County has completed Zoning Code updates in 2016 and 2017. In January 2016, the County revised the Zoning Code to allow transitional and supportive housing by right uses in residential zoning districts under the same requirements as the local jurisdiction has for single family residences and emergency shelters in commercial zones. In November 2017, the County amended the Zoning Code to establish a new section for Residential Short-Term Rentals and revised/updated Section 18.70 (Home Occupations), Section 18.72 (Non-Conforming Lots, Structures and Uses), Section 18.92 (Enforcement and Penalties), and Section 18.92 (Definitions). The bulk of the ordinance dates for these topics were from 1985 or earlier, so the purpose of the 2017 Zoning Code update was to establish requirements that better addressed community needs and expectations.

B. NONGOVERNMENTAL CONSTRAINTS

Governmental Code Section 65583(a)(5) requires a Housing Element to contain an analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction. The cost parameters of these elements fluctuate significantly in response to a wide variety of local, State, natural, and global economic and social events. The influence that County government has on these factors is negligible. As regional and State economic conditions change, the demand and supply of affordable housing is impacted. Historically, the cost of housing in general in Alpine County, relative to California Bay Area counties, has been considered low to moderate.

1 Development Costs

a. Land Costs

The price of residential building sites is influenced by fundamental factors such as location, topographical or geographical constraints, environmental amenities such as existing streams or lakes, tree cover, and the availability of services (i.e., road systems, public utilities, schools, shopping outlets, etc.). Table II-15 shows the land on the market in Alpine County and its current listed price as of September 30, 2021 based on Zillow data.

Table II-15. Price of Land			
Address	List Price	Total Acres	Price per Acre
1004 Bear Valley Road Bear Valley, CA 95223	$79,000	0.43	$183,720
70 Lombardi Lane Bear Valley, CA 95223	$67,500	0.46	$146,740
191 Fremont Road Bear Valley, CA 95223	$64,000	0.24	$266,670
198 John Ebbetts Road Bear Valley, CA 95223	$69,000	0.32	$215,625
88 Pioneer Trail, Markleeville, CA 96120	$195,000	6.57	$29,680
0 Westfork Lane, Kirkwood, CA 95646	$180,000	2.93	$61,430
795 Columbine Circle, #518 Markleeville, CA 96120	$220,000	1.13	$194,690
999 Kirkwood Meadows Drive, #D Kirkwood, CA 95646	$84,900	0.11	$771,820
999 Kirkwood Meadows Drive, #B Kirkwood, CA 95646	$84,900	0.09	$943,330
999 Kirkwood Meadows Drive, #A Kirkwood, CA 95646	$84,900	0.17	$499,410
999 Kirkwood Meadows Drive, #C Kirkwood, CA 95646	$84,900	0.1	$849,000
Lot 2 Raymond View Markleeville, CA 96120	$160,000	2.19	$73,060
470 Emigrant Trail Markleeville, CA 96120	$99,000	5	$19,800
665 Columbine Circle, #524 Kirkwood, CA 95646	$159,000	0.48	$331,250
638 E Meadows Drive, #EM223 Kirkwood, CA 95646	$299,000	0.37	$808,110
509 E Meadows Drive, #305 Kirkwood, CA 95646	$195,000	0.58	$336,200
114 Glove Rock Road, #116-807 Markleeville, CA 96120	$175,000	0.34	$514,705
66 Pleasant Valley Road Markleeville, CA 96120	$64,000	0.4	$160,000
0 State Highway 89 Markleeville, CA 96120	$350,000	160	$2,190
491 E Meadows Drive, #304 Kirkwood, CA 95646	$175,000	0.42	$416,670
264 Larkspur Drive, #309 Kirkwood, CA 95646	$99,000	0.36	$275,000
Source: Lots/Land for Sale in Alpine County on Zillow.com (Accessed 9/30/2021)			

As shown in Table II-16, the current price of land per acre in Alpine County ranges between approximately $2,190 to $943,330 per acre with a median price of $270,835 per acre for unentitled land that would require planning entitlements and permit processing prior to development. It is important to note that the least expensive parcels of land are located in areas with no community water or wastewater systems; therefore, it is unlikely to support large-scale developments. Conversely, the most expensive parcels are located in areas Kirkwood and Markleeville, which both have water and wastewater service.

I. Cost of Construction

The cost of construction is primarily dependent on the cost of labor and materials. Construction costs in Alpine County are comparable to costs throughout the Sacramento Valley region. Non-union labor is typically used for residential construction and there are no unusual costs with obtaining materials. Many factors can affect the cost of building a house, including the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. In recent years factors such as materials demanded by China for major construction projects and the price of fuel have adversely impacted overall construction costs.

The previous 2014-2019 Housing Element Update cited construction costs of $140 per square foot for residential construction in the Markleeville and Woodfords area and $300 per square foot for residential construction in Bear Valley and Kirkwood. The higher per square foot costs in Bear Valley and Kirkwood were due to a number of factors, including remote locations which increases transportation costs for materials and contractors, sites which are re difficult to build on, limited length of the building season at higher altitudes, and snow load requirements (up to 300 lbs/sf).

As shown in Table I-16, construction costs for a 1,750 square foot single family home in the Sacramento region (the closest region with BuildingJournal estimates) are estimated to be $450,727.05, or $257.56 per square foot. An 850-square foot multifamily unit would cost approximately $267.04 per square foot; a 48-unit multifamily development with an average unit size of 850 s.f. is estimated to have a construction cost of approximately $10.9 million, with a cost of $226,980.29 per unit. These costs were estimated using the higher cost options (luxury grade and stone veneer siding) to better reflect the higher cost associated with the need for construction to withstand extreme snow and wind conditions present in Alpine County. It is anticipated that the costs shown in Table II-16 are more reflective of construction costs for homes located in the Markleeville and Woodfords area. Construction costs for residential developments in the Bear Valley and Kirkwood areas are anticipated to be higher these anticipated construction costs due to the high elevations and remote locations of these areas of the County.

Table II-16 Construction Cost Estimates – CA -- Sacramento Region

	Single Family (1,750 sq. ft.)	Multifamily
Construction Cost	$300,484.70	$151,320.19
Contractor (25%)	$75,121.18	$37,830.05
Design Fees (8%)	$30,048.47	$15,132.02
Contingency (15%)	$45,072.71	$22,698.03
Total Cost	$450,727.05	$226,980.29
Per Square Foot	$257.56	$267.04

1 1,750 sq. ft., one-story, stone veneer, no basement, luxury grade
2 850 sq. ft per unit., 3-stories, stone veneer, no basement, luxury grade
Source: BuildingJournal.com, 2021

Upon securing the raw land, a residential developer would have to make certain site improvements to “finish” the lot before a home could actually be built on the property. Such improvements would include the installation of water mains; fire hydrants; sewer mains; storm drainage mains; street lights; and the construction of streets, curbs, gutters, and sidewalks. In addition, the developer is required to provide other improvements, including, but not limited to bridges, culverts, fencing of watercourses and hazardous areas, ornamental walls, landscaping, noise barriers, and recreation areas and facilities.

Construction cost increases, like land cost increases, affect the ability of consumers to pay for housing. Construction cost increases occur due to the cost of materials, labor, and higher government imposed standards (e.g., energy conservation requirements). The development community is currently producing market rate for-sale housing that is affordable to moderate and above moderate income households.

m. Cost and Availability of Financing

Financing is critical to the housing market. Developers require construction financing, and buyers require permanent financing. The two principal ways in which financing can serve as a constraint to new residential development are the availability and cost of construction financing and the availability and cost of permanent financing.

- If financing is not easily available, then more equity may be required for developing new projects and fewer homebuyers can purchase homes, since higher down payments are required.
- Higher construction period interest rates for developers result in higher development costs. For homebuyers, higher interest rates translate into higher mortgage payments (for the same loan amount), and therefore reduces the purchasing power of homebuyers.

Homebuyer Financing

On September 2, 2021, the reported average rate for a 30-year fixed rate mortgage was 3.08%[4]. From 2005 through 2020, average monthly mortgage rates have ranged from a high of 6.8% in July 2006 to a low of 2.86% in September 2020. The record low in mortgage rates was attributed by FreddieMac to a late summer slowdown in the economic recovery igniting robust purchase demand activity, which was up 25% from the previous year and had been growing at double digit rates for four consecutive months. This intense growth in purchase demand will result in a constraint to homeownership due to a lack of housing supply being readily available to support this growth momentum despite low mortgage rates. In addition, for homebuyers, it is necessary to pay a higher down payment than in the immediate past, and demonstrate credit worthiness and adequate incomes, so that loan applications meet standard underwriting criteria. While adherence to strict underwriting criteria was not required during the early and mid-2000s, the return to stricter standards is consistent with loan standards prior to 2001.

2 Market Conditions

Most developers respond to market conditions, both in the project design in terms of density and unit sizes, and in terms of the timing between receiving entitlements and applying for building permits.

a. Building Permit Timing

Typically, single family home developers apply for the first building permits for a subdivision upon receipt of a grading permit. For simple projects or projects that must remain static in their design, building permits may be processed concurrently with grading plan reviews. According to Alpine County's Building Permit Information Guide, building permit plan review typically take three weeks. During peak building seasons, it is noted that the review time may exceed three weeks. Assuming two to three plan checks, building permits typically take 60 to 120 days in Alpine County. However, building permits can be issued in as few as 21 days if there are no corrections, but this is rarely the case for residential subdivisions or multifamily projects. During the 5th Cycle, development in Alpine County occurred primarily on existing lots that only required a building permit, resulting in an average approval time of approximately 115 days (just under 4 months); there were no large-scale projects with subdivision maps or other entitlements required prior to issuance of a building permit.

4 Next Advisor. Accessed September 2021. Compare Current Mortgage Rates for Today. Available at: https://time.com/nextadvisor/mortgages/rates/

As shown in Table II-17, single family subdivision and multifamily applications have been approved within the last 10 to 20 years, but have not requested building permits.

n. Approved and Built Densities

As discussed in Section III.1, Land Use Controls, the Alpine County General Plan and Zoning Code regulate the residential densities for each land use and zoning designation. Future development must be consistent with the allowed densities anticipated by the County's General Plan, Specific Plans, and Zoning Code. However, while the County's regulations identify minimum and maximum densities that may be developed in the County, individual developers may opt to build at the lower, mid-range, or higher end of allowed densities. If developers choose to develop at the lower end of allowed residential densities, this could result significantly fewer units at full buildout of the County and result in an overall lower contribution to the County's RHNA. developments in Alpine County ranged from below the allowed densities to projects that exceed the allowed densities, as shown in Table II-17.

Table II-17: Allowed vs. Approved/Built Densities

Project	Project Description	Entitlement/Development Date	Allowed Densities	Approved/Built Densities
Bear Valley				
Bear Valley Village 005-470-055, 005-470-056, 005-640-001, 005-640-002, 005-640-003, 005-640- 004, 005-640-005, 005-640-006	General Plan Amendment and zoning change (Ord. 704-13) for a new pedestrian village and related infrastructure. The project includes a village of 10 separate buildings containing approximately 63,456 sf of retail, restaurant, amenity, and meeting space, 343 multifamily residential units, and a ski lift and runs. Entitlement allowed for employee housing. Some residential components of the Bear Valley Village (including site MF-10) were requested to be removed from the project following project approval.	Entitlement approved: 1/2/2013 Building permits requested: No building permits were requested.	MF-10: 11.8 units per acre VC-2: No maximum density	Approved: 58.2 units/acre
Black Forest Condominiums Creekside Dr./Bear Valley Rd. Parcel # 005-470-044	Tentative subdivision map and conditional use permit for 45 residential condominiums to be developed in two three-story buildings. Access is from a driveway that will connect to Creekside Drive on the east side of the project site. Water and sewer service will be provided by the Lake	Entitlement approved: 2008 Building permits requested: Not requested.	11.8 units per acre (Bear Valley Master Plan MF-10)	Approved: 11.5 units/acre

Table II-17: Allowed vs. Approved/Built Densities

Project	Project Description	Entitlement/Development Date	Allowed Densities	Approved/Built Densities
	Alpine Water Company and Bear Valley Water District respectively.			
Creekside Condominiums Creekside Drive / Bear Valley Road Parcel #005-520-002	Creekside Condominiums proposed multifamily project on 0.85 acres to include 17 residential condominiums, together with a covered under building parking garage containing 34 parking spaces. Access is from a driveway that will connect directly to Creekside Drive on the south side of the project site. Water and sewer service will be provided by the Lake Alpine Water Company and Bear Valley Water District, respectively.	Neg Dec – SCH 11/14/2009 Project abandoned due to the Great Recession.	MF-3: 17.6 units per acre	Approved: 20 units per acre (
Markleeville				
Markleeville/Mahalee Lodge APNs: 002-260-001; 002-270-016, 018	A mixed use project including commercial, lodging, residential, and open space uses; and infrastructure including new roads, a new community water system and a new site wastewater treatment system all located on approximately 36 acres in Markleeville. Proposed land uses include a lodging facility with 25 guest rooms, restaurant, conference center, day spa/wellness center and outdoor swimming pool; 49 detached residential dwellings; 4 employee housing units, and up to 50,200 square feet of mixed use commercial and residential units in up to 13 separate buildings.	Approved: June 30, 2009	PD (no minimum/maximum density)	1.5 units per acre
Projects on Existing Lots (Permitted Use; No Subdivision or Site Plan Review)				
Friedman SFD 110 Chambers Ln	Single family dwelling; 5.19 ac.	Building permit application: 03/16/2020	Planned Development: N/A	0.19 du/ac

Table II-17: Allowed vs. Approved/Built Densities				
Project	**Project Description**	**Entitlement/Development Date**	**Allowed Densities**	**Approved/Built Densities**
APN# 1331003		Permit Issued: 06/01/2020 Certificate of Occupancy: 10/13/2020		
Brogna SFD 322 Raymond View Rd APN# 2460004	Single family dwelling; 3.24 ac.	Building permit application: 04/27/2020 Permit Issued: 08/10/2020	Residential Estate – 2 Acre: 0.5 du/ac	0.34 du/ac
Pleasant Valley SFD 2151 Pleasant Valley Rd APN# 2340008	Single family dwelling; 136.77 ac.	Building permit application: 06/19/2020 Permit Issued: 10/12/2020	Agriculture: 0.05 du/ac	0.007 du/ac
Pleasant Valley ADU 2153 Pleasant Valley Rd APN# 4060001	Accessory dwelling unit; 684.35 ac.	Building permit application: 06/19/2020 Approval: 10/12/2020	Agriculture: 0.05 du/ac	0.003 du/ac
Potraz SFD 110 Sawmill Rd APN# 2300022	Single family dwelling; 0.26 ac.	Building permit application: 01/01/2019 Permit Issued: 02/15/2020 Certificate of Occupancy: 07/17/20	Residential Neighborhood: 15 du/ac	3.85 du/ac
Swehla SFD 121 West Fork Ln APN# 1300008	Single family dwelling; 4.98 ac.	Building permit application: N/A Permit Issued: 05/05/2020 Certificate of Occupancy: 07/30/2020	Residential Estate – 5 Acre: 0.2 du/ac	0.20 du/ac
Larson SFD 1251 Forest Route 31093 APN# 2120002	Single family dwelling; 78.41 ac.	Building permit application: 01/01/2019 Permit Issued: 05/10/2020	Agriculture: 0.05 du/ac	0.128 du/ac
Williams SDU (ADU) 115 Chambers Ln APN# 1331004	Conversion of an accessory structure (observatory) into a accessory dwelling unit; 5.27 ac.	Building permit application: 01/01/2018 Approval: 08/01/2019	Planned Development: N/A	0.38 du/ac
Swartz SDU (ADU) 760 Hot Springs Rd APN# 2372001	Accessory dwelling unit; 0.37 ac.	Building permit application: 01/01/2018 Approval: 2/13/2018 Certificate of occupancy: 10/01/2018	Residential Neighborhood: 15 du/ac	5.41 du/ac
Dicks SFD 930 Hawkins Peak Rd APN# 1360005	Single family dwelling; 3.28 ac.	Building permit application: 01/01/2018 Approval:	Planned Development: N/A	0.30 du/ac

Table II-17: Allowed vs. Approved/Built Densities				
Project	Project Description	Entitlement/Development Date	Allowed Densities	Approved/Built Densities
		07/10/2018 Certificate of occupancy: 01/06/2020		
Bravo Lee SDU (ADU) 780 Emigrant Trl APN# 1300008	Conversion of detached garage to ADU; 4.98 ac.	Building permit application: 01/01/2019 Building permit issued: 01/01/2019	Residential Estate – 5 Acre: 0.2 du/ac	0.40 du/ac
161 Avalanche 5441009	Single family dwelling; 0.47 ac.	Building permit issued: 07/31/2015 Certificate of occupancy: 10/8/2019	Planned Development: N/A	2.12 du/ac
Samuels SFD - Replacement 85 Snowshoe Rd APN# 5461014	Replacement of single family dwelling destroyed by fire; 0.45 ac.	Application: 01/01/2018 Permit Issued: 04/27/2018 Certificate of occupancy: 01/27/2020	Planned Development: N/A	2.13 du/ac
Source: CEQANet Search, May 2021; Alpine County APRs, 2018-2020; Alpine County, 2021				

3 Affordable Housing Development Constraints

In addition to the constraints to market rate housing development discussed above, affordable housing projects face additional constraints. While there is a range of sites available for potential affordable housing projects, as well as projects that focus on special needs populations, there is very little financial assistance for the development of affordable housing.

Multiple funding sources are needed to construct an affordable housing project, since substantial subsidies are required to make the units affordable to extremely low, very low, and low-income households. It is not unusual to see five or more financing sources required to make a project financially feasible. Each of these sources may have different requirements and application deadlines, and some sources may require that the project has already successfully secured financing commitments. Since financing is so critical and is also generally competitive, organizations and agencies that provide funding often can effectively dictate the type and sizes of projects. Thus, in some years senior housing may be favored by financing programs, while in other years family housing may be preferred. Target income levels can also vary from year to year.

This situation has worsened in recent years. Federal and state funding have decreased and limited amounts of housing funds are available and the process to obtain funds is extremely competitive. Tax credits, often a fundamental source of funds for affordable housing, are no longer selling on a one for one basis. In other words, once a project has received authorization to sell a specified amount of tax credits to equity investors, the investors are no longer purchasing the credits at face value, but are purchasing them at a discount. (Tax credits are not worth as much to investors if their incomes have dropped. It is noted that there were no Low-Income Housing Tax Credit production and preservation in Alpine County between 2016 – 2019. The County could also sponsors HOME applications on behalf of affordable housing developers or access Community Development Block Grant funds from the State to support low income, senior housing rehabilitation programs. However, there are limited funds available to County projects and there is no guarantee of funding.

C. INFRASTRUCTURE REQUIREMENTS AND CONSTRAINTS

Perhaps the most significant limitation to providing a greater incentive for the development of an expanded supply of affordable housing is the limitation of public sewer and water services in the Alpine County. Limited availability of water and sewer service is a major constraint to development in Alpine County in general. Parcels that cannot be served with central sewer were assumed to have a maximum density of one unit per acre which is generally considered to be the minimum parcel size that can accommodate an on-site wastewater treatment system (typically a septic system with leach field) that meets all applicable design standards and regulations. The lack of utility infrastructure systems in many areas inhibits multiple-family housing projects with project sites large enough to warrant government-assisted funding.

Such infrastructure issues present barriers to new housing construction. Residential densities are limited in areas that require well and septic systems. For new developments in communities with community systems, the costs of upgrading community wastewater systems could hinder residential development. In addition, the County may not be able to approve new residential units during the time required to update and upgrade existing community systems.

The following provides an overview of the potable water and wastewater systems in the communities of Alpine County, as well as site and roadway standards.

1 Potable Water

The Environmental Health Program staff of the Alpine County Health Department regulate approximately 40 small public water systems, including one state small water system, community water systems, and numerous campgrounds, as identified in Table III-18. Additionally, two larger water systems (>200 connections), the Kirkwood Meadows Public Utilities District and Lake Alpine Water Company, along with the Grover Hot Springs State Park are regulated by the California State Water Resources Control Board (SWRCB). Table II-18 identifies the 43 active potable water systems in the Alpine County, including the water source, type of water system, number and type of service connections, water distribution source, and service area. It is noted that the Washoe Tribe's water system serves only the land under the tribe's jurisdiction in the Hung A Lel Ti community. For this reason, the Washoe Tribe's water system is not discussed below.

Table II-18. Public Water Systems in Alpine County

Water System Name	Water Supply[1]	Water System Type[2]	Service Connection (#/Type[3])	Water Source	Service Area
Alpine County Community Development	GW	NTNC	10 / CB	Well	Recreation
Alpine County Health and Human Services	GW	NC	1 / CB	Well	Institution
Bear Valley Ski Company	GW	NC	2 / CB	Spring and Well	Recreation
Bee Gulch	SW	SS	12 / RS	Spring	Residential
Bloomfield Campground (CG) #1	GW	NC	1 / CB	Well	Recreation
Blue Lakes CG – Lowers	GW	NC	1 / CB	Well	Recreation
Blue Lakes CG – Upper	GW	NC	5 / CB	Well	Recreation
Blue Lakes CG --- Dam and MID	GW	NC	5 / CB	Well	Recreation
Blue Lakes CG Handpump	GW	NC	1 / CB	Well	Recreation
CA State Parks – Grover Hot Springs	SW	NC	14 / CB	Buck Creek	Recreation
Camp Liahona	GW	NC	8 / CB	2 Wells	Summer Camp
Camp Peaceful Pines	GW	NC	13 / CB	Well	Recreation
Caples Lake Resort	GW	NC	10 / CB	Well	Restaurant
Carson River Resort	GW	NC	28 / CB	Well	Recreation

Table II-18. Public Water Systems in Alpine County

Water System Name	Water Supply[1]	Water System Type[2]	Service Connection (#/Type[3])	Water Source	Service Area
Charity Valley Ranch	GW	NC	20 / CB	Well	Recreation
Crystal Springs CG	GW	NC	7 / CB	Well	Recreation
Diamond Valley School	GW	NTNC	4 / CB	Well	School
Early Learning Center	GW	NTNC	3 / CB	Well	School
Highland Lakes #1	GW	NC	1 / CB	Well	Recreation
Highland Lakes #2	GW	NC	1 / CB	Well	Recreation
Hope Valley CG	GW	NC	7 / CB	Well	Recreation
Hope Valley Resort	GW	NC	8 / CB	Well	Restaurant
Indian Creek Resort	GW	NC	26 / CB	Well	Recreation
Kirkwood Meadows Public Utility District (PUD)	GW	C	863 / CB	4 Wells	Residential
Kirkwood Sunrise Grill	GW	NC	1 / CB	Well	Restaurant
Lake Alpine Improvement Association	GW	NC	26 / CB	3 Springs	Recreation
Lake Alpine Recreation Area	GW	NC	45 / CB	Silvertip CG Well	Recreation
Lake Alpine Water Company	SW	C	488 / CB	Bear Lake	Residential
Markleeville Water Company	SW	C	167 / CB	Creek and 2 Wells	Residential
Pacific Valley Campground	GW	NC	1 / CB	Well	Summer Camp
Sand Flat #1	GW	NC	6 / CB	Handpump	Recreation
Sand Flat #2	GW	NC	6 / CB	Handpump	Recreation
Sand Flat #3	GW	NC	6 / CB	Handpump	Recreation
Sand Flat #4	GW	NC	6 / CB	Handpump	Recreation
Sand Flat #5	GW	NC	6 / CB	Handpump	Recreation
Shay Creek Summer Home Tract	GW	NC	32 / CB	Spring	Residential
Sierra Pines Mobile Home Park (MHP)	GW	C	32 / CB	Well	MPH
Silver Creek CG	GW	NC	15 / CB	Spring	Recreation
Sorenson HOA	GW	NC	22 / CB	Well	Residential
Sorenson Resort	GW	NC	28 / CB	Well	Hotel/Motel
Turtle Rock County Park	GW	NC	15 / CB	Well	Recreation
Woodfords Mutual Water Company	GW	C	16 / CB	2 Wells	Residential
Woodfords Station	GW	NC	2 / CB	Well	Restaurant
Woods Lake Recreation Area	GW	NC	8 / CB	Well	Recreation

Note: [1] GW = Groundwater SW= Surface Water

[2] Water System Types:

State Small (SS) = serves 5-14 service connections and serves less than 25 persons, 60 or more days per year; Community (C) = Serves at least 15 connections used by year round residents or regularly serves 25 year-round residents;

Non-Transient, Non-Community (NTNC) = Serves at least the same 25 individuals during six months of the year; and

Transient, Non-Community (NC) = Regularly serves at least 25 non-residential individuals (transient) during 60 or more days per year.

[3] Service Connection Types:

A = Agricultural CB = Combined CM = Commercial IN = Industrial PP = Power Production RS = Residential

Source: State Water Resources Control Board. 2021. Safe Drinking Water Information System (SDWIS) California Public Water Systems Database. Available at: https://sdwis.waterboards.ca.gov/PDWW/

As highlighted in Table II-18, the majority of Alpine County relies on groundwater, with the exception of the Lake Alpine Water Company, Markleeville Water Company, and California State Parks – Grover Hot Springs, which rely on surface water as their primary source of water supply. There is the possibility for groundwater contamination by individual sewage disposal systems due to:

- Soils that do not adequately percolate or that are too close to groundwater supplies;
- Too many septic systems too close together; and
- Improper septic system maintenance.

For this reason, groundwater contamination is a consideration when planning residential developments that are intended to utilize individual sewage disposal systems. More details regarding soil capabilities, sewage disposal system requirements, and ordinances aimed to prevent groundwater contamination are discussed in the wastewater and septic systems section.

Of the 40 active public water systems in Alpine County, only five are considered Community water systems that serve residential areas, three are Non-transient, Non-Community water systems that serves two schools and a County office, and 34 are Transient, Non-Community water systems that serve recreation areas and small businesses.

The five Community water systems in Alpine County include the Kirkwood Meadows PUD, the Lake Alpine Water Company, the Markleeville Water Company, the Woodfords Mutual Water Company, and the Sierra Pines MHP water system. The following section will provide an overview of the existing Community water systems in Alpine County. It is noted that the Sierra Pine MHP water system serves only the MHP and new development is not anticipated to connect to the existing system. For this reason, the Sierra Pine MHP water system is not discussed below.

a. Kirkwood Meadows PUD

The Kirkwood Meadows PUD was formed in June 1985 as a public municipal corporation under the California Public Utilities Code after detachment from the El Dorado Irrigation District. The Kirkwood Meadows PUD's service area encompasses approximately 1.875 square miles (2.5 miles by 0.75 miles) located in the Sierra Nevada Mountains, within Alpine, Amador, and El Dorado Counties[5]. The Kirkwood Meadows PUD provides the following services to the community of Kirkwood:

- Electric;
- Propane;
- Potable Water;
- Wastewater;
- Snow Removal;
- Solid Waste Removal;
- Fire Protection;
- Employee Housing;
- Cable Television Administration; and
- Parks and Recreation Services.

Since the Kirkwood Ski Resort's inception in 1972 and approval of the first Kirkwood Master Plan in 1974 (followed by the Kirkwood Specific Plan in 2003), the Ski Resort and its surrounding community have steadily grown in use and seasonal population, resulting in corresponding increases in utility demands. The Kirkwood village core includes a combination of residential, lodging, and commercial uses serving residents and guests. In 2019, there were approximately 80 full-time residents living in Kirkwood (source: 2019 ACS 5-Year Estimates, Table DP05 2019); however, the seasonal daily population

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5 Stifel, Nicolaus & Company, Incorporated. March 2013. Kirkwood Meadows PUD Tax and Enterprise Revenue Certificates of Participation, Series 2013. Available at: http://cdiacdocs.sto.ca.gov/2012-2123.pdf

maximums may reach as many as 6,500 persons in Kirkwood due to skiers and other winter recreationalists visiting the local Ski Resort[6]. As such, the community size and operation of the Ski Resort creates a dynamic demand on utilities, which differs dramatically from summer to winter. During late fall and winter, the seasonal increase in population from skiers and other winter recreationalists peaks, with a related increase in utility demand, followed by a notable decrease in usage and utility demand in late spring to early fall.

Kirkwood Meadows PUD service area encompasses 1.875 square miles and includes approximately 239 single family homes and 475 multifamily residential units, in addition to commercial facilities owned and operated by the ski resort and others. The 2003 Kirkwood Specific Plan allows for a total of 1,413 residential units at build out, covering 732 acres of privately held land.

Water Service

The Kirkwood Meadows PUD owns, operates and maintains the water system serving the community of Kirkwood, which serves a total of 867 water connections, consisting of 648 residential connections, 51 commercial connections, and 168 irrigation connections. The Kirkwood Meadows PUD's domestic water is supplied by four groundwater wells located throughout the Kirkwood Valley, with a combined capacity of 225 gallons per minute or 324,000 gallons per day. The system includes two storage tanks with a capacity of 950,000 gallons, and the distribution system consists of approximately five miles of pipelines ranging from six to ten inches in diameter[7,8].

