

ALPINE COUNTY GENERAL PLAN



V. HOUSING ELEMENT

REVISIONS TO THIS SECTION:

ENTIRE ELEMENT

BOARD OF SUPERVISORS RESOLUTION NO. 2017-07, MARCH 7, 2017

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Table of Contents

List of Tables and Appendices.....	vi
Chapter 1: Introduction.....	1
1.1 State Requirement for Housing Element Updates	1
1.2 Community Context.....	2
1.3 Sources of Demographic and Housing Data.....	3
1.4 Public Participation.....	4
Chapter 2: Housing Needs Assessment	6
2.1 Population Characteristic	6
2.2 Household Characteristics	7
2.3 Housing Stock Characteristics	10
2.4 Special Needs Groups	15
2.5 Housing Costs and Affordability	20
Chapter 3: Housing Resources and Constraints.....	27
3.1 Regional Housing Need	27
3.2 Resources.....	29
3.3 Constraints.....	36
Chapter 4: Evaluation of Achievements (2007-2014)	49
Chapter 5: Housing Program	58

List of Tables and Appendices

Map 1: Alpine County in Context.....	2
Map 2: Alpine County	3
Figure 1: Figure 1: Alpine County, CA Population, 2010.....	6
Table 1: Recent Population Trends in Alpine County & Communities	7
Table 2: Average Household Size Over Time	7
Table 3: Number of Households by Community	8
Figure 2: Alpine County, Trends by Tenure.....	8
Table 4: Alpine County & Communities, Households by Tenure.....	9
Table 5: Estimated Households by Age and Tenure (2012).....	9
Table 6: Estimate of Overcrowded Households (2012).....	10
Table 7: Approximate Percentage of Units in Structure	10
Figure 3: Household Tenure, 2010	11
Figure 4: Vacant Units, 2010.....	12
Table 8: Housing Units by Community within Alpine County	13
Table 9: Alpine County Housing Conditions.....	14
Table 10: Housing Conditions by Community Area	15
Figure 5: Percent of County Population with a Disability by Age Group	16
Table 11: Estimate of Persons with Disabilities by Type	16
Table 12: Estimate of Household Size by Type.....	17
Figure 6: Percent of Households by Size and Tenure.....	18
Table 13: Female Headed Households and Poverty	19
Table 14: Approximate Income and Benefits for Households in Alpine County, CA	21
Figure 7: Percent of Employment by Industry.....	22
Table 15: Estimate of Employment by Industry in Alpine County	23
Table 16: Occupational Employment Statistics, Alpine County, 2012	24
Table 17: Alpine County Affordable Home Prices and Rental Rates, 2014	25
Table 18: Alpine County Regional Housing Needs Allocation (RHNA) by Income Group, 2014-2019.....	27
Table 19: Units Constructed (January 2009 to December 2014).....	28
Table 20: Anticipated Construction in the Entitlement Process	28
Table 21: Progress Toward the Regional Housing Need (Jan. 2009 to Dec. 2019)	28
Table 22: Land Inventory and Estimated Realistic Development Capacity	34
Table 23: Development Standards for Primary Residential Zoning Districts	36
Table 24: Planning and Development Fees	37
Table 25: Alpine County Fees as a Proportion of Housing Cost.....	39
Table 26: Timelines for Discretionary Review Procedures	40
Table 27: Residential Use by Zoning District.....	42
Table 28: Alpine County Real Estate Listing Prices, November 2014.....	45
Table 29: Typical Development Costs for Single Family Homes	46
Table 30: Housing Affordability by Income Group	47
Table 31: Quantified Objectives	66
Appendix A: Available/Vacant Land Maps.....	67

Chapter 1: Introduction

1.1 State Requirement for Housing Element Updates

The Housing Element is a State mandated component of the Alpine County General Plan, intended to guide development of housing in the county. There are five main components to the Housing Element. They are: an assessment of housing needs in the county; an inventory of housing resources and constraints relevant to meeting those needs; a review of progress; and housing program which provides a statement of goals, quantified objectives and policies. The assessment of housing needs includes an analysis of population and employment trends, as well as current household characteristics including housing costs compared to income and overcrowding. Chapter three addresses both housing resources and constraints, and includes an inventory of land suitable for residential development as well as an analysis of housing development constraints such as local fees, land use controls, the price of land and construction costs. Chapter four assesses the achievements of the previous planning period's housing program. The statement of goals, quantified objectives and policies in chapter five provides guidance for meeting the needs and is directed at maintenance, preservation, improvement and development of local housing. The housing program is a schedule of actions which the County should undertake to implement the policies and achieve the goals and objectives of the housing element.

Section 65588 of the California Government Code requires that local government shall review their general plan housing elements "as frequently as appropriate to evaluate the following:

- (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State housing goal.
- (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- (3) The progress of the city or county in implementation of the housing element."

In addition, Government Code Section 65588 establishes a minimum schedule for adoption of periodic updates to housing elements. In 2012 the California Department of Housing and Community Development certified the Alpine County Housing Element. This certification expired on June 30, 2014. This housing element covers the period from June 30, 2014 to June 30, 2019.

The State housing goal, as expressed in Section 65580 of the California Government Code is the attainment of decent housing and a suitable living environment for every Californian. In striving to meet this goal, the State requires that local governments play a key role in expanding opportunities for housing and that particular emphasis is needed to meet the housing needs of low and moderate income households. Local governments are

thus directed by the State to use their vested powers to facilitate the improvement and development of housing in order to meet the needs of all economic segments within their communities.

Consistency with Other General Plan Elements

Planning law requires the general plan to be an internally consistent document, consisting of compatible policies, objectives, standards, etc. and housing element law further requires the housing element to describe how consistency is achieved and maintained. As part of this update process, the housing element, including goals, policies, objectives and programs has been reviewed for consistency with the rest of the general plan. The County will maintain consistency upon general plan amendments and will consider general plan consistency as part of its annual progress report required under Government Code Section 65400.

1.2 Community Context

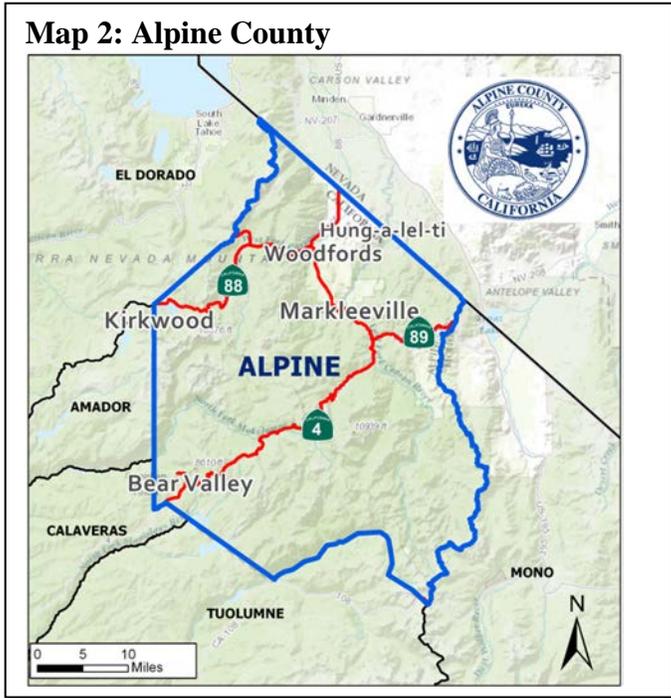


Now 150 years old, Alpine County was formed in 1864 during a silver boom. After the silver rush, Alpine County's economy consisted almost entirely of farming, ranching, and logging. In the late 1960's ski resorts came to the area with the construction of Bear Valley and Kirkwood resorts. The current economy is largely comprised of public administration, education, health and social services, and recreation based tourism employment.

Alpine County is the least populated county in the State of California with a population of just 1175. Of the 58 Counties in the State, Alpine is the 8th smallest county with approximately 726 square miles of land. Alpine County is made up of 96 percent publicly held land with only 4 percent in private ownership.

The county seat is located in Markleeville, which is the largest community both in population and in size. Employment in the Markleeville and Woodfords area is a blend of state, federal and local government jobs and some small businesses. This area of Alpine County is only accessible in the winter months via Highway 88 and 89, as both Monitor Pass and Ebbetts Pass close due to heavy snowfall.

Bear Valley is home to the Bear Valley Mountain Resort. The community of Kirkwood is home to Kirkwood Mountain Resort. Both communities offer winter skiing and summer recreation, with a small population of year round residents. Much of the employment here centers on the demands of recreation tourism and small businesses.



1.3 Sources of Demographic Data

U.S. Census Bureau data

The U.S. Census Bureau organizes its data regarding population and housing into four summary files as follows.

- [Summary File 1](#) (SF 1) and [Summary File 2](#) (SF 2) focus on the information collected on the census short form – namely on age, sex, race, Hispanic/Latino origin, households, families, housing units, and owner/renter status. SF 1 has the most geographic detail, with data for census block groups and blocks.
- [Summary File 3](#) (SF 3) and [Summary File 4](#) (SF 4) focus on social, economic and housing characteristics compiled from a sample of approximately 19 million housing units (about 1 in 6 households) that received the Census 2000 long-form questionnaire. Topics include income, education, occupation, ancestry, disability, foreign birth, commuting, household financial arrangements, year housing structure built and many other population and housing subjects. SF 3 has data for block groups.

You can access the data from all four of the files in [American FactFinder](#) and also can be obtained on [DVD or CD-ROM](#) from the Customer Services Center at 1-800-923-8282 or (301) 763-INFO (4636).

U.S. Census Bureau, American Community Survey (ACS) Sample Data

The American Community Survey, produced by the U.S. Census Bureau, provides general population characteristics for only a sample of the community. When used in conjunction with the most recently available decennial census counts, information from the ACS illustrates *how* individuals live, including educational attainment, housing preferences, employment opportunities, and many other characteristics. This sample data has only been used in cases where the authors thought it provided new insight into the housing issues of the community.

The ACS is a legitimate survey that is part of the Decennial Census Program. It is a survey sent to a small percentage of our population on a rotating basis. These data were previously collected only in census years in conjunction with the decennial census. Since the ACS is conducted every year, rather than once every ten years, it provides more current estimates throughout the decade.

With each ACS estimate, the Census Bureau reports a Margin of Error (MOE), or measure of the variability of the estimate due to sampling error. The MOE enables data users to measure the range of uncertainty around each estimate. The larger the MOE, the lower the accuracy of the estimate—and the less confidence one should have that the estimate is close to the true value.

County of Alpine Housing Needs Assessment, prepared for the Alpine County Planning Department by Laurin Associates, December 2003

Alpine County General Plan Housing Element, 2009-2014

You can access the Plan on Alpine County's website here:

<http://alpinecountyca.gov/documentcenter/view/51>.

California Employment Development Department (EDD)

The EDD promotes California's economic health by providing information to help people understand California's economy and make informed labor market choices. You can access the data on their website here: <http://www.labormarketinfo.edd.ca.gov/>.

California Department of Finance (DOF)

The Demographic Research Unit of the California Department of Finance is designated as the single official source of demographic data for state planning and budgeting.

1.4 Public Participation

The Planning Commission held a public hearing to review the Draft Housing Element at their regular meeting on April 30, 2015.

