

From: [Patricia Robertson](#)
To: [Beth Thompson](#)
Cc: [Nichole Williamson](#); [Candace Stowell](#); [JT Chevallier](#)
Subject: RE: Alpine County - Draft Housing Element available for review
Date: Friday, February 11, 2022 2:14:26 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.jpg](#)

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Thank you for sending the public review draft of the Housing Element Update.

I was able to skim through some of the program areas and thought it was quite thorough!

A couple of comments:

1. I'm glad to see that developer mitigation is a priority. This can take a lot of different forms.
2. Program 11 (p. 31): increase homeownership. Low income homeownership programs (down payment assistance) can be provided through HOME and CDBG funds. I saw this listed elsewhere, but a homeownership land trust could also be a tool to increase affordable homeownership. Although I'm sure the need goes above 80% AMI, so local funding will be important.
 - a. Affordable Homeownership can also be achieved by buying down market rate homes and selling them at affordable prices with a deed restriction. We are operating a program like this in Mammoth Lakes right now and it's very successful (with condominiums). Some combination of those two programs may be the most successful.
3. A couple of ideas for increasing funding for housing programs
 - a. County real estate transfer tax
 - b. Vacancy tax
 - c. Promote private land/property donations to nonprofit developers
 - d. Promote private donors to support and contribute to nonprofits in the region

There's lots of opportunities for collaboration. I'm sorry I missed the public meeting on this. My family had COVID and it's been a whirlwind. But I'm looking forward to connecting again soon.

Happy Friday,
Patricia

Patricia Ann Robertson | she/her/hers [What's this?](#)
Executive Director | REALTOR®, At Home With Diversity®



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From: Beth Thompson <bthompson@denovoplanning.com>
Sent: Friday, January 7, 2022 12:53 PM
To: Patricia Robertson <Patricia@MammothLakesHousing.org>
Subject: Alpine County - Draft Housing Element available for review

Alpine County's 6th Cycle Draft Housing Element has been completed and is available for public review!

We are asking service providers, school districts, housing developers, advocates, and other stakeholders to continue participating in this process on behalf of your organization or service population through:

- 1) ***Sharing the attached flyer*** with your organization, clients, and other parties who may be interested in commenting on the Public Review Draft Housing Element. If you have a public message board (either physical or virtual), please post the flyer to help increase participation.
- 2) ***Reviewing the Public Review Draft Housing Element*** and commenting if there are additional housing needs or priorities that the County should consider or if there is additional information that should be provided in the element related to your organization.

The [Draft Housing Element](#) is available for review on the County's website - the Housing Element Update web page (<https://www.alpynecountyca.gov/582/Housing-Element-Update>) provides a link to the Draft Housing Element and information on the update process. The [flyer](#) (also attached below) provides details for the upcoming Planning Commission meeting on January 20, 2022 to discuss the Housing Element Update as well as where to view hard copies of the document and how to comment on the Housing Element Update. Please submit comments by February 18, 2022.

Following the public comment period, the public comments will be reviewed and the Housing Element will be updated to reflect comments. The Revised Draft Housing Element will then be

submitted to the State Department of Housing and Community Development for its review.

If you have any questions, please do not hesitate to contact me (contact details below) or Larry Shoemaker, Planner II, at lshoemaker@alpinecountyca.gov or (530) 694-1371.

Thank you,

Beth

Beth Thompson | Principal

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