In 2014, Amador Local Agency Formation Commission performed a Municipal Services Review (MSR) for Kirkwood Meadows PUD. The MSR identified a remaining capacity of 699 units and did not identify any water supply deficiencies for meeting projected demand.[9] Total water demand for the Kirkwood Meadows PUD varies from 11 to 15 million gallons per year at the current 50 percent build-out of the community, or approximately 1,412 equivalent dwelling units. At full buildout, the Services Capacity Analysis completed in 2014 predicts the Kirkwood Meadows PUD will have a deficit of 217,400 gallons per (peak) day. While water supply will need to be addressed for full buildout, it is not anticipated that capacity will be an issue in meeting the County's RHNA of two units. Kirkwood Meadows PUD is undertaking a hydrology study, investigating a potential new potable water well, is performing distribution system improvements, and is planning to install an 800,000-gallon water storage tank, to meet build-out needs.[7]

b. Lake Alpine Water Company

Established in 1964, Lake Alpine Water Company (LAWC) is privately owned Class D water utility serving Bear Valley in Alpine County. The LAWC owns, operates, and maintains a water treatment plant with a 0.6 million gallon per day (GPD) capacity and a water distribution system with 488 service connections, including 473 residential, 13 commercial, and two irrigation connections. LAWC relies on surface water from two blue-lie intermittent streams (tributaries to Bear Creek) flowing into Bear Lake storage area with a dam, and which taps three springs at a rate of 50 gallons per minute (GPM). Water is stored in three storage tanks that have a total storage capacity of 600,000 gallons, as well as in Bear Lake. The water is supplied to local users after passing through a 200 GPM peak flow treatment plant. The distribution system consists of the

6 Kirkwood Meadows PUD. About the District. Available at: https://www.kmpud.com/about/

7 Kirkwood Meadows PUD. 2019. 2018-2019 Annual Report. Available at: https://www.kmpud.com/wp-content/uploads/Annual-Report-2018-2019-FINAL-111919-2.pdf

8 Utility Service Provider Questionnaire. Kirkwood Meadows PUD. November 2021.

9 Amador Municipal Services Review Final. Amador Local Agency Formation Commission. May 22, 2014

three storage tanks creating three pressure zones, two pressure relief valves, backflow prevention assemblies, 50 hydrants, and 110 valves.

According to the SWRCB's Electronic Water Rights Information Management System (eWRIMS), LAWC has multiple water rights licenses totaling 698-acre feet/year (AFY). The most recent water rights application was approved in 2009 to ensure adequate water supplies necessary to support the increased development allowed under the Bear Valley Master Plan, which would allow:

- An additional 230 single-family residential lots;
- An additional 1,149 loading, condominium, or apartment units (849 multifamily units and 300 lodging units);
- An expansion of commercial floor space by 12,500 square feet;
- New parking areas;
- An expansion of the sewer systems, water system, and roadways;
- Ski lifts for recreation and transportation to Mount Reba; and
- Expanded recreation facilities – heliport, equestrian center, tennis courts, lakeside picnic facilities, and open space reservations.

Specifically, the 2009 water rights application allowed LAWC to put the remainder of water that is stored in Bear Lake to beneficial use (approximately 220 acre-feet of storage) and direct diversion of an additional 175 acre-feet for a total diversion of 395 AFY[10]. According to the Alpine County General Plan, this is sufficient water for the full development of the Bear Valley area. Available supply exceeds the County's RHNA of two units.

LAWC reviewed the sites identified for potential development (see Figure IV-1) and indicated that site #42 would require installation of a new tank to provide adequate pressure and that the elevations and soils/geologic conditions (rocky) also are a potential constraint. Apart from identifying that buildings of four stories or less are preferable due to water storage requirements (taller buildings require more hours of stored water) and that the location and height of buildings may require additional water storage (tank capacity), LAWC did not identify any impediments to accommodating development on the remaining sites on Figure IV-1.[11]

c. Markleeville Water Company

Markleeville Water Company (MWC) is a non-profit mutual benefit corporation, incorporated in 1962, that provides water to the Markleeville townsite. As of August 2020, MWC serves approximately 300 people via a total of 161 active residential and commercial connections, with an additional 31 "standby" members without an active connection. Additionally, there are five unpaid connections that have been guaranteed service in the future, including one developer lot and four lots in Marklee Village. MWC projects a maximum of approximately 210 future total service connections for sizing infrastructure improvements; however, MWC does not have existing raw water sources to serve additional connections currently [13].

The MWC water system includes a water treatment plant (WTP) located on Hot Springs Road, south of SR 89, a tank at the top of Pleasant Valley Road (Pleasant Valley Tank), a pump station at the corner of Pleasant Valley Road and Hot Springs Road (Pleasant Valley Pump Station), a pump station at the WTP (Thornburg Pump Station) and associated pipelines, fire hydrants, and meters throughout the Marklee Village and Thornburg Subdivision, K&I subdivision, and downtown

10 Alpine County. 2006. Bear Creek Water Rights Application Final Environmental Impact Report. Available at: https://www.waterboards.ca.gov/waterrights/water_issues/programs/hearings/lake_alpine/docs/exhibits/lawc_ac_c.pdf

11 Utility Service Provider Questionnaire. Lake Amador Water Company. October 2021.

Markleeville. The existing MWC water distribution system totals approximately 26,970 feet (5.1 miles) of pipeline, varying in diameter from 2 to 8 inches (MWC, April 2021). The WTP has a capacity of 120,000 gpd.

MWC receives water supplies from two relatively small-capacity groundwater wells (Wells 1 and 2), and from a surface water intake along Musser and Jarvis Creek. Supplies from these sources are conveyed and treated at MWC's WTP. Potable water is conveyed by gravity to the downtown Markleeville area, including the K&I subdivision, and is pumped to customers within the Marklee Village and Thornburg subdivisions, as well as to the Pleasant Valley Tank, thereby establishing two pressure zones. The Pleasant Valley Tank is a 52-foot diameter welded steel cylindrical storage tank and has a storage capacity of approximately 240,000 gallons. During peak summer usage, demands can exceed 120,000 GPD.

The Markleeville Water Systems Improvement Project is being undertaken to replace the aging water distribution system piping, and implement distribution system changes intended to improve available fire flow, increase system reliability during a power utility outage, increase turnover of stored water, and improve water quality. The Markleeville Water Systems Improvement Project would be constructed under one or more construction contracts funded in part or in whole by a construction grant administered by the CSWRCB, Division of Financial Assistance through the Drinking Water State Revolving Fund. The Project's construction is dependent upon approval and execution of this grant by the CSWRCB and is anticipated to be constructed in 2022/2023. The improvements to the water system would serve the existing parcels in Markleeville and would not increase water supply or demand, but rather repair current deficiencies in the current water supply system increasing overall water system reliability.

At the time any of the 31 parcels on standby are developed and switched to in-service status, the property owners would be required to pay the $300 connection fee.

MWC is a California Mutual Benefit Corporation owned by its members, who hold Membership Interests. Each Membership Interest is "appurtenant" to a particular parcel of land and is a necessary condition for receiving water from the MWC at that parcel. MWC policy is to not create new membership interests due to the lack of water availability. MWC does not have connection fees for new services since the process for creating new membership interests is complex. If MWC wanted to create new membership interests MWC would be required to obtain a permit from the California Department of Business Oversight. For a single membership interest, an attorney specializing in Mutual Water Companies would need to be hired to complete the process. If a new development wanted to create multiple membership interests an extensive application and approval process is required by the California Department of Business Oversight. Therefore, due to lack of adequate year-round water supplies and the complexities of adding new members, MWC requires that new developments in the service area provide their own wells, storage, and hook-ups.13

d. Woodfords Mutual Water Company

The Woodfords Mutual Water Company (WMWC) provides water service to 19 residences and has 27 service connections. The WMWC's water system includes two wells, which rely solely on groundwater.

2 Wastewater and Septic Systems

There are a variety of wastewater systems that currently serve the communities of Alpine County, including on-site wastewater treatment systems (OWTS) and community wastewater systems. All OWTS must comply with the County's Local Area Management Program (LAMP) adopted by the Board of Supervisors on July 10, 2019.

Absent community wastewater systems, OWTS are the most common method of wastewater disposal in Alpine County. OWTS are designed to provide partial treatment of the sewage, with disposal to a subsurface disposal field so contaminants do not reach groundwater or streams. In Alpine County the minimum lot size for the use of a new septic system within an existing subdivision is 15,000 square feet. The minimum lot size for new lots with an OWTS is one acre if served by an individual well onsite or ½-acre if served by a public water supply. Percolation rates in the disposal field shall not be faster than 5 minutes per inch, nor slower than 60 minutes per inch for the discharge to a leachfield, and the natural ground slope in the disposal area shall not be greater than 30%. Private septic systems, if installed properly, provide an efficient and reliable method of sewage disposal.

Community systems are more desirable than private systems for larger residential developments. In Alpine County, there are four community wastewater systems, including the Markleeville PUD serving Markleeville, the Washoe Tribe's System serving the Woodfords Indian Colony in Diamond Valley, the Kirkwood PUD serving the Kirkwood development, and the Bear Valley Water District system serving much of the Bear Valley planning area. Generally, developments at densities of approximately one unit per acre or more require a community system. Community systems allow lower unit cost, the use of advanced technologies that attain a higher level of treatment, more control over desired locations and types of development, and more site planning flexibility. All existing community systems in Alpine County are PUD's managed by an independently elected Board of Directors, except for the Washoe Tribe's system, which is managed by the tribe. Disposal of treated wastewater, after treatment by a municipal, private or community facility, is becoming a more significant issue as water quality standards become increasingly stringent. Disposal usually occurs by discharge to a water body, by evaporation/percolation, or by irrigation of farmland and ornamental landscaping. Tertiary treatment, resulting in the removal of nutrients and nearly all suspended organic matter, is now commonly required for discharges to water, particularly where human contact is possible. Tertiary reclaimed water from wastewater treatment facilities is increasingly used for the irrigation of agricultural fields, landscaping, and golf courses.

The following section will provide an overview of the existing Community wastewater systems in Alpine County. It is noted that the Washoe Tribe's wastewater system serves only the land under the tribe's jurisdiction in Hung A Lel Ti. For this reason, the Washoe Tribe's wastewater system is not discussed below.

a. Kirkwood Meadows PUD

As previously stated, the Kirkwood Meadows PUD provides sanitary wastewater collection, treatment and disposal for the community of Kirkwood. The Kirkwood Meadows PUD's wastewater collection system consists of approximately 8.3 miles of 6-inch gravity flow wastewater collection lines and approximately 3,600 feet of 8-inch force main sewer lines. Two lift stations transfer the wastewater to the Wastewater Treatment Plant (WWTP) which treats and then discharges the wastewater to effluent absorption beds. The WWTP is permitted under the jurisdiction of the Regional Water Quality Control Board under Waste Discharge Requirements (WDR) Order No. R5-2007-0125.

The WWTP has a monthly average design capacity of 0.19 mgd, with a peak flow design capacity of 0.27 gpd. From Fiscal Years 2017/18 through 2020/21, the WWTP has seen average annual flows of over 18 million gallons, or over 50,000 gallons per day. Peak month average daily flows over this period are over 90,000 gallons per day, with the highest flows occurring in the late winter/early spring during the period of seasonal snowmelt. When the WWTP was upgraded in 2011, the permit was not similarly updated to reflect actual disposal capacity which presents a permitted, versus actual, limitation in treatment capacity. Therefore, the District may not have sufficient permitted treatment capacity to serve build-out. Treated effluent is pumped into eight subsurface leachfields. The leachfields can dispose of a monthly average flow of .19 gpd and a peak daily flow of .43 gpd. According to the RWQCB, the system has sufficient disposal capacity to provide services given the current flows[12,13].

Between July 2018 to June 2019, numerous components failed at the WWTP and required repair or replacement. These included multiple repairs of the centrifuge, valving, and the WWTP control system. The current plant is over 40 years old and much of the equipment has reached the end of its useful life. Recognizing this, the Kirkwood Meadows PUD completed a WWTP Feasibility Study and Preliminary Engineering Report that investigated repair, rehabilitation, and possible replacement of the WWTP, its equipment, and processes. The associated WWTP repair and rehabilitation project is scheduled to commence in 2022 and be completed by 2025.[13]

At just over half of design capacity, the Kirkwood Meadows PUD, including the WWTP, has remaining capacity to accommodate additional growth and is anticipated to have more than adequate capacity to accommodate the County's RHNA of two units.

b. Markleeville PUD

The Markleeville PUD (MPUD) provides sanitary wastewater collection, treatment and disposal for the community of Markleeville in Alpine County, which has 200 inhabitants, seven small businesses, and Alpine County's administrative offices. The MPUD had 68 sewer connections. The MPUD sewer system consists of 5,800 feet of sewer mains, one pump station, and 300 feet of force main. The MPUD's force main leading to the wastewater treatment plant is located beneath an access road, adjacent to the Markleeville Creek. The wastewater treatment is an open pond with discharge to a subsidiary pond, where final disposal is by evaporation, with a permitted system capacity of 40,000 gallons of wastewater per day [14].

The permitted system capacity is 50,000 gpd, with current demands less than 30,000 gpd, with less demand in the winter and in the upper 20,000 gpd range in the summer. MPUD has received grant funding to design construction-ready plans to relocate the sewer line and improve water quality. The project will 1) restore the natural stream channel and floodplain to improve geomorphic function and reconnect the stream to its historic floodplain, 2) relocate and replace aging sewer infrastructure through the floodplain and provide four new manholes outside the floodplain to reduce the threat of water quality impairments from flooding and sewer leaks, 3) construct a storm water capture and infiltration system for highway runoff, and 4) provide public access and recreation features.

While some properties in the service area may require engineering solutions to address on-site constraints, such as soils and floodplains, MPUD has not identified any parcels within its service area that are not serviceable. MPUD anticipates being able to meet service needs for existing single family lots. However, large-scale new developments in the Markleeville area, such as the Mahalee Lodge project or future multifamily projects, would likely need to provide improvements such as wells and/or increased storage to ensure adequate capacity.[15]

c. Bear Valley Water District

The Bear Valley Water District (BVWD) provides sanitary sewer collection, treatment and disposal services for approximately 650 residential and commercial equivalent dwelling units (EDUs), with 545 residential connections and 19 commercial

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12 Amador LAFCo. 2014. Amador County Municipal Services Review [Chapter 18, Kirkwood Meadows PUD]. Available at: https://www.amadorgov.org/home/showpublisheddocument/19680/635520052416470000

13 Utility Service Provider Questionnaire. Kirkwood Meadows PUD. November 2021.

14 Markleeville PUD. April 2006. Comment Letter on 5/3/06 Board Meeting. Available at: https://www.waterboards.ca.gov/water_issues/programs/sso/draft_doc_comments/markleeville_board.pdf

15 Utility Service Provider Questionnaire Interview. Markleeville Water Company. October 2021.

connections, in the Alpine County community of Bear Valley. BVWD's service area is comprised of approximately 3000 acres located primarily north of California State Highway 4. BVWD serves the developed private, residential and commercial areas of the Bear Valley village as well as the developed adjoining federal recreational lands including the United States Forest Service's (USFS) Lake Alpine Resort and campgrounds, special use permit residential cabins and the Bear Valley Mountain downhill ski resort. The BVWD's wastewater treatment and disposal facility (WWTF) is regulated by the Central Valley Regional Water Quality Control Board (Regional Board) under WDRs Order No. 5-01-208 and Order No. R5-2019-0078[16].

BVWD's existing infrastructure includes the WWTF, three lift stations, 83,210 linear feet of gravity collection lines, 8,560 linear feet of force mains, and 230 manholes. Preliminary treatment of effluent occurs at the BVWD's main pump station before the influent reaches the primary sedimentation tank. Effluent flow is then pumped to a treatment lagoon for secondary biological nutrient removal. The disinfected effluent is then stored and receives further treatment in a 76.4 MG effluent polishing reservoir. During the irrigation season, typically late spring through early autumn, the polished effluent is disposed through spray irrigation on up to approximately 80 acres of sprayfields: 40 acres of land which is authorized by Special Use Permit from the USFS and 40 acres under private lease through 2048. Both the leased disposal area and the permitted land have been in service since before the installation of the groundwater monitoring wells at the site. After application to the sprayfields, the water is allowed to percolate into the soil and evapotranspirate into the atmosphere.

In addition to effluent disposal via spray irrigation, the BVWD's NPDES Permit contains Final Effluent Limitations on the discharge from the storage reservoir (EFF-001) as well as receiving water limitations to Bloods Creek. In 2007, an outfall project was completed to allow discharge pursuant to the BVWD's current NPDES Permit (WDRs Order No. R5-2019-0078 (adopted as amended 20 December 2019), which requires a minimum dilution ratio of 20:1 as a daily average and prohibits discharges to Bloods Creek between July 1 and December 31 each year. During the discharge period of January 1 to June 30, 2020, the District did not discharge effluent to Bloods Creek.

During the 2020 water year (October 2019 to September 2020), an annual daily average flow of approximately 0.051 million gallons per day (MGD) (approximately 18.55 MG total) was received at the District WWTF. WDRs Order No. 5-01-208 currently limit influent flow to 0.1 MGD (annual average basis) (BVWD, 2021). BVWD defines an EDU as a residential living unit equal to three sewer service units and defines a sewer service unit as one kitchen or full or half bath, or equivalent.

The WWTF has a design flow of 0.5 MGD, BVWD estimates it has disposal capacity available to serve 1,196 new EDUs, which is more than adequate to accommodate the County's RHNA of two units for the 6th Cycle. BVWD identified that there are no significant infrastructure needs or deficiencies to meet the service demands of future development and that there are constraints that would impact where services can be reasonably extended to or that would impact the density of future developments. [17]

3 Dry Utilities

Electric service in Alpine County is provided by Liberty Utilities in the Markleeville, Woodfords, Hung a Lel Ti, and east slope area of the County, PG&E in the Bear Valley region, and Kirkwood Meadows PUD at Kirkwood for electric service. Propane is supplied by distributors operating out of the Gardnerville/Minden and South Lake Tahoe areas, as well as from private companies in Calaveras County to the Bear Valley area. HughesNet provides telephone and internet service throughout

16 Bear Valley Water District. January 2021. 2020 NPDES Annual Operations Report. Available at: http://bvwd.ca.gov/blogfiles/BearValleyWaterDistrict/2020%20NPDES%20Annual%20Operations%20Report%20-%20Submission.pdf

17 Utility Service Provider Questionnaire Interview. Bear Valley Water District. October 2021.

Alpine County. Volcano Communications provides telephone and cable service to the Kirkwood area. Dry utilities are available in the communities and areas identified to accommodate the RHNA; see Chapter IV.

4 Site and Roadway Improvements

The County requires that developers complete certain minimum site improvements in conjunction with new housing development. Water, sewer, drainage, police, fire, parks, schools, and transportation will require improvements in capacity to treat and distribute water, to treat sewage, to handle run-off, and to provide sufficient space and capacity for recreation, public safety, education, and movement of people and goods. Required improvements include the construction of streets, curbs, gutters, and sidewalks and, where necessary, the installation of water mains, fire hydrants, sewer mains, storm drainage mains, and streetlights. These standards are typical of many communities and do not adversely affect the provision of affordable housing in Alpine County. However, whenever the developer advances the costs for improvements not located on the development project, which are required as a condition of such development project, the developer shall be entitled to reimbursement for that part of the required improvement which contains supplemental size, capacity, number or length for the benefit of property not within the development project. In each case, the cost of expansion most likely will be financed through development fees, exactions, assessment districts, or some combination of these.

The Alpine County General Plan Circulation Element and Alpine County Regional Transportation Plan describe the proposed roadway system to support existing, approved and planned development in the communities. The roadway system for Alpine County is shown using a set of roadway classifications, developed to guide the County's long range transportation planning and programming. The following describes the classification of the County roadway system, as identified on Figure 2.7 of the Alpine County Regional Transportation Plan:

- Arterials -- Arterials provide the highest level of service at the greatest speed for the longest uninterrupted distance, with some degree of access control. The minor arterials identified in Alpine County are integrated intercounty roads connecting Alpine County to surrounding counties and cities, including cities and communities in the Bay Area and Central Valley. SR 4 and SR 89 are classified as minor arterials. Other principal arterials in Alpine County connect with cities with populations 50,000 or greater. SR 88 and SR 89\Luther Pass are classified as other principal arterials.

- County Collector -- Collectors provide a less highly developed level of service at a lower speed for shorter distances by collecting traffic from local roads and connecting them with arterials. The FHWA further delineates collectors into major and minor collectors. Major collectors connect to arterials or regional destinations, and minor collectors generally connect local roadways to major collectors. Major collectors in Alpine County serve primarily intra-county travel serving smaller communities and countywide trip generators, such as consolidated schools, shopping, and recreational activities, and trip lengths may be comparable to those of minor arterials in low-density areas. Major collectors in Alpine County include Hot Springs Road, Blue Lakes Road, Diamond Valley Road, Emigrant Trail and Foothill Road. Airport Road is the lone identified minor collector in Alpine County.

- Local Streets -- Local Streets connect to County Collectors or State Highways and serve local access needs. These are neighborhood streets with maximum travel speeds of 25 mph. These roadways are one or two lanes and may be paved or unpaved.

Travel in Alpine County is primarily automobile-oriented due to the rural nature of the local communities, low development densities, and limited options for using alternative modes of travel. Three state highways traverse Alpine County: State Route (SR) 4, SR 88, and SR 89. These routes are functionally classified by Caltrans as Rural Minor Arterials. In addition, SR 207 (Mount Reba Road) connects to SR 4 in Bear Valley. Mount Reba Road is approximately 1.5 miles long and provides access to the Mount Reba ski area. Alpine County also has a network of county roadways. Significant county roadways include

Diamond Valley Road, Montgomery Street/Hot Springs Road, Bear Valley Road, Blue Lakes Road, Emigrant Trail, and Foothill Road. The majority of travel throughout the County occurs on the state highway system, which is described below.

- **SR 4** – SR 4 is a two-lane road that extends from the southwest corner of Alpine County (near Bear Valley) to the junction with SR 89 south of Markleeville. It is classified by Caltrans as a Minor Arterial. SR 4 originates in Contra Costa County at Interstate 80 (I-80) near Hercules. The route heads east through San Joaquin County, Stanislaus County, and Calaveras County, before entering Alpine County. The segment of SR 4 in Alpine County is a State Scenic Highway and a National Scenic Byway. SR 4 is closed during the winter, between Mount Reba Road and SR 89, due to unsafe road conditions from inclement weather.

- **SR 88** – SR 88 is an east-west roadway that begins in Stockton in the west and ends at US 395 in Douglas County, Nevada. SR 88 is generally a two-lane roadway with occasional passing lanes and is classified by Caltrans as a Minor Arterial. The segment of SR 88 in Alpine County is a State Scenic Highway and a US Forest Service Scenic Byway. Unlike other state facilities in Alpine County, SR 88 remains open during the winter and is closed only for temporary, extreme weather conditions.

- **SR 89** – In Alpine County, SR 89 traverses the north half of the county for 24 miles between the El Dorado County and Mono County lines. The two-lane route is classified by Caltrans as a Minor Arterial and serves the communities of Markleeville and Woodfords. SR 89 shares a route with SR 88 from Woodfords to Picketts Junction. The segment of SR 89 in Alpine County is a State Scenic Highway. The eastern segment of SR 89, from the Mono County-Alpine County line to the junction at SR 4, is closed during the snow season, usually from November until May.

The Alpine County 2018 Regional Transportation Improvement Program (RTIP) is a program of highway, local road, transit and active transportation projects that the County plans to finance with State and Federal funding through the 2018/2019 to 2022/2023 fiscal years. Alpine County's highest priority is the reconstruction of Hot Springs Road, which is the only access to Grover Hot Springs State Park and to the Humboldt Toiyabe National Forest's Charity Valley/Burnside Lake Trailhead. Grover Hot Springs State Park is one of Alpine County's largest tourist destinations with an average attendance of 98,000 visitors per fiscal year. All of Alpine County's projects identified in the 2018 RTIP are planned to go to improvements on this road including providing construction to match funding for the bridge replacement on Hot Springs Road[18].

D. ENVIRONMENTAL CONSTRAINTS

1 Agricultural and Timber Resources

Due to climate and other factors, agriculture in Alpine County is limited primarily to cattle production and some sheep production. According to the 2009 Alpine County General Plan, 95% of the land in the County is publicly owned and designated as wilderness or open space. The remaining 5% is in agriculture, residential and commercial type land uses. There are 6 farms in the County according to the 2017 Census of Agriculture. Primary commodities include hay and cattle. According to the 2018 Alpine County Annual Crop and Livestock Report, the 2018 gross production of agricultural commodities was estimated to be $5 million. Cattle ranching practice in Alpine County involves the seasonal transportation of livestock between summer range at high elevations and winter pasture at lower elevations, mountain meadows, and lower elevation irrigated agricultural lands.

While agriculture in the County has not historically been considered a significant income producer in terms of employment or County revenues, the lumbering was an important industry due to the surplus of timber resources in Alpine County. In

18 Alpine County Local Transportation Commission. 2017. 2018 Regional Transportation Improvement Program. Access: https://alpinecountyca.gov/DocumentCenter/View/3953/2-2018-19-through-2022-23-Alpine-County-RTIP-compressed?bidId=

1976 the State Legislature enacted the Forest Taxation Reform Act to provide tax incentives in an effort to promote forest resource management. Local governments were given the responsibility of putting the Act into effect by placing existing or potential commercial timber land into timber preserve zones (TPZs). The Zoning Code contains provisions for TPZ. In accordance with County Ordinance and State Law, land owners can apply to have forested lands zoned TPZ if the lands meet certain specified requirements. Significant tax savings can be realized by land owners who apply and qualify for TPZ zoning. Additionally, most known or suspected commercial timber lands are given open space designation on the Land Use Map. They are thereby afforded general protection from incompatible land uses.

2 Biological Resources

Alpine County sits astride the Pacific Crest, with elevations ranging from just under 5000 feet above sea level where the West Fork Carson River leaves the County northeast of Woodfords to 11,462 feet above sea level on Sonora Peak at the southern tip of the County near Sonora Pass. The eastern side of the County sits on the edge of the Great Basin along the eastern Sierra front, and is characterized by valley, meadow, foothill and canyon areas of the eastern Sierra. To the west toward the Pacific crest, the landscape changes to the mountains and high meadows within the Sierra Nevada. Further west, the County extends to the Pacific crest and high elevations along the western slope of the Sierras. These high elevations along the western slope of the Sierras receive significant winter snowfall.

Existing vegetation types in Alpine County, including Red Fir, Jeffrey Pine, Mountain Big Sagebrush, Montane Shrubland, White Fir, Juniper-Pinyon Woodland, Riparian Woodland, and California Mixed Subalpine[19]. Each of these areas provide important biological value, support numerous plant and wildlife species, and are all part of an interrelated ecological landscape. An effective conservation approach considers the interrelatedness of this system as a whole and strives to preserve and restore the functioning of ecologic processes by maintaining the necessary connectivity across the landscape. Therefore, biological resources pose a potential constraint to new development, requiring adequate mitigation to reduce any impacts to wildlife habitats and special-status species known to occur in the County.

Special-Status Species

Special-status species are generally defined as: 1) species listed as a candidate, threatened, or endangered under the federal or state Endangered Species Act; 2) species considered rare or endangered under the California Environmental Quality Act; 3) plants considered “rare, threatened, or endangered in California” by the California Native Plant Society (Lists 1B); 4) animal listed as "species of special concern" by the state; and 5) animals fully protected in California by the Fish and Game Code. Many special-status species (including state and federal threatened and endangered species, state species of special concern and fully protected species, and plants listed by the California Native Plant Society) occur or have potential to occur in Alpine County.

Based on a California Natural Diversity Database search on September 30, 2021, 30 special status wildlife species are known to occur or have the potential to occur in Alpine County, including four amphibian species, six bird species, four fish, five insects, and 11 mammals. Additionally, 26 special status plant species are known to occur or have the potential to occur in Alpine County, including 15 dicots, two ferns, and nine monocots. Preservation and restoration of suitable habitats for these species is key to their continued occurrence or reestablishment in Alpine County. During CEQA review for residential development projects, it is anticipated that a site-specific review of the special-status species known to occur within the vicinity of the project site would occur and necessary mitigation measures would be included to reduce impacts to critical habitat of sensitive, threatened, rate, or endangered species.

19 Alpine County. 202. Wildfire Risk Management Plan [Figure 2-6: Existing Vegetation types in Alpine County]

3 Geology

Alpine County is within the physiographic unit referred to as the Sierra Nevada Geomorphic Province. The geologic formation of the Sierra Nevada is tilted fault block nearly 400 miles long with deep river canyons coursing through the western slope. Alpine County is underlain predominately by volcanic and granitic rocks. The volcanic rocks are predominant in the eastern part of the County, while granitic rocks are most abundant in the west. Small masses of metamorphic rocks occur in the northern part of the County. The valleys are underlain by alluvium. There are a few glacial moraines. Although much of Alpine County was shaped by glaciation during the Pleistocene Epoch, only a few glacial moraines exist and none are very extensive. Moraines are located near Lake Alpine and Union Reservoir in the southwest part of the County, near Grover Hot Springs, near Silver Mountain City, at the head of upper Carson Valley and northeast of the Carson Pass. The moraines are composed of rough angular boulders of all sizes mixed with sand, gravel, and finer detritus. Alluvial deposits occupy the valleys, the most extensive deposits being in the upper Carson Valley and Hope Valley. The alluvium consists of silt, sand, and gravel in and adjacent to the present stream channels.

The seismic hazards of greatest potential in Alpine County include those associated with surface rupture, ground shaking, or ground failure. Surface rupture involves displacement along fault lines and can result in direct damage to utilities, canals, pavement, foundations, and other improvements. The State Division of Mines and Geology has delineated "Special Study Zones" in Alpine County which encompass traces of active faults, as required by the Alquist-Priolo Special Studies Act of 1972. According to the California Department of Conservation Data Viewer, there are two known faults in Alpine County, including the Genoa Fault (movement within the last 15,000 years), an unnamed Quaternary age fault (no movement in the last 1.6 million years), and an unnamed fault apart of the East Carson Valley fault zone.

Ground shaking associated with seismic activity is the source for more damage to life and property than any other geologic hazard. There will always be a potential for ground shaking caused by seismic activity anywhere in California, including the Project site. Earthquakes have been monitored at various locations on the County's eastern slope. The maximum expected earthquake intensity rating for the eastern slope indicates that quakes could occur that would damage foundations, masonry, underground piping, and reservoirs. Seismologists in Nevada feel that earthquake intensity ratings along the entire Sierra Nevada east slope area zone may be low. On the County's west slope seismic risk is somewhat less. In order to minimize potential damage to the buildings and site improvements, all construction in California is required to be designed in accordance with the latest seismic design standards of the California Building Code. The California Building Code, Title 24, Part 2, Chapter 16 addresses structural design and Chapter 18 addresses soils and foundations. Collectively, these state requirements, which have been adopted by the County, include design standards and requirements that are intended to minimize impacts to structures in seismically active areas of California. Section 1613 specifically provides structural design standards for earthquake loads. Section 1803.5.11 and 1803.5.12 provide requirements for geotechnical investigations for structures assigned varying Seismic Design Categories in accordance with Section 1613. Design in accordance with these standards and policies is standard in Alpine County and addresses risks associated with seismic activity.