A duly noticed public hearing was held with the Alpine County Planning Commission on April 30, 2015 prior to the Commission making a recommendation on the housing element update. The Board of Supervisors also held a public hearing on March 7, 2017 prior to taking action on the update. The housing element update and its related

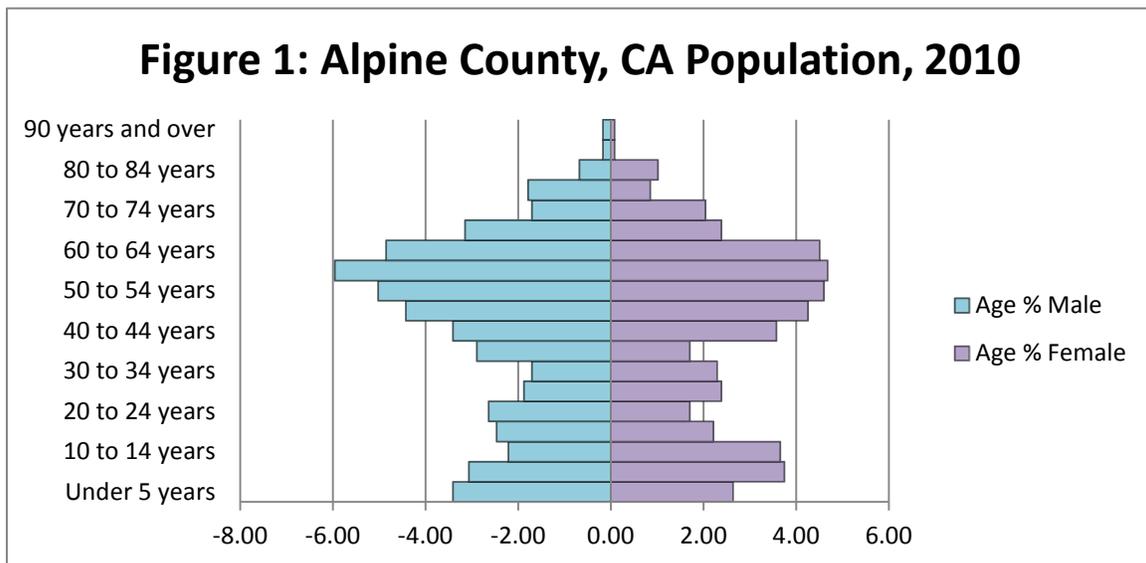
environmental review documents were made available for review from the County Planning Department and County Clerk. Information on the update was also posted on the Alpine County website. Comments were considered, and as appropriate, incorporated into the final update.

Chapter 2: Housing Needs Assessment

2.1 Population

Between 2000 and 2010, Alpine County experienced a slight decrease in population. According to the U.S. Census Bureau, the total population of the County in 2010 was 1,175 compared to 1,208 in 2000. Additionally, the CA Department of Finance has published a 2014 population estimate of 1,079; which further illustrates a decline in population since 2010.¹

In 2010, 51.6 percent of the population was men while 48.4 percent was women. As you can see in Figure 1 below, the largest segment of the population, for both men and women, is between 50 and 59 years in age, which makes up more than 20 percent of the population.



Source: U.S. Census, 2010

¹ California Department of Finance, Report E-1: City/County Population Estimates with Annual Percent Change, January 1, 2013 and 2014.

Table 1 below depicts the populations of specific communities within the county boundaries. As you can see, the county seat of Markleeville has the largest population. Additionally, the areas experiencing the most growth in population are Markleeville and Kirkwood. According to the California Department of Finance, the county population is expected to maintain at its current level through 2040.²

Table 1:		
Recent Population Trends in Alpine County & Communities		
JURISDICTION	2000	2010
Alpine County - Total	1,208	1,175
Bear Valley	133	121
Kirkwood	96	158
Markleeville	197	210
Woodfords	219	X
Mesa Vista	X	200
X Data unavailable Source: U.S. Census, 2000, 2010		

2.2 Household Characteristics

According to the U.S. Census, Alpine County was home to 497 households in 2010. This is up from 483 in 2000. This illustrates a growth of 2.9 percent. While the number of households has increased, the average size of those households in Alpine County has decreased. Table 2 illustrates that between 2000 and 2010 the county's average household size has gone from 2.5 to 2.32 individuals.

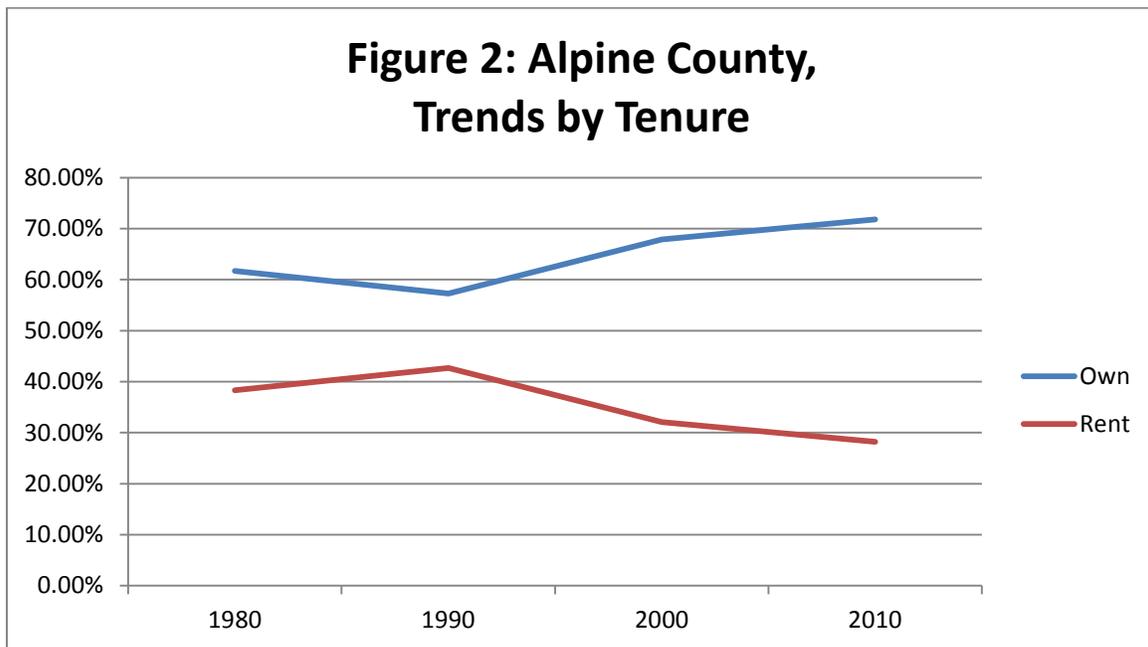
Table 2:			
Average Household Size Over Time			
Alpine County		California	
2000	2010	2000	2010
2.5	2.32	2.87	2.9
Source: U.S. Census			

² California Department of Finance, Report P-1 (County): State and County Total Population Projections, 2010-2060.

Table 3 illustrates the most concentrated communities in terms of number of households. Markleeville remains the largest community; however, Kirkwood has seen the most growth over time.

Table 3:			
Number of Households by Community			
JURISDICTION	2000	2010	Percent Change
Alpine County - Total	483	497	2.9%
Bear Valley	67	67	0%
Kirkwood	19	72	278.9%
Markleeville	92	100	8.7%
Mesa Vista	57	83	45.6%

Source: U.S. Census 2000 and 2010. Breakouts for communities shown if data is available; data for Hung-A-Lel-Ti community is included in County total



Source: Census Bureau 2010 Census, (2000 Census, SF 3: H7, 1990 Census, SF 3: H8, and 1980 Census.

Table 4 shows household tenure data for the County. The total households for the County are shown, followed by a breakout for community areas where specific data is available. Data for the Hung-A-Lel-Ti community is not available separately and is included in the County totals. The number of owner occupied households has increased significantly since 1990, while as a nation homeownership is at a 19 year low according to the U.S. Census. Alpine County’s continued increase could be in large part due to the largest segment of the population being between 50 and 59 years in age, while the decrease in homeownership on the national level is largely attributed to the millennial generation

who are postponing buying homes. In 2010, almost three-fourths of the households in the county were owner occupied. As Table 4 illustrates, the mix of ownership and rentals varies by community. There has been a substantial increase in homeownership in Kirkwood.

Table 4:						
Alpine County & Communities, Households by Tenure						
	Owner			Renter		
	2000	2010	% Change	2000	2010	% Change
Alpine County - total	351	357	1.7%	163	140	-14.1%
Bear Valley	40	47	17.5%	27	20	-25.9%
Kirkwood	3	45	1400%	16	27	68.8%
Markleeville	63	63	0%	29	37	27.6%
Mesa Vista	X	73		X	10	

X data unavailable
 Source: US Census, 2000 and 2010; Breakouts for communities shown if data is available.

As Table 5 below depicts, there is a high ownership and rental rate among those householders between the ages of 35-64 years.

Table 5:			
ESTIMATED HOUSEHOLDERS BY AGE AND TENURE (2010) – ALPINE COUNTY			
Householder Age	Owners	Renters	Total
15-24 years	3	10	13
25-34 years	9	26	35
35-64 years	249	92	341
65-74 years	61	9	70
75 plus years	35	3	38
TOTAL	357	140	497

Source: US Census 2010

Overcrowding

Overcrowding is defined by the Census as a household with more than one person per room. For purposes of determining overcrowding, “room” includes the living room, dining room, kitchen, bedrooms and finished recreation room or den. Table 6 illustrates overcrowding. Overcrowding is not a significant situation in Alpine County with only 7.5

percent of the total households classified as overcrowded. Two-thirds of the overcrowding occurs in renter households. The total rate of overcrowding in Alpine County is approximately one-half of the statewide rate of 15.2 percent.

Table 6:			
Estimate of Overcrowded Households – Alpine County (2012)			
Households	Owners	Renters	TOTAL
TOTAL HOUSEHOLDS	311	74	385
Total Overcrowded Households	2	4	6
1-1.5 Persons per Room	2	2	4
1.5 or More Persons per Room	0	2	2
County Overcrowding Rates	.6%	5.4%	1.6%
Statewide Overcrowding Rates	4.1%	13.3%	8.2%
Source: 2008-2012 ACS			

2.3 Housing Stock Characteristics

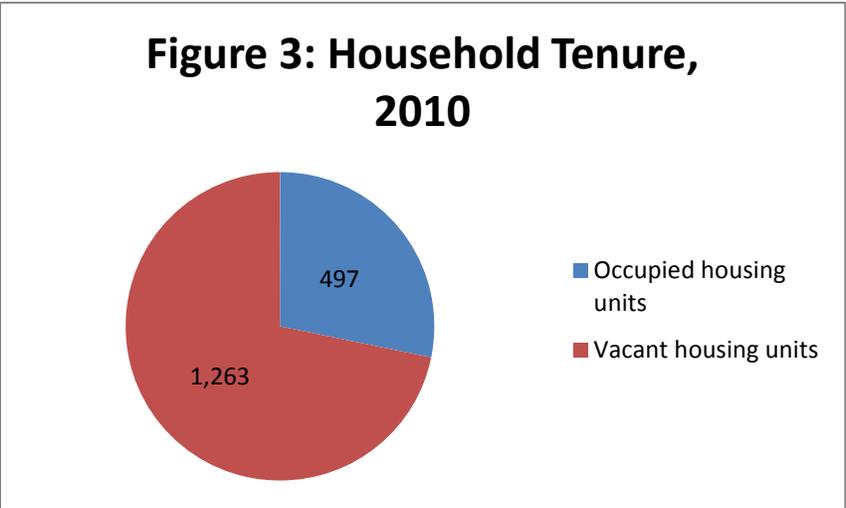
The 2010 census counted 1,760 housing units in Alpine County, an increase of 246 units since 2000. The California Department of Finance reports an estimated 1,774 units in 2014. All but one of those additional fourteen units between 2010 and 2014 was single family attached and detached. The distribution of those units by type of unit is shown below in Table 7.