In Alpine County, the most probable ground failures associated with seismic activity would be landslides/avalanches or liquefaction. Liquefaction normally occurs when sites underlain by saturated, loose to medium dense, granular soils are subjected to relatively high ground shaking. During an earthquake, ground shaking may cause certain types of soil deposits to lose shear strength, resulting in ground settlement, oscillation, loss of bearing capacity, landsliding, and the buoyant rise of buried structures. According to the Alpine County General Plan, no map of liquefaction hazard has been prepared on a Countywide basis; however, upland areas are at relatively low risk of liquefaction, except in the intermountain valleys underlain by alluvium and shallow groundwater. The greatest possibility for liquefaction in the County occurs generally where structures may be placed upon inadequate soils or fill material.

Expansive soils are those that undergo volume changes as moisture content fluctuates; swelling substantially when wet or shrinking when dry. Soil expansion can damage structures by cracking foundations, causing settlement and distorting structural elements. Expansive soils shrink and swell in volume during changes in moisture content, such as a result of seasonal rain events, and can cause damage to foundations, concrete slabs, roadway improvements, and pavement sections. Soil expansion is dependent on many factors. The more clayey, critically expansive surface soil and fill materials will be subjected to volume changes during seasonal fluctuations in moisture content. In order to minimize potential damage to the buildings and site improvements, all construction in California is required to be designed in accordance with the latest seismic and geotechnical design standards of the California Building Code. The California Building Code, Title 24, Part 2, Chapter 16 addresses structural design and Chapter 18 addresses soils and foundations. Collectively, these state requirements, which have been adopted by the County, include design standards and requirements that are intended to minimize impacts to structures in seismically active areas and areas with geologic risks, including liquefaction and expansive soils properties. Section 1613 specifically provides structural design standards for earthquake loads. Section 1803.5.11 and 1803.5.12 provide requirements for geotechnical investigations for structures assigned varying Seismic Design Categories in accordance with Section 1613.

The hazards associated with unstable slopes in Alpine County can be divided into two categories - landslides and avalanches. Landslides are defined to include rockslides, mudslides, and any other rapid down slope movement of earth material. Landslide potential can be considered significant where slopes consisting of material with questionable strength or coherence tend to exceed 30%. Landslides can be either natural or construction induced and both have been documented in the County. Avalanche can be defined as the rapid down slope movement of snow or ice. Avalanche hazards are endemic to a mountain county. The U.S. Forest Service offers that, as a rule of thumb, all treeless slopes, gullies, and bowls steeper than 30% where snow accumulates are possible avalanche areas. For safety sake, the rule must be recognized as a generalization. Like flooding, the likelihood of avalanche occurrence varies by season. Just as State guidelines require the County to address 100 year flood plains in its General Plan, the County should require future developers to study, address, and protect future developments on terrain that may be subject to avalanche occurrence.

4 Flooding

Two types of natural flood occurrence have the potential to inflict injury to persons or damage to property in Alpine County, including flash floods or summer dry-mantle floods and wet-mantel/rain-on-snow or frozen ground floods.

Flash floods usually result from brief but locally intense convectional (thunder) showers. The downpour can combine with sediment and debris and from a rapidly moving wave that often leaves normal stream channels. While Alpine County has no history of flash flood occurrence, the USDA has documented flash floods in other areas along the eastern slope of the Sierra Nevada. Conversely, Alpine County has had more than 13 wet-mantel/rain-on-snow or frozen ground floods affecting the Carson River drainage, which occur during the winter and/or spring months. Based upon flood recurrence interval estimates prepared for the West Fork of the Carson River, none of the historic flood occurrences appear to have contained flows that could be expected in a 100-year flood incident. Floods reported in 1950, 1955, and 1963 all qualified as 50-year floods.

While there are no 100-year flood hazard zones designated by FEMA in the County, the California Department of Water (DWR) Resources has identified waterways, areas along the West Fork Carson River, East Fork Carson River, Monitor Creek, Silver Creek, Indian Creek, Millich Ditch, and Pleasant Valley Creek as DWR Awareness areas. The DWR Awareness floodplain maps were developed for planning purposes and use approximate assessment procedures to show potential flood risk areas (without flood depths) that have not been mapped by FEMA. The General Plan's Stream Environment (SE) designation disallows developments in possible flood prone areas unless it can be proven that damages from a 100 year flood occurrence would be insignificant. None of the residential sites included in the inventory in Chapter IV have the SE designation.

FEMA will be releasing preliminary flood hazard maps in 2022 for the West Fork of the Carson River and Bear Creek and Blood Creek in Bear Valley. In addition, the Community Development Department is preparing a new floodplain management ordinance that will be presented to the Planning Commission for review in 2022.

Dam failures are a third type of flood hazard to areas located downstream from dams and reservoirs. In Alpine County reservoirs with potential to inflict damage to persons or property include Heenan Lake, Indian Creek Reservoir, Bear Lake, Red Lake and Caples Lake. Flood hazard inundation maps and plans have been prepared for Heenan Lake, Bear Lake, and Caples Lake. Dam failure may be a potentially greater risk in east slope areas due to the higher possibility of significant earthquake shaking or ground displacement.

County Ordinance Number 476-88 requires a development permit for all proposed construction and development in the County to include review of flood potential. The ordinance requires certain construction methods and standards be followed to minimize flood damage, or other for proposed projects or structures in flood-prone areas. Regulations do not currently prevent construction within flood-prone areas, but the requirements increase the cost of construction and the cost of insurance, which could make proposed development too costly to build.

E. HOUSING RESOURCES

Landowner and Developer Financing

With respect to landowners and developers seeking to provide housing or retain affordable housing in Alpine County a variety of Federal, State, and other resources are available to help fund affordable housing and reduce financing constraints on developments, as shown in Table II-19.

Table II-19: Financial Resources

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Grants available to Alpine County on a competitive basis for a variety of housing and community development activities. County competes for funds through the State's allocation process	- Acquisition - Rehabilitation - Home Buyer Assistance - Economic Development - Homeless Assistance - Public Services
Continuum of Care	Grant program available to eligible applicants, including local governments, public housing agencies, and nonprofits, to assist individuals (including unaccompanied youth) and families experiencing homelessness and to provide the services needed to help such individuals move into transitional and permanent housing, with the goal of long-term stability	- Acquisition - Rehabilitation - New Construction - Rental Assistance - Supportive Services - Operative Costs

Table II-19: Financial Resources		
HOME	Grant program available to Alpine County on a competitive basis for housing activities. County competes for funds through the State's allocation process.	- Acquisition - Rehabilitation - Home Buyer Assistance - Rental Assistance
Low income Housing Tax Credits (LIHTC)	Tax credits are available to persons and corporations that invest in low income rental housing. Proceeds from the sales are typically used to create housing.	- New Construction - Acquisition - Rehabilitation
Mortgage Credit Certificate (MCC) Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing. Alpine County does not currently participate in the Program, but would be the implementing agency.	- Home Buyer Assistance
Housing Choice Voucher Program	In January 2012, funding for the Housing Choice Voucher program (HCV, formerly "Section 8") was transferred from the State Department of Housing & Community Development to the Stanislaus County Housing Authority via HUD to administer the HCV Program in Alpine County. As such, rental assistance payments from the Stanislaus County Housing Authority to owners of private market rate units on behalf of very-low income tenants. The Housing Choice Voucher program includes vouchers issued to individual households as well as project-based vouchers issued to a developer to preserve a specified number of units in a project for lower income residents.	- Rental Assistance - Home Buyer Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	- Acquisition - Rehabilitation - New Construction
Section 203(k)	Provides long-term, low interest loans at fixed rate to finance acquisition and rehabilitation of eligible property.	- Land Acquisition - Rehabilitation - Relocation of Unit - Refinance Existing Indebtedness
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	- Acquisition - Rehabilitation - New Construction - Rental Assistance
U.S. Department of Agriculture (USDA) Housing Programs	Below market-rate loans and grants for very low, low, and moderate income multifamily housing, self-help subdivisions, and farmworker rental housing.	- New Construction - Rehabilitation
2. State Programs		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	- Home Buyer Assistance

Table II-19: Financial Resources		
Cal HOME	Provides grants to local governments and non-profit agencies for local homebuyer assistance and owner-occupied rehabilitation programs and new home development projects. Will finance the acquisition, rehabilitation, and replacement of manufactured homes.	- Home Buyer Assistance - Rehabilitation - New Construction
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CHFA first loans to give eligible buyers 100% financing.	- Home Buyer Assistance
California Self-Help Housing Program (CSHHP)	Provides grants for the administration of mutual self-help housing projects.	- Home Buyer Assistance - New Construction
Emergency Housing and Assistance Program (EHAP)	Provides grants to support emergency housing.	- Shelters and Transitional Housing
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services.	- Support Services
Farmworker Housing Assistance Program	Provides State tax credits for farmworker housing projects.	- New Construction - Rehabilitation
Golden State Acquisition Fund (GSAF)	GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing.	- Acquisition/Preservation
Joe Serna Jr. Farm-worker Housing Grant Program (FWHG)	Provides recoverable grants for the acquisition, development and financing of ownership and rental housing for farmworkers.	- Home Buyer Assistance - Rehabilitation - New Construction
Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP)	MPROP makes short- and long-term low interest rate loans for the preservation of affordable mobilehome parks for ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies. MPRROP also makes long-term loans to individuals to ensure continued affordability.	- Preservation
Multifamily Housing Program (MHP)	MHP makes low-interest, long-term deferred-payment permanent loans for permanent and transitional rental housing for lower-income households.	- New construction - Rehabilitation - Preservation
3 Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	- Fixed rate mortgages issued by private mortgage insurers.	- Home Buyer Assistance
	- Mortgages, which fund the purchase and rehabilitation of a home.	- Home Buyer Assistance - Rehabilitation
	- Low Down-Payment Mortgages for Single-Family Homes in underserved low income and minority cities.	- Home Buyer Assistance
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	- Home Buyer Assistance

These financing programs are essential to facilitating affordable housing development by providing necessary financial relief. To assist with affordability, Alpine County will investigate programs available to the County for provision of financial assistance and will pursue those programs that it finds appropriate and feasible. The County has established a number of programs in this Housing Element to encourage affordable housing developments and encourage collaboration with non-profit agencies and affordable housing developers, and to assist affordable housing developers obtain Federal, State, and local grant funding.

III. INVENTORY OF RESIDENTIAL SITES

This section of the Housing Element provides an analysis of the land available within the County for residential development. In addition to assessing the quantity of land available to accommodate the County's total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

A. INVENTORY OF HOUSING SITES

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the regional housing need, including housing to accommodate the needs of all household income levels.

1. Criteria for Identifying Housing Sites

This Housing Element identifies vacant and underutilized sites that would accommodate residential uses within Alpine County. A countywide parcel database, aerial photos, the County's General Plan and zoning GIS data were used to locate parcels for this update. Parcel acreages by land use designation are based on assessor and GIS data.

The County's Regional Housing Needs Assessment (RHNA) is fully accommodated by vacant sites designated for residential development. The additional vacant and underutilized sites included in this section are identified to encourage development of a greater variety of housing types, including workforce housing and permanent housing stock, to support the County's needs.

2. Summary of Residential Sites

Table III-1 summarizes the County's inventory of residential and opportunity sites. Sites in the inventory of residential sites are shown in Figures III-1 and III-2 as maps and are described in detail in Appendix C. Additional opportunity sites are summarized in Table III-2 and shown in Figures III-1 through III-5.

As described in Chapter II, the County was allocated two housing units by HCD for the 2019-2024 cycle. As is shown in Table III-1, the County has adequate sites to accommodate the RHNA for all income levels. For lower income units, including extremely low, very low, and low incomes, the County has an allocation of 2 units and has identified 4.4 acres that can accommodate 73 units on sites that allow densities of at least 10 units per acre, consistent with the assumptions for lower income sites established by Government Code Section 65583.2(c)(3)(B)(ii).

During the 6th Cycle, the County has permitted 1 low income unit, 4 moderate income units, and 15 above moderate income units, as shown in Table III-1.

Table III-1: Comparison of RHNA to Inventory of Sites

	Extremely Low, Very Low, & Low		Moderate		Above Moderate		Total	
	Acres	Units	Acres	Units	Acres	Units	Acres	Units
6th Cycle RHNA Allocation	-	2	-	0	-	0	-	2

Table III-1: Comparison of RHNA to Inventory of Sites								
	Extremely Low, Very Low, & Low		Moderate		Above Moderate		Total	
	Acres	Units	Acres	Units	Acres	Units	Acres	Units
Residential Permits Issued								
Units Permitted (July 1, 2019 – December 30, 2020)	-	1[1]	-	4[2]	-	15[2]	-	20
Inventory of Residential Sites								
Inventory of Residential Sites (Table III-2)	4.4	73	-	-	-	-	4.4	73
Excess Capacity (RHNA less Permitted Units and Inventory)		72		4		15		91
Opportunity Sites								
Opportunity Sites (Table III-3)	-	210	-	50	-	409	331.6	669
Total Excess Capacity with Opportunity Sites	**-**	**282**	**-**	**54**		**424**	**336.0**	**760**

[1]2019 Annual Progress Report, owner-reported rental rate to determine income level, Alpine County 2019
[2]2020 Annual Progress Report, Alpine County, 2021; 2020-2021 Building Permit Data, Alpine County, 2021
Source: Alpine County, 2021; De Novo Planning Group, 2021

As shown in Tables III-2 and III-3, the County has sites in a range of sizes. Sites with potential for lower income development range from 0.5 to 3.9 acres (Table III-3). The County has additional opportunity sites, ranging from vacant lots in existing single family subdivisions from 0.3 to 2.7 acres in size to larger sites, ranging in 0.5 to 76.5 acres in size, that could be developed to accommodate a mix of incomes and housing types.

3. Lower Income Sites

Determination of Suitability for Low Income Housing Development

Sites that accommodate densities of 10 or more dwelling units per acre are assumed to accommodate lower income housing pursuant to Government Code Section 65583.2(c)(3)(B)(ii). The County's Residential Neighborhood Zoning District (RN) zone allows up to 15 units per acre with a conditional use permit. Parcels that are zoned MF in the Kirkwood Master Plan allow up to 86.6 units per acre, and the Bear Valley Master Plan designates multiple sites for densities in excess of 10 units per acre, including MF-10 which allows 11.8 units per acre.

Realistic capacity is based on sites developing at 80% of allowed densities; however, sites could develop at maximum capacities if a proposal were submitted. As shown in Table II-17, the County approves development projects, including multifamily and mixed use, at and above this density level and it is realistic to assume that development projects on the sites in Table III-2 would achieve at least 80% of the allowed densities.

Inventory of Lower Income Sites

The inventory of lower income sites includes 4.4 acres of land that allow multifamily uses at densities of at least 10 units per acre. These sites will accommodate a realistic capacity of 73 units, including 36 very low and 37 low, as shown in Table III-

2 and Figures IV-1 and IV-2. Both sites are vacant and neither site has been included in a previous Housing Element inventory for lower income sites. The sites are identified on Figure III-1.

4. Opportunity Sites to Encourage a Variety of Housing Types

Recognizing that the County has housing needs beyond those required by the RHNA, the County has identified a range of sites for affordable housing (extremely low, very low, and low), employee housing, workforce housing, and permanent residences for moderate and above moderate income households. These opportunity sites are in addition to the inventory of residential sites identified in Table III-2 to accommodate the RHNA. As shown in Table III-3, opportunity sites total 331.6 acres, would accommodate approximately 669 units, including 105 very low, 105 low, 50 moderate, and 109 above moderate income units. Opportunity sites are shown on Figures III-1 through III-5. It is anticipated that the County will review and prioritize development of sites as funding becomes available for publicly-owned sites or for sites with an owner interested in affordable, workforce, or mixed income housing development. Given the rate of growth in the County and the limited funding for lower income and workforce housing, it is anticipated that these sites will develop over multiple Housing Element cycles.

County-Owned Sites

Table III- Government Code Section 54222.5 establishes requirements for the disposition of surplus land and use of surplus land for affordable housing. Under this provision, when the local agency issues a notice of availability and an interested party responds to develop housing on the site, at least 25% of the proposed development must be income restricted for lower income households. Section 54233 further requires that if the property is not successfully sold or leased through the process established by Section 54222 and 10 or more residential units are developed on the property, at least 15% of the units must be income restricted for lower income households. The opportunity sites in Table III-4 include Sites 1 and 3, located in Bear Valley, which are County owned and have the potential to accommodate housing, if determined to be surplus property.

Table III-3: Inventory of Lower Income Sites								
Site/ APN(s)	General Plan/ Zoning	Specific Plan/ Master Plan	Min. Density	Max. Density	Site Size (Acres)	Max. Unit Capacity[1]	Realistic Unit Capacity	Status
Figure V-1 -Site A / 005-470-044	PD - Planned Development Planned Development	Bear Valley Master Plan: MF-10	0	11.8	3.9	45	36 (18 very low, 18 low)	Bear Valley Master Plan designates site for 45 multifamily units. Former Black Forest Condominiums project was approved for 45 units; tentative map has expired. Vacant. Access is from a driveway that will connect to Creekside Drive on the east side of the site. Water and sewer service is available in the adjacent right-of-way by the Lake Alpine Water Company and Bear Valley Water District respectively.
Figure V-2 - Site B / 006-010-085 1425 Kirkwood Meadows Drive	PD – Planned Development Planned Development	Kirkwood Specific Plan: MF-C	8	86.0	0.5	46	37 (18 very low, 19 low)	Kirkwood Master Plan. Former Expedition Lodge Condominium site; approvals have expired. Vacant. Water and sewer service via the Kirkwood Meadows Public Utility District in the adjacent right-of-way.
				TOTAL	4.4	91	**73** (36 very low, 37 low)	

1: Qualified affordable projects may receive a density bonus and develop with additional units, as allowed under Government Code 65915 (State Density Bonus Law)
2: Realistic capacity assumes development at 90% of capacity (sites are adjacent improved roads and will require minimal commitment of on-site lands for infrastructure improvements), except for projects with approved or proposed lower income units.

Table III-3: Opportunity Sites												
Site/ APN(s)	General Plan/ Zoning	Specific Plan/ Master Plan	Min. Density	Max. Density	Site Size (Acres)	Max. Net New Units [1]	Realistic Net New Units[1,2]	Status	Affordability			
									VL[1]	L[1]	M[1]	AM[1]
Bear Valley (Figure III-1)												
Site 1 / 005-470-051	**Planned Development/** Planned Development	CS-1; VC-2	0	32.9	2.5	83	66	County-owned Bear Valley Parking Lot A. 0.3 acres of site designated CS-1, remaining 2.2 acres designated VC-2. Opportunity site considers adding housing to the lot (e.g., housing plus parking structure, housing above parking, etc.) with potential for affordable, mixed income, or market rate development. Housing capacity is calculated at 10 units per acre to accommodate parking, but has potential for higher densities depending on	13	13	7	33

Table III-3: Opportunity Sites

Site/ APN(s)	General Plan/ Zoning	Specific Plan/ Master Plan	Min. Density	Max. Density	Site Size (Acres)	Max. Net New Units [1]	Realistic Net New Units[1,2]	Status	Affordability			
									VL[1]	L[1]	M[1]	AM[1]
								design. Site is within the Lake Alpine Water Company (water) and Bear Valley Water District (wastewater) service areas.				
Site 2 005-470-062	**Planned Development/** Planned Development	MF-12	0	7.4	26.6	196	49	Vacant site of former Bear Paw Ridge subdivision. Tentative Maps from 1980s/1990s have expired. In 2005, tentative subdivision map for approximately 80 units (mixture of duplex and single family units) was submitted, then withdrawn. Site constraints include one-way, dead-end road and granite slopes. Assumed to develop as market-rate units at capacity similar to withdrawn map. Site is within the Lake Alpine Water Company (water) and Bear Valley Water District (wastewater) service areas.	-	-	-	49
Site 3 005-480-008	**Planned Development/** Planned Development	P-3 (Parking)	0	20.0	4.4	88	44	County-owned Bear Valley Parking Lots B and C. Originally planned to be developed with multifamily component under the Bear Valley Village Project, subsequently removed from the project description. Opportunity site considers adding housing to the lot (e.g., housing plus parking structure, housing above parking, etc.) with potential for affordable, mixed income, or market rate development. Housing capacity is calculated at 10 units per acre to accommodate parking, but has potential for higher densities depending on design. Site is within the Lake Alpine Water Company (water) and Bear Valley Water District (wastewater) service areas.	9	9	4	22
Site 4 005-470-052	**Planned Development/** Planned Development	P-2 (Parking)	0	20.0	7.7	153	76	County-owned South parking lot. Opportunity site considers adding housing to the lot (e.g., housing plus parking structure, housing above parking, etc.) with potential for affordable, mixed income, or market rate development. Housing capacity is calculated at 10 units per acre to accommodate parking, but has potential for higher densities depending on design. Site is within the Lake Alpine Water Company (water) and Bear Valley Water District (wastewater) service areas.	15	15	8	38

Table III-3: Opportunity Sites												
Site/ APN(s)	General Plan/ Zoning	Specific Plan/ Master Plan	Min. Density	Max. Density	Site Size (Acres)	Max. Net New Units [1]	Realistic Net New Units [1,2]	Status	Affordability			
									VL[1]	L[1]	M[1]	AM[1]
Bear Valley Subtotal					*41.2*	*520*	*235*		*37*	*37*	*19*	*142*
Kirkwood (Figure III-2)												
Site 5 006-010-101	**Planned Development/** Planned Development	MF-C	8	86.0	0.5	44	35	Vacant lot east of Red Cliffs Housing (Kirkwood Mountain Resort Employee Housing). Potential for additional multifamily units, including employee, affordable, mixed income, or market rate housing. Site is within the Kirkwood Meadows Public Utility District service area.	7	7	3	18
Site 6 006-010-087	**Planned Development/** Planned Development	MF-C	8	86.0	0.9	76	61	VIP parking lot, part of West Village subdivision. Site is within the Kirkwood Meadows Public Utility District service area.	12	12	6	31
Site 7 006-010-084	**Planned Development/** Planned Development	MF-C	8	86.0	0.5	44	35	VIP parking lot, part of West Village subdivision Site is within the Kirkwood Meadows Public Utility District service area.	7	7	3	18
Kirkwood Subtotal					*1.9*	*164*	*1131*		*26*	*26*	*12*	*67*
Markleeville Townsite (Figure III-3)												
Site 8 002-260-002	**Multiple/** Residential Neighborhood and Agriculture		1.5	4.0 (2.0 with service constraints)	8.6	26	17	Vacant, Bacon family property. Opportunity site assumes growth on RN portion of site (8.6 acres) at 2 units per acre due to lack of water service. Agricultural zoning allows 0 to 0.05 units per acre; no realistic growth assumed on AG portion (35.1 acres). Nearby connections to MWC, but would require additional capacity to serve. Assuming connection with nearby MPUD infrastructure.	3	3	1	10
Site 9 002-280-001	**Multiple/** Residential Neighborhood		1.5	4.0 (2.0 with service constraints)	2.9	10	9	Jubilee Ranch, 1 existing residence. Site is within MWC service area; MWC would require additional capacity to serve. Assuming connection with nearby MPUD infrastructure.	2	2	1	4
Site 10 002-270-016	**Planned Development/** Planned Development		2.0	7.5	8.4	63	25	Site of prior Mahalee Lodge mixed use commercial site project. Project included 4 employee housing units and 49 detached single family units. Final map was approved in 2013 but project was cancelled by developer. A mixed-	5	5	2	13

Table III-3: Opportunity Sites

Site/ APN(s)	General Plan/ Zoning	Specific Plan/ Master Plan	Min. Density	Max. Density	Site Size (Acres)	Max. Net New Units [1]	Realistic Net New Units [1,2]	Status	Affordability			
									VL[1]	L[1]	M[1]	AM[1]
								income development could be clustered on an 8 acre portion of the larger 36-acre site, closest to existing development off Webster Street. The site could accommodate 25 to 63 units and be developed to increase workforce and affordable housing opportunities. Site is within MWC service area; MWC would require additional capacity to serve, or private-well with sufficient capacity. Assuming connection with nearby MPUD infrastructure.				
Markleeville Townsite Subtotal					*19.9*	*107*	*51*		*10*	*10*	*5*	*26*
Markleeville (Figure III-3)												
Site 11 002-382-002	**Residential Medium/** Residential Neighborhood		1.0	4.0	0.4	1	1	Markleevillage subdivision, vacant single family lot.	-	-	-	1
Site 12 002-381-006	**Residential Medium/** Residential Neighborhood		1.0	4.0	0.4	1	1	Markleevillage subdivision, vacant single family lot.	-	-	-	1
Site 13 002-382-009	**Residential Medium/** Residential Neighborhood		1.0	4.0	0.3	1	1	Markleevillage subdivision, vacant single family lot.	-	-	-	1
Site 14 002-372-013	**Residential Medium/** Residential Neighborhood		1.0	4.0	0.6	1	1	Markleevillage subdivision, vacant single family lot.	-	-	-	1
Site 15 002-382-014	**Residential Medium/** Residential Neighborhood		1.0	4.0	0.5	1	1	Markleevillage subdivision, vacant single family lot.	-	-	-	1
Markleeville/Carson Ridge Subtotal					*2.2*	*5*	*5*		*0*	*0*	*0*	*5*
Mesa Vista (Figure III-4)												
Site 16 001-260-005	**Rural Residential/** Residential Estate - 1.5 Acre		0.1	0.7	1.8	1	1	Mesa Vista subdivision, vacant single family lot.	-	-	-	1
Site 17 001-270-004	**Rural Residential/** Residential Estate - 1.5 Acre		0.1	0.7	2.5	1	1	Mesa Vista subdivision, vacant single family lot.	-	-	-	1
Site 18 001-260-007	**Rural Residential/** Residential Estate - 1.5 Acre		0.1	0.7	2.7	1	1	Mesa Vista subdivision, vacant single family lot.	-	-	-	1

Table III-3: Opportunity Sites

Site/ APN(s)	General Plan/ Zoning	Specific Plan/ Master Plan	Min. Density	Max. Density	Site Size (Acres)	Max. Net New Units [1]	Realistic Net New Units [1,2]	Status	Affordability			
									VL[1]	L[1]	M[1]	AM[1]
Site 19 001-270-002	Rural Residential/ Residential Estate - 1.5 Acre		0.1	0.7	2.3	1	1	Mesa Vista subdivision, vacant single family lot.	-	-	-	1
Site 20 001-270-001	Rural Residential/ Residential Estate - 1.5 Acre		0.1	0.7	2.6	1	1	Mesa Vista subdivision, vacant single family lot.	-	-	-	1
Site 21 001-280-012	Rural Residential/ Residential Estate - 1.5 Acre		0.1	0.7	2.3	1	1	Mesa Vista subdivision, vacant single family lot.	-	-	-	1
Site 22 001-260-021	Rural Residential/ Residential Estate - 1.5 Acre		0.1	0.7	2.6	1	1	Mesa Vista subdivision, vacant single family lot.	-	-	-	1
Site 23 001-060-015	Rural Residential/ Residential Estate - 1 Acre		0.1	1.0	0.6	1	1	Vacant single family lot.	-	-	-	1
Site 24 001-270-011	Rural Residential/ Residential Estate - 1.5 Acre		0.1	0.7	2.4	1	1	Mesa Vista subdivision, vacant single family lot.	-	-	-	1
Site 25 001-270-010	Rural Residential/ Residential Estate - 1.5 Acre		0.1	0.7	2.6	1	1	Mesa Vista subdivision, vacant single family lot.	-	-	-	1
Site 26 001-270-017	Rural Residential/ Residential Estate – 1.5 Acre		0.1	0.7	2.6	1	1	Mesa Vista subdivision, vacant single family lot.	-	-	-	1
Mesa Vista Subtotal					*25*	*11*	*11*		*0*	*0*	*0*	*11*
Paynesville (Figure III-4)												
Site 27 001-290-010	Multiple/ Residential Estate - 1 Acre		1.0	1.0	1.0	1	1	Vacant.	-	-	-	1
Site 28 001-170-005	Multiple/ Residential Estate - 1 Acre		0.1	1.0	7.9	7	5	Vacant.	-	-	-	5
Site 29	Multiple/		0.1	1.0	2.2	2	1	Vacant.	-	-	-	1

Table III-3: Opportunity Sites

Site/ APN(s)	General Plan/ Zoning	Specific Plan/ Master Plan	Min. Density	Max. Density	Site Size (Acres)	Max. Net New Units [1]	Realistic Net New Units[1,2]	Status	Affordability			
									VL[1]	L[1]	M[1]	AM[1]
001-170-007	Residential Estate - 1 Acre											
Paynesville Subtotal					*11.1*	*10*	*7*		*0*	*0*	*0*	*7*
Woodfords (Figure III-5)												
Site 30 001-080-091	**Residential Medium/** Institutional		1	4.0	76.5 (approx. 40 acres developable)	157	93	County-owned site referred to as "80 acres"; Washoe Tribal Cemetery on portion of site. Due to steep topography, roughly 40 acres of which is estimated developable. 3 existing structures on site. Opportunity site assumes General Plan densities (4 units per acre). No connection to urban water or sewer. Although possibility exists to have on-site wastewater treatment system to allow connection to nearby STPUD treated water out-flow lines.	19	19	9	46
Site 31 001-100-001	**Multiple/** Residential Neighborhood		1.5	4.0 (2.0 with service constraints)	9.3	17	13	Vacant Merrill Estate site. Steep slopes, shares access to Craven and historic cemetery; Commercial-designated portion is part of cemetery site. Approximately 8.7 acres Residential Neighborhood, 0.6 acres commercial. Opportunity site assumes multifamily development on RN portion of site. Assuming Woodfords PUD water service.	3	3	1	6
Site 32 001-100-004	**Residential Medium/** Residential Neighborhood		1	4.0 (2.0 with service constraints)	0.8	2	1	Vacant. Commercial-designated portion not included in acreage and growth potential. Assuming Woodfords PUD water service available.	-	-	-	1
Site 33 001-110-004	**Multiple/** Residential Neighborhood		1.5	4.0 (2.0 with service constraints)	1.1	2	1	1 existing residence. Commercial-designated portion not included in acreage and growth potential.	-	-	-	1
Site 34 001-110-019	**Residential Medium/** Residential Neighborhood		1	4.0 (1.0 with service	3.7	1	1	Merrill Estate site, unsubdivided remainder of 1956 Canyon subdivision. Re-survey is recommended for older subdivisions with poor legal descriptions, improvements not located on the appropriate lots, and minimal space	-	-	-	1

Table III-3: Opportunity Sites

Site/ APN(s)	General Plan/ Zoning	Specific Plan/ Master Plan	Min. Density	Max. Density	Site Size (Acres)	Max. Net New Units [1]	Realistic Net New Units [1,2]	Status	Affordability VL [1]	L [1]	M [1]	AM [1]
				constraints)				available for septic. Existing Woodfords Lane and West Fork Lane are located on this remainder lot without modern dedicated easements. 2 residences on the site. No Woodfords PUD water service.				
Site 35 001-120-007	**Residential Medium/** Residential Neighborhood		1	4.0 (1.0 with service constraints)	7.8	5	4	Hines parcel. Site includes approximately 6.8 acres zoned RN and 1.0 acre zoned C, location of Woodfords inn motel. Residential development assumed on RN portion of site. 1 existing single family unit. Potential capacity is projected for the residential portion only. No sewer or water service.	-	-	-	4
Site 36 001-080-070	**Multiple/** Residential Neighborhood and Residential Estate		1.5	4.0 (2.0 with service constraints)	32.9	63	33	Vacant Posternatsky site, proposed SFD or parcel map development. 30.6 acres zoned RN and 2.3 zoned RE. Opportunity site assumes development at 50% of capacity to provide for floodplain and potential for portion of site to have limited access (Carson River bisects the site). Assuming connection into STPUD leach line with appropriate onsite treatment first. No water service.	6	6	3	16
Site 37 001-080-051	**Residential Medium/** Residential Neighborhood and Commercial		1	4.0 (2.0 with service constraints)	22.4	41	20	Findeisen property has dead end access unless road can connect back to state route through Merrill property. Approximately 20.6 acres zoned RN and 1.8 acres zoned C. Residential development assumed on RN portion of site. Assuming connection into STPUD leach line with appropriate onsite treatment first. No Water service.	4	4	2	10
Site 38 001-252-004	**Residential High/** Residential Neighborhood		4.0	4.0	0.2	1	1	Alpine village subdivision vacant, SFD parcel.	-	-	-	1
Site 39 001-252-003	**Residential High/** Residential Neighborhood		4.0	4.0	0.3	1	1	Alpine village subdivision vacant, SFD parcel	-	-	-	1
Site 40 001-251-007	**Residential High/** Residential Neighborhood		4.0	4.0	0.6	1	1	Alpine village subdivision vacant, SFD parcel	-	-	-	1
Site 41 001-252-014	**Residential High/** Residential Neighborhood		4.0	4.0	0.3	1	1	Alpine village subdivision vacant, SFD parcel	-	-	-	1

Table III-3: Opportunity Sites

Site/ APN(s)	General Plan/ Zoning	Specific Plan/ Master Plan	Min. Density	Max. Density	Site Size (Acres)	Max. Net New Units [1]	Realistic Net New Units[1,2]	Status	Affordability			
									VL[1]	L[1]	M[1]	AM[1]
Site 42 001-230-015	**Residential Low/** Residential Estate - 5 Acre and – 1 Acre		0.1	0.2	74.4	40	23	Merrill property, Monroe Ranch east. Development of site must consider access to Washoe Tribal Cemetery. 1 existing residence. Site zoned RE-1 (35.3 acres) with realistic capacity for 20 net new units and RE-5 (39.1 acres) with realistic capacity for 3 net new units. No water or sewer service.	-	-	-	23
Woodfords Subtotal					*230.2*	*345*	*198*		*32*	*32*	*15*	*119*
TOTAL[1]					331.6	1,162	669		105	105	50	409

1: Totals may not add to 100% due to rounding
2: Realistic net new units assumes the following:
100% of Max. Net New Units on RN sites where the maximum density has already been reduced to reflect service constraints
80% of Max. Net New Units on sites where the maximum density has not been reduced to reflect service constraints
On site with site-specific considerations, capacity assumptions are identified in the Status column.
Source; Alpine County, 2022; De Novo Planning, 2022

FIGURE IV-1: BEAR VALLEY

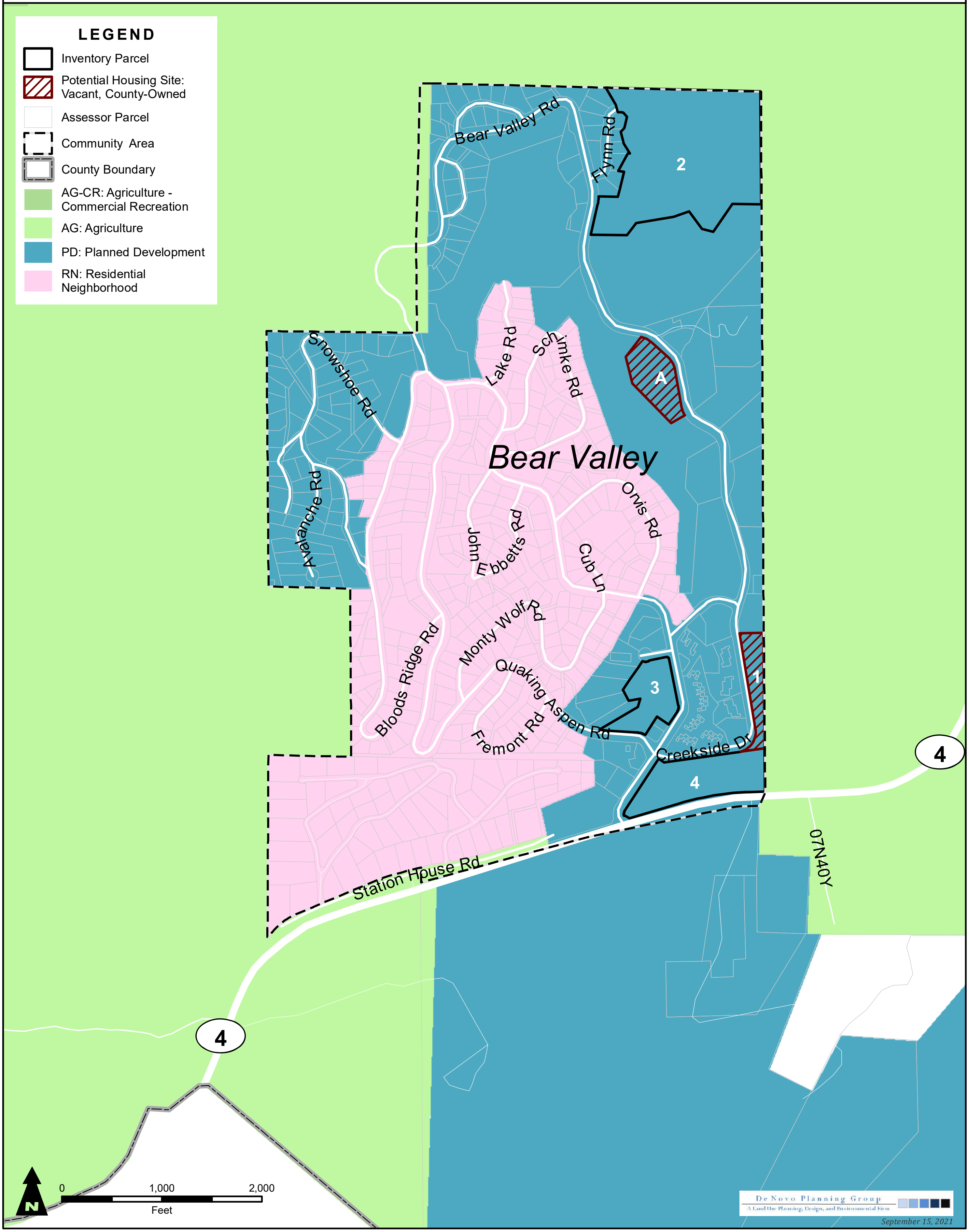


FIGURE IV-2: KIRKWOOD

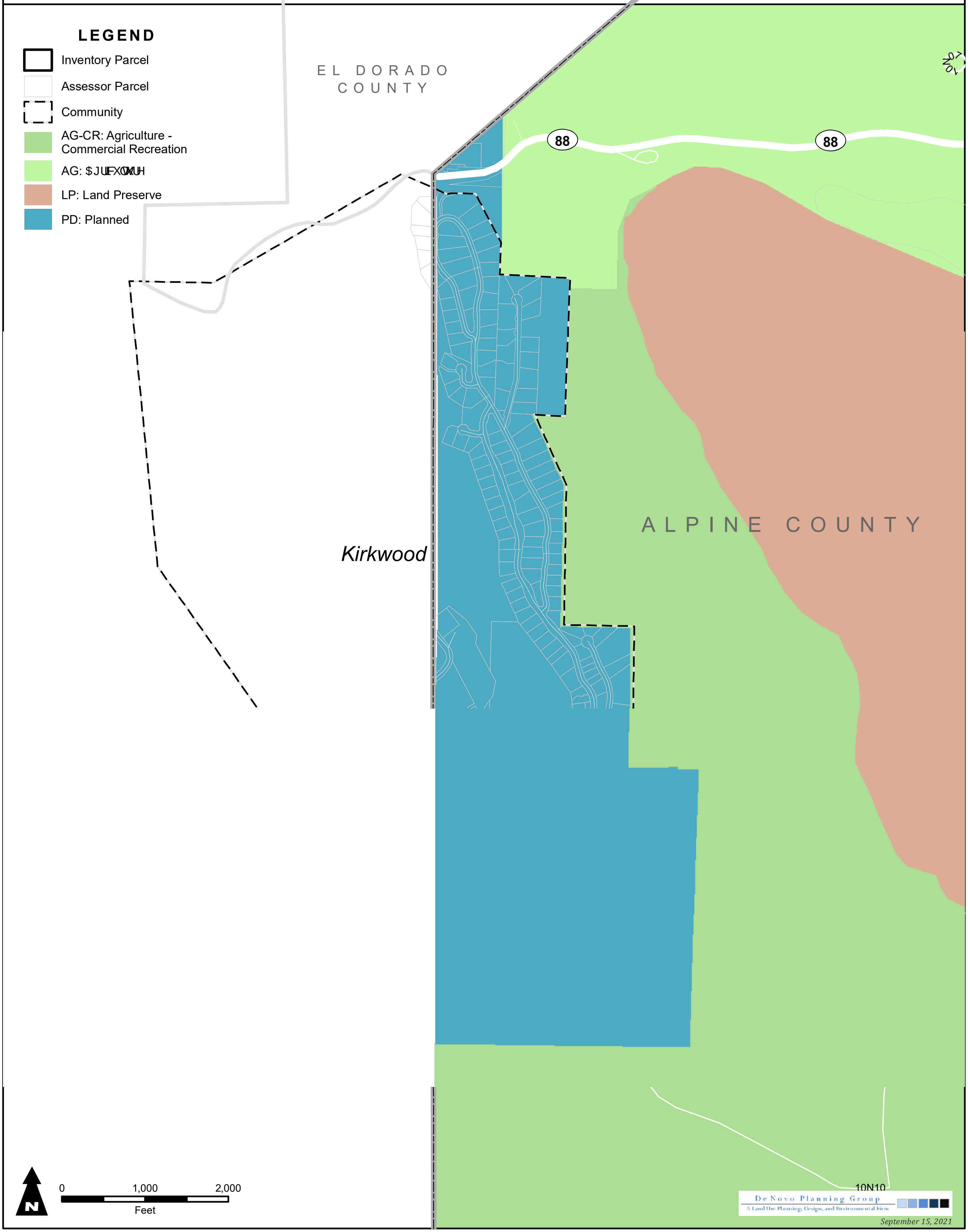


FIGURE IV-3: MARKLEEVILLE SITES

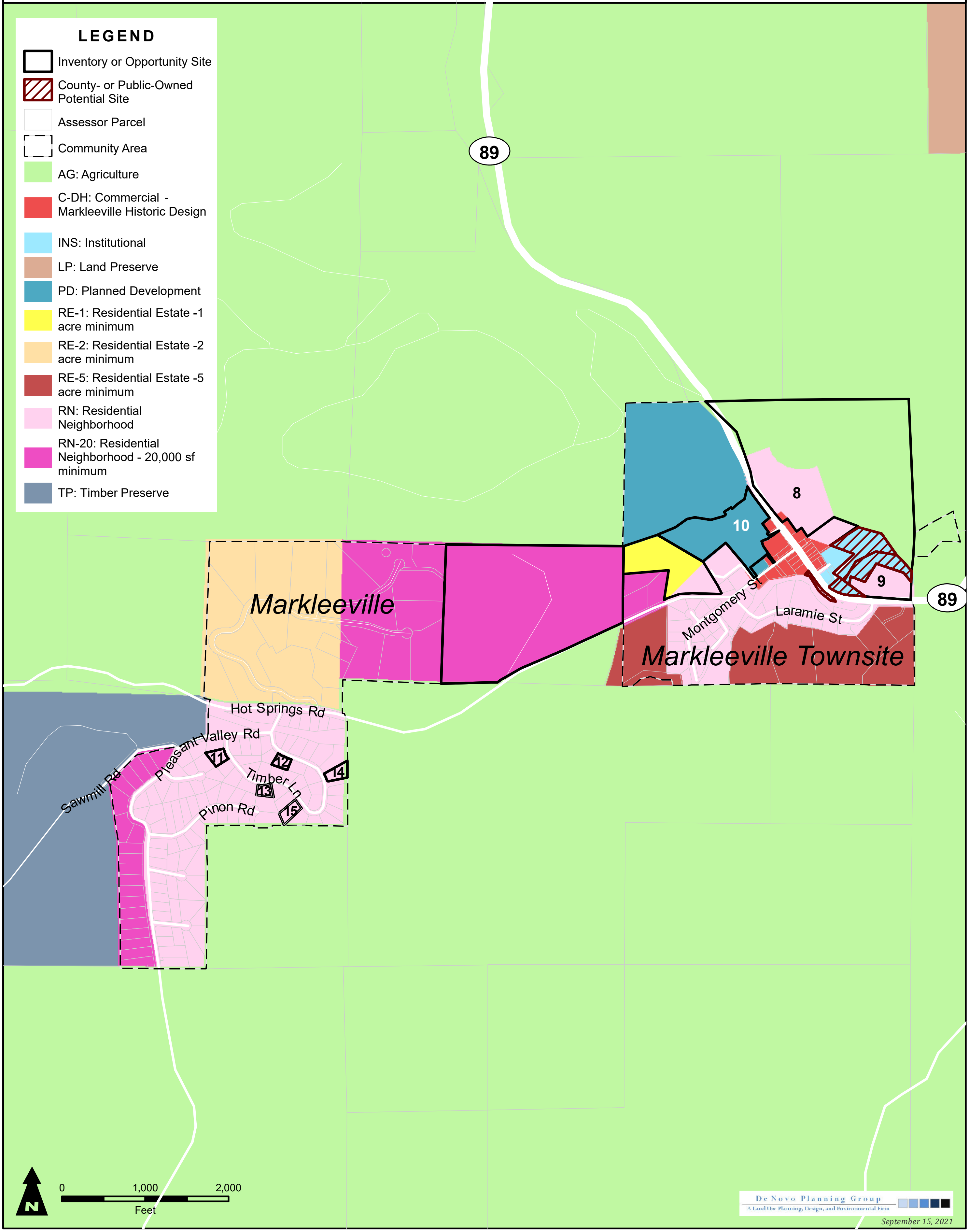


FIGURE IV-4: PAYNESVILLE/MESA VISTA SITES

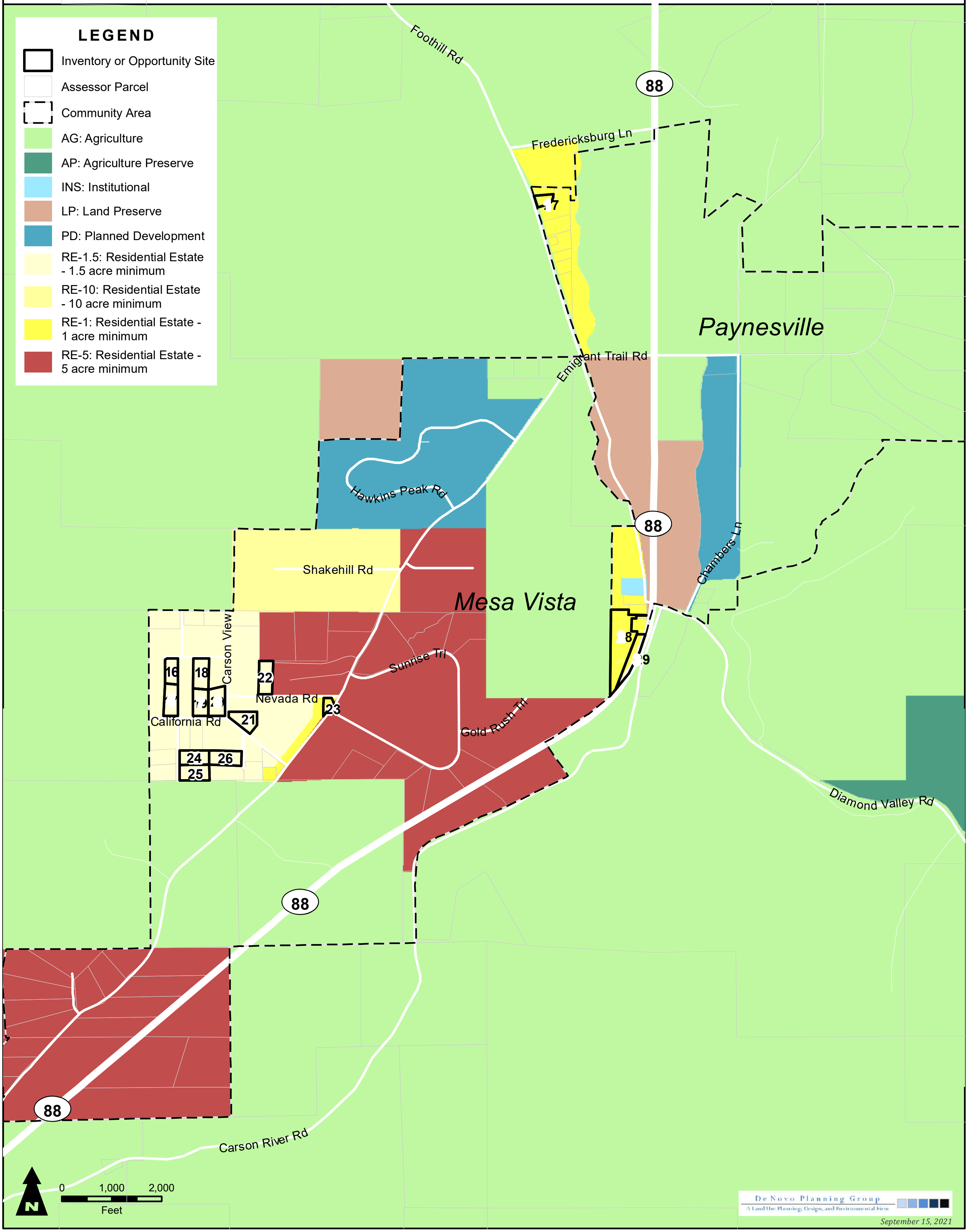
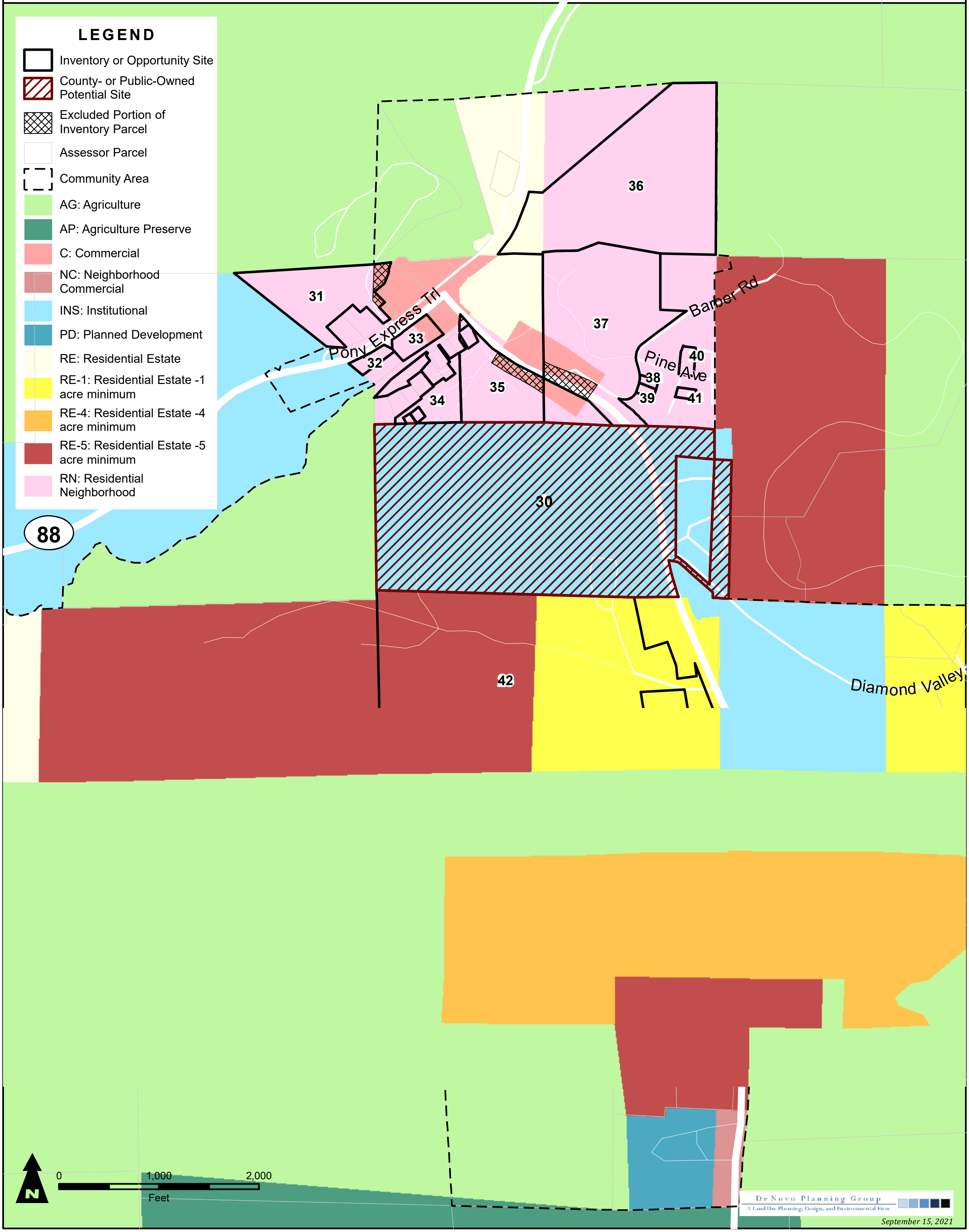


FIGURE IV-5: WOODFORDS SITES



IV AFFIRMATIVELY FURTHERING FAIR HOUSING

A. INTRODUCTION

Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in their community. As noted in Section I (Introduction), HCD established the 2019-2024 Regional Housing Needs Plan (RHNP) to assign the County with its fair share of the regional housing need based on a number of factors established by State law (Government Code Section 65584) and regional housing burdens and needs. The objectives of the RHNA are to:

- Increase housing supply and the mix of housing types, tenure, and affordability;
- Promote infill development and socioeconomic equity, protect environmental and agricultural resources, and encourage efficient development patterns;
- Promote an improved intraregional relationship between jobs and housing;
- Promote regional income equity; and
- Affirmatively further fair housing.

Beyond the income-based housing needs established by the RHNA, the Housing Element must also address special needs groups; such as seniors, persons with disabilities including developmental disabilities, single female parents, large families, farm workers, and homeless persons. Additionally, all Housing Elements due on or after January 1, 2021 must now contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015. Under State law, affirmatively further fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics". These characteristics can include, but are not limited to, race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

While Alpine County's 6th Cycle Housing Element will be adopted after January 1, 2021, it is important to note that Alpine County is not required by State law to include an affirmatively furthering fair housing assessment pursuant to AB 686 in this Housing Element Update, as the County's 6th Cycle Housing Element was due August 31, 2019. However, the County has prepared a brief assessment for informational purposes understanding that a full affirmatively furthering fair housing analysis will be required in future updates. As part of this Housing Element, the County includes a brief discussion of historical patterns of segregation/integration, potential disparities in access to opportunities, and disproportionate housing needs to support the County's long-standing commitment to ensuring that a variety of housing options are available to households of all income levels. It is noted that there is limited data available at the County level on some of the topics due to the County's rural nature and small population.

B. FAIR HOUSING NEEDS ASSESSMENT

This section contains a brief analysis of demographic, housing, and specifically fair housing issues for Alpine County. While the County's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations were discussed in previous sections of this Background Report, this section focuses on demographics and income related to protected classes, lower income and poverty-level households and also incorporates information from the community engagement and outreach process used to develop this Housing Element, which are described in more detail in the Community Participation section of Part One.

1. Impediments to Fair Housing Identified Through Community Outreach

As described in Part One, the Housing Element Update process began in 2021. While past Housing Elements have included public and stakeholder workshops to gather data, the novel coronavirus (also known as COVID-19) resulted in shelter-in-place and social distancing requirements that have precluded in-person workshops for the development of this 6th Cycle Housing Element. COVID-19 presented a number of challenges to the County's public participation program and ultimately contributed to a lack of participation in the housing element process by all economic segments. As previously stated, COVID-19 has required the County, and State, to shelter-in-place requiring residents to stay at home, which has resulted in the County's public meetings and community outreach programs to be in a virtual format to minimize the person-to-person spread of the virus. Considering outreach participation opportunities required internet access, populations without computer access and/or reliable internet had limited opportunities for participation. In Alpine County, this usually includes extremely low-, very low-, and low-income residents, and these economic segments usually includes peoples with disabilities, seniors, and residents experiencing homelessness. This has revealed a disparity in the access to reliable and affordable broadband service for unincorporated residents.

In response to the transition from in-person public and stakeholder workshops, the County and consultant team conducted a virtual community workshop and prepared a community survey to ensure meaningful engagement inclusive for all community members. The County advertised the workshop and survey on the County's website, through a press release in the local paper, through notices posted at the County's Community Development Department, Health and Human Services Department, and at the County Administrative Offices, and through reaching out to local service providers and stakeholders with information regarding the Housing Element Update and a request that they post the workshop and survey notice if they have an on-site location and share the poster via social media, as well as encourage their clients to participate in the workshop and survey.

The virtual community workshop was conducted on June 3, 2021 (via Zoom) to educate the community about housing issues and opportunities facing Alpine County and gather input on housing-related topics. As part of the Virtual Community Workshop, the County conducted a poll to engage the community and discover the community members' thoughts related to current housing needs and potential issues facing Alpine County. When asked what the top issues facing Alpine County related to adequate housing for the residents and local employees, the majority of respondents identified the lack of housing, including a variety of housing options, and the general unaffordability of the existing housing supply. Additionally, respondents also identified that the utility infrastructure and land availability also contribute to the lack of adequate housing for residents and local employees.

The housing needs and priorities survey was designed as a detailed survey available in both English and Spanish that could be conducted on-line and a separate on-line survey was disseminated to housing stakeholders. The housing needs survey included questions related to whether the respondent had experienced housing discrimination and potential fair housing needs and concerns. Survey responses were accepted from May 19, 2021 through June 30, 2021 to allow community members and stakeholders to participate at their leisure and in accordance with their schedule and availability. In total, 44 survey responses were received and the full survey results are provided in Appendix A. The survey consisted of 24 questions designed to better understand the housing needs and priorities of the unincorporated areas of Alpine County and was available in English and Spanish. In total, 44 survey responses were received and the full survey results are provided in Appendix B of the Background Report.

When asked to rank the priority of various housing-related issues, respondents ranked the following as the highest priorities, in order of importance:

- Housing affordable to working families

- Provide housing to meet the social and economic needs of each community, including existing and future residents as well as employers
- Support safe, well-maintained and well-designed housing as a way of strengthening existing and new neighborhoods
- Promote sustainable, efficient, and fire-safe housing to address safety, energy, and climate change impacts
- Ensure all persons and households have fair and equitable access to housing and housing opportunities
- Establish a variety of housing types and services to accommodate the diversity of special needs households, such as seniors, large families, female heads of households, and persons experiencing homelessness
- Ensure that children who grow up in Alpine County can afford to live in Alpine County
- Employee housing (permanent and seasonal)

Additionally, when asked to rank populations or persons that need additional housing types or dedicated policies and programs to ensure they can access housing in Alpine County, respondents identified the following as the highest priorities include the following, in order of importance:

- Seasonal employees
- Single parent head of households
- Persons with a disability
- Homeless persons or at-risk of homeless
- Large families
- Farmworkers
- Seniors

When asked to share comments or concerns relevant to the Housing Element Update, the majority of needs and concerns identified included:

- Need affordable housing and more housing choices for seasonal/permanent employees and families within the County.
- All resort areas struggle with providing seasonal/permanent employees housing.
- Businesses throughout the County are struggling due to the lack of appropriate and affordable housing for service workers to live.
- Need for the County to identify subsidies, incentives, and/or grant funding to support the development of affordable housing and additional retail/commercial development to support the community.
- Need to address inequity in housing availability and affordability.
- Oversaturation of short-term rentals in the County, resulting in inflated housing costs for existing and future residents.