Table 7:	
APPROXIMATE PERCENTAGE OF UNITS IN STRUCTURE	
1-unit, detached	59.6%
1-unit, attached	0.5%
2 units	2.6%
3 or 4 units	1.3%
5 to 9 units	4.7%
10 to 19 units	7.4%
20 or more units	21.4%
Mobile home	2.4%
Boat, RV, van, etc.	0.0%

Source: U.S. Census Bureau, American Community Survey, 2008-2012

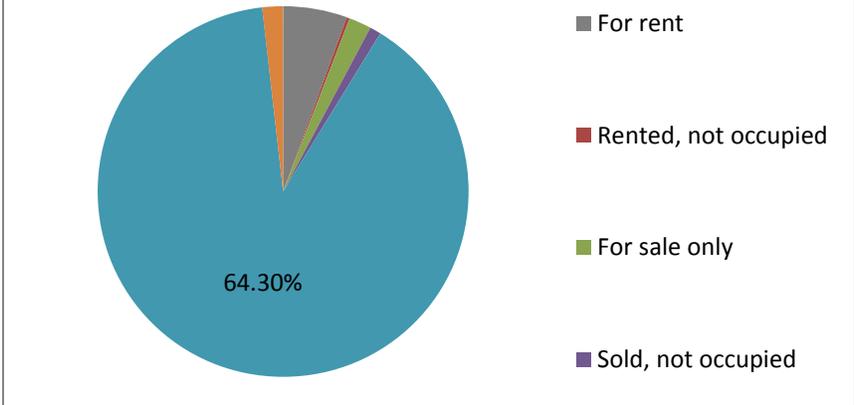
Between 2009 and 2014, the County issued building permits for 26 single family homes, 36 multi family dwelling units and one (1) manufactured home. It is expected that multifamily construction will be a larger portion of the total within the next five years. This is due to the approved Specific Plan for Kirkwood and the approved Bear Valley Village project in Bear Valley, both of which emphasize development of multifamily units; however almost all of the housing units in these projects are expected to be vacation or second home properties. Construction of single family homes throughout the County is expected to continue at a relatively slow and constant rate over the next five years. Very few new manufactured homes are expected to be located in the County in the next five years, although development of manufactured housing units on single lots is a viable affordable housing solution that can be promoted by the County.

According to the 2010 Census, 71.8 percent of the housing units in Alpine County are vacant. Most, if not all, of these vacancies are most likely due to units that are classified as vacation homes or second homes that are not part of the housing stock available to permanent residents of the County. Figures 3 and 4 show the proportion of vacant homes in the county.



Source: U.S. Census, 2010

Figure 4: Vacant Units, 2010



Source: U.S. Census, 2010

Table 8:

Housing Units by Community within Alpine County

Geographic area	Total housing units	Occupied housing units	Vacant housing units				Vacancy rate	
			Total	Percent			Homeowner [1]	Rental [2]
				For sale only	For rent	Seasonal, recreational, or occasional use		
Alpine County	1,760	497	1,263	2.0	5.5	89.5	6.3	32.9
COUNTY								
SUBDIVISION AND PLACE								
Markleeville CCD*	1,760	497	1,263	2.0	5.5	89.5	6.3	32.9
Alpine Village CDP**	69	52	17	11.8	0.0	76.5	4.7	0.0
Bear Valley CDP	531	67	464	4.3	13.1	82.3	29.9	75.3
Kirkwood CDP (part)	532	37	495	0.2	0.0	98.6	3.0	0.0
Markleeville CDP	194	100	94	1.1	4.3	91.5	1.6	9.8
Mesa Vista CDP	103	83	20	5.0	20.0	50.0	1.3	28.6
Remainder of Markleeville CCD	331	158	173	0.0	0.6	87.9	0.0	1.8
PLACE								
Alpine Village CDP	69	52	17	11.8	0.0	76.5	4.7	0.0
Bear Valley CDP	531	67	464	4.3	13.1	82.3	29.9	75.3
Kirkwood CDP (part)	532	37	495	0.2	0.0	98.6	3.0	0.0
Markleeville CDP	194	100	94	1.1	4.3	91.5	1.6	9.8
Mesa Vista CDP	103	83	20	5.0	20.0	50.0	1.3	28.6

*CCD - Census county divisions (CCDs) are areas delineated by the Census Bureau in cooperation with state, tribal, and local officials for statistical purposes. CCDs have no legal function and are not governmental units. CCD boundaries usually follow visible features and usually coincide with census tract boundaries. The name of each CCD is based on a place, county, or well-known local name that identifies its location.

**CDP - Census Designated Places (CDPs) are the statistical counterparts of incorporated places, and are delineated to provide data for settled concentrations of population that are identifiable by name but are not legally incorporated under the laws of the state in which they are located. The boundaries usually are defined in cooperation with local or tribal officials and generally updated prior to each decennial census. These boundaries, which usually coincide with visible features or the boundary of an adjacent incorporated place or another legal entity boundary, have no legal status, nor do these places have officials elected to serve traditional municipal functions. CDP boundaries may change from one decennial census to the next with changes in the settlement pattern; a CDP with the same name as in an earlier census does not necessarily have the same boundary. CDPs must be contained within a single state and may not extend into an incorporated place. There are no population size requirements for CDPs.

Source: 2010 Census

Housing Stock Conditions

A housing conditions survey was conducted in Alpine County in May and June 2003. A total of 1,143 housing units in the county were surveyed. The survey focused on the communities and immediate surroundings of Bear Valley, Kirkwood, Markleeville and Woodfords. Scattered housing in outlying rural areas was not included in the survey. Units were classified as follows:

SOUND: No repairs needed, or only one minor repair needed such as exterior painting or window repair.

MINOR: Two or more minor repairs needed, such as patching and painting of siding, roof patching or window replacement; or one major repair needed, such as roof replacement.

MODERATE: Two or three minor repairs needed, such as those listed above, or a combination of minor and major repairs.

SUBSTANTIAL: Repairs generally needed to all surveyed items: foundation, roof, siding, window, and electrical.

DILAPIDATED: The costs of repair would exceed the cost to replace the residential structure.

The results of the survey are contained in Tables 9 and 10. Note that the total number of housing units included in the survey was 1143, which is different than the total number of housing units in the County. Over 95 percent of the housing stock surveyed in 2003 was in sound condition. Because the survey is now over ten years old and the Great Recession has since taken place which likely has resulted in less capital to maintain homes and investment properties, it seems likely that more homes have fallen out of the sound condition category.

Table 9:		
Alpine County Housing Conditions		
Condition	Number	Percent
Sound	1093	95.6
Minor Rehabilitation	34	3.0
Moderate Rehabilitation	15	1.3
Substantial Rehabilitation	0	0
Dilapidated	1	0.1

Source: Alpine County Housing Needs Assessment, 2003

Table 10 shows housing conditions by community area. The Sierra Pines mobile home community within the Woodfords area has the highest concentration of units in need of rehabilitation at 17. The one dilapidated unit found in the survey is an older mobile home in Sierra Pines. Most of the residents of this community are within the very low and low income household categories.

Table 10:								
Housing Conditions by Community Area								
Condition	Bear Valley		Kirkwood		Markleeville		Woodfords	
	No.	%	No.	%	No.	%	No.	%
Sound	584	99.8	278	100	119	86.2	114	90.3
Minor	1	0.2	0	0	17	12.3	14	9.9
Moderate	0	0	0	0	2	1.5	13	9.2
Substantial	0	0	0	0	0	0	0	0
Dilapidated	0	0	0	0	0	0	1	0.7
TOTAL	585	100	278	100	138	100	142	100

Source: Alpine County Housing Needs Assessment, 2003

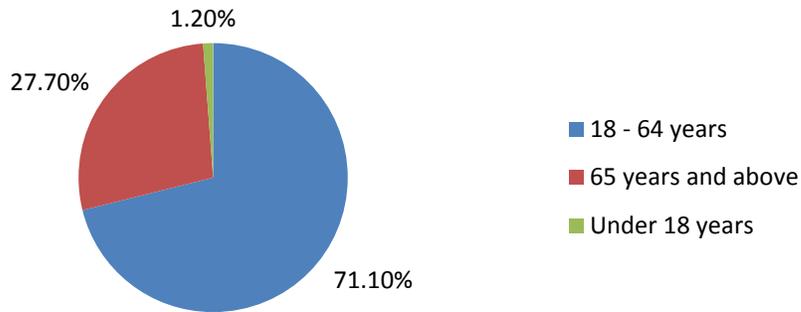
According to the 2000 Census, there are 404 housing units in Alpine County that were constructed prior to 1950. Given the age of the housing conditions survey described above, it can be estimated that most of these units are still in sound condition though some have most likely fallen out of sound condition given the time since the last survey and the Great Recession during that time period. Therefore, there are probably more than 48 units within the County that need minor or moderate rehabilitation.

2.4 Special Housing Needs

Persons with Disabilities

According to the 2012 American Community Survey, 13.9 percent of the population in Alpine County has a disability. A vast majority of those individuals are between the ages of 18 and 64.

Figure 5: Percent of County Population with a Disability by Age Group



Source: U.S. Census Bureau, American Community Survey, 2008-2012

As one can see from Table 11 below, the majority of disabilities are ambulatory and make independent living difficult for those between the ages of 18 and 64. Housing initiatives may want to focus on group care facilities and social service delivery.

Table 11:		
Estimate of Persons with Disabilities by Type		
	Number	Percent
Total Disabilities Talled	166	100.0%
Total Disabilities for Ages 5-64	120	72.3
With a hearing difficulty	34	28.3
With a vision difficulty	39	32.5
With a cognitive difficulty	33	27.5
With an ambulatory difficulty	57	47.5
With a self-care difficulty	41	34.2
With an independent living difficulty	50	41.7
Total Disabilities for Ages 65 and Over	46	27.7
With a hearing difficulty	17	37
With a vision difficulty	11	23.4
With a cognitive difficulty	10	21.3
With an ambulatory difficulty	31	66
With a self-care difficulty	0	0
With an independent living difficulty	9	19.1
Source: ACS 2008-2012		

Seniors

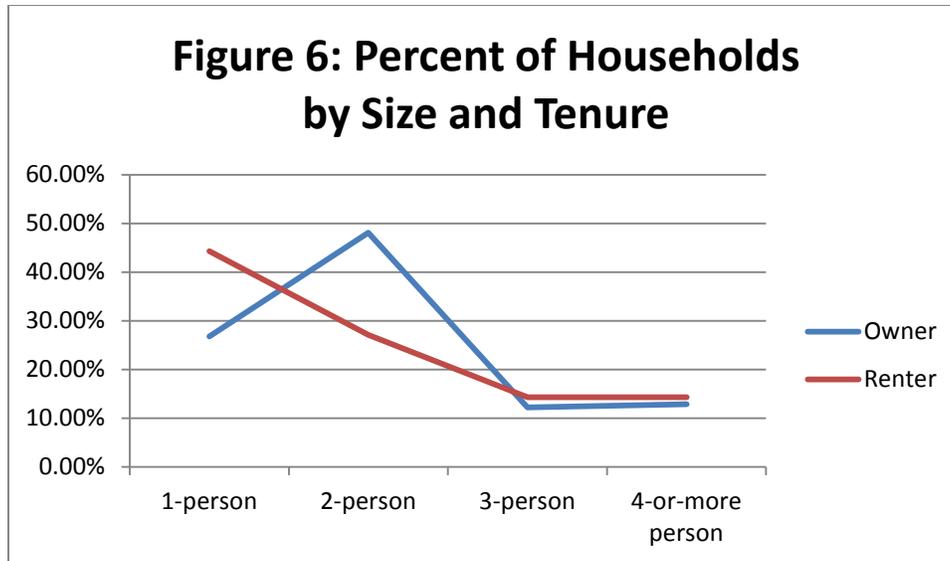
According to the 2010 Census, 108 senior households (age 65 or over) reside in Alpine County, which is 21.7 percent of the total households. This is an increase from 72 senior households reported in the 2000 Census. This is a 50 percent change within a ten year period. Seniors tend to have special needs because they typically live on fixed incomes, have higher health care costs, and are more likely to have some form of disability. Population projections for Alpine County by the Department of Finance estimate that by year 2020 the senior population will reach 163 individuals. While housing specifically for seniors is best located within nearby urban communities where health care and other necessary services are more convenient, it may become necessary to focus housing initiatives on this group in the future.

Large Families

Large households are defined as households with more than five persons. In some circumstances, where the housing market does not meet large household housing needs, overcrowding can result. As discussed earlier, overcrowding is not a significant housing issue in Alpine County, with overcrowded situations representing only 1.6 percent of total households.