The results of both the community poll conducted at the virtual community workshop and the results of the housing needs and priorities community survey point to a substantial need for housing affordable to the general and seasonal workforce. As previously noted, the County is home to the Skyline Bear Valley Ski Resort located in Bear Valley and the Kirkwood Mountain Ski Resort located in Kirkwood. The presence of these resorts results in a unique need for seasonal housing to support the seasonal, (mostly) low-wage workforce needed to support both resorts during the snow-season. Additionally, due to the presence of the ski resorts, Alpine County also faces another unique issue of short-term vacation rentals in the County inflating housing costs for existing and future residents, as short-term vacation rentals reduce the number of housing units available to support the general public. Both of these issues point to potential impediments to fair housing choices that will need to be thoroughly reviewed and addressed in the next Housing Element Update.

2. Impediments to Fair Housing Identified by Fair Housing Assessment

The following includes a brief fair housing assessment to identify potential impediments to fair housing in Alpine County to help guide future AFFH analyses required under State law.

Integration and Segregation Patterns and Trends

To inform priorities, policies, and actions, Alpine County has included a brief analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Conversely, integration refers to a condition in which there is a not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. The following analysis will analyze levels of segregation and integration for race and ethnicity, persons with disabilities, familial status, age, and income to identify the groups in Alpine County that experience the highest levels of segregation.

Diversity Index

Tracking the diversity of cities and counties throughout California is crucial to understanding the shifting demographics of race and ethnicity in California and the United States. Esri's Diversity Index captures the racial and ethnic diversity of a geographic area in a single number, from 0 to 100. Scores less than 40 represent lower diversity in the jurisdiction while scores of greater than 85 represent higher diversity. Additionally, scores between 40-55 represent low diversity, 55-70 represent moderate diversity, and 70-85 represent high diversity. According to HCD's Affirmatively Furthering Fair Housing GIS Tool, the Census Block (Census Tract 100, Block Group 1) for the northeastern portion of the County containing the unincorporated communities of Kirkwood and Woodfords has the highest diversity in the County with an index score of 63.9, representing moderate diversity. The remaining Census Block (Census Tract 100, Block Group 2) for the rest of the county, including the unincorporated communities of Markleeville and Bear Valley, has the lowest diversity with an index score of 33.6, representing lower diversity.

While the complete 2020 Census data is not yet available, limited data was released for redistricting. Alpine County had no block groups for the 2020 Census. The 2020 Census indicates the following racial composition of the County: White (90.1%), Black/African American (0.8%), American Indian/Alaskan Native (19.6%), Asian (1%), Other race (1.1%), and two or more races (7.4%); 7.0% of the County is Hispanic/Latino (regardless of race).

Figure V-1: Alpine County Census Tract and Block Groups (ACS Data)

Source: U.S. Census, Geography Division, TIGERWeb, 2021

Concentrations of Special Needs Populations and Income Status

Table IV-1 identifies the Census Block Groups that cover the entirety of Alpine County and the concentrations of special needs populations and income status, as identified in HCD's Affirmatively Furthering Fair Housing GIS Tool.

Table IV-1. Segregation/Integration Factors – Alpine County by Census Block Group (2019)

Census Tract/Block Group (Unincorporated Communities)	Persons with a Disability[1]	Female Heads of Households[1]	Seniors[1]	Median Income	Poverty Status
Tract 100, Block Group 1 (Markleeville and Bear Valley)	16%	20% – 40%	30%	$69,500	19.7%
Tract 100, Block Group 2 (Kirkwood and Woodfords)	16%	20% – 40%	30%	$59,643	19.7%

Source: HCD Affirmatively Furthering Fair Housing GIS Explorer, https://affh-data-resources-cahcd.hub.arcgis.com/

Notes: 1. Value represents the percent of the total population.

As identified above, senior households are the most represented special needs population in the County, followed by female-headed households. Between 2010 and 2019, the only increase in the percentage share of the total population for age in Alpine County was the age group for persons 65 year of age or older, which increased by 195 persons or 168.1% since 2010. Conversely, the number of persons under 5 years of age decreased by 67 or about 60.4% since 2010, persons between 5 to 19 years of age decreased by 60 or 24.8%, persons between 20 to 44 years of age decreased by 53 or 17.1%, and persons between 45 to 64 years of age decreased by 152 or 38.3% since 2010. This trend points to a lack of young families moving into the County and a larger concentration of residents aging-in-place. This continuing growth in 65+ persons in the County indicates a need to provide more services for this segment of the community.

Overall, it is important to note that County has extremely large census block groups and only one census tract, so it is difficult to identify the exact concentrations of persons 65 years or older, persons with disabilities, or female-headed households in the individual unincorporated communities. While it appears that that there are no discernable or historical patterns of segregation appear to exist in the unincorporated County, the lack of data at the local community level for predominant population racial majorities, population with a disability, children in a female householder home, poverty status, and median income data in HCD's AFFH mapping tool limits the County's ability to examine trends at the local level. Program 17 in the Housing Element Goals, Policies, and Programs includes requesting that HCD ensure that its data is adequate to assist the County in addressing the AFFH analysis for the 7th Cycle.

Access to Opportunities and Disproportionate Housing Needs

The Department of Housing and Community Development together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task Force developed the 2021 TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force's methodology, the tool allocates the 20% of the tracts in each region with the highest relative index scores to the "Highest Resource" designation and the next 20% to the "High Resource" designation. Each region then ends up with 40% of its total tracts as "Highest" or "High" resource. These two categories are intended to help State decisionmakers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. The remaining tracts are then evenly divided into "Low Resources" and "Moderate Resource".

It is important to note that the TCAC/HCD Opportunity Map measures opportunity in rural parts of the state at the block group level, rather than at the tract level as in the rest of the state. Since tracts in rural areas of California are approximately 37 times larger in land area than tracts in non-rural areas, tract-level data in rural areas may mask over variation in opportunity and resources within these tracts. Assessing opportunity at the block group level in rural areas reduces this difference by 90% (each rural tract contains three block groups), and thus allows for finer-grained analysis. According to the methodology for the 2021 TCAC/HCD Opportunity Maps, all Census Tracts within Alpine County are designated as a "Rural Area", and as such, the TCAC/HCD Opportunity Map analysis has been completed at the block group level. For block groups that are designated as "Rural Area", the maps take a slightly different approach to allocating resource categories. Because rural areas span the state (including both poorer and wealthier regions), rural block groups are ranked in comparison to other rural block groups within the same county (e.g., 40% of rural block groups in a given rural county are allocated to the "Highest" and "High" Resource categories).

The Task Force analyzed three domains (Economic, Environmental, Education) to establish the resource category for each block group. The Economic Domain analyzes poverty, level of adult education, employment rates, job proximity, and median home value in each block group, while the Education Domain analyzes math/reading proficiency, high school graduation rates, and the student poverty rate. The Environmental Domain looks at the CalEnviroScreen 3.0 Pollution indicators (Exposures and Environmental Effect indicators) and processed values. However, Alpine County is identified with a TCAC/HCD Opportunity Map resource category of "missing/insufficient data", resulting in all areas of the County scoring a zero in the Economic, Education, and Environmental domains and not being designated with any Opportunity Area resource level. The lack of data is likely due to the County's small population. Of the 58 Counties in the State, Alpine is the least populated County in California, with a permanent population of 1,142 in 2020. This lack of data at the State level, including the lack of identification of scores for individual unincorporated communities and block groups, is a limitation on the County's ability to identify resources, opportunities, and constraints related to fair housing and particularly limits the County's ability to address access to opportunities in the context of economic, environmental, and educational conditions.

Additionally, it is estimated that 96% of Alpine County's land area is government owned and administered by the U.S. Forest Service or Bureau of Land Management, California State Parks, and the California Department of Fish and Wildlife. This surplus of forest land offers a wide variety of mountain- and water-based recreation, including hiking, fishing, camping, skiing, rafting, and cycling. Alpine County is located in the "California Alps" along the crest of the central Sierra Nevada, south of South Lake Tahoe and north of Yosemite and is home to three main tourism zones: Bear Valley and Lake Alpine, Kirkwood and Hope Valley, and Markleeville and Woodfords (which serve nearby Grover Hot Springs State Park). The Bear Valley and Lake Alpine tourism zone is home to the Skyline Bear Valley Ski Resort and the Kirkwood and Hope Valley tourism zone is home to the Kirkwood Mountain Ski Resort. According to the Alpine County General Plan, more than 70% of County employment is in services, primarily associated with tourism/recreation and the largest employers within the county are the Kirkwood Mountain Resort and Skyline Bear Valley Ski Resort. As such, most of this employment consists of seasonal, minimum-wage and low-benefit jobs, resulting in a unique need for housing.

As such, tourism and outdoor recreation are the mainstays of the economy and commercial activity in Alpine County. Almost all businesses in the County, except for the ranching business, rely on visitors to sustain them. Many retail businesses close during the off season since there are not enough local customers to carry them through to the next busy season. The rural character of the community is reinforced by the fact that most essential businesses serving the local resident population are located outside of Alpine County. For example, the County has no bank, full-service grocery store, or drug store/pharmacy.

There are small health clinics located in Bear Valley, Kirkwood and Woodfords. However, most residents need to travel to areas outside of the County for full health services. The communities closest to the County that provide essential services to County residents include Arnold and South Lake Tahoe in California; and Stateline, Minden, Gardnerville and Carson City in Nevada. The larger metropolitan areas of Reno/Sparks Nevada, and Stockton and Sacramento California are locations where County residents obtain services and goods not always available in these smaller communities.

Many rural communities, and particularly those based on tourism, have experienced growth that results in less economic diversity in the local population as the cost of living in the community rises and housing opportunities for middle- and lower-income households are dramatically reduced. In the extreme case, some popular tourism communities have changed from well-rounded communities to places inhabited primarily by seasonal service workers, visitors and those wealthy enough to afford the high-cost homes. Because many of the homeowners are only part time residents and most of the permanent work force does not live in the community, many of these places can become almost devoid of normal community activity during the off season, non-peak times and after the end of the regular workday. Dropping school enrollment, loss of community volunteers for essential services such as the local fire department, new "boutique" or franchise type businesses catering primarily to tourists that replace or overwhelm long standing locally-owned businesses, and fewer community institutions and events for the local population are indicators that a community may be trending in the direction of these more extreme cases.

Some of the trends described above are beginning to occur in Alpine County. School enrollment at Kirkwood dropped to the point that the local elementary school was forced to close. Housing prices have increased in all areas of the County to the point where a relatively high income is required to purchase a home. As discussed in Section II (*Housing Needs*, the median sales price for housing units varies greatly throughout the unincorporated communities. For example, the median sales price of a single-family home in in Bear Valley between 2020-2021 was $346,500, while the median sales price of a single-family unit in Kirkwood during the same time period was $500,000 (or 44.3% more). While single-family homes in the unincorporated County are relatively affordable compared to single-family homes in the neighboring counties and some homes are affordable to lower income households as shown in Table I-33, these 2020-2021 median sales prices were unaffordable to extremely low, very-low, and low-income households regardless of household size and some moderate-income.

Additionally, compared to more urban counties, very few rental units are available for rent in rural Alpine County. According to the 2020 Alpine County Affordable Housing Needs Report by the California Housing Partnership, the average monthly rent in Alpine County was $1,046. As noted above, the majority of jobs to support tourism/recreation industry in Alpine County include seasonal, low-wage and -benefit jobs. Additionally, as discussed in Section II (*Housing Needs)*, a higher percentage of renter households (53.3%) were lower income (<80% median) compared to lower-income residents who owned their homes (46.5%). The high incidence of lower income renter households is of particular significance as market rents in unincorporated Alpine County exceed the level of affordability for lower-income households., resulting in significant variation in cost burden (overpaying for housing). As such, there is a clear need for additional seasonal housing to support the seasonal workforce in Alpine County, as well as a general need for additional affordable housing to support the general population.

Displacement Risk

Displacement is fueled by a combination of rising housing costs, rising income inequality, stagnant wages, and insufficient market-rate housing production. As previously discussed, there are no deed-restricted affordable units currently at-risk of converting to market-rate within the next 30 years. The County also has a number of units which are affordable to lower-income families but are not deed-restricted. As described in Section IV of this Background Report, the County plans to accommodate the majority of its 2019-2024 RHNA on vacant and underdeveloped parcels with a focus on new development.

None of the underdeveloped parcels have affordable housing or multi-family housing, so it is anticipated that any residential displacement will occur primarily for the single-family parcel owners developing their property at higher residential intensities.

In addition to development of the sites identified in the Inventory of Residential Sites and the Opportunity Sites table, there is still the potential for economic displacement because of new development and investment. This "knock-on" effect can occur at any time, and it can be challenging for the County to predict market changes and development patterns which have the potential to impact rental rates and sales prices for housing units available in the marketplace. To date, the County has no evidence that new development (affordable or market-rate) and associated private investment has resulted in economic displacement. The County's General Plan encourages the provision of quality services and infrastructure in its low income communities. It is recognized, however, that private and public investment in services, such as health care, public and private schools, grocery stores, education, parks, and public transit, employment opportunities, and other people- and place-based opportunities are generally lower in the County compared to counties with incorporated cities, higher populations, and more urbanized areas. This difference in opportunities reflects a comparative disinvestment in the unincorporated communities which can put these areas at risk of displacement over time due to gentrification and investments in community growth that may raise the cost of living and displace existing residences. The County appreciates the possibility that economic displacement might occur in the future and has developed Program 3 to ensure relocation assistance is provided to lower income tenants that may be displaced during the 6th Cycle. The State has also adopted just cause eviction provisions and statewide rent control to protect tenants from displacement.

C. ASSESSMENT OF CONTRIBUTING FACTORS TO FAIR HOUSING ISSUES

As previously noted, Alpine County is not required by State law to include an affirmatively furthering fair housing assessment pursuant to AB 686 in this Housing Element Update, as the County's 6th Cycle Housing Element was due August 31, 2019. However, the County has prepared this brief assessment to identify potential contributing factors to fair housing that would need to be further analyzed and evaluated in future Housing Element Updates.

Based on input from the community, community organizations, and fair housing advocates, the analysis in Sections II (Housing Needs) and III (Housing Constraints), and the assessment of fair housing issues in this section, Alpine County has identified several factors that contribute to fair housing issues, including:

- Low wages, combined with high housing costs, and a shortage of affordable rental housing and a shortage of employee housing across the County, creates a significant financial burden for working residents, especially those of seasonal workers, low-income workers, and special populations;

- Low-vacancy rates for for-sale or rental housing and limited availability affordable housing options, including rental housing and housing that is accessible to the general populations;

- Oversaturation of short-term vacation rentals, contributing to rising housing costs; and
- Lack of State and Federal data, including HCD's AFFH Tool and U.S. Census and American Community Survey data at the block group and community level to assist in identifying any patterns or trends associated with protected classes and populations with special housing needs.

Program 9 in the Housing Element Goals, Policies, and Programs supports the development of lower income housing, workforce housing, and housing for populations with special needs and includes annual outreach to developers and major employers to identify any planned housing projects or interest in available funding for housing development, rehabilitation, and preservation. Program 7 ensures that employee housing will be provided for Kirkwood and Bear Valley as new resort developments occur. Program 10 ensures that information related to affordable housing and housing assistance is made available to County residents and employees working in the County. Program 16 affirmatively furthers fair housing, including education related to fair housing requirements, continuing to provide a process to receive and refer fair housing complaints.

V EVALUATION OF THE 2014–2019 HOUSING ELEMENT

A. INTRODUCTION

California Government Code 65588(a) requires each jurisdiction to evaluate the effectiveness of the existing Housing Element, the appropriateness of the goals, objectives, and policies, and the progress in implementing the programs over the planning period of the Housing Element. This section contains a review of the programs of the previous Housing Element and evaluates the degree to which these programs have been implemented during the previous planning period. This section also includes a detailed review of the County's progress toward facilitating the production of its share of the regional housing need. The findings from this evaluation have been instrumental in determining the County's 2019 – 2024 Housing Element Goals, Policies, and Programs.

B. REVIEW OF THE 2014 – 2019 HOUSING ELEMENT

The 2014 – 2019 Housing Element program strategy focused on identifying and providing adequate sites to achieve a variety and diversity of housing, conserving and improving the existing affordable housing stock, facilitating the development of new affordable housing in the County, and addressing and removing any identified governmental/regulatory constraints to promote equal housing opportunities for all County residents. The 2014 – 2019 Housing Element identified the following goal and policies:

Goal 33 The County of Alpine's housing goal is to attain safe and decent housing for all members of the community through an analysis of available sites, assistance to the development community, addressing local constraints, conserving existing stock, and promoting equal opportunity

Policy 33a Assist and encourage the development of housing to meet the needs of low- and moderate-income households.

Policy 33b Promote the development of adequate employee housing to meet the needs in the county's ski resort communities.

Policy 33c Provide zoning which results in adequate sites with development standards for a variety of housing types to meet the county's share of housing needs.

Policy 33d Pursue infrastructure to facilitate a variety of housing types to meet the county's share of the regional housing need.

Policy 33e Support and facilitate the rehabilitation and conservation of Alpine County's existing housing stock.

Policy 33f Address constraints to the development, maintenance and improvement of housing.

Policy 33g Prevent housing discrimination and promote equal opportunities for all persons.

Since the adoption of the last Housing Element update, Alpine County implemented a number of actions to plan for, accommodate, and facilitate the construction of affordable housing. Table V-1 identifies the County's 2014 – 2019 RHNA, all residential units that were constructed or permitted during the 2014 – 2019 planning period, and the capacity of the County's inventory of residential sites in accommodating the County's 2014 – 2019 allocation. As shown in Table V-1, the RHNA allocations for the 2014-2019 planning period was 30 units.

As shown in Table V-1, 19 housing units were constructed during the planning period. Of these 19 units, 5 were affordable to low-income households, 4 were affordable to moderate income households, and 10 units were affordable to above moderate-income households. Housing development in the Alpine County decreased 70.3% compared to the 4th cycle, with the County developing 64 units in the 4th cycle compared to 19 units during the 5th cycle. The sharp decrease in housing occurred with the Great Recession, which resulted in the expiration of multiple tentative subdivision maps and withdrawal/abandonment of projects. Development constraints, including the availability of water and sewer service that is limited primarily to three communities in the County, combined with areas that are difficult to access, and topographic/geologic constraints reduce the development capacity of vacant lands, constrain development and have resulted in a slow recovery following the Great Recession.

Table V-1. Regional Housing Needs Allocation (RHNA) 2014 – 2019 – Alpine County

Allocation	Very Low[1]	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation – 2013-2019	7	6	6	11	30
Units Constructed: Non-Deed Restricted	*0*	*5*	*4*	*10*	*19*
Unit Constructed: Deed Restricted	*0*	*0*	*0*	*n/a*	*0*
Remaining Need	**7**	**1**	**2**	**1**	**11**

Note: 1) Units serving extremely low-income households are included in the very low-income permitted unit totals
Source: Alpine County, 2019 Reporting Year Annual Element Progress Report

C. APPROPRIATENESS AND EFFECTIVENESS OF THE 2014 – 2019 HOUSING ELEMENT

Overall, the County's housing programs have been effective in removing potential constraints to affordable housing, ensuring coordination between County departments, agencies, and providers to plan for affordable housing, including providing financial assistance, and to address programs and services necessary to meet the housing needs of the County's residents, property owners, and other affected parties. Since the adoption of the last Housing Element update, Alpine County implemented a number of programs that have helped to achieve the goals, objectives and policies of the 2014 – 2019 Housing Element, which are described in detail in Table IV-2. Table IV-2 also refers to new programs in the 2019 – 2024 Housing Element, several of which were either modified, consolidated into new programs or omitted because they were implemented, redundant to other programs, or determined ineffective. The 6th Cycle Housing Element includes the complete set of the new and/or revised programs for the 2019 – 2024 Housing Cycle.

The overarching goals and policies of the 2014-2019 Housing Element continue to be appropriate to encourage the County's housing goals. While the majority of goals, policies, and programs included in the 2014-2019 Housing Element continue to be appropriate to address the County's housing needs, the Housing Element will be updated to provide clearer guidance, to remove redundancies, and to provide more specific direction to encourage affordable and special needs housing. The Housing Element will also be updated to streamline programs so that they are easier for staff to implement and to include a matrix of programs that includes timing and objectives to make it easier to identify the applicability and outcomes of each program. The intent of these programs will be kept in the Housing Element, with revisions to address identified specific housing needs, constraints, or other concerns identified as part of this update.

The County has made progress towards its overall RHNA and has approved multiple, smaller projects that would increase the variety of housing stock. For example, during the 5th Cycle Planning Period, the County approved 8 Second Dwelling Units or ADUs and 11 single-family units. Additional new lower income housing and special needs housing development did not occur due primarily to a lack of available local and State funds to encourage or incentivize the development of such housing. State and federal funds for lower income housing are very limited and extremely competitive to receive. While the Housing Element did not result in any housing specifically for special needs groups, the cumulative effect of the Housing Element did produce three secondary dwelling units (or ADUs) which can be an affordable housing option for lower income households, including special needs households.

While the County took a number of significant steps to promote housing, the experience of the communities of Alpine County and other small communities throughout the State demonstrates that it is very difficult for local governments to meet their fair share housing goals for lower and moderate-income housing working alone. The County should continue to work with affordable and special needs housing developers to identify potential projects on the County's inventory of sites for very low- and low-income development, which include a variety of opportunities throughout the County. Recognizing that the County has minimal staffing resources available to manage housing programs, opportunities to partner with additional agencies to assist in providing local programs are explored in the Housing Element Goals, Policies, and Programs for the 6th Cycle.

As discussed below, the County has removed some constraints to affordable and special needs housing and has strengthened its outreach programs in the updated Housing Element to provide additional information to affordable housing developers to demonstrate the readiness of the County's lower income sites and also to demonstrate the minimal permitting requirements.

Table V-2: Description of Achievements from Previous 2014 – 2019 Housing Element

Implementation Program	Accomplishments / Status
Program 1: Employee Housing Requirements The Kirkwood and Bear Valley resorts are major employment centers in Alpine County. Employment within these areas is highly seasonal, resulting in a unique need for housing. ***Objective:*** *The County will continue to require employee housing development at Kirkwood in accordance with the Kirkwood Housing Ordinance. As new development occurs in the Bear Valley Village area, the County will require an Employee Housing Implementation Plan (EHIP) in stride with specific needs in Bear Valley.* ***Numerical Objective:*** *18 (12 low income, 6 moderate income)* ***Responsibility:*** *Alpine Community Development Department* ***Funding Source:*** *Private Development* ***Completion Dates:*** *Ongoing*	**Accomplishments:** No projects were proposed in Kirkwood and Bear Valley requiring employee housing during the 5th Cycle Planning Period. ***Status:*** Program 1 has been reviewed and implemented as appropriate. This program will be maintained and refined in the Housing Element Goals, Policies, and Programs (see Program 7) to require employee housing development at Kirkwood in accordance with the Kirkwood Housing Ordinance and require Employee housing Implementation Plans for projects in Bear Valley.
Program 2: Zoning Code Review and Amendment The Zoning Code needs to be updated for a variety of State requirements such as permitting manufactured homes in residential zones by right, allowing agricultural employee housing by right, and including a density bonus ordinance. ***Objective:*** *Government Code § 65852.3 requires manufactured homes on permanent foundations to be permitted by-right in single family zoning districts. In addition, other changes to state law require revisions to sections of the County Code. The County will amend its Zoning Code to:* • *Comply with Government Code Section 65852.3 regarding manufactured housing in residential zones;* • *Include density bonus provisions in compliance with Government Code Section 65915;* • *Implement Health and Safety Code Section 17021.5 and Section 17021.6 which generally require employee housing to be permitted by-right without a conditional use permit in single-family zones for six or fewer persons and in zones permitting agricultural uses for up to 12 units or 36 beds. Allow employee housing as a permitted use in all zoning districts that permit*	**Accomplishments:** In January 2016, the County adopted Ordinance 715, which revised the Zoning Code to be consistent with California Government Code Sections 65582 and 65583. Specifically, Ordinance 715 revised the Zoning Code to allow transitional and supportive housing by right uses in residential zoning districts under the same requirements as the local jurisdiction has for single family residences and emergency shelters in commercial zones. In November 2017, the County adopted Ordinance 723, which amended the Zoning Code to establish a new section for Residential Short-Term Rentals and revised/updated Section 18.70 (Home Occupations), Section 18.72 (Non-Conforming Lots, Structures and Uses), Section 18.92 (Enforcement and Penalties), and Section 18.92 (Definitions). The bulk of the ordinance dates for these topics were from 1985 or earlier, so the purpose of the 2017 Zoning Code update was to establish requirements that better addressed community needs and expectations. In 2020, the County hired a consultant to prepare the 6th Cycle Housing Element and to complete the revisions in Program 2.

Table V-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Implementation Program	**Accomplishments / Status**
agricultural uses consistent with Health and Safety Code Section 17021.5 and 17021.6; and • *Review Use Permit finding language and revise as needed to reduce ambiguity.* ***Numerical Objective:*** *n/a* ***Responsibility:*** *Alpine Community Development Department* ***Funding Source:*** *Alpine County* ***Completion Dates:*** *Amend Zoning Code by March 2018*	***Status:*** Program 2 is underway and is planned for completion in early/mid 2022. This program will be maintained and refined in the Housing Element (see Program 5 in the Housing Element Goals, Policies, and Programs) to ensure the Zoning Code is revised to comply with existing State laws and remove potential constraints to housing development.
Program 3: Mixed Use Development Outside of the resort communities of Bear Valley and Kirkwood where mixed use is a common type of development, Alpine County has limited commercial areas. Facilitating development of mixed uses (residential and commercial) in these small commercial areas promotes more efficient use of both land and resources, and, thus, is an effective way of attaining affordable housing. ***Objective:*** *Amend the Zoning Code to clearly allow mixed use residential and commercial projects in commercial zones as a principal permitted use, not requiring a conditional use permit. Evaluate the Zoning Code and development standards for opportunities to encourage mixed development.* ***Numerical Objective:*** *n/a* ***Responsibility:*** *Alpine Community Development Department* ***Funding Source:*** *Alpine County* ***Completion Dates:*** *Amend Zoning Code by March 2018*	**Accomplishments:** The Planning Commission on March 28, 2019 reviewed possible ordinance revisions to allow 50/50 residential commercial projects as by right use in the commercial zone. ***Status:*** Program 3 has been reviewed and partially implemented. This program has combined with other similar programs and continued in the Housing Element Goals, Policies, and Programs as Program 5 to ensure that the County evaluates the existing development standards within the Zoning Code to increase opportunities for a range of housing types.
Program 4: Assist in the Development of Housing for Extremely Low-, Very Low-, Low- and Moderate-Income Households The general lack of infrastructure and financing options are major constraints to housing that is affordable to lower income households.	**Accomplishments:** During the 5th Cycle Planning Period, the County permitted at least four secondary dwelling unit (ADU) permits, including conversions and new construction that were affordable to low-income households. ***Status:*** Program 4 is an ongoing effort. The County continues to coordinate with the Eastern Sierra Continuum of Care for homeless services. The County is currently conducting a sites analysis to identify development opportunities during the 6th Cycle.

Table V-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Implementation Program	Accomplishments / Status
Objective: *The County will explore opportunities to build partnerships that will work to expand infrastructure and obtain funding to develop a variety of housing types affordable to low- and moderate-income households. The County will meet with stakeholders, including community representatives, interested landowners, developers and infrastructure providers annually to discuss and identify opportunities, including funding sources to expand infrastructure and develop affordable housing. Identified opportunities will be presented to the Planning Commission and Board of Supervisors for public review and direction. The County will pursue identified opportunities as directed by the Board of Supervisors on an annual basis. The County will deliver a copy of the adopted Housing Element to all public and private water providers in accordance with GC § 65589.7.* *Priority areas for assistance in infrastructure development include Bear Valley, Markleeville, and Woodfords. The County will work with the utility providers in these areas and will apply for grant or loan funding on behalf of interested utility providers as appropriate. Grant funding sources for infrastructure improvements benefitting lower income households include USDA Rural Development and Community Development Block Grants. Infrastructure loans are available from USDA Rural Development, the California Infrastructure and Economic Development Bank (I-Bank), and the Rural Communities Assistance Corporation.* *For housing construction, acquisition, or rehabilitation possible funding sources include the Community Development Block Grant (CDBG) program, the HOME program, USDA Rural Development Rural Housing Repair and Rehabilitation Grants, and other programs available through the California Department of Housing and Community Development.* *The County will assist developers of workforce and affordable housing to secure appropriate grants and loans. Further, the County will assertively seek to have workforce and affordable housing included in private development projects through identification of funding sources that can assist in the provision of that housing. In these efforts, the County will emphasize the needs of Extremely Low and Very Low-Income households to ensure to the extent feasible that housing for these income groups is addressed. The County will identify and pursue funding sources, programs, and partners to assist in the development of housing for Extremely Low and Very Low-Income households.*	This program will be revised and continued in the Housing Element Goals, Policies, and Programs to ensure the County continues to prioritize public infrastructure improvement projects, including water and sewer infrastructure, (see Program 8) and assist non-profit organizations and private developers of housing that meets lower income and special housing needs (see Program 9).