Table 12:		
Estimate of Household Size by Type		
	Owner	Renter
<i>Estimated Total</i>	357	140
1-person household	17.9%	11.5%
2-person household	33.6%	7.8%
3-person household	8.0%	3.0%
4- person household	7.2%	2.4%
5-or more person household	5.0%	3.4%

Source: US Census 2010



Source: 2007-2011 ACS, 5-year estimate

Farmworkers

The most current accurate data on farmworkers is the USDA 2007 Census of Agriculture. According to this data, there were 12 farmworkers on seven farms in Alpine County in 2007. Ranches are included as farms in this data. Both the California Employment Development Department and the 2012 Census of Agriculture report zero farmworkers in Alpine County.³ The 2000 Census data lists 23 persons employed in the combined category of agriculture, forestry, fishing and hunting, and mining. In 2012, this number was estimated to be 25 individuals.

The eastern side of the County contains a small number of ranches which graze livestock and grow hay crops. Currently there are approximately six separate ranching operations in this area. Many of these operations will employ seasonal or part time agricultural workers that live in housing provided on the ranch or commute from the nearby Carson Valley area in Nevada where there are both additional housing and employment opportunities.

Female-headed Households

According to the 2010 Census, there were 40 female headed households in the County. Of these, 23 included children less than 18 years of age. Table 13 is a summary of the data regarding female headed households.

³ Census of Agriculture, 2012, http://www.agcensus.usda.gov/Publications/2012/Full_Report/Volume_1,_Chapter_2_County_Level/California/st06_2_007_007.pdf; California Employment Development Department, www.labormarketinfo.edd.ca.gov, accessed 10/27/14.

Table 13:		
Female Headed Households and Poverty		
Householder Type	Number	Percent
Total Households	497	
Female Headed Households	40	8
<i>Female Heads with Own Children</i>	23	4.6
<i>Female Heads without Children</i>	57	11.5
All Families Under the Poverty Level*	X	2.4
Female Headed Families Under the Poverty Level*	X	3.7
X Data unavailable Source: U.S. Census 2010		

There is 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 funding levels transferred supported a total of three households; however, since that time two households have relocated outside of the county. The one household currently utilizing the HCV program in Alpine County is a single, male head of household with two minor children.

There are presently nine applicants on the Stanislaus County Housing Authority’s HCV waiting list, none of which are residents of Alpine County. The Housing Authority intends to open the wait list sometime later this year and develop a "Local Residency Preference" to ensure residents of Alpine County are given priority in receipt of these limited vouchers. The greatest obstacle identified for voucher holders within Alpine County is the lack of rentals which are affordable. At the time of the HCV transfer, the three HCV participating households resided in a mobile home park in the community of Markleeville.⁴

Families and Persons in Need of Emergency Shelter

According to the Alpine County Department of Health and Human Services, there is a small homeless population in Alpine County. This is an increase from the last update which documented no homeless individuals. The department has funding for emergency

⁴ Mammoth Lakes Housing, Inc. (MLH), Email with Michele Gonzales, Director of Regional Housing Choice Voucher Programs, Housing Authority County of Stanislaus, February 4, 2015.

hotel stays only and attributes the small but growing homeless population to the lack of affordable housing options in the county.

Currently, there are no dedicated shelters in Alpine County. 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 or, soon, the Gardnerville shelter⁵.

2.5 Housing Costs and Affordability

Recreation and tourism are the dominant economic activities in the county. This is reflected in the employment numbers for arts, entertainment, recreation and services; and retail trade. Secondary to recreation and tourism is education and government as reflected in the educational, health and social services; and public administration categories. Together, recreation, tourism, education and government account for almost two-thirds of the employment within the County. The largest employers within the county are the Kirkwood Mountain Resort, Bear Valley Mountain Resort, Alpine County Government and the Alpine County Unified School District. Wages and housing costs can be an indicator of affordability. This section seeks to take a look at how Alpine County's median income relates to the cost of housing in the county.

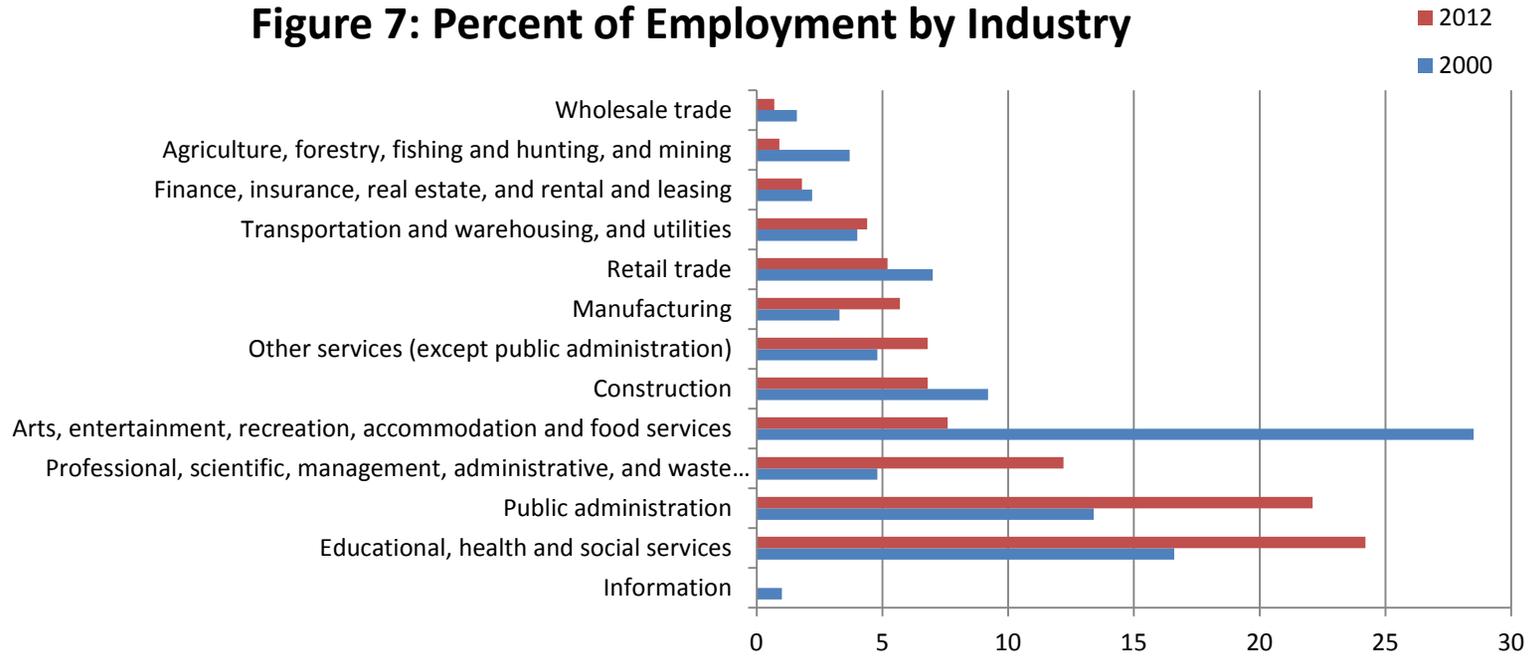
Since the 2000 Census there has been a shift in employment. The largest growth in employment sectors over this period were the professional and scientific sectors, educational and health and social sectors, and the public administration sector which now make up almost one-third of employment in Alpine County. The arts, entertainment and recreation sectors experienced the most significant drop in employment rates dropping from 28.5 percent in 2000 to only about 7.6 percent in 2010; however, this could be due to the fact that many employees in these industries live outside of Alpine County for many reasons. Among the most significant factors are:

- The part time and seasonal nature of the employment;
- Housing costs and limited availability of housing within the County;
- The desire to be in a more urban environment such as South Lake Tahoe, Minden/Gardnerville, Carson City, Nevada which are closer to services and other urban amenities not available in Alpine County; and
- The employment location of other household members.

⁵ MLH phone interview with Live Violence Free staff on November 14, 2014.

Table 14:		
Approximate Income and Benefits for Households in Alpine County, CA		
	2008-2012 5-year estimates*	
	Number	Percent
Total households	385**	100
Less than \$10,000	22	5.7
\$10,000 to \$14,999	12	3.1
\$15,000 to \$24,999	63	16.4
\$25,000 to \$34,999	12	3.1
\$35,000 to \$49,999	44	11.4
\$50,000 to \$74,999	77	20
\$75,000 to \$99,999	39	10.1
\$100,000 to \$149,999	78	20.3
\$150,000 to \$199,999	24	6.2
\$200,000 or more	14	3.6
Median household income	\$59,931	
Mean household income	\$76,815	
Source: 2008-2012 ACS, 5-year estimate *2012 inflation adjusted dollars; ** Household income data is available for 385 households, which is less than total census count of 497 households		

Figure 7: Percent of Employment by Industry



Source: U.S. Census 2000 and 2008-2012 ACS 5-year estimates⁶

⁶ Census 2000 codes are 3-digit codes and are based on the North American Industry Classification System (NAICS) 1997. The 2012 ACS industry codes are 4-digit codes and based on the 2007 NAICS. Codes and descriptions, particularly within the Electronic Shopping, Wholesale, and Information categories changed. For a summary of code changes from Census 2000 to 2007 visit the 1990-2012 Census Industry Codes with Crosswalk on the [Industry and Occupation website](#).

Table 15:		
Estimate of Employment by Industry in Alpine County		
Industry Type	2000	2010
	Percent	Percent
Agriculture, forestry, fishing and hunting, mining	3.6	.9
Construction	9.2	6.8
Manufacturing	3.3	5.7
Wholesale trade	1.6	.7
Retail trade	7.0	5.2
Transportation and warehousing, and utilities	4.0	4.4
Information	1.0	1.5
Finance, insurance, real estate and rental and leasing	2.2	1.8
Professional, scientific, management, administration	4.8	12.2
Educational, health and social services	16.6	24.2
Arts, entertainment, recreation, and services	28.5	7.6
Other services	4.8	6.8
Public administration	13.4	22.1
TOTAL	100.00	100.00
Source: Census Bureau (2000 Census); 2008-2012 ACS		

As revealed in Table 15 above, many of Alpine County’s citizens earn low wages and can generally afford a maximum monthly rent of about \$500 (see Table 16, below). Table 17 illustrates affordable home prices and rents for each income category. It illustrates the actual prices that individuals can afford without over-expending their income on housing.

The following table illustrates common area service sector jobs and their corresponding incomes. Incomes are calculated on both full-time (2080 hours annually) and part-time (1040 hours annually) employment.

TABLE 16:**Occupational Employment Statistics, Alpine County, 2012**

	<i>2012 Hourly Wage Median¹</i>	<i>Approximate Annual Income²</i>	
		Full-Time	Half-Time
All Occupations	\$15.91	\$33,093	\$16,547
Property Real Estate and Community Association Managers	\$25.51	\$53,061	\$26,531
Food Preparation Workers	\$11.02	\$22,923	\$11,462
Waiters and Waitresses	\$9.05	\$18,824	\$9,412
Hosts and Hostesses Restaurant Lounge and Coffee Shop	\$9.00	\$18,720	\$9,360
Maids and Housekeeping Cleaners	\$11.07	\$23,026	\$11,513
Childcare Workers	\$11.09	\$23,067	\$11,534
Cashiers	\$10.89	\$22,651	\$11,326
Hotel Motel and Resort Desk Clerks	\$10.29	\$21,403	\$10,702
Farming Fishing and Forestry Occupations	\$19.23	\$39,998	\$19,999

¹ Wages based on the Eastern Sierra Region which includes Alpine, Inyo, and Mono counties for May 2012.

² Based on full-time employment at 2,080 hours of work per year. It's important to note that many service jobs are not full-time positions. For this reason, both full-time and part-time calculations have been provided.