Table V-2: Description of Achievements from Previous 2014 – 2019 Housing Element

Implementation Program	Accomplishments / Status
Numerical Objective: *10 Housing Units (5 very low, 5 low)* ***Responsibility:*** *Alpine County Community Development Department* ***Funding Source:*** *HCD, USDA, other* ***Completion Dates:*** *Ongoing – pursue partnerships, funding opportunities, and other housing support opportunities as available and appropriate for Alpine County. At least one partnership or funding opportunity for housing or infrastructure developments will be pursued during this planning period.*	
Program 5: Direct Assistance to Residents and Homebuyers Home price and development trends in Alpine County indicate that housing that is affordable to the workforce and other local residents remains difficult to obtain. There are a number of potential programs to directly assist residents and potential homebuyers available through the State and Federal governments and nongovernmental agencies. These include programs such as the HOME, CDBG, and CalHome Programs which provide first-time homebuyers assistance and rehabilitation funds to low- and moderate-income households. ***Objective:*** *The County will explore opportunities to provide direct assistance to potential residents and homebuyers through Federal, State, and non-governmental programs that provide down payment assistance, favorable financing, sweat equity projects, and other methods of making housing more affordable. The County will compile a list of available programs and investigate the feasibility of making such programs available within the community. Included in the opportunities to be evaluated will be the establishment of a Housing Authority and/or partnering with agencies or organizations in adjoining counties to increase opportunities and efficiency. Identified opportunities will be presented to the Planning Commission and Board of Supervisors for public review and direction. The County will pursue identified opportunities as directed by the Board of Supervisors on an annual basis.* ***Numerical Objective:*** *n/a* ***Responsibility:*** *Alpine County Community Development Department*	**Accomplishments:** The Community Development Department has reviewed assistance programs but has not had the staffing resources to implement programs providing direct assistance. ***Status:*** Program 5 is an ongoing effort. This program will be revised and continued in the Housing Element (see Program 11) to continue to seek funding to provide direct assistance to potential residents and homebuyers through Federal, State, and non-governmental programs that provide down payment assistance, favorable financing, sweat equity projects, and other methods of making housing more affordable. Program 11 in the Housing Element Goals, Policies, and Programs ensures that information regarding available resources, including Housing Choice Voucher information, First Time Homebuyer assistance, and affordable housing opportunities, are made available to residents and Program 11 provide information regarding housing rehabilitation assistance.

Table V-2: Description of Achievements from Previous 2014 – 2019 Housing Element

Implementation Program	Accomplishments / Status
Funding Source: *HCD, HUD, California Housing Finance Agency, Habitat for Humanity, others* ***Completion Dates:*** *Annually review Planning Commission and present opportunities to the Board of Supervisors*	
Program 6: Affordable Housing Requirements Home price and development trends in Alpine County indicate that housing that is affordable to the local workforce continues to be difficult to obtain. Requiring major new development to participate in the production of affordable housing for the workforce can be an effective way to increase the supply. ***Objective:*** *The County will continue to explore the variety of options available to require major new development to provide housing that is affordable to low- and moderate-income households. The County will contact the Department of Housing and Community Development, housing advocacy groups, and other similar agencies to help identify these tools and select the best alternatives for County consideration and action. Alternatives will be presented to the Alpine County Planning Commission for public review and discussion.* ***Numerical Objective:*** *n/a* ***Responsibility:*** *Alpine County Community Development Department, HCD* ***Completion Dates:*** *Ongoing – Identify and present alternatives to the Alpine County Planning Commission as new tools become available*	**Accomplishments:** No new major development proposals occurred during the 5th Cycle Housing Element Planning Period. ***Status:*** While there were no at-risk units during the 5th Cycle Planning Period, this program remains appropriate by exploring the variety of options available to require major new development to provide housing that is affordable to low- and moderate-income households. Program 7 in the Housing Element Goals, Policies, and Programs ensures that Kirkwood and Bear Valley will provide employee housing in conjunction with new development that would increase the need for employee housing. Program 9 ensures the County conducts regular outreach to major employers and developers to identify housing opportunities and to provide assistance in securing available grant funds.
Program 7: Persons with Disabilities To encourage the development, maintenance and improvement of housing for persons with disabilities, the County evaluated its zoning, permit procedures and building codes and found that the County should pursue a reasonable accommodation procedure and further investigate the feasibility of parking reductions for residential care facilities. ***Objective:*** *Adopt a formal reasonable accommodation procedure and investigate and implement parking reductions for residential care facilities.* ***Numerical Objective:*** *n/a*	**Accomplishments:** No residents requested reasonable accommodations during the 5th Cycle Housing Element period. On March 28, 2019, the Planning Commission on reviewed this program and examples of reasonable accommodation ordinances that the County could adopt. A reasonable accommodations process is included in the Zoning Code Update that is underway.

Table V-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Implementation Program	Accomplishments / Status
Responsibility: *Alpine County Community Development Department* ***Funding Source:*** *Alpine County* ***Completion Dates:*** *Adopt a reasonable accommodation procedure by January 2016 and investigate parking reductions as part of the amendments to the Zoning Code by (insert date one year from adoption once the adoption hearing date is set).*	***Status:*** This is an ongoing effort. This program is continued in the Housing Element Goals, Policies, and Programs as part of Program 5.
Program 8: Fair Housing Information and Referral The County seeks to remove discrimination in housing. ***Objective:*** *The County will direct persons with complaints of housing discrimination to the CA Department of Consumer Affairs and the U.S. Department of Housing and Urban Development. Information regarding housing discrimination will be made available at the County Library, post offices, community centers, civic buildings and other areas appropriate to reach the entire community of Alpine County. The County will periodically contact the Department of Fair Employment and Housing to maintain current materials on fair housing issues.* ***Numerical Objective:*** *n/a* ***Responsibility:*** *Alpine County Community Development Department* ***Completion Dates:*** *Ongoing – Contact the Department of Fair Employment and Housing annually for updated publications, posters, and similar material; handle complaints and maintain fair housing materials.*	**Accomplishments:** No fair housing complaints were identified or received during the 5th Cycle planning period. ***Status:*** This is an ongoing effort. Since adoption of the previous Housing Element, State law has been revised to require that jurisdictions affirmatively further fair housing and take proactive steps to further encourage fair housing opportunities and practices. As discussed in Chapter V, Alpine County is not required by State law to include a comprehensive affirmatively furthering fair housing analysis as part of this Housing Element Update; however, the County has included a brief assessment of fair housing issues to identify programs aimed to address fair housing issues and affirmatively further fair housing. As such, the Housing Element Goals, Policies, and Programs includes a new goal and associated policies and programs, including Program 16, to take proactive steps to further encourage fair housing opportunities and practices within the County.
Program 9: Conservation and Rehabilitation The health of the county housing stock is a vital component of the County's housing needs. ***Objective:*** *The County will continue code enforcement efforts and encourage private activities to preserve the aging housing stock through remodeling and weatherization. The County will provide technical assistance and education. The County will also consider the feasibility of obtaining grant funds for the rehabilitation of older mobile homes within the Sierra Pines community as well as other housing units throughout the county.*	**Accomplishments:** No activity during the 5th Cycle Housing Element period. The County currently does not have any housing rehabilitation funds. In 2017, Alpine County engaged Sierra Business Council for a yearlong effort to implement the Energy Action Plan (EAP). This included outreach with local residents and utilities providing energy efficiency audits. The County promoted woodstove and appliance replacement programs along with utility providers. The code enforcement section of the Zoning Code was amended to be more useful for planning and building safety officials. ***Status:*** Program 9 is an ongoing effort. This program will be revised and continued in the Housing Element Goals, Policies, and Programs to continue to seek funding and support

Table V-2: Description of Achievements from Previous 2014 – 2019 Housing Element

Implementation Program	Accomplishments / Status
In recognition of the need to address state policy regarding climate change, especially Assembly Bill 32, the rehabilitation program will support Program 12, Energy Conservation. ***Numerical Objective:*** *16 units rehabilitated if determined to be feasible.* ***Responsibility:*** *Alpine County Community Development Department* ***Completion Dates:*** *Ongoing*	housing rehabilitation assistance to extremely low -, very low-, and low-income home owners and rental property owners with extremely low-, very low- or low-income tenants (see Program 13 in the Housing Element Goals, Policies, and Programs).
Program 10: General Plan Progress Report The General Plan is required to be internally consistent and the County is required to report on the implementation of the General Plan on an annual basis, pursuant to Government Code § 65400. ***Objective:*** *The County will review the General Plan's implementation programs and prepare an annual report for the State Department of Housing and Community Development (HCD). This annual report will include an analysis of the progress made in regards to the Housing Program chapter of the Housing Element and summarize the County's progress toward its share of the regional housing need. The annual report will also address the internal consistency of the General Plan.* ***Numerical Objective:*** *n/a* ***Responsibility:*** *Alpine County Community Development Department* ***Completion Dates:*** *Prepare a report in October of each year and submit to the Office of Planning and Research and the Department of Housing and Community Development*	**Accomplishments:** The County has prepared and submitted an Annual Progress Report of Housing Element Implementation to HCD for each year of the 5th Cycle Planning Period. ***Status:*** Program 10 is an ongoing effort. This program is continued in the Housing Element Goals, Policies, and Programs as Program 1 to ensure completion of the Annual Progress Reports., consistent with Government Code Section 65400. The County will wrap this into the larger General Plan Annual Report which is required to be submitted to OPR and HCD by April 1 every year.
Program 11: Sites Inventory The Housing Element is required to include an inventory of sites available for residential development. This inventory summarizes vacant and underutilized sites suitable for residential development, including zoning, size, realistic capacities, and known constraints. ***Objective:*** *The County will update its Available Sites Inventory as necessary to reflect changes in available sites. The inventory will be made available to the development community as a resource, including possible posting to the County website.*	**Accomplishments:** The 2014-2019 Housing Element provided an inventory of sites available for residential development. During the 5th Cycle Planning Period, there were no changes to the availability of sites or development potential. ***Status:*** This is an ongoing effort. As part of this Housing Element update, the County reviewed its residential sites and updated its inventory of residential sites and provided a list of opportunity sites to encourage a greater variety of housing types and to accommodate needed permanent housing. Program 11 has been expanded and continued

Table V-2: Description of Achievements from Previous 2014 – 2019 Housing Element

Implementation Program	Accomplishments / Status
Numerical Objective: *n/a* ***Responsibility:*** *Alpine County Community Development Department* ***Completion Dates:*** *This program is on-going and updates to the inventory will be made as needed.*	as Program 2 in the Housing Element Goals, Policies, and Programs to ensure compliance with State law.
Program 12: Energy Conservation Energy costs represent a substantial portion of total housing costs. Reduction in energy usage through conservation and land use standards can substantially reduce household energy use and reduce overall housing costs. ***Objective:*** *A) The County will continue to implement the standards of the California Building Code including energy conservation standards; B) The County will continue to require employee housing be constructed in conjunction with major projects in Bear Valley and Kirkwood thereby reducing energy use associated with commuting; C) Households needing energy assistance will be referred to the appropriate public utility or the El Dorado County Department of Community Services for assistance through the Low Income Home Energy Assistance Program (LIHEAP); D) Code Enforcement and rehabilitation efforts will include a focus on energy efficiency and conservation. To promote energy conservation in housing, Alpine County will:* • *Partner with community services agencies to seek financial assistance for low-income persons to offset the cost of weatherization and heating and cooling homes.* • *Partner with public utility districts and private energy companies to promote free energy audits for low-income owners and renters, rebate programs for installing energy efficient features/appliances, and public education about energy conservation.* • *Support standards, including zoning, that promote passive solar heating and other forms of conservation and alternative energy where appropriate.* • *Partner with non-profit and for-profit developers to seek appropriate grant funding to assist with the construction of energy efficient housing.* ***Numerical Objective:*** *n/a*	**Accomplishments:** The County reviewed all development projects for consistency with the California Building Standards Code. As previously described, no new projects were proposed that required employee housing. As noted in Program 9, Alpine County engaged Sierra Business Council for a yearlong effort to promote energy-efficiency and implement the EAP in 2017. This included outreach with local residents and utilities providing energy efficiency audits, County promotion of woodstove and appliance replacement programs along with utility providers, and an energy efficiency fair at a local school. **Status:** This program has been effective in encouraging practices that reduce energy demand. The program will be revised to include additional measures to promote energy efficient residential development and rehabilitation practices. See Program 12 in the Housing Element Goals, Policies, and Programs.

Table V-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Implementation Program	Accomplishments / Status
Responsibility: *Alpine County Community Development Department and Social Services Department* ***Completion Dates:*** *This program is on-going.*	

VI OTHER REQUIREMENTS

A. ENERGY CONSERVATION OPPORTUNITIES

Government Code Section 65583(a)(7) requires that a housing element contain an analysis of opportunities for energy conservation with respect to residential development. The purpose of this analysis is to ensure the locality has considered how energy conservation can be achieved in residential development and how energy conservation requirements may contribute to reducing overall development costs and, therefore, increasing the supply and affordability of units.

Alpine County does not operate, nor is it responsible for producing or operating, any electrical or other power sources to provide energy supplies to residential customers. However, the Community Development Department is charged with the responsibility of enforcing State Energy Efficiency Standards for Residential and Non Residential Buildings (Government Code Title 24, Part 6) in addition to all applicable sections of the California Building Standards Code.

The California Green Building Standards Code, Title 24, Part 11 of the California Code of Regulations (CALGreen) is California's first green building code and the most recent version (2019) has been adopted by Alpine County. The purpose of CALGreen is to improve public health, safety, and general welfare through enhanced design and construction of buildings using concepts that reduce negative impacts and promote those principles which have a positive environmental impact and encourage sustainable construction practices. CALGreen addresses: planning and design, energy efficiency, water efficiency and conservation, and environmental quality. It is the responsibility of builders and homeowners to comply with Title 24 standards, and for the County to enforce those standards through plan check and code compliance inspections. CALGreen includes mandatory measures for new residential development that address electric vehicle charging equipment and spaces, indoor and outdoor water efficiency requirements, energy measures adopted by the California Energy Commission, material conservation and efficiency standards that address construction waste, durability of construction materials, and recycling, and environmental quality.

New Development

There are many opportunities for conserving energy in new, as well as existing, homes. New buildings, by design, can easily incorporate energy efficient techniques into the construction. The building envelope, which is everything that separates the interior of the building from the outdoor environment: the doors, windows, walls, foundation, roof, and insulation, works to keep a building warm in the winter and cool in the summer.

Constructing new homes with energy-conserving features, in addition to retrofitting existing structures, will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient an existing building is and, if needed, what improvements can be made. Examples of energy conservation opportunities include installation of insulation or storm windows and doors, use of natural gas instead of electricity, installation or retrofitting of more efficient appliances and mechanical or solar energy systems, and building design and orientation, which incorporates energy conservation considerations.

The County encourages energy conservation in residential projects, including providing a streamlined permitting process for small residential rooftop solar projects. New development projects are reviewed for energy efficiency, including site layout, street layout, lot design, and use of energy- and water-efficient design and appliances. Residential structures must meet the requirements of Title 24 (CalGreen) relating to energy conservation features of the California Building Standards Code.

Retrofit

There are a number of methods available to improve conditions of existing structures and to decrease their energy demand, all of which fall under the general label of "retrofit." Among the most common techniques for increasing building efficiency are: insulation of ceilings, heating-ventilating-air conditioning ducts and hot water heaters; weather stripping and caulking; night setback thermostats; spark ignited pilot lights; low-flow shower heads; window treatment to provide shade; and furnace efficiency modifications. The Community Development Department monitor such modifications on substantial rehabilitation projects pursuant to the California Building Codes.

As described below, PG&E and other entities offer a range of weatherization, energy assistance, and energy efficiency programs. Additional funding sources available to the County and property owners include HUD-sponsored grants or subsidized loans to owners and tenants in residential, commercial and agricultural buildings for the purchase and installation of conservation and solar measures. These funds are disbursed through the state and provide financial assistance to consumers for solar and energy conservation improvements.

Weatherization in existing dwellings can greatly cut down heating and cooling costs. Weatherization is generally done by performing or improving attic insulation, caulking, weather stripping and storm windows, furnace efficiency modifications, and certain mechanical measures to heating and cooling systems. The U.S. Department of Energy allocates money to States for disbursement to community-based organizations.

Other means of energy conservation in residential structures includes proper design and location of windows, window shades, orientation of the dwelling in relation to sun and wind direction, and roof overhang to let the winter sun in and block the summer sun out.

The County encourages maintenance and rehabilitation of housing to maximize energy efficiency. The Housing Element Goals, Policies, and Programs chapter includes Program 13 to partner with community service agencies to seek funding assistance for lower income households to rehabilitate their home and provide weatherization and energy retrofit improvements.

Alpine County Energy Action Plan

In 2016, the Board of Supervisors adopted the Alpine County Energy Action Plan. The Energy Action Plan is a roadmap for expanding energy efficiency, water efficiency and renewable energy efforts already underway in the County. It builds upon energy efficiency efforts begun in 2009 with the update to the Housing Element of the General Plan and work conducted by Sierra Business Council in 2010 and 2012. The document focuses on three energy use sectors within the community – residential, non-residential, and municipal (a subset of non-residential). The report only evaluates energy consumed by buildings and municipal operations; other energy consuming sectors such as transportation are not addressed but could be at a future date.

Energy Providers and Programs

PG&E, Liberty Utilities, and Kirkwood Meadows PUD provide electrical services in Alpine County. Propane is provided by local and regional distributors. A number of programs are available to Alpine County residents to improve energy-efficiency and reduce energy-related costs.

PG&E's Low-Income Energy Management Department provides a number of energy-saving programs for residential customers to use to help in controlling escalating electrical costs. Among the key financial assistance programs are:

CARE (California Alternate Rates for Energy) This program is designed to aid lower-income households and provides a 20% discount on monthly energy bills and ensures that these customers are not subject to surcharges.

REACH (Relief for Energy Assistance through Community Help) This program is oriented toward lower-income customers who cannot pay their PG&E bill due to a sudden, unexpected financial hardship. It is a one-time payment through the Salvation Army with the help of donations from the utility's shareholders, employees, and others.

Energy Partners is a free weatherization program involving local utility contractors who work with lower-income customers to make their homes more energy efficient.

LIHEAP (Low-Income Home Energy Assistance Program) Lower-income households may qualify for financial assistance with energy bills and weatherization projects through the Department of Health and Human Services.

Services for Medical Baseline and Life-Support Customers. Residential customers dependent on life-support equipment and/or with special heating needs due to certain medical conditions may receive approximately 500 kilowatt-hours of electricity and/or 25 therms of gas per month, in addition to regular baseline quantities.

Balanced Payment Plan. This plan is designed for customers with substantially larger heating or cooling costs during extreme-weather months. PG&E charges customers the same each month based on average energy use for one year.

Liberty Utilities offers energy conservation tips, free home and business audits, commercial customer incentives, residential rebates and free energy efficient lightbulbs and other conservation measures at events and during audits.

Sierra Business Council administers the Sierra Nevada Energy Watch program, delivering cost effective energy-efficiency projects and benchmarking services to businesses, non-profits, and government agencies in Alpine County. Sierra Business Council also offers consulting services to governments on energy and climate planning.

TRC Energy Services administers the California Advanced Homes program, which highlights best practices in energy efficiency, green building and sustainability, and offers generous financial incentives to help builders and architects create environmentally friendly, energy-efficient communities for potential home buyers.

Cool California Funding Wizard combs the internet weekly for funding opportunities to help support a sustainable future. Residents can search and set filters by funding type, category, eligible applicants or using keywords.

Energy Upgrade California® is a state initiative to help Californians take action to save energy and conserve natural resources, help reduce demand on the electricity grid, and make informed energy management choices at home and at work. It is supported by an alliance of the California Public Utilities Commission, the California Energy Commission, utilities, regional energy networks, local governments, businesses, and nonprofits to help communities meet state and local energy and climate action goals.

ENERGY STAR is a U.S. Environmental Protection Agency voluntary program that helps businesses and individuals save money and protect our climate through superior energy efficiency. Through its partnerships with 18,000 private and public sector organizations, ENERGY STAR delivers the technical information and tools that organizations and consumers need to choose energy-efficient solutions and best management practices.

Additional programs are identified in Appendices E and F of the Energy Action Plan.

B. TRANSPARENCY

Government Code Section 65940.1 requires the County to make the following available on its website:

- A current schedule of fees, exactions, and affordability requirements applicable to a proposed housing development project, presented in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel and the fees that apply to each new water and sewer utility connection.
- All zoning ordinances and development standards adopted by the city or county presenting the information, which shall specify the zoning, design, and development standards that apply to each parcel.
- The list(s) that specify in detail the information that will be required from any applicant for a development project, pursuant to Government Code Section 65940.
- The current and five previous annual fee reports or the current and five previous annual financial reports, that were required pursuant to subdivision (b) of Section 66006 and subdivision (d) of Section 66013.
- An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by that city, county, or special district on or after January 1, 2018.

The County provides its development application and permit forms, General Plan, Zoning requirements, a link to the Development Code, building permit fees, and other applicable planning-related documents on its website to assist interested parties in understanding the fees and requirements associated with development of a parcel (or parcels) in the unincorporated communities of the County.

To provide financial transparency, the County also provides adopted budgets from Fiscal Year (FY) 2013 through 2021, financial statements from FY 2008 through FY 2019 (most recent statement) and rate information, including the archived County budget from the 2004/2005 fiscal year to the current recommended budget (2020-2021and audit reports and comprehensive annual financial report) from1999 through 2020.

While fee schedules and impact fee studies for the County are not readily available on the county website, they are available upon request or through searching the Board of Supervisors archives. Action HE.17 ensures that these impact fee studies are provided on County's website to make these materials easier to access.

C. CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

State law requires that the Housing Element contain a statement of "the means by which consistency will be achieved with other general plan elements and community goals" (California Government Code, Section 65583[c][6][B]). There are two aspects of this analysis: 1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and 2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements. The General Plan, as amended, includes the Conservation, Safety, Land Use, Circulation, and Economic Development Elements, in addition to the Housing Element.

The Housing Element is primarily a housing program assistance document, the implementation of which will not directly impact policies in other General Plan elements. Revisions were made to the Housing Element goals, policies, and programs as a result of this update; however, none of the revisions represent a significant change in policy or direction from the current Housing Element in the context of the General Plan's overall goals and policies, including those associated with land use, safety, conservation, and circulation. None of the revisions to the Housing Element will conflict with the County's goals as reflected in the General Plan or with the specific policy guidance provided by the General Plan. The County has reviewed policies in the other elements of the General Plan and has concluded that none of those policies will impede the County's achievement of, or be inconsistent with, the policies of the adopted General Plan. Housing Element policies primarily relate to housing assistance, housing rehabilitation, equal housing opportunity, residential energy conservation, and other topics not directly affected by policies in the other General Plan elements. Residential energy conservation policies contained in the Housing Element will help contribute to the achievement of General Plan policies for resource conservation.

The General Plan has been reviewed as part of this update and no amendments are anticipated to be necessary for consistency with this update to the Housing Element.

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Q1 Do you live in Alpine County?

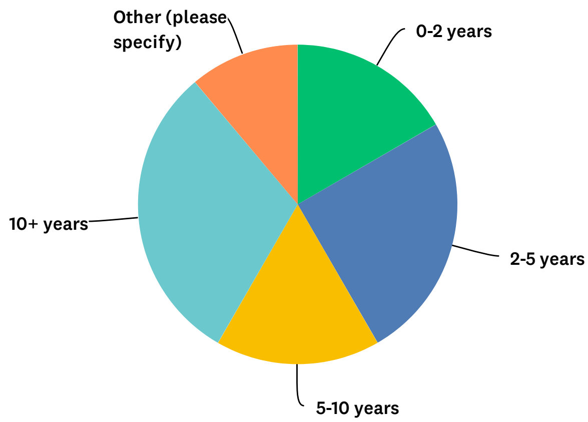
Answered: 44 Skipped: 0

ANSWER CHOICES	RESPONSES	
Yes, I live in Bear Valley	11.36%	5
Yes, I live Kirkwood	2.27%	1
Yes, I live in Markleeville	36.36%	16
Yes, I live in Woodfords	22.73%	10
Yes, I live in the Mesa Vista/Paynesville area	2.27%	1
Yes, I live in Hung-A-Lel-Ti	0.00%	0
Yes, I live in River Ranch	2.27%	1
Yes, I live in Dunnigan	0.00%	0
Yes, I live in El Macero	0.00%	0
Yes, I live in El Rio Villa	0.00%	0
Yes, I live in Esparto	0.00%	0
Yes, I live in Guinda	0.00%	0
Yes, I live in Madison	0.00%	0
Yes, I live in Monument Hills	0.00%	0
Yes, I live in Rumsey	0.00%	0
Yes, I live in Yolo	0.00%	0
Yes, I live in Zamora	0.00%	0
No, I do not live in Alpine County	18.18%	8
Yes, I live in Alpine County in:	4.55%	2
TOTAL		44

#	YES, I LIVE IN ALPINE COUNTY IN:	DATE
1	Second home in Woodfords	6/29/2021 5:17 PM
2	Carson River Road	5/27/2021 7:37 PM

Q2 How long have you lived in Alpine County?

Answered: 36 Skipped: 8



ANSWER CHOICES	RESPONSES	
0-2 years	16.67%	6
2-5 years	25.00%	9
5-10 years	16.67%	6
10+ years	30.56%	11
Other (please specify)	11.11%	4
TOTAL		36

#	OTHER (PLEASE SPECIFY)	DATE
1	39	6/4/2021 10:30 AM
2	moved in Feb. 1992	6/3/2021 10:31 AM
3	46 or more ha can't remember	5/28/2021 7:04 PM
4	Part time 25 years full time 1 year	5/19/2021 7:35 PM

Q3 What made you decide to live here? (Select all that apply)

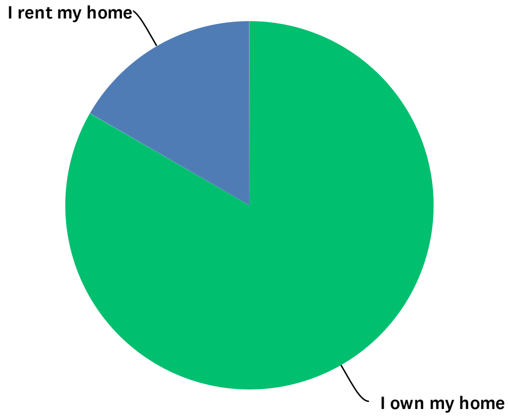
Answered: 36 Skipped: 8

ANSWER CHOICES	RESPONSES	
Proximity to job/work	27.78%	10
Quality of housing stock	5.56%	2
Proximity to family and/or friends	16.67%	6
Affordability	8.33%	3
Quality of local school system	5.56%	2
Safety of neighborhood	13.89%	5
County services and programs	8.33%	3
Proximity to shopping and services	2.78%	1
Other (please specify)	69.44%	25
Total Respondents: 36		

#	OTHER (PLEASE SPECIFY)	DATE
1	Like the community	6/29/2021 5:21 PM
2	Remote location and scenery.	6/29/2021 5:17 PM
3	The beauty of Alpine County	6/29/2021 10:39 AM
4	Built house in BV in 2007. Recreational opportunities in summer and winter	6/28/2021 4:46 PM
5	natural environment	6/23/2021 1:58 PM
6	natural beauty	6/10/2021 12:09 PM
7	Distance from town/cities	6/10/2021 9:40 AM
8	proximity to nature and the outdoors	6/4/2021 10:30 AM
9	Recreation Opportunities- Nature, skiing, biking, hiking, exploring	6/4/2021 8:53 AM
10	Rural area close to mountains.	6/3/2021 11:23 AM
11	My husband had been coming here as a child and had a relative that lived.	6/3/2021 10:31 AM
12	Recreation	6/2/2021 2:42 PM
13	quaint place to retire and live peacefully	6/2/2021 1:37 PM
14	I love it here, it's close to my kids' school, my work, and I would like to someday make Alpine County my long term residence.	6/1/2021 11:16 AM
15	Affordability and Rural Quiet Area	5/30/2021 8:41 AM
16	air, water, open space, people use to live here we had a community mixed with old and young.	5/28/2021 7:04 PM
17	Outdoor beauty of mountains, streams and trees.	5/28/2021 11:31 AM
18	My husband finished our home for us to move out of Gardnerville, where we paid a monthly rent of $1,050 for our house.	5/27/2021 7:40 PM
19	Scenery	5/27/2021 2:10 PM
20	Recreation access	5/27/2021 11:51 AM
21	always loved the area and wanted to live here	5/26/2021 2:16 AM
22	close to Kirkwood and outdoor rec	5/22/2021 10:45 AM
23	Retired, quality of community and environment	5/20/2021 8:42 AM
24	Environmental setting. Access to open space	5/19/2021 7:35 PM
25	The beauty of the area	5/19/2021 5:02 PM

Q4 Do you currently own or rent your home?

Answered: 36 Skipped: 8



ANSWER CHOICES	RESPONSES	
I own my home	83.33%	30
I rent my home	16.67%	6
I live with extended family or with another household	0.00%	0
I rent a room in a home	0.00%	0
I am currently without permanent shelter	0.00%	0
TOTAL		36

Q5 Select the type of housing that best describes your current home.

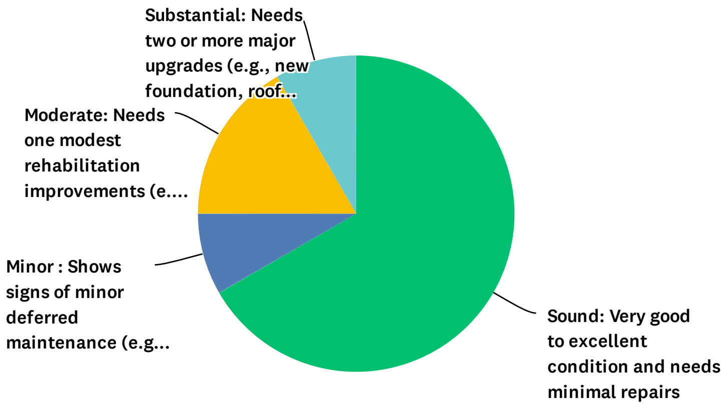
Answered: 36 Skipped: 8

ANSWER CHOICES	RESPONSES	
Single-family home (detached)	88.89%	32
Duplex/attached home	2.78%	1
Multi-family home (apartment/condominium)	0.00%	0
Accessory Dwelling Unit, granny flat, guest house	5.56%	2
Mobile/manufactured home	2.78%	1
Currently without permanent shelter	0.00%	0
Other (please specify)	0.00%	0
TOTAL		36

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q6 How would you rate the physical condition of the residence you live in?

Answered: 36 Skipped: 8



ANSWER CHOICES	RESPONSES	
Sound: Very good to excellent condition and needs minimal repairs	66.67%	24
Minor : Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, missing shingles, etc.)	8.33%	3
Moderate: Needs one modest rehabilitation improvements (e.g., new roof, new wood siding, replacement of stucco, etc.)	16.67%	6
Substantial: Needs two or more major upgrades (e.g., new foundation, roof replacement, new plumbing, new electrical, etc.)	8.33%	3
Dilapidated: Building appears structurally unsound, unfit for human habitation in its current condition, and demolition or major rehabilitation is required	0.00%	0
TOTAL		36

Q7 Which of the following housing upgrades or expansions have you considered making on your home, or if you rent, which improvements does your home need?