Source: United States Department of Labor, Bureau of Labor Statistics, Occupational Employment Statistics Query System, http://data.bls.gov/oes/search.jsp?data_tool=oes, accessed June 6, 2013.

Lastly, Table 17 illustrates the area median income (AMI) for varying household sizes and the homes (both ownership and rental) that these incomes can afford, based on the U.S. Department of Housing and Urban Development's (HUD) standard of spending no more than 30 percent of monthly household income on housing expenses (rent or principle, interest, insurance, and taxes as well as utilities).

TABLE 17:

Alpine County Affordable Home Prices and Rental Rates, 2014

HOUSEHOLD TYPE/SIZE		HOME PRICE			RENTAL RATE
<i>Minimum Unit Size</i>		<i>Income</i>	<i>Down Payment</i>	<i>Affordable Home Price²</i>	<i>Affordable Rent (includes utilities)</i>
Extremely Low-Income - <30% of AMI¹					
1-Person	Studio	\$17,150	\$3,145	\$62,900	\$429
2-persons	One-Bedroom	\$19,600	\$3,765	\$75,300	\$490
3-Persons	Two-Bedroom	\$22,050	\$4,240	\$84,800	\$551
4-Persons	Three-Bedroom	\$24,500	\$4,925	\$98,500	\$613
Very Low-Income - 31% to 50% of AMI					
1-Person	Studio	\$28,600	\$5,750	\$115,000	\$715
2-persons	One-Bedroom	\$32,650	\$6,565	\$131,300	\$816
3-Persons	Two-Bedroom	\$36,750	\$7,710	\$154,200	\$918
4-Persons	Three-Bedroom	\$40,800	\$8,560	\$171,200	\$1,020
Low-Income - 51% to 80% of AMI					
1-Person	Studio	\$44,750	\$9,385	\$187,700	\$1,119
2-persons	One-Bedroom	\$51,150	\$10,735	\$214,700	\$1,279
3-Persons	Two-Bedroom	\$57,550	\$12,075	\$241,500	\$1,439
4-Persons	Three-Bedroom	\$63,900	\$13,410	\$268,200	\$1,598
Moderate-Income - 81% to 120% of AMI					
1-Person	Studio	\$71,400	\$14,980	\$299,600	\$1,785
2-persons	One-Bedroom	\$81,600	\$17,125	\$342,500	\$2,040
3-Persons	Two-Bedroom	\$91,800	\$20,065	\$401,300	\$2,295
4-Persons	Three-Bedroom	\$102,000	\$22,300	\$446,000	\$2,550

Continued on the next page

TABLE 17:						
Alpine County Affordable Home Prices and Rental Rates, 2014						
HOUSEHOLD TYPE/SIZE		HOME PRICE			RENTAL RATE	
<i>Minimum Unit Size</i>		<i>Income</i>	<i>Down Payment</i>	<i>Affordable Home Price²</i>	<i>Affordable Rent (includes utilities)</i>	
Middle-Income - 121% to 150% of AMI						
1-Person	Studio	\$89,250	\$19,515	\$390,300	\$2,231	
2-persons	One-Bedroom	\$102,000	\$22,300	\$446,000	\$2,550	
3-Persons	Two-Bedroom	\$114,750	\$25,085	\$501,700	\$2,869	
4-Persons	Three-Bedroom	\$127,500	\$27,870	\$557,400	\$3,188	
Upper-Income - 151% to 200% of AMI						
1-Person	Studio	\$119,000	\$26,015	\$520,300	\$2,975	
2-persons	One-Bedroom	\$136,000	\$29,730	\$594,600	\$3,400	
3-Persons	Two-Bedroom	\$153,000	\$33,450	\$669,000	\$3,825	
4-Persons	Three-Bedroom	\$170,000	\$37,165	\$743,300	\$4,250	
¹ AMI = Area Median Income ³ Calculation of affordable home sales prices based on an annual interest rate of 4.5 percent for a standard mortgage, 30-year mortgage, 5% down payment, and monthly payments that do not exceed 30 percent of the household monthly income. Source: Mammoth Lakes Housing, Inc. (MLH), 2014.						

Chapter 3: Resources and Constraints

3.1 Regional Housing Need

The central intent of State Housing Element Law legislation is to attain the state’s housing goal through the cooperation of government entities. Multi-jurisdictional agencies, or Councils of Governments (COGs), are given the responsibility of distributing the State’s housing needs in an equitable manner that attempts to avoid the disproportionate distribution of low and very-low income households.

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, was dissolved in 2011. Since then, the California Department of Housing and Community Development has been tasked with distributing the Regional Housing Need (RHNA) to Alpine County. For the period 2014 to 2019, Alpine County’s housing need allocation is 30 new housing units. The specific need by income group is depicted in Table 18.

Table 18:		
Alpine County Regional Housing Needs Allocation (RHNA) by Income Group, 2014-2019		
Income Group	Income Range (4-person household)	RHNA
Very-Low	<\$40,800	7
Low	\$40,801-\$63,900	6
Moderate	\$63,901-\$102,000	6
Above-Moderate	>\$102,001	11
TOTAL		30

Source: Department of Housing and Community Development, Alpine County RHNA, June 2012.

From January 2009 through December 2014, a total of 64 dwelling units were completed within the county. Table 19 shows the distribution of these units by income group. Building permits have been issued for three dwelling units that are expected to be completed within this planning phase. Table 20 shows the anticipated distribution of these units by income group. The remaining housing need by income category is shown in Table 21. It is expected that the regional need within the moderate and above moderate income categories will be met during the planning period (January 2014 to December 2019). Additional programs are necessary to satisfy the regional need for very low and low income households. The Housing Program (Chapter 5) will be tasked with satisfying the regional need for the remaining units needed to meet the Regional Housing Need Allocation (RHNA).

Table 19	
Units Constructed (January 2009 to December 2014)	
Income Group	Number of Units Constructed
Low	5
Moderate	5
Above Moderate	54
TOTAL	64

Source: Alpine County Building Department, January 2015

Table 20	
ANTICIPATED CONSTRUCTION IN THE ENTITLEMENT PROCESS	
Income Group	Number of Units Anticipated
Very Low	0
Low	0
Moderate	6
Above Moderate	163
TOTAL	169

Source: Alpine County Building and Planning Departments, January 2015

Table 21				
PROGRESS TOWARD THE REGIONAL HOUSING NEED (JAN. 2009 TO DEC. 2019)				
Income Group	Regional Housing Need	Units Constructed	Units Anticipated	Remaining Housing Need
Very Low	7	0	0	7
Low	6	4	0	2
Moderate	6	1	6	0
Above Moderate	11	59	163	0
TOTAL	30	64	169	9

Source: Alpine County Building and Planning Departments, February 2015; HCD letter, June 27, 2012

3.2 Resources

Sites Inventory and Analysis

This section of the element addresses the provisions of Government Code § 65583 and § 65583.2, requiring a parcel-specific inventory of appropriately zoned, available, and suitable sites that can provide realistic opportunities for the provision of housing to all income segments within the community.

The State Department of Housing and Community Development, Division of Housing Policy Development provides the RHNA for Alpine County. Alpine County's identified share of the regional need was identified as a total of 30 new housing units. This share was broken down by income category as follows:

7 very low-income units,
6 low-income units,
6 moderate-income units, and
11 above moderate-income units
30 TOTAL

Alpine County's share of the regional housing need will be met through the implementation of a variety of strategies (e.g., available and appropriately zoned land, units built since the beginning of baseline Regional Housing Needs Allocation (RHNA) period, second units). However, the primary method for addressing the adequate sites requirement will be addressed through the identification of available vacant sites that are suitable and appropriately zoned.

The County's evaluation of adequate sites begins with an identification of appropriate areas by general plan designation and availability of utilities and services. Then appropriately sized and zoned sites within those areas are identified and constraints to their development listed. The County's land inventory was developed with the use of a combination of resources including updated Assessor's data, and review of the Land Use Element and Zoning Ordinance. The compilation resulted in not only an identification of sites, but also an estimate of potential development capacity.

Table 21 contains the vacant land inventory and the estimated realistic development capacity for those vacant lands. Factors considered in evaluating capacity include typical built density by zoning district, availability of water and sewer service, slope constraints, flood prone areas, seismic hazards and road access. A typical built density for each zoning district (except for the Planned Development, PD, designation) has been calculated by first determining the total number of residential units on the developed parcels within each zoning district and then calculating the average number of units per acre or density within the built parcels. The estimated realistic development capacity is based on the typical built density and then adjusted based on one or more of the factors described below.

Availability of Water and Sewer: 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. Specific limits for the Markleeville Mutual Water Company and the Bear Valley Water District have been factored into the estimated realistic development capacity for those specific areas. The notes in the table explain how these limits affect development capacity.

Slope Constraints: Slope is a major constraint to development in Alpine County. The following factors were applied to vacant lands:

Slope less than 15%: 100% of typical built density
Slopes greater than 15%, less than 30%: 75% of typical built density
Slopes greater than 30%, less than 45%: 50% of typical built density
Slopes greater than 45%: 0% of typical built density

Flood Prone Areas: Alpine County does not participate in the National Flood Insurance Program and does not have any detailed flood insurance rate maps. However, the California Department of Water Resources has completed “Awareness Floodplain Maps” for Alpine County. In general, flood prone areas in Alpine County are limited to narrow areas immediately adjacent to stream channels. This is due, in large part, to the steep gradient of streams in the County. Most parcels within potential flood areas would still include significant area that would not be subject to flooding. Also, there are very few areas where small parcels are located entirely within a potential flood area. For these reasons, development capacity was not reduced along flood prone areas.

Seismic Hazards: Seismic hazards do occur in many areas along the eastern Sierra front. Most of Alpine County is within seismic hazard zone 3. Typically, development can occur within these areas subject to building and design requirements as required by the Uniform Building Code. Development capacity was not reduced due to seismic hazard.

Road Access: Road access was evaluated as a potential development constraint that might result in reduced density. Most of the developable private lands in the County are located within ½ mile of an improved state highway or county road. More remote lands were likely already discounted due to slope constraints. Therefore it was assumed that distance from an improved road would not, by itself, be a constraint.

For comparison purposes, Table 21 shows the potential residential development capacity of selected parcels suitable for housing development. Maximum capacity can only be achieved under ideal circumstances where adequate infrastructure is available; there are no physical or environmental constraints, or other conditions present that would not support the maximum capacity. The locations of the available parcels are shown in Appendix A.

Of the 30 housing units identified in the RHNA, 11 are needed for households in the Above Moderate income category. There are approximately 85 acres of vacant land in Alpine County suitable for housing development and available to the above moderate income segment of the market. These properties can accommodate up to 410 units of above moderate income housing. The 12 units of moderate and low income housing can be accommodated within the Residential Neighborhood (RN) and Planned Development zoning (PD) designations.

In January 2013, Alpine County adopted a resolution approving the Bear Valley Village Plan. Under this Plan, future employee housing will be evaluated as part of the project's Conditional Use Permit. Included in the evaluation will be an Employee Housing Implementation Plan (EHIP). The EHIP ensures adequate employee housing is available to serve each phase of the project, including construction phases. Any additional employee units to be created as part of the Bear Valley Village Plan will be determined at that time.

The Mahalee Lodge project in Markleeville was approved in 2009 with four employee housing units.

Up to 197 units are also possible within the Residential Neighborhood (RN) zoning district. The purpose of the RN zone is to establish and protect organized and attractive urban or suburban residential environments at a density not to exceed four units per acre except in cases where a use permit and the appropriate residential high density (RH) General Plan designation exists or is obtained. This district has the smallest potential lot size and is most likely to support housing that might be affordable to low and moderate income households. Within the RN zoned areas of Markleeville/Woodfords there are 54 vacant lots in existing subdivisions or developed communities areas that are served by either central water or both central water and central sewer. These lots should be considered the most likely available sites for new single family homes that could be affordable to low and moderate income households. Alpine Village is zoned RN and is served with central water only. There are five additional vacant lots within this subdivision. Marklee Village is zoned RN and is served by central water. There are over 36 vacant lots within Marklee Village. Four vacant lots within the town of Markleeville have central water and sewer service available.

With the number of vacant lots in the Markleeville and Woodfords areas, and the established development pattern in this rural area, development with manufactured homes is likely to be most successful at providing housing for moderate and low-income households. Through the use of homebuyer assistance grants including HOME, CDBG, and/or CalHome, approximately \$60,000 in subsidy could be available in order to make homes available within the affordability range of a low-income household.

There are two vacant parcels in the Markleeville/Woodfords area that are suitable for subdivision (APN 001120007 and APN 001080051). The maximum development potential under current zoning is 108 units. Because of the current lack of utilities, these parcels were assigned a maximum density of only 28 units in Table 21. With grant assistance for infrastructure development, the maximum density for these parcels could

be attainable.

One of the larger sites is within the Planned Development (PD) zone. The PD designation is applied to areas where relatively intensive developments for human use would be desirable provided they are carefully planned and closely supervised to insure conformance with the Goals, Objectives, and Policies of the General Plan and applicable laws. This zoning classification provides maximum flexibility in establishing development characteristics, including clustering of development in response to environmental constraints and project priorities. This flexibility provides for more effective housing development site planning and design, and can provide for higher densities than might be achieved through rigid application of zoning standards. The Markleeville Village/Mahalee Lodge Master Plan site permits multi-family housing and employee/affordable housing. The Markleeville Historic Design Guidelines' development standards related to setbacks and minimum lot sizes are reduced to encourage compact development to create a traditional neighborhood feel. Parking standards are consistent with overall County requirements. Multi-family housing is a permitted use in Markleeville Village.

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. These programs include, but are not limited to, seeking grant funding through the HOME, CDBG, and CalHome programs for first-time homebuyer assistance, establishment of a housing authority, partnering with agencies and organizations in adjoining counties to maximize use of limited staff resources and financing opportunities, and seeking infrastructure grants to facilitate development for workforce housing.

Emergency Shelters, and Supportive & Transitional Housing

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 noted above, Alpine County has a few homeless individuals. A Continuum of Care (COC) was recently formed for Inyo, Mono and Alpine Counties and will be required to perform an annual homeless count. Therefore, the need for sites suitable for emergency shelter is minimal with one emergency shelter easily meeting the need of such a small homeless population. Four Commercially zoned sites within the Markleeville and Woodfords areas have been identified and, upon enactment of the recommendations of Implementation Program 2, will provide adequate capacity. These sites are shown on the Available Land Maps. Approval of emergency shelters will not require a conditional use permit and will be treated in the same manner as other permitted uses in the same zones. For new construction or exterior modification, this may include design review.

Suitable Sites Summary

As outlined in Table 21, Alpine County has already exceeded its RHNA target for above-moderate-income housing through new construction. Six units of the remaining need for moderate-income housing have been either constructed or approved and four of the low-income housing units have been constructed. Of the remaining very low-, low-income housing need (9 units total: 7 very-low-income, and 2 low-income), these units can be achieved in the Markleeville Village (APN 002270016). This exceeds the need identified in the RHNA for these income groups. With grant assistance, additional low- and very low-income housing could be provided in the Markleeville/Woodfords area. Potential sites in these communities are shown on the Markleeville and Woodfords maps and in Table 21. As described above, there are 54 vacant single-family lots in the Markleeville/Woodfords area that are suitable for development with manufactured housing affordable to households of moderate income. These lots are shown on the Markleeville and Woodfords maps in Appendix A. One Parcel (APN 002250016, Storm Crow) is developed with single-family homes. This parcel is estimated to be able to accommodate an additional 20 units.

The multi-family housing within the Markleeville Village Master Plan is identified as phases located on a mixed use parcel. The phase identified for workforce housing occupies approximately 1/8 acres. The remaining multi-family units are integrated in the mixed-use portions of the project. They can be served from existing water and sewer services. If developed in advance of the commercial portions of the project, on-site access and stormwater infrastructure would need to be developed, perhaps with grant support if developed for affordable housing. The Markleeville Village units represent additional multi-family housing opportunities in Alpine County.

With the Markleeville Village development, new construction since January 1, 2009, vacant lots suitable for manufactured home development, and vacant parcels in the RN zone, Alpine County has sufficient capacity to meet its 2014-2019 fair share of the regional housing need in all income categories.

Table 22**LAND INVENTORY AND ESTIMATED REALISTIC DEVELOPMENT CAPACITY**

APN	Zone	General Plan Designation	Allowable Density	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-Site Constraints
002270016	PD	PD	60	18	60	Vacant	See Notes	Part of a mixed use development
002250016	RN	RM	160	41	20-30	Single Family	See Notes	Hillside lot, No Services
001120007	RN	RM	32	8	8	Vacant	See Notes	No water or wastewater services**
001080051	RN	RM	76	19	15-20	Vacant	See Notes	No water or wastewater services
Markleeville Lots								
002381006	RN	RM	1	< 1	1	Vacant	No services	No water or wastewater services **
002372013	RN	RM	1	< 1	1	Vacant	No services	No water or wastewater services**
002382002	RN	RM	1	< 1	1	Vacant	No services	No water or wastewater services**
002382009	RN	RM	1	< 1	1	Vacant	See Notes	No water or wastewater services**
002382014	RN	RM	1	< 1	1	Vacant	See Notes	No water or wastewater services**
Woodfords Lots								
001251003	RN	RM	1	< 1	1	Vacant	No services	No wastewater services**
001251007	RN	RM	1	< 1	1	Vacant	No services	No wastewater services**
001252004	RN	RM	1	< 1	1	Vacant	No services	No wastewater services**
001252003	RN	RM	1	< 1	1	Vacant	No services	No wastewater services**
001252014	RN	RM	1	< 1	1	Vacant	No services	No wastewater services**
Mesa Vista Lots								
001260007	RE	RR	1	> 1	1	Vacant	No services	No water or wastewater services**
001260021	RE	RR	1	> 1	1	Vacant	No services	No water or wastewater services**
001270001	RE	RR	1	> 1	1	Vacant	No services	No water or wastewater services**
001270002	RE	RR	1	> 1	1	Vacant	No services	No water or wastewater services**
001280012	RE	RR	1	> 1	1	Vacant	No services	No water or wastewater services**

Table 22**LAND INVENTORY AND ESTIMATED REALISTIC DEVELOPMENT CAPACITY**

APN	Zone	General Plan Designation	Allowable Density	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-Site Constraints
Total Capacity			343		118-133			

* units per acre

** assumes on-site well and/or septic

Notes:

Within the PD Zone, APN 002270016 does not require a conditional use permit for multi-family housing and employee/affordable housing. The multi-family portion of APN 002270016 can connect to existing utilities.

RN zone: The RN zoned portion of the Markleeville area contains approximately 56 vacant parcels. Due to limitations in water service, only 1 unit per parcel was assigned as a realistic development capacity. The remaining 27 acres of vacant RN zone was assigned realistic development capacity of 1 unit per acre due to lack of any central services for these parcels. Total realistic development capacity for these parcels is 103 to 118 units.

PD zone: The PD zone includes all of Kirkwood, a portion of Bear Valley and two smaller areas near Woodfords.

3.3 Constraints

Governmental Constraints

Land Use Controls

Land use controls in Alpine County are typical of a rural area. There are very few requirements beyond the basic standards for density, lot size, setbacks, building height and parking. Setback requirements may appear quite excessive compared to more urban areas. These larger setback areas have been established to provide a minimum defensible space around structures needed due to the high wildfire hazard that occurs throughout most of Alpine County.

Table 23 below shows the basic development standards within the primary residential zoning districts in the county.

Table 23				
DEVELOPMENT STANDARDS FOR PRIMARY RESIDENTIAL ZONING DISTRICTS				
Zoning District	RN	RE	AG	PD
Density Range	1.5 units/acre to 15 units/acre	1 unit/10 acres to 1 unit/acre	Up to 1 unit/20 acres	Up to 2.5 units per acre
Setbacks (F/S/R)	30/20/20	30/30/30	30/30/30	Varies
Lot Coverage	No limit	No limit	No limit	Varies
Minimum Lot Size	8000 sq ft.	1 acre	20 acres	Varies
Minimum Unit Size	600 sq. ft.	600 sq.ft.	600 sq. ft.	600 sq. ft.
Parking	2/unit	2/unit	2/unit	SF 2/unit MF 1-2/unit based on # bdr.
Height Maximum	34-40 feet	34-40 feet	34-40 feet	65 feet
Open Space Requirement	None	None	None	None
Source: Alpine County Zoning Ordinance				

Codes and Enforcement

Alpine County has adopted and enforces the California Building Code and its appurtenances (2013) and has also adopted amendments which are more restrictive than the State codes including requirements for Class B siding on exterior walls, plumbing insulation in unconditioned areas, and Class A roofing. These requirements are needed for fire and freeze

protection. According to the County Building Inspector, they will result in an increase to the cost of home construction in the county, but the increased cost is not substantial and amendments are considered essential to upholding health and safety given Alpine County's unique climatic conditions. Further, Alpine County conducts code enforcement on a complaint basis.

On/Off Site Improvements

The County's requirements for on and off site improvements for new development are intended to address the basic service needs created by the new development and are not considered a constraint to development. Included are basic requirements for the construction of roads, drainage improvements, and the installation of necessary utilities. For example, basic road standards include a 54 foot right of way, 20-24 foot pavement width, and 4-6 foot shoulders (depending on road classification). Off-site improvements are generally limited to road improvements such as turning lanes on state highways needed to access a new development.

Fees and Exactions

Table 24 lists the planning and development fees that are applicable to new development. In accordance with State law, fees for processing and review are intended to cover the actual costs to the County associated with processing an application. With the exception of the California Department of Fish and Wildlife environmental review fee and the impact fees listed in the table, the fees collected for review are in the form of a deposit, with actual costs charged to the applicant. These costs include the cost of required public notices, staff time for review, preparation of necessary reports and documents, as well as other costs directly attributable to the application.

Table 24	
PLANNING AND DEVELOPMENT FEES	
PLANNING AND DEVELOPMENT APPLICATION FEES	
Fee Category	Fee Amount
ZONING AND GENERAL PLAN	
Preliminary Review (Optional)	750
Variance	500
Conditional Use Permit	1,200
General Plan Amendment	3,000
Zone Change	3,000
Architectural/Site Plan Review	3,000
Development Agreement	3,000
SUBDIVISION	
Preliminary Review (Optional)	750
Tentative Subdivision Map	5,900 – 10,000
Tentative Parcel Map	1,200 – 3,850

Table 24	
PLANNING AND DEVELOPMENT FEES	
PLANNING AND DEVELOPMENT APPLICATION FEES	
Fee Category	Fee Amount
Final Subdivision Map	3,000 – 6,000
Final Parcel Map	2,000
Certificate of Compliance	800
Lot Line Adjustment	750
Vesting Tentative Map	Same as tentative map
ENVIRONMENTAL REVIEW	
Initial Environmental Study/Negative Declaration	Actual Cost
Environmental Impact Report	Actual Cost
California Fish & Game Negative Declaration/EIR	ND 1,250 EIR 850
IMPACT FEES	
Fire (outside Kirkwood Meadows PUD)	.30/sq. ft.
Fire (within Kirkwood Meadows PUD)	.47/sq. ft.
Kirkwood Traffic Impact Fee (Multi-family)	2,308
Kirkwood Traffic Impact Fee (Single-family)	3,250
Water Storage	2,500 ¹
TOTAL	
Estimated Proportion of Total Development Costs – Single Family (outside Kirkwood)	2.4%
Estimated Proportion of Total Development Costs – Single Family (Kirkwood)	3.4%
Source: Alpine County Planning and Building Department	
¹ Fee is an option to be paid in lieu of providing 2500 gallons of water storage on site for a new residence in areas with no water system.	