Answered: 36 Skipped: 8

ANSWER CHOICES	RESPONSES	
Room addition or accessory dwelling unit	25.00%	9
Roofing, painting, and general home repairs	41.67%	15
HVAC, solar, and electrical	33.33%	12
Landscaping	36.11%	13
Does not apply	11.11%	4
Other (please specify)	25.00%	9
Total Respondents: 36		

#	OTHER (PLEASE SPECIFY)	DATE
1	Exterior siding replacement	6/5/2021 5:36 PM
2	a garage	6/4/2021 9:08 AM
3	NEw asphalt driveway	6/2/2021 1:39 PM
4	Siding, plumbing, electrical, insulation and pest control.	6/1/2021 11:20 AM
5	Weather sealing, energy saving windows	5/30/2021 8:43 AM
6	Covered porches and a garage.	5/28/2021 11:32 AM
7	ground source heat pump for heating and cooling home.	5/27/2021 7:41 PM
8	Storage	5/27/2021 2:11 PM
9	tree thinning and clearing	5/27/2021 11:52 AM

Q8 How satisfied are you with your current housing situation?

Answered: 38 Skipped: 6

ANSWER CHOICES	RESPONSES	
I am very satisfied	63.16%	24
I am somewhat satisfied	28.95%	11
I am somewhat dissatisfied	2.63%	1
I am dissatisfied	2.63%	1
If you answered dissatisfied or somewhat dissatisfied please provide a reason below.	2.63%	1
TOTAL		38

#	IF YOU ANSWERED DISSATISFIED OR SOMEWHAT DISSATISFIED PLEASE PROVIDE A REASON BELOW.	DATE
1	changes have not been positive and the people in control have different priorities than I have.	6/4/2021 10:39 AM

Q9 Which of the following best describes your household type?

Answered: 38 Skipped: 6

ANSWER CHOICES	RESPONSES	
Single person household	21.05%	8
Single parent with children under 18	2.63%	1
Single person living with family	2.63%	1
Single person living with roomates	0.00%	0
Couple	36.84%	14
Couple with children under 18	31.58%	12
Couple living with roommates	0.00%	0
Adult head of household (non-parent) with children under 18	0.00%	0
Multi-generational family household (grandparents, parents, children, and/or grandchildren all under the same roof)	5.26%	2
Other (please specify)	0.00%	0
TOTAL		38

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q10 If you wish to own or rent a home in Alpine County but do not currently own or rent a home in the County, what issues are preventing you from owning a home at this time? (Select all that apply)

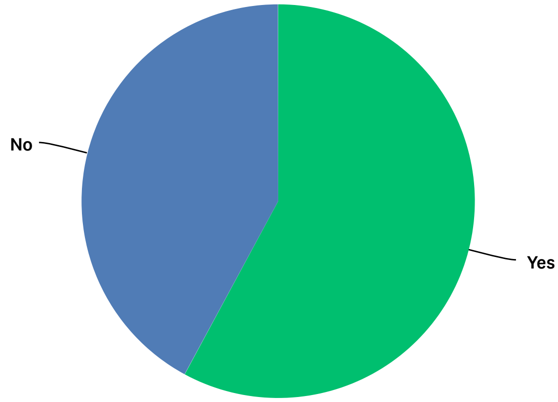
Answered: 32 Skipped: 12

ANSWER CHOICES	RESPONSES	
I cannot find a home within my target price range for purchase in Alpine County	18.75%	6
I cannot find a home within my target price range for rent in Alpine County	9.38%	3
I do not currently have the financial resources for an appropriate down payment	0.00%	0
I do not currently have the financial resources for an adequate monthly mortgage payment	0.00%	0
I do not currently have the financial resources for a deposit for a rental	0.00%	0
I cannot find a home to purchase that suits my living needs in Alpine County (housing size, disability accommodations)	3.13%	1
I cannot find a home to rent that suits my living needs in Alpine County (housing size, disability accommodations)	3.13%	1
I cannot currently find a home to purchase that suits my quality standards in Alpine County	3.13%	1
I cannot currently find a home to rent that suits my quality standards in Alpine County	6.25%	2
I do not currently wish to own or rent a home in Alpine County	0.00%	0
I already own or rent a home in Alpine County	87.50%	28
Other (please specify)	0.00%	0
Total Respondents: 32		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q11 Do you think that the range of housing options currently available in Alpine County meet your needs?

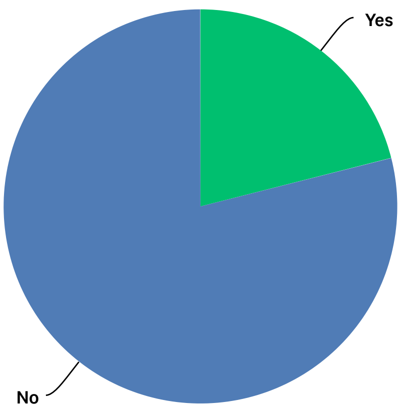
Answered: 38   Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	57.89%	22
No	42.11%	16
TOTAL		38

Q12 Do you think that the range of housing options currently available in the County meet the needs of the community?

Answered: 38 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	21.05%	8
No	78.95%	30
TOTAL		38

Q13 What types of housing are most needed in Alpine County? (Select all that apply)

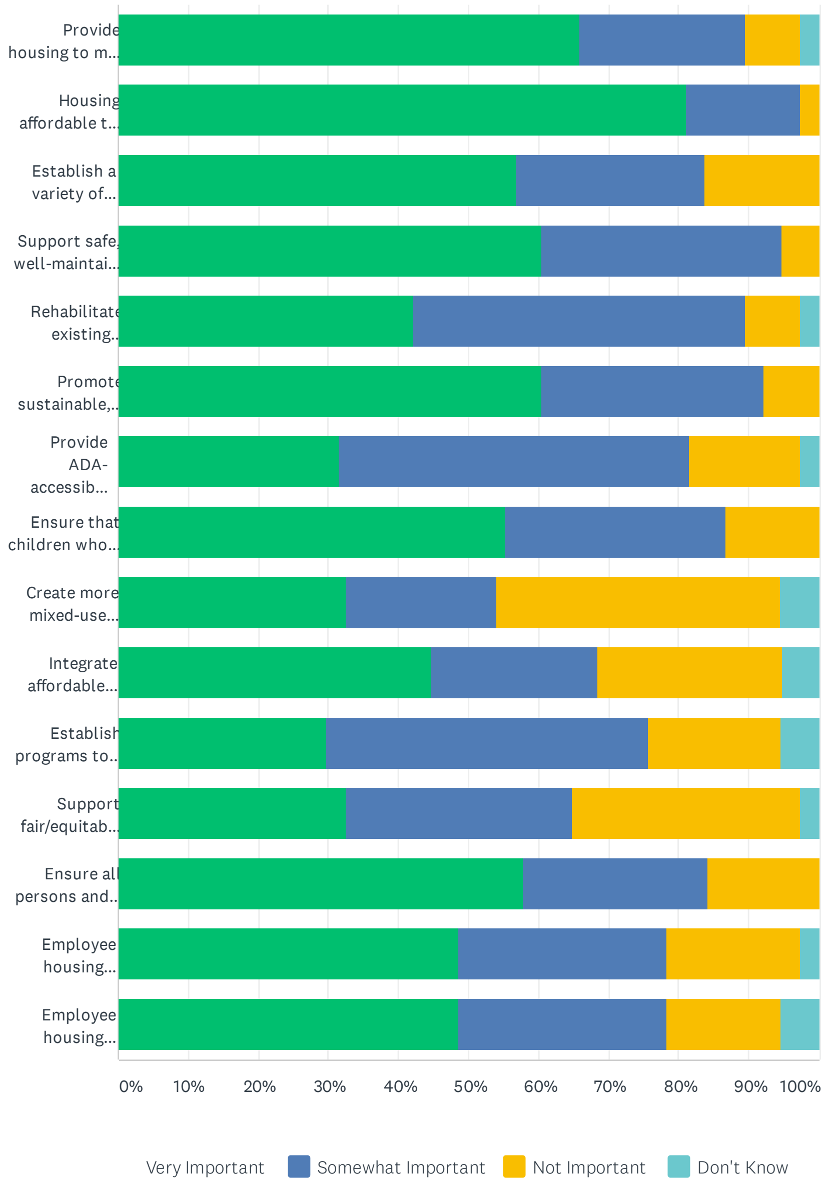
Answered: 38 Skipped: 6

ANSWER CHOICES	RESPONSES	
Single family detached dwelling, less than 2,000 square feet	47.37%	18
Single family detached dwelling, greater than 2,000 square feet	15.79%	6
Manufactured or Prefabricated Single-Family Homes	15.79%	6
Tiny Homes or Tiny Home Village (<500 square feet)	26.32%	10
Accessory (Secondary) Dwelling Units	21.05%	8
Single-Family Attached or Duplexes	39.47%	15
Multi-Family: Triplexes and Fourplexes	34.21%	13
Multi-Family: More than 4 units	23.68%	9
Co-Housing	10.53%	4
Community Land Trusts	10.53%	4
Other (please specify)	18.42%	7
Total Respondents: 38		

#	OTHER (PLEASE SPECIFY)	DATE
1	employee housing of any kind	6/10/2021 12:15 PM
2	I am not sure how to answer this question as I am not aware of the needs	6/4/2021 9:08 AM
3	Employee housing that is affordable	6/2/2021 2:50 PM
4	Affordable housing options	5/29/2021 5:57 PM
5	Don't know	5/28/2021 11:40 AM
6	Earth ships and other sustainable structures	5/27/2021 7:47 PM
7	affordable, in whatever configuration. Both to own and to rent for 4 months or longer.	5/27/2021 11:58 AM

Q14 How important are the following housing priorities to you and your family?

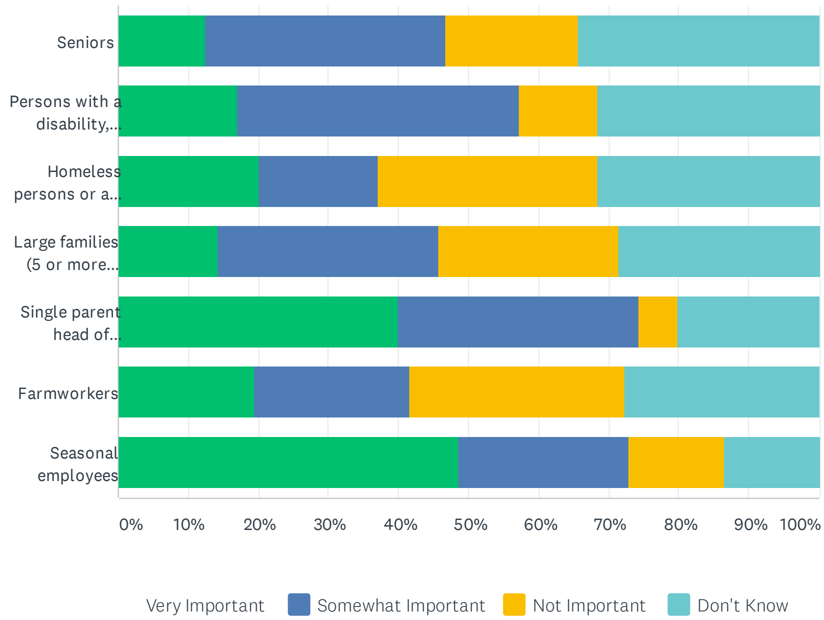
Answered: 38 Skipped: 6



	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL
Provide housing to meet the social and economic needs of each community, including both existing and future residents, as well as employers	65.79% 25	23.68% 9	7.89% 3	2.63% 1	38
Housing affordable to working families	81.08% 30	16.22% 6	2.70% 1	0.00% 0	37
Establish a variety of housing types and services to accommodate the diversity of special needs households (elderly, disabled, large families, agricultural workers, female heads of family, and homeless)	56.76% 21	27.03% 10	16.22% 6	0.00% 0	37
Support safe, well-maintained and well-designed housing as a way of strengthening existing and new neighborhoods	60.53% 23	34.21% 13	5.26% 2	0.00% 0	38
Rehabilitate existing housing	42.11% 16	47.37% 18	7.89% 3	2.63% 1	38
Promote sustainable, efficient, and fire-safe housing to address safety, energy, and climate change impacts	60.53% 23	31.58% 12	7.89% 3	0.00% 0	38
Provide ADA-accessible housing	31.58% 12	50.00% 19	15.79% 6	2.63% 1	38
Ensure that children who grow up in Alpine County can afford to live here	55.26% 21	31.58% 12	13.16% 5	0.00% 0	38
Create more mixed-use (commercial/office and residential) projects to bring different land uses closer together	32.43% 12	21.62% 8	40.54% 15	5.41% 2	37
Integrate affordable housing throughout communities to create mixed-income neighborhoods	44.74% 17	23.68% 9	26.32% 10	5.26% 2	38
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	29.73% 11	45.95% 17	18.92% 7	5.41% 2	37
Support fair/equitable housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures	32.43% 12	32.43% 12	32.43% 12	2.70% 1	37
Ensure all persons and households have fair and equitable access to housing and housing opportunities	57.89% 22	26.32% 10	15.79% 6	0.00% 0	38
Employee housing (permanent)	48.65% 18	29.73% 11	18.92% 7	2.70% 1	37
Employee housing (temporary, seasonal)	48.65% 18	29.73% 11	16.22% 6	5.41% 2	37

Q15 Are there any populations or persons that need additional housing types or dedicated policies and programs to ensure they can access housing in Alpine County?

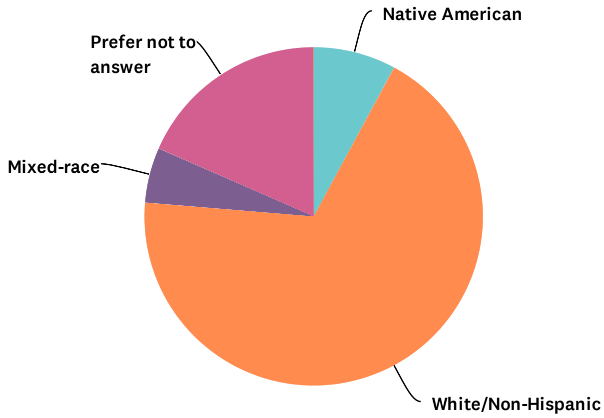
Answered: 37 Skipped: 7



	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Seniors	12.50% 4	34.38% 11	18.75% 6	34.38% 11	32	2.75
Persons with a disability, including developmental	17.14% 6	40.00% 14	11.43% 4	31.43% 11	35	2.57
Homeless persons or at risk of homelessness	20.00% 7	17.14% 6	31.43% 11	31.43% 11	35	2.74
Large families (5 or more persons)	14.29% 5	31.43% 11	25.71% 9	28.57% 10	35	2.69
Single parent head of households	40.00% 14	34.29% 12	5.71% 2	20.00% 7	35	2.06
Farmworkers	19.44% 7	22.22% 8	30.56% 11	27.78% 10	36	2.67
Seasonal employees	48.65% 18	24.32% 9	13.51% 5	13.51% 5	37	1.92

Q16 What is your race/ethnicity?

Answered: 38   Skipped: 6

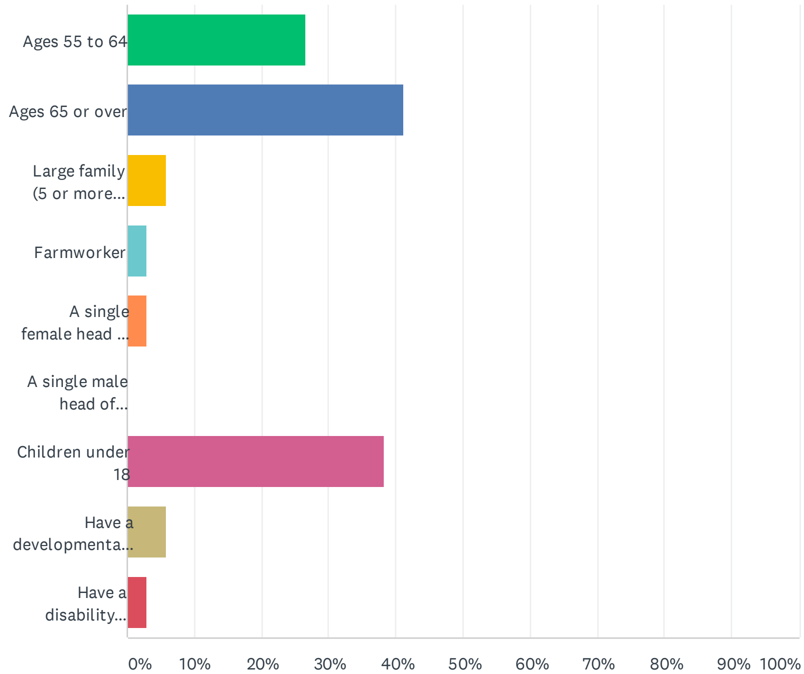


ANSWER CHOICES	RESPONSES	
African American	0.00%	0
Asian	0.00%	0
Hispanic	0.00%	0
Native American	7.89%	3
White/Non-Hispanic	68.42%	26
Mixed-race	5.26%	2
Prefer not to answer	18.42%	7
Other (please specify)	0.00%	0
TOTAL		38

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q17 Do any of the following apply to you or someone in your household (check all that apply):

Answered: 34 Skipped: 10



ANSWER CHOICES	RESPONSES	
Ages 55 to 64	26.47%	9
Ages 65 or over	41.18%	14
Large family (5 or more people)	5.88%	2
Farmworker	2.94%	1
A single female head of household with children	2.94%	1
A single male head of household with children	0.00%	0
Children under 18	38.24%	13
Have a developmental disability	5.88%	2
Have a disability (non-developmental)	2.94%	1
Total Respondents: 34		

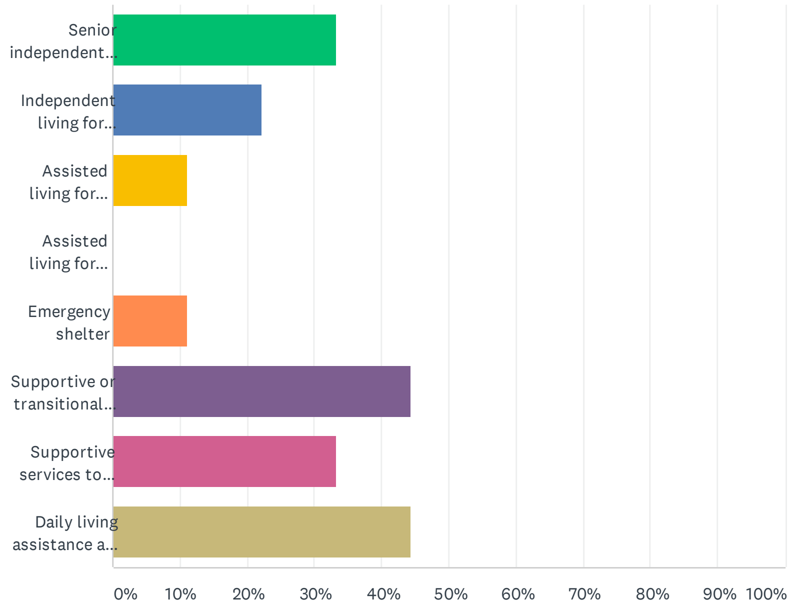
Q18 What housing challenges have you experienced?

Answered: 36 Skipped: 8

	YES	NO	TOTAL
I am concerned about my rent going up to an amount I can't afford.	23.53% 8	76.47% 26	34
I struggle to pay my rent or mortgage payment.	11.11% 4	88.89% 32	36
I cannot find a place to rent due to bad credit, previous evictions, or foreclosure.	0.00% 0	100.00% 34	34
I am concerned that if I ask my property manager or landlord to repair my home that my rent will go up or I will be evicted.	8.82% 3	91.18% 31	34
I am concerned that I may be evicted.	0.00% 0	100.00% 34	34
I need assistance finding rental housing.	14.71% 5	85.29% 29	34
My home is not big enough for my family or household.	5.88% 2	94.12% 32	34
My home is in poor condition and needs repair.	20.00% 7	80.00% 28	35
There is a lot of crime in my neighborhood.	11.43% 4	88.57% 31	35
I have been discriminated against when trying to rent housing.	0.00% 0	100.00% 34	34
I have been discriminated against when trying to purchase housing.	0.00% 0	100.00% 35	35
I need assistance with understanding my rights related to fair housing.	5.71% 2	94.29% 33	35

Q19 Do you or someone in your family have any of the following specific housing needs? Please check all that apply.

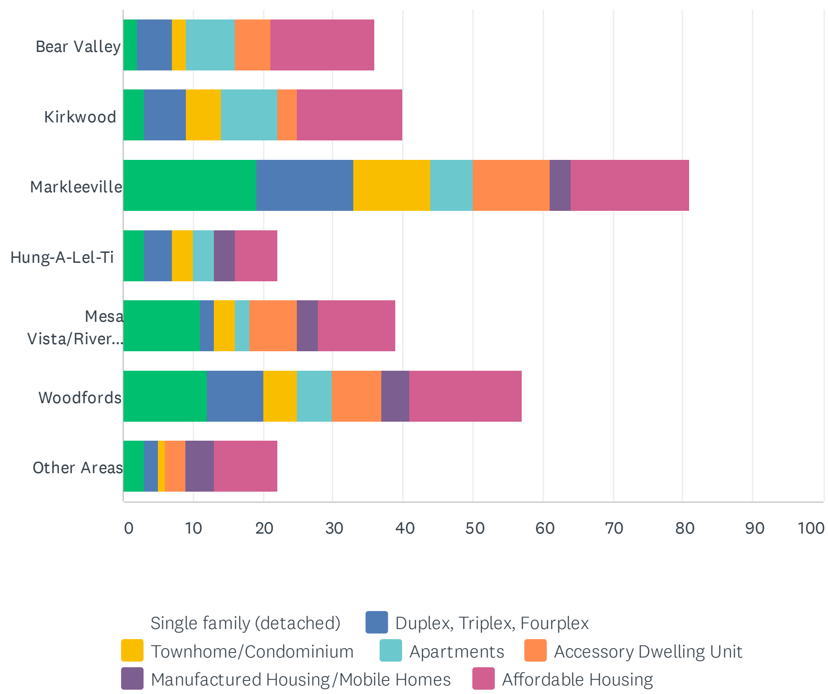
Answered: 9 Skipped: 35



ANSWER CHOICES	RESPONSES	
Senior independent living (senior single family community or senior apartments)	33.33%	3
Independent living for someone with a disability	22.22%	2
Assisted living for senior (55 and over) that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	11.11%	1
Assisted living for disabled persons that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	0.00%	0
Emergency shelter	11.11%	1
Supportive or transitional housing that provides services and support to avoid homelessness	44.44%	4
Supportive services to find and obtain housing.	33.33%	3
Daily living assistance and services to be able to live independently.	44.44%	4
Total Respondents: 9		

Q20 Please identify which housing types are needed in specific communities:

Answered: 34 Skipped: 10



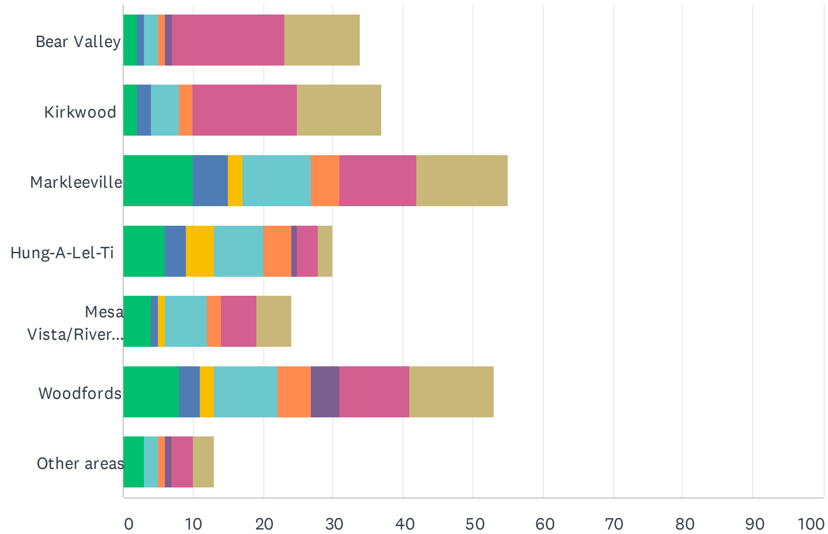
	SINGLE FAMILY (DETACHED)	DUPLEX, TRIPLEX, FOURPLEX	TOWNHOME/CONDOMINIUM	APARTMENTS	ACCESSORY DWELLING UNIT	MANUFACTURED HOUSING/MOBILE HOMES	AFFORDABLE HOUSING
Bear Valley	10.53% 2	26.32% 5	10.53% 2	36.84% 7	26.32% 5	0.00% 0	78.95% 15
Kirkwood	17.65% 3	35.29% 6	29.41% 5	47.06% 8	17.65% 3	0.00% 0	88.24% 15
Markleeville	70.37% 19	51.85% 14	40.74% 11	22.22% 6	40.74% 11	11.11% 3	62.96% 17
Hung-A-Lel-Ti	27.27% 3	36.36% 4	27.27% 3	27.27% 3	0.00% 0	27.27% 3	54.55% 6
Mesa Vista/River Ranch	52.38% 11	9.52% 2	14.29% 3	9.52% 2	33.33% 7	14.29% 3	52.38% 11
Woodfords	52.17% 12	34.78% 8	21.74% 5	21.74% 5	30.43% 7	17.39% 4	69.57% 16
Other Areas	27.27% 3	18.18% 2	9.09% 1	0.00% 0	27.27% 3	36.36% 4	81.82% 9

#	IDENTIFY ANY OTHER AREAS AND HOUSING TYPES NEEDED.	DATE
1	None of my business what kind of housing is “needed” anywhere.	6/29/2021 6:29 PM
2	There is no affordable housing in Alpine County. Sierra pines is not only dangerous because of fire hazards, their living conditions are absolutely awful. Sierra Pines creates an area of hazard to our community and there needs to be a better option for low income families.	6/29/2021 5:22 PM
3	Single units for individuals or childless couples	6/9/2021 7:23 PM
4	historic district should be zoned for mixed use business and residential, and ordinances should be passed and informed to insure that the ambiance remains pleasant for residents and no one can do what they want with no regard for others.	6/4/2021 10:43 AM
5	How can you look at increased housing without addressing fundamental infrastructure issues, specifically water and sewer. Why encourage people to live here when the system is antiquated and at maximum capacity?	5/29/2021 5:59 PM
6	ski resorts need seasonal workforce housing. If areas are too rural for decent year round jobs, seniors and disabled, than we should not waste the money. You need to provide for a strong business economy, and condominiums near Markleeville would help do that.	5/29/2021 3:44 PM

7	Earth ships and other sustainable building materials to construct a brick and mortar home.	5/27/2021 7:49 PM
8	Seasonal housing	5/22/2021 10:52 AM

Q21 Are there unique needs or populations that should be addressed for a specific community?

Answered: 32 Skipped: 12

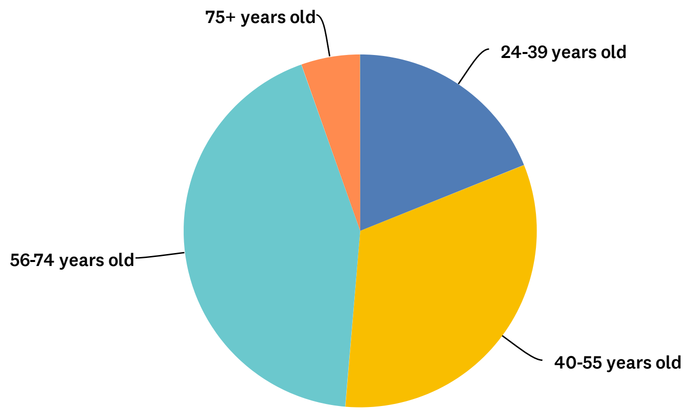


	SENIOR HOUSING	DISABLED HOUSING	LARGE FAMILIES (5 OR MORE PEOPLE)	HOUSEHOLDS WITH CHILDREN	HOMELESS	FARMWORKERS	SEASONAL EMPLOYEES	LONG-TERM EMPLOYEES	TOTAL RESPO
Bear Valley	11.11% 2	5.56% 1	0.00% 0	11.11% 2	5.56% 1	5.56% 1	88.89% 16	61.11% 11	
Kirkwood	11.76% 2	11.76% 2	0.00% 0	23.53% 4	11.76% 2	0.00% 0	88.24% 15	70.59% 12	
Markleeville	43.48% 10	21.74% 5	8.70% 2	43.48% 10	17.39% 4	0.00% 0	47.83% 11	56.52% 13	
Hung-A-Lel-Ti	50.00% 6	25.00% 3	33.33% 4	58.33% 7	33.33% 4	8.33% 1	25.00% 3	16.67% 2	
Mesa Vista/River Ranch	33.33% 4	8.33% 1	8.33% 1	50.00% 6	16.67% 2	0.00% 0	41.67% 5	41.67% 5	
Woodfords	38.10% 8	14.29% 3	9.52% 2	42.86% 9	23.81% 5	19.05% 4	47.62% 10	57.14% 12	
Other areas	37.50% 3	0.00% 0	0.00% 0	25.00% 2	12.50% 1	12.50% 1	37.50% 3	37.50% 3	

#	IDENTIFY ANY OTHER AREAS AND SPECIFIC HOUSING NEEDS:	DATE
1	Biggest issue is there is no affordable housing for seasonal and long term employees.	6/29/2021 10:46 AM
2	ranch worker housing	6/23/2021 2:13 PM
3	Gentrification of existing areas will have an impact on existing residents	5/29/2021 6:01 PM
4	our community is now a place of $$ peeps making $$ I hope that we can save some housing or rental for people that live and work here .	5/28/2021 7:17 PM

Q22 What age range most accurately describes you?