Table 25 shows the County fees associated with a typical single family subdivision of 10 lots for single family units in the Markleeville area. Fees are approximately 2.4 percent of the total estimated market cost of a new home in this area. Since other areas have higher housing costs, fees will be a smaller proportion of the total cost. Fees for multifamily development are not significantly higher than those applicable to a single family development. The only additional County fee is \$500.00 for a conditional use permit for the entire project. There have been no new multifamily dwellings constructed outside Kirkwood in many years. Therefore, it is difficult to estimate the cost of multifamily dwellings in other areas in the county. Within Kirkwood, the cost of multifamily units is very high, beyond what would be considered affordable to almost all

county residents (See Table 28).

For any project the cost of environmental review will increase significantly if an environmental impact report is required. However, most residential projects in Alpine County are very small and have typically been approved with an initial study and negative declaration.

Table 25		
ALPINE COUNTY FEES AS A PROPORTION OF HOUSING COST – 10 UNIT SINGLE FAMILY HOME SUBDIVISION EXAMPLE		
Category	Total Cost	Per Unit Cost
Preliminary Review	500.00	50.00
Tentative Subdivision	2000.00	200.00
Initial Study/Negative Declaration	500.00	50.00
Final Subdivision Map	1000.00	100.00
Fire (outside Kirkwood Meadows PUD)		540.00
Kirkwood Traffic Impact Fee (Single-family)		3,250.00
Water Storage		2,500.00
Building Permit		4,500.00
Total Fees		11,190.00
Market Cost of Housing		327,840.00
Fees as a Proportion of Market Cost		2.4%
Fees as a Proportion of Market Cost Kirkwood		3.4%

Source: Alpine County Planning Department

Processing and Permit Procedures

Permit processing timelines for discretionary reviews are shown in Table 26. The typical approval process for a single family development involves a preliminary review, initial study/negative declaration, tentative subdivision map and final subdivision map. For most multifamily development a conditional use permit will be required in addition to the steps listed for single family development. A small number of residential projects may require a change in zoning. The Specific Plan for Kirkwood, Westfork Terrace/ Estates subdivision, and the Markleeville Village/Mahalee Lodge project required General Plan amendments to create Planned Development (PD) land use designations.

Table 26	
TIMELINES FOR DISCRETIONARY REVIEW PROCEDURES	
Category	Typical Processing Time
ZONING AND GENERAL PLAN	
Preliminary Review (Optional)	4 weeks
Variance	6 weeks
Conditional Use Permit	8 weeks
General Plan Amendment	8-12 weeks
Zone Change	8 -12 weeks
Architectural/Site Plan Review	4 weeks
Development Agreement	8-12 weeks
SUBDIVISION	
Preliminary Review (Optional)	4 weeks
Tentative Subdivision Map	8-12 weeks
Tentative Parcel Map	8 weeks
Final Subdivision Map	4 weeks
Final Parcel Map	4 weeks
Certificate of Compliance	4 weeks
Lot Line Adjustment	3 weeks
Vesting Tentative Map	8-12 weeks
ENVIRONMENTAL REVIEW	
Initial Environmental Study/Negative Declaration	6-8 weeks
Environmental Impact Report	26-52 weeks or longer
Source: Alpine County Planning Department	

The classification of residential uses (permitted, conditional, not allowed) by zoning district is shown in Table 27. Most of the residential development within the county is located in one of four zoning districts – Residential Estate (RE), Residential Neighborhood (RN), Agriculture (AG) and Planned Development (PD). Residential development is also allowed in Commercial (C) and Neighborhood Commercial (NC) zones. Within these two commercial zones, living quarters that are directly related to a commercial use are permitted by right, whereas residential use that is not directly related to a commercial use requires a conditional use permit. In 2008 Alpine County adopted a Second Family Dwelling Unit ordinance which regulates the development of second units. Second family dwellings are allowed in the AG, RE, and RN zoning districts. Recent changes in California law have mandated that second family dwellings be categorized as permitted uses rather than conditional as was the case in Alpine County prior to the new ordinance.

Mobile home parks are only possible within the RN zoning district with a conditional use permit. Placement of a mobile home (pre 1974 HUD certification) on an individual lot or parcel outside of a mobile home park is not allowed. In accordance with California law passed in 1988 (Government Code § 65852.3) manufactured and modular homes meeting UBC and local building code requirements are not distinguished from site built housing and, as such, may be located wherever residential dwellings are allowed as a permitted use.

The County will allow temporary residence in a recreational vehicle for up to one year on a lot or parcel where a home is under construction with a valid building permit. Camping in a recreational vehicle is allowed for up to 16 days per calendar year on any lot or parcel in the county. Longer periods are possible in emergency situations that are justified by public health and safety concerns.

Employee housing necessary to maintain an active agricultural operation (i.e. farm or ranch workers) is allowed by conditional use permit in Agricultural (AG) and Agricultural Preserve (AP) zoning districts. Although there are none in the county currently, emergency shelters, transitional housing and other forms of group housing (including single-room occupancies) are allowed by conditional use permit in the Residential Estate (RE), Residential Neighborhood (RN), Commercial (C) and Neighborhood Commercial (NC) zoning districts. In accordance with California law, group or community housing for six or fewer residents is permitted as a single family use wherever single family development is allowed. These requirements are no longer consistent with the provisions of California law for employee housing, emergency shelters, transitional housing, and supportive housing and may create a constraint to the creation of these types of housing. SB 2 requires emergency shelters to be allowed in at least one zoning district by right without discretionary action, subject to the same development and management standards that apply to other uses within the district. Removal of this potential constraint is addressed in the Housing Programs section.

Conditional uses are a discretionary review. The process requires a public hearing and public notice provided to the owners of surrounding properties. Conditional use permits can be approved by the Alpine County Planning Commission. The decision of the Planning Commission can be appealed to the Alpine County Board of Supervisors. The Alpine County Zoning Ordinance establishes decision criteria for conditional use permits. Approval of a conditional use permit requires affirmative findings that the proposed location, uses and conditions of operation:

1. Will not be detrimental to the health, safety or welfare of the persons residing or working in the neighborhood, the general public or property in the vicinity.
2. Will be in conformity with all pertinent County ordinances and the purpose of the zone district where the site is located.
3. Are in conformity with all elements of the General Plan and any specific plan adopted for the area.
4. Will not overload utilities and will not generate more than the acceptable level of

traffic on the streets in the vicinity.

5. Will complement and harmonize with existing and proposed land uses in the vicinity, and be compatible with physical design, land use intensities and dwelling unit densities of the neighborhood.

The decision criteria described above have not been found to be overly burdensome. For example, no application that met basic code requirements was denied. In the period between 2003 and 2009, the County approved 17 conditional use permits. During this same time period there were no denials of conditional use permits for multifamily dwellings. Between 2009 and 2014 the County approved 1 conditional use permit for a seasonal yurt to be used by a local business to operate their cross-country ski touring business from. While this was a commercial improvement it does illustrate the ability of the County to work with applicants.

Conditional use permits are considered necessary because of the variable conditions within Alpine County related to infrastructure, access, and other necessities of development. This variability makes establishment of county-wide standard conditions for project approval difficult. Nonetheless, as stated above, the current process has been efficient and has not posed a significant obstacle to residential development.

Table 27						
RESIDENTIAL USE BY ZONING DISTRICT						
Zoning District	Single family dwellings	Multifamily dwellings	Mobile Homes	Second family units	Employee housing	Group/ Transitional 6 or more residents
Residential Estate	P	NA	NA	P	NA	C
Residential Neighborhood	P	C	C	P	NA	C
Agriculture	P	NA	NA	P	C	NA
Planned Development	P	C	NA	P	P	C
Commercial	C	C	NA	NA	P	C
Neighborhood Commercial	C	C	NA	NA	P	C

Source: Alpine County Zoning Ordinance; P=Permitted, C=Conditional, NA=Not Allowed

The fifth required finding for a conditional use permit is more vague and subjective than the others. A lack of certainty regarding the meaning of the phrase “compliment and harmonize” could constitute a constraint on affordable housing development. To address this potential constraint, the County will review the findings language with an objective of providing more precise language or definitions in its code revisions to reduce uncertainty (Program 2) In practice, Alpine County uses this finding to determine consistency with County design criteria as well as densities and intensities identified in the General Plan and any applicable Master or

Specific Plan. As such, the last finding has a basis in adopted policy, does not create uncertainty, and does not create a constraint on affordable housing inconsistent with the same housing types in the same zone.

Planned Development

Planned Development is used to foster creativity in developing land while still insuring protection of Alpine County's unique character and environmental quality. A planned development also provides for the possibility of flexible development standards that can be customized to the unique conditions and circumstances of a specific development proposal. This flexibility provides for more effective housing development site planning and design and can provide for higher densities than might be achieved through rigid application of zoning standards. Planned Development is an optional process available through the County's zoning ordinance. Approval of a planned development is a discretionary decision made by the Planning Commission and Board of Supervisors.

The sites identified as suitable for the development of Extremely Low, Very Low, and Low Income housing are located in areas with existing master plans approved under the Planned Development zoning. These master plans already incorporate multi-family or affordable housing. Therefore, approval of affordable housing on the identified sites requires only a conditional use permit. In the case of these sites, the existence of approved Planned Developments streamlines rather than lengthens the planning process. For PD designated areas without existing adopted plans, the PD process adds flexibility in development standards compared to the conditional use permit process. However, it does lengthen the processing timeline because of the requirement for Board of Supervisors approval.

Design Review

Design review is conducted on a very limited basis in two areas: Kirkwood 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.

Markleeville – The County Zoning Ordinance establishes a historic design combined zone that applies to the Markleeville Townsite, which includes approximately 160 acres in the downtown area. All projects which require a building permit within the design review area must obtain approvals from the Markleeville Design Historic Review Committee. The ordinance designates a period of architecture between the years 1850 and 1940. 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 residential. All of the existing residential predates the defined period. Mixed

use residential/commercial is also permitted. To date, no development applications have been denied due to these design standards.

Potential Constraints on Persons with Disabilities

The Alpine County Code does not have specific references to individuals with disabilities and the County refers to the 2016 California Building Code for processing and permitting. Requests for reasonable accommodation would be handled by the building official and detailed on the plan submittal. Upon request, the building department would provide any needed information and assistance on codes and guidelines. Retrofits or other home modifications to accommodate disabilities are handled over the counter by the building official.

The County does not have any specific conditions or regulations for group homes with less than six persons. There are no requirements for site plans or distances between facilities. The County does not have provisions in the zoning code to allow deviation from parking standards for residential care facilities which may assist in the development these types of projects. Group homes over six persons are allowed and no special conditions are placed on their development.

Alpine County has adopted the California Building Code and its appurtenances (2016). The County has not adopted any amendments to the code that diminish or constrain the development, maintenance or improvement of housing for persons with disabilities.

Generally, Alpine County requires two off-street parking spaces per dwelling unit. This requirement is considered a reasonable minimum for a rural area with limited or no on-street parking. Because of the remote location of Alpine County and limited public transit options, most working households rely on private automobiles for transportation and households generally require multiple automobiles. Given these considerations, the 2-car minimum is a reasonable requirement for residential development in the county. Nonetheless, the development of off-street parking imposes a cost in terms of land and development. With the adoption of a Density Bonus provision in the code (Program 2), affordable housing developers, including senior citizen housing, will have the option of requesting reduced parking requirements pursuant to Government Code 65915.

Non-Governmental Constraints

Availability of Housing:

As of 2010, there are 1,760 housing units in the county compared to 1,514 in 2000 (14 percent increase). Of this total, over 64 percent are seasonal vacation or second homes that are not occupied year-round and are normally not available for workforce or long-term resident housing.