Answered: 37 Skipped: 7



ANSWER CHOICES	RESPONSES	
0-23 years old	0.00%	0
24-39 years old	18.92%	7
40-55 years old	32.43%	12
56-74 years old	43.24%	16
75+ years old	5.41%	2
TOTAL		37

Q23 Please describe any additional housing comments or concerns you would like to share with the County.

Answered: 20 Skipped: 24

#	RESPONSES	DATE
1	If we do not provide any new affordable living options for employees and families within the county, the community will keep choosing Douglas, El Dorado, and surrounding counties to support. We are losing our community because there just is no options for housing.	6/29/2021 5:25 PM
2	Housing is a huge issue as a business owner in Alpine County. Employees are unable to find appropriate and affordable housing.	6/29/2021 10:47 AM
3	Bear Valley desperately needs employee housing. The EH built in the '70s was converted to condos awhile back which is a shame. There is one parcel left that is designated for employee housing. Subsidies or incentives should be provided to make this parcel pencil out ASAP. Businesses are struggling here because there is nowhere for service workers to live.	6/28/2021 4:53 PM
4	We need to be aware of and consciously address inequity in housing availability and affordability, even if it is uncomfortable for our various communities.	6/23/2021 2:16 PM
5	I lived in Woodfords for 5 years, now back at the lake. Uncertainty about the future of fire insurance is one of the main reasons we have not fully considered Markleeville/Woodfords.	6/22/2021 7:34 AM
6	All resort areas struggle with employee housing. Bear Valley has a parcel designated for employee housing. But it will never be developed until the county finds a grant or loan subsidy program.	6/10/2021 12:18 PM
7	In the past the county allowed people to come into the downtown area, tear down existing housing and spaces for businesses, without building new structures. Downtown Markleeville has been blighted primarily by outsiders. The county now needs to address this issue. My suggestions are, eliminate water and sewer low standby fees which encourage speculation and hurt property owners. Also. incentives could be offered to someone who will rebuild with the good of the community in mind, such as low interest loans loans. We need business that do not rely on alcohol.	6/4/2021 10:54 AM
8	please limit Airbnb in county.	6/3/2021 12:54 PM
9	Need safe, clean and affordable housing for families and seasonal/permanent workers. Sierra Pines should not be allowed to rent mobile homes that are falling apart and unsafe. Need to tear them down and build safe affordable living quarters.	6/3/2021 11:41 AM
10	i don't want to see what is referenced as 'affordable housing' change the overall pristine atmosphere in alpine County as these tend to turn in to run down slums and depreciate property values and bring on CRIME!!	6/2/2021 1:50 PM
11	For those of us who work in Alpine County and would like to make it our long-term residence, it would be helpful to have access to affordable housing and consumer credit/education/homebuying assistance unique to our workforce.	6/1/2021 11:44 AM
12	In addition to needing more housing, there should be slightly more retail/ commercial development. There are a lot of talented business minded people in the area that could use the opportunity to start a small business locally rather than having to drive 25 miles or more shopping and employment needs.	5/30/2021 8:58 AM
13	Lack of fundamental infrastructure like water and sewer Gentrification makes it impossible for anyone to rent lack of enforcement of STR regulations	5/29/2021 6:04 PM
14	Alpine County has shot down developing condominiums in Markleeville and ideas to build a strong local economy, therefore we shouldn't waste money on any housing for people who can not pay rent or afford to buy a home. The area is too rural and there are not enough good jobs to expect our children to be able to live on their own here when they become adults. If you work in Nv with no state income tax, you don't want to commute to live in CA.	5/29/2021 3:59 PM
15	am concerned with greed and money laundering it is excepted to laundry $. but i feel we need to limit the amount of housing "they" are able to put in ABNB' and think the larger land they buy need some affordable housing.	5/28/2021 7:21 PM
16	Water shortages with all the new development of new homes being built!	5/27/2021 8:44 PM
17	Please consider taking on a leadership role with building sustainably while addressing food sovereignty within the community.	5/27/2021 7:57 PM
18	We designed our house with wheel chairs as a potential in our later years: 36” doors, single level, outside access to master suite, 2 doors on main garage, extra wood in bathroom walls to accommodate grab bars, no step access to shower.	5/27/2021 2:27 PM
19	Need property managers that can negotiate and mediate between landlords that don't need the money or want the bother and renters who have high need and low income.	5/27/2021 12:00 PM
20	I like things the way they are. I do wish certain residents would clean up their properties that look like junk yards or like commercial storage facilities… It downgrades the values and appearance of our County	5/26/2021 2:27 AM

Q24 If you would like to be added to the County's contact list for the Housing Element Update, please enter your contact information below. If you don't wish to include personal information as part of this survey but would like to be on the public notice list for the Housing Element Update, please email Zach Wood, Planner III, at zwood@alpinecountyca.gov.Note: This information will be kept separate from the remainder of the survey responses in order to ensure responses are published anonymously.

Answered: 13 Skipped: 31

ANSWER CHOICES	RESPONSES	
Name	92.31%	12
Company	30.77%	4
Address	84.62%	11
Address 2	7.69%	1
City/Town	84.62%	11
State/Province	84.62%	11
ZIP/Postal Code	92.31%	12
Country	0.00%	0
Email Address	100.00%	13
Phone Number	0.00%	0

Personal information is removed to protect the privacy of the respondents.

Q1 Contact Information. Please provide your name, organization you are affiliated with, and contact information.

Answered: 9 Skipped: 0

ANSWER CHOICES	RESPONSES	
Name	100.00%	9
Organization	100.00%	9
Address	100.00%	9
Address 2	0.00%	0
City	100.00%	9
State	100.00%	9
ZIP Code	100.00%	9
Country	0.00%	0
Email Address	100.00%	9
Phone Number	100.00%	9

#	NAME	DATE
1	joshua heitzmann	6/13/2021 4:00 PM
2	Katie Victor	6/3/2021 10:04 AM
3	Erik M. Christeson	5/27/2021 3:38 PM
4	Jeff Gouveia	5/27/2021 2:05 PM
5	Rick Ansel	5/27/2021 11:40 AM
6	Kimi Johnson	5/27/2021 11:13 AM
7	Patricia Robertson	5/27/2021 10:44 AM
8	Matthew Strahl	5/27/2021 10:20 AM
9	Matt Zumstein	5/26/2021 3:41 PM
#	**ORGANIZATION**	**DATE**
1	Grover Hot Springs SP	6/13/2021 4:00 PM
2	Vail Resorts	6/3/2021 10:04 AM
3	Kirkwood Meadows PUD	5/27/2021 3:38 PM
4	Bear Valley Real Estate	5/27/2021 2:05 PM
5	Kirkwood Volunteer Fire Department	5/27/2021 11:40 AM
6	Lake Alpine Water Company	5/27/2021 11:13 AM
7	Mammoth Lakes Housing, Inc.	5/27/2021 10:44 AM
8	Alpine County Unified School District	5/27/2021 10:20 AM
9	USDA Forest Service	5/26/2021 3:41 PM
#	**ADDRESS**	**DATE**
1	3415 Hot Springs Road	6/13/2021 4:00 PM
2	1501 Kirkwood Meadows Drive	6/3/2021 10:04 AM
3	PO Box 247	5/27/2021 3:38 PM
4	PO Box 5250	5/27/2021 2:05 PM
5	33540 Loop Road	5/27/2021 11:40 AM
6	PO Box 5013	5/27/2021 11:13 AM
7	PO BOX 260	5/27/2021 10:44 AM
8	43 Hawkside Drive	5/27/2021 10:20 AM
9	1536 South Carson Street	5/26/2021 3:41 PM
#	**ADDRESS 2**	**DATE**
	There are no responses.	
#	**CITY**	**DATE**

1	Markleeville	6/13/2021 4:00 PM
2	Kirkwood	6/3/2021 10:04 AM
3	Kirkwood	5/27/2021 3:38 PM
4	Bear Valley	5/27/2021 2:05 PM
5	Kirkwood	5/27/2021 11:40 AM
6	Bear Valley	5/27/2021 11:13 AM
7	Mammoth Lakes	5/27/2021 10:44 AM
8	Markleeville	5/27/2021 10:20 AM
9	Carson City	5/26/2021 3:41 PM
#	**STATE**	**DATE**
1	CA	6/13/2021 4:00 PM
2	CA	6/3/2021 10:04 AM
3	CA	5/27/2021 3:38 PM
4	CA	5/27/2021 2:05 PM
5	California	5/27/2021 11:40 AM
6	ca	5/27/2021 11:13 AM
7	CA	5/27/2021 10:44 AM
8	CA	5/27/2021 10:20 AM
9	Nevada	5/26/2021 3:41 PM
#	**ZIP CODE**	**DATE**
1	96120	6/13/2021 4:00 PM
2	95646	6/3/2021 10:04 AM
3	95646	5/27/2021 3:38 PM
4	95223	5/27/2021 2:05 PM
5	95646	5/27/2021 11:40 AM
6	95223	5/27/2021 11:13 AM
7	93546	5/27/2021 10:44 AM
8	96120	5/27/2021 10:20 AM
9	89701	5/26/2021 3:41 PM
#	**COUNTRY**	**DATE**
	There are no responses.	

Q2 What type of organization do you represent?

Answered: 9 Skipped: 0

ANSWER CHOICES	RESPONSES	
Housing developer	0.00%	0
Real estate agent or lender	11.11%	1
Business	22.22%	2
Social, health, or other human services provider	0.00%	0
Governmental agency	0.00%	0
Other	0.00%	0
Other (please specify)	66.67%	6
TOTAL		9

#	OTHER (PLEASE SPECIFY)	DATE
1	Parks and Recreation	6/13/2021 4:00 PM
2	Public Utility	5/27/2021 3:38 PM
3	Kirkwood Volunteer Fire Department	5/27/2021 11:40 AM
4	Nonprofit Housing Developer, also provide homeownership programs and services, and grant management for jurisdictions	5/27/2021 10:44 AM
5	Education (school district)	5/27/2021 10:20 AM
6	land management agency	5/26/2021 3:41 PM

Q3 Service Population. Which community population(s) does your organization serve? Please note that the populations identified below are based on populations identified as having special housing needs in State Housing Element Law.

Answered: 1 Skipped: 8

ANSWER CHOICES	RESPONSES	
Seniors	0.00%	0
Disabled	0.00%	0
Developmentally disabled	0.00%	0
Large families (5 or more persons)	0.00%	0
Families with female head of household	0.00%	0
Farmworkers	0.00%	0
Persons in need of emergency shelter	0.00%	0
Homeless	0.00%	0
General population	100.00%	1
Total Respondents: 1		

Q4 Housing Types. What are the primary housing types needed by the population your organization services? Please check all that apply.

Answered: 1 Skipped: 8

	GENERAL POPULATION	SENIORS/ELDERLY	DISABLED	DEVELOPMENTALLY DISABLED	FEMALE HEADS OF HOUSEHOLD WITH FAMILY	FARMWORKERS	PERSONS IN NEED OF EMERGENCY SHELTER	OTHE
Permanent Housing	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00
Permanent Affordable Housing	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00
Permanent Supportive Housing	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00
Transitional Housing	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00
Emergency Housing	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00
Seasonal Housing	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00
Farmworker Housing	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00

Q5 What are the primary barriers your organization and/or service population encounter related to finding or staying in housing?

Answered: 1 Skipped: 8

#	RESPONSES	DATE
1	Availability and affordability.	5/27/2021 2:08 PM

Q6 What services or actions are needed to provide or improve housing or human services in Alpine County?

Answered: 1 Skipped: 8

#	RESPONSES	DATE
1	More low income housing	5/27/2021 2:08 PM

Q7 What services or actions are needed to improve access to regional services?

Answered: 1 Skipped: 8

#	RESPONSES	DATE
1	transportation	5/27/2021 2:08 PM

Q8 Are there any other housing priorities, issues, or concerns that you would like to identify to assist the County in identifying housing needs and developing appropriate programs to address housing needs?

Answered: 1 Skipped: 8

#	RESPONSES	DATE
1	solutions need to be long term and sustainable	5/27/2021 2:08 PM

Q9 In your experience, what are typical costs of single family development in Alpine County or the central Sierra Nevada region?

Answered: 1 Skipped: 8

ANSWER CHOICES	RESPONSES	
Land cost (per acre)	100.00%	1
Site improvements (grading, access, utilities, etc.) (per acre)	100.00%	1
Building Construction (per square foot)	100.00%	1
Other Costs	0.00%	0

#	LAND COST (PER ACRE)	DATE
1	50,000 - 100,000	5/27/2021 2:10 PM
#	SITE IMPROVEMENTS (GRADING, ACCESS, UTILITIES, ETC.) (PER ACRE)	DATE
1	100,000	5/27/2021 2:10 PM
#	BUILDING CONSTRUCTION (PER SQUARE FOOT)	DATE
1	400	5/27/2021 2:10 PM
#	OTHER COSTS	DATE
	There are no responses.	

Q10 In your experience, what are typical costs of multifamily development in Alpine County or in the central Sierra Nevada region?

Answered: 0 Skipped: 9

ANSWER CHOICES	RESPONSES	
Land cost (per acre)	0.00%	0
Site improvements (grading, access, utilities, etc.) (per acre)	0.00%	0
Building Construction (per square foot)	0.00%	0
Other Costs	0.00%	0

#	LAND COST (PER ACRE)	DATE
	There are no responses.	

#	SITE IMPROVEMENTS (GRADING, ACCESS, UTILITIES, ETC.) (PER ACRE)	DATE
	There are no responses.	

#	BUILDING CONSTRUCTION (PER SQUARE FOOT)	DATE
	There are no responses.	

#	OTHER COSTS	DATE
	There are no responses.	

Q11 What is the preferred minimum parcel size for an affordable (lower income) multifamily development project?

Answered: 0   Skipped: 9

#	RESPONSES	DATE
	There are no responses.	

Q12 What is the preferred maximum parcel size for an affordable (lower income) multifamily development project?

Answered: 0   Skipped: 9

#	RESPONSES	DATE
	There are no responses.	

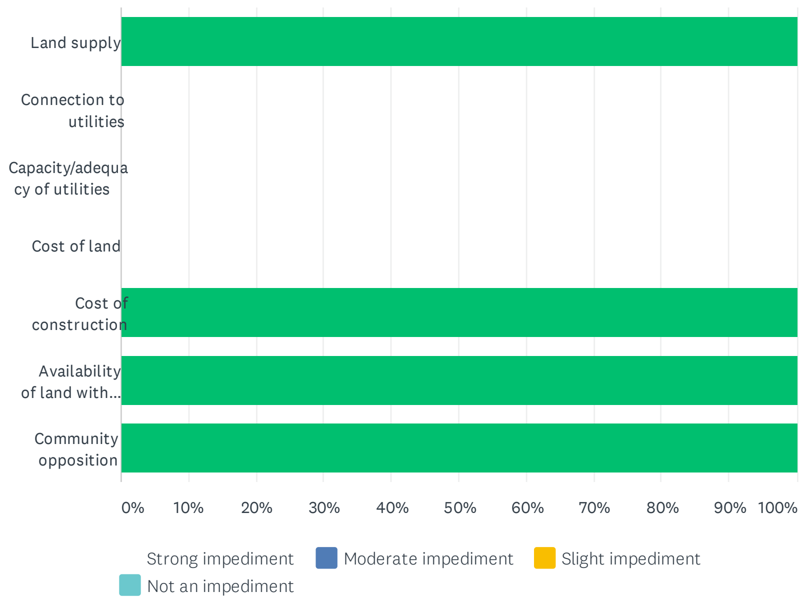
Q13 What is the minimum desirable density (units per acre) for an affordable (lower income) housing development project?

Answered: 0 Skipped: 9

#	RESPONSES	DATE
	There are no responses.	

Q14 Have you encountered any specific impediments to developing housing in Alpine County? Please rate potential impediments using the scale below, ranging from "strong impediment" to "not an impediment."

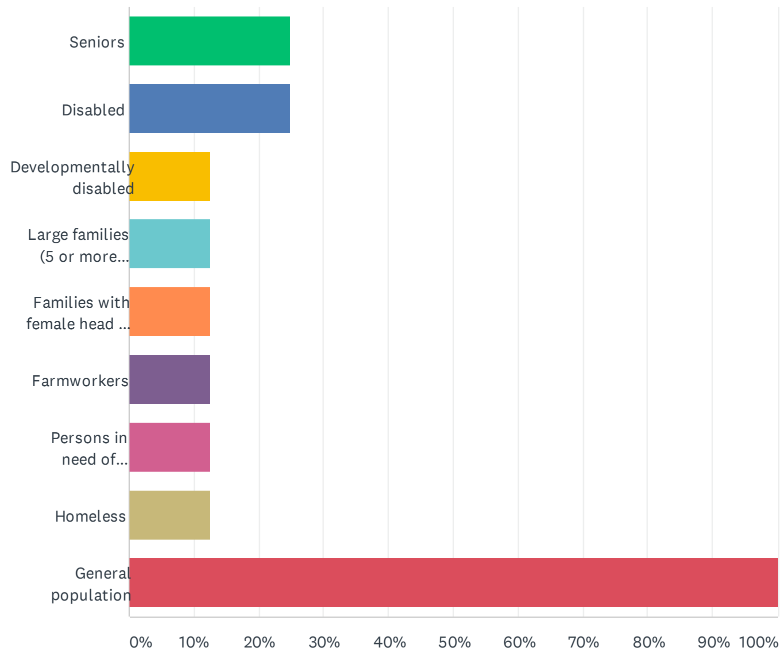
Answered: 1 Skipped: 8



	STRONG IMPEDIMENT	MODERATE IMPEDIMENT	SLIGHT IMPEDIMENT	NOT AN IMPEDIMENT	TOTAL	WEIGHTED AVERAGE
Land supply	100.00% 1	0.00% 0	0.00% 0	0.00% 0	1	1.00
Connection to utilities	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0	0.00
Capacity/adequacy of utilities	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0	0.00
Cost of land	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0	0.00
Cost of construction	100.00% 1	0.00% 0	0.00% 0	0.00% 0	1	1.00
Availability of land with appropriate zoning for development	100.00% 1	0.00% 0	0.00% 0	0.00% 0	1	1.00
Community opposition	100.00% 1	0.00% 0	0.00% 0	0.00% 0	1	1.00

Q15 Service Population. Which community population(s) does your organization serve? Please note that the populations identified below are based on populations identified as having special housing needs in State Housing Element Law.

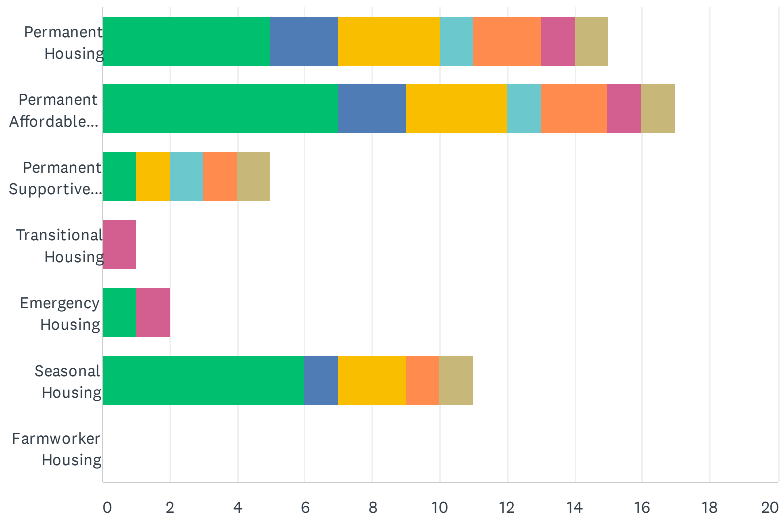
Answered: 8 Skipped: 1



ANSWER CHOICES	RESPONSES	
Seniors	25.00%	2
Disabled	25.00%	2
Developmentally disabled	12.50%	1
Large families (5 or more persons)	12.50%	1
Families with female head of household	12.50%	1
Farmworkers	12.50%	1
Persons in need of emergency shelter	12.50%	1
Homeless	12.50%	1
General population	100.00%	8
Total Respondents: 8		

Q16 Housing Types. What are the primary housing types needed by the population your organization services? Please check all that apply.

Answered: 8 Skipped: 1

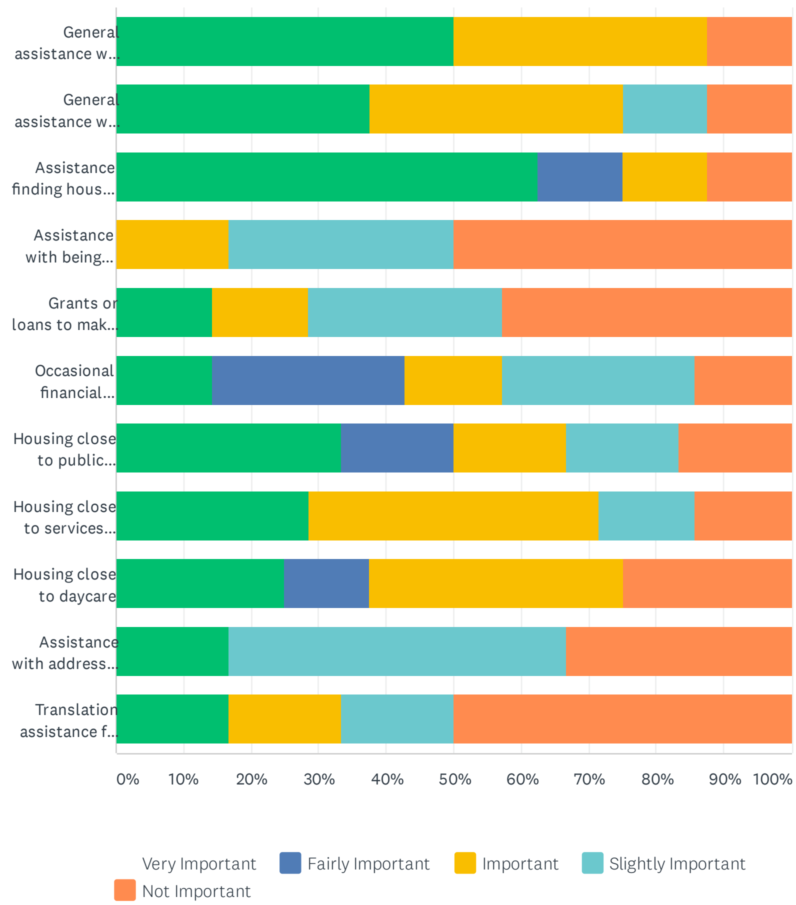


	GENERAL POPULATION	SENIORS/ELDERLY	DISABLED	DEVELOPMENTALLY DISABLED	FEMALE HEADS OF HOUSEHOLD WITH FAMILY	FARMWORKERS	PERSONS IN NEED OF EMERGENCY SHELTER	OTHE
Permanent Housing	100.00% 5	40.00% 2	60.00% 3	20.00% 1	40.00% 2	0.00% 0	20.00% 1	20.00
Permanent Affordable Housing	100.00% 7	28.57% 2	42.86% 3	14.29% 1	28.57% 2	0.00% 0	14.29% 1	14.29
Permanent Supportive Housing	50.00% 1	0.00% 0	50.00% 1	50.00% 1	50.00% 1	0.00% 0	0.00% 0	50.00
Transitional Housing	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 1	0.00
Emergency Housing	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 1	0.00
Seasonal Housing	85.71% 6	14.29% 1	28.57% 2	0.00% 0	14.29% 1	0.00% 0	0.00% 0	14.29
Farmworker Housing	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 1	0.00% 0	0.00

#	OTHER (PLEASE SPECIFY)	DATE
1	Employee Housing	6/3/2021 10:17 AM
2	single parent households (female or male parent), I would also say that "families in general" are in need of affordable housing and supportive services such as child care	5/27/2021 11:26 AM

Q17 Housing Needs and Services. What are the primary housing needs of the population(s) that your organization serves? Please check all that apply.

Answered: 8 Skipped: 1



	VERY IMPORTANT	FAIRLY IMPORTANT	IMPORTANT	SLIGHTLY IMPORTANT	NOT IMPORTANT	TOTAL	WEIGHTED AVERAGE
General assistance with renting a home	50.00% 4	0.00% 0	37.50% 3	0.00% 0	12.50% 1	8	2.25
General assistance with purchasing a home	37.50% 3	0.00% 0	37.50% 3	12.50% 1	12.50% 1	8	2.63
Assistance finding housing affordable to lower income (<80% of median income) households	62.50% 5	12.50% 1	12.50% 1	0.00% 0	12.50% 1	8	1.88
Assistance with being housed in an emergency shelter, transitional housing, or supportive housing	0.00% 0	0.00% 0	16.67% 1	33.33% 2	50.00% 3	6	4.33
Grants or loans to make modifications to make a home accessible to a disabled resident	14.29% 1	0.00% 0	14.29% 1	28.57% 2	42.86% 3	7	3.86
Occasional financial assistance to pay rent, mortgage, and/or utilities	14.29% 1	28.57% 2	14.29% 1	28.57% 2	14.29% 1	7	3.00
Housing close to public transportation	33.33% 2	16.67% 1	16.67% 1	16.67% 1	16.67% 1	6	2.67
Housing close to services (grocery stores, financial, personal, and social services, etc.)	28.57% 2	0.00% 0	42.86% 3	14.29% 1	14.29% 1	7	2.86
Housing close to daycare	25.00% 2	12.50% 1	37.50% 3	0.00% 0	25.00% 2	8	2.88
Assistance with addressing discrimination, legal rent or mortgage practices, tenant/landlord mediation, or other fair housing issues	16.67% 1	0.00% 0	0.00% 0	50.00% 3	33.33% 2	6	3.83
Translation assistance for non-english speaking persons	16.67% 1	0.00% 0	16.67% 1	16.67% 1	50.00% 3	6	3.83

#	OTHER (PLEASE SPECIFY)	DATE
1	affordable homeownership programs (deed restrictions/land trust or down payment assistance programs)(for incomes below 120% AMI)	5/27/2021 11:26 AM

Q18 What are the primary barriers your organization and/or service population encounter related to finding or staying in housing?

Answered: 8 Skipped: 1

#	RESPONSES	DATE
1	lack of affordable housing options for our seasonal employees.	6/13/2021 4:09 PM
2	affordable housing for workforce	6/3/2021 10:17 AM
3	Affordability	5/27/2021 3:41 PM
4	Finding affordable housing not connected to Vail or KMPUD Employee Housing.	5/27/2021 11:48 AM
5	affordable housing for both FT, living wage employees and summer interns	5/27/2021 11:30 AM
6	availability/lack of supply, transition of long-term housing to nightly rentals, want to be homeowners but cannot afford so they leave the area, lack of emergency shelter (a lot of people living in cars), lack of affordable housing developments in the region	5/27/2021 11:26 AM
7	In our area it is cost of housing. We do not have much in the way of jobs/industry, so people work out of our area and with the commute the cost of housing is too high for many people.	5/27/2021 10:24 AM
8	limited inventory at affordable prices	5/26/2021 3:45 PM

Q19 What services or actions are needed to provide or improve housing or human services in Alpine County?

Answered: 7 Skipped: 2

#	RESPONSES	DATE
1	Short term housing options	6/13/2021 4:09 PM
2	develop affordable housing for workforce and transportation	6/3/2021 10:17 AM
3	Enforcement of deed restrictions and affordable housing elements.	5/27/2021 3:41 PM
4	None. Alpine County does an excellent job communicating human services available.	5/27/2021 11:48 AM
5	a property manager who can manage the different priorities of long term affordable housing versus short term profit-driven vacation rentals. Someone who can serve between renters and landlords who can't be bothered.	5/27/2021 11:30 AM
6	Housing programs that support affordable housing developers, access to land for affordable housing developments, coordination on programs such as down payment assistance programs through State grants, difficult to coordinate regionally because of large rural geographic region	5/27/2021 11:26 AM
7	more affordable housing...perhaps deed restricted housing	5/26/2021 3:45 PM

Q20 What services or actions are needed to improve access to regional services?

Answered: 6 Skipped: 3

#	RESPONSES	DATE
1	public transportation	6/3/2021 10:17 AM
2	Public transportation and accessibility to / presence of Alpine County government.	5/27/2021 3:41 PM
3	None	5/27/2021 11:48 AM
4	unknown	5/27/2021 11:30 AM
5	The CoC is a very large group of folks-- perhaps smaller working groups focusing on regions or tasks might be helpful to form meaningful relationships focused on results	5/27/2021 11:26 AM
6	For regional servics people can connect, but it is limited. We have no Dr. or medical clinics (except Public Health) in the area. Need to drive to Tahoe, Minden, Gardnerville for those services.	5/27/2021 10:24 AM

Q21 Are there any other housing priorities, issues, or concerns that you would like to identify to assist the County in identifying housing needs and developing appropriate programs to address housing needs?

Answered: 4 Skipped: 5

#	RESPONSES	DATE
1	more housing	6/3/2021 10:17 AM
2	there are rentable units in BV but the owners can't be bothered by the fuse of renting. So a property manager who handles the hassle could allow units to become available and lessen the risk for owners.	5/27/2021 11:30 AM
3	land availability, programs to assist developers produce housing (grants/loans, land donations, other), better coordination with regional partners, ownership programs	5/27/2021 11:26 AM
4	We do need affordable housing for our community.	5/27/2021 10:24 AM

Appendix C

Map Label	APN	Acres	General Plan	Zoning	Specific Plan/Master Plan	Comment	Min. Density	Max. Density	Max. Capacity	Realistic Capacity	Very Low	Low	Mod-erate	Above Mod.	Total Units	Service Providers
A	005-470-044-000	3.9	PD - Planned Development	Planned Development	Bear Valley Master Plan: MF-10, 45 units	Bear Valley. Former Black Forest Condominiums site (45 units). Tentative map has expired. Vacant.	0	11.8	45	36	18	18	0	0	36	LAWC/ BVWD
B	006-010-085-000	0.5	PD - Planned Development	Planned Development	Kirkwood Specific Plan: MF-C	Kirkwood. Former Expedition Lodge Condominium site. Vacant.	8	86.0	46	37	18	18	0	0	36	KMPUD