Affordability

To a large extent, the cost of housing is influenced by market factors that are beyond the scope or control of government. Within Alpine County, the housing market can be separated into three

distinct geographic areas – Bear Valley, Kirkwood and the east side (which includes the communities of Markleeville and Woodfords as well as surrounding rural areas). The housing market in all three of these areas is strongly influenced by forces outside the county. In the Bear Valley and Kirkwood areas, the most significant factor is the vacation/second home market. The east side of the county is heavily influenced by a regional housing market that includes the South Lake Tahoe and Carson Valley Nevada areas.

A snapshot survey conducted in November of 2014 found 36 single family units and 37 condominiums for sale in the county. The prices ranged from \$92,500 for a studio condo to \$2,695,000 for a 4,000 square-foot home. Given the small number of units for sale at any one time and the wide range of housing within the county (small cabins to luxury/custom homes), it can be expected that the average asking price of housing for sale within the county will vary substantially. A November 2014 review of real estate listing prices for each of the county’s three housing market areas is contained in Table 28. Based on these listings, the county median asking prices are \$510,000 for a single family home and \$434,450 for all housing types. Fifty-five undeveloped lots were listed for sale, with a county median asking price of \$199,000.

Housing prices have increased substantially since the early 1990s when single family homes ranged in price from approximately \$75,000 for an older home in the Markleeville/Woodfords area up to approximately \$200,000 for a home in Bear Valley.

Table 28						
ALPINE COUNTY REAL ESTATE LISTING PRICES – NOVEMBER 2014						
Community	Vacant Lots		Single Family Homes		Multifamily Units	
	Range	Median	Range	Median	Range	Median
Bear Valley	57,000–89,000	69,000	439,000–625,000	545,000	99,000–389,000	124,500
Kirkwood*	135,000–975,000	350,000	415,000–2,695,000	789,000	92,500–869,000	339,000
Markleeville/ Woodfords	24,900–225,000	155,000	145,000–1,499,000	459,450	None	None

Source: Internet real estate listings from the following sources: Realtor.com, Bear Valley Realty, Kirkwood Real Estate, Coldwell-Banker.
 *Data for Kirkwood includes the Alpine and Amador county portions of Kirkwood; fractional share ownerships are not included.

The cost of developing housing varies among the different communities in Alpine County. Table 29 illustrates single family development costs for four different examples that are typical of current conditions with the county. Subdivision development costs are not shown separately and are assumed to be captured within the lot price. The variation in home size reflects the typical homes being constructed in these communities. The most significant variables are lot size and construction costs. Construction costs in the Markleeville and Woodfords area are estimated at \$140 per square foot. Construction costs in Bear Valley and Kirkwood are estimated at \$300 per

square foot. The higher cost is due to a number of factors, the most significant of which are remote locations which increases transportation costs for materials and contractors, sites which are difficult to build on, limited length of the building season at higher altitudes, and snow load requirements (up to 300 lbs./sq. ft.).

Table 29				
TYPICAL DEVELOPMENT COSTS FOR SINGLE FAMILY HOMES				
Cost Component	Bear Valley	Kirkwood	Markleeville	Woodfords
Typical Home Size (sq.ft.)	2,000	4,000	1,800	1,800
Lot Price	69,000	350,000	155,000	155,000
On site well (300 feet @ \$30/foot)	0	0	0	9,000
Septic System	0	0	8,000	8,000
Misc. Plan Preparation/Arch. Fees	10,000	20,000	5,000	5,000
Misc. Grading/Site Preparation	8,000	10,000	5,000	5,000
Misc. Engineering/Permit Costs	8,000	10,000	5,000	5,000
Utility Connections (power, phone)	10,000	15,000	5,000	8,000
Construction Cost	500,000	1,000,000	225,000	225,000
Building Permit (2% of const. cost)	10,000	20,000	4,500	4,500
Water/Sewer Connections	8,000	8,000	5,000	0
Water Storage Fee	0	0	0	2,500
Fire Impact Fee (.30/sq ft, except .47 per sq.ft. in Kirkwood)	600	1,880	540	540
Financing/Transaction Cost (approx. 1.5% of total)	10,000	20,000	4,800	6,000
TOTAL	714,600	1,404,880	327,840	398,540
Source: Mammoth Lakes Housing, Inc., 2014				

Data on rental rates within the County are difficult to obtain due primarily to the small number of long term rentals that are available. Rents in the Markleeville/Woodfords area are estimated to be approximately \$500 per bedroom. Rental rates exceeding \$1,100 per month can be expected for single family homes. Housing units in Kirkwood that are restricted to employees only have rental rates ranging from \$250 per month for dormitory type housing up to \$400 per month for an apartment.

Clearly there is a need for affordable housing in the county. According to the 2013 ACS, 51

percent of renters and 26 percent of homeowners in the county are overpaying for shelter (based on the HUD standard that spending more than 30 percent of gross household income on shelter, including utilities, defines a cost burdened household). In order to afford the median priced home (\$459,450) currently for sale in the Markleeville/Woodfords area, where most full time residents live, a household would need to earn approximately \$119,000 annually (this assumes a down payment of 10 percent, a 30-year mortgage at 4.5 percent interest, typical real estate taxes, homeowners insurance, and utility costs). Higher household incomes would be necessary to afford the median priced home in Bear Valley and Kirkwood. Table 30 shows housing affordability by income group using the following assumptions: a four-person household with the maximum income for the category; a maximum monthly shelter cost of 30 percent of gross monthly income; a down payment of 10 percent; a 30-year mortgage at 4.5 percent annual interest; homeowners insurance of \$800 per year; average monthly utility costs of \$300 per month (electric and propane); and, typical county property tax rates.

Table 30			
HOUSING AFFORDABILITY BY INCOME GROUP			
Income Category	Maximum Income	Maximum Shelter Cost/Month	Maximum Purchase Price of House
Extremely Low	\$24,500	\$613	\$50,000
Very Low	\$40,800	\$1,020	\$125,000
Low	\$63,900	\$1,598	\$225,000
Moderate	\$102,000	\$2,550	\$395,000,000

Source: State of California Department of Housing and Community Development 2014

Availability of Water and Sewer Services

Limited availability of water and sewer service is a major constraint to development in general. Bear Valley, Kirkwood and Markleeville have central water and sewer service. The Kirkwood Meadows Public Utility District upgraded their wastewater system in 2004 and has the capacity to serve the full development of the community. Water services within the Kirkwood Meadows PUD are monitored very closely. “Will-Serve” letters are issued to new developments as they are proposed. The wastewater treatment plant at Bear Valley has been experiencing water balance variations that are causing concern for the number of connections available. A major plant expansion will be needed to accommodate full development of the community as approved in the Bear Valley Master Plan. Water service in Markleeville is provided by a private mutual water company. This company has very limited resources and is not able to provide new hook ups (beyond what has already been allocated) or fund expansion of the system. A small wastewater treatment plant serves Markleeville. The public utility district that operates this plant also has limited resources and insufficient funds for any significant plant expansion. One subdivision in Woodfords (Alpine Village) has central water provided by a small private mutual water company. There are no central wastewater treatment facilities in Woodfords.

All outlying rural areas of the county are served by on-site wells and septic systems. Well depths

are variable, with an average around 300 to 350 feet. Well depths exceeding 400 feet are not uncommon. On-site septic systems are generally feasible in the county; however, soil and geologic conditions are highly variable throughout the county. The cost of installing an individual system can exceed \$10,000 on more difficult sites with poor soils, inadequate soil depth to bedrock, or seasonally high groundwater.

Units At-risk of Converting to Market Rate Uses

According to HCD and Regional Housing Need Plan, there are no State or Federally assisted unit in Alpine County at-risk of converting to market rate uses during the planning period. This analysis includes units with government subsidy from all levels including federal (i.e., HUD, USDA), state (i.e., HCD, CalHFA) and local sources (i.e., density bonus, RDA, inclusionary).

Energy Conservation

Energy costs can have impacts on a household's ability to pay for monthly shelter and consequently energy efficiency can be a key component of affordability. Alpine County enforces the provisions of Title 24, California Code of Regulations through its building permit process. All new construction must comply with the most recent energy standards. To create energy savings, Alpine County will continue to implement the most recent standards under Title 24. This includes the applicable sections of California's first green building code, the California Green Building Code (CALGreen) standards and covers energy saving design, construction, lighting, heating, and appliances. Over time, these standards will reduce household energy consumption and reduce residents' monthly housing expenses.

Electricity in Alpine County is provided by several utilities. The community of Bear Valley, west of the Sierra Crest, receives its power through Pacific Gas and Electric (PG&E). The Markleeville and Woodfords area gets its power from Liberty Utilities. The Kirkwood area is served by the Kirkwood Meadows Public Utilities District which fully connected to the national grid in November 2014.

PG&E and Sierra Pacific both have numerous programs that are available to assist households with conserving energy and reducing expenditures for electricity. As a part of the Low-Income Home Energy Assistance Program, low income households in Alpine County can receive assistance through the El Dorado County Department of Community Services. Available programs include Utility Payment Assistance, Energy Crisis Intervention Program, and Weatherization assistance.

Discretionary project reviews provide Alpine County the opportunity to address additional energy conservation measures that can enhance the energy efficiency of larger scale projects, including building orientation, site design, and housing location and design.

The employee housing policies for the Kirkwood and Bear Valley areas either provide or assure of housing close to places of employment, thereby reducing commute related vehicle emissions.

Chapter 4: Evaluation of Achievements (2007-2014)

The following is a review of the most recent housing element's goals, policies and programs in order to determine their appropriateness in the current planning period.

Housing Goal

The overall Goal of the 2009 Housing Element was "The attainment of safe and decent housing for all members of the Alpine County community through the availability of sites, assistance to the development community, addressing local constraints, conserving existing stock and promoting equal opportunity."

Status: Since the adoption of the Housing Element in 2012, due to staffing limitations, lack of demand from residents and developers, lack of appropriate funding, and changes in market conditions, work on the implementation of the policies of the 2009 element still remains. The effectiveness of the policies in meeting housing goals (GC § 65588(a)(1)) is included in the status as appropriate. Those that are still appropriate to the 2014-2019 planning period are carried over. Details of the status of each implementation program are described below.

This goal remains the statement of the overall intentions of Alpine County to provide decent and appropriate housing for all its residents.

Implementation Programs

Implementation Program 1: Employee Housing Requirements

Program Description: 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.

Objectives: The County will continue to require employee housing development at Kirkwood in accordance with the Kirkwood Housing Ordinance. As new development occurs in Bear Valley, the County will require employee housing patterned after the requirements at Kirkwood and in stride with specific needs in Bear Valley.

Responsible Agency: Alpine County Planning Department

Numerical Objective: 18 (12 low income, 6 moderate income)

Funding Source: Private development

Completion Dates and Milestones: On-going

Status: Nineteen employee housing credits were established in Kirkwood equaling approximately nine employee housing units. One unit was established in Bear Valley in the Silver Mountain project. Ten unit equivalents were established

under this policy during the period of the 2004-2009 Housing Element. This policy was effective and will be carried into the new planning period.

Implementation Program 2: Zoning ordinance Review and Amendment

Program Description: The County zoning ordinance needs to be updated for a variety of State requirements, such as permitting manufactured homes in residential zones by right; allowing emergency shelters and transitional and supportive housing, allowing agricultural employee housing by right, and including a density bonus ordinance.

Currently, emergency shelters, employee housing and transitional housing require a conditional use permit in all zones where they are permitted and supportive housing is not mentioned. This program would make them permitted uses in appropriate zones. The commercial and RN zones include similar uses and have sufficient capacity to meet the needs of the county for emergency shelters.

Objectives: 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 ordinance to:

- Comply with Government Code § 65852.3 regarding manufactured housing in residential zones;
- Include density bonus provisions in compliance with Government Code § 65915;
- Allow for emergency shelters as a permitted use without requiring a conditional use permit or other discretionary review in the Commercial (C), and Neighborhood Commercial (NC) zones;
- Assure that transitional and supportive housing is treated in the same manner as the same housing type in the same zones;
- Implement Health and Safety Code § 17021.5 and § 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 agricultural uses consistent with Health and Safety Code § 17021.5 and § 17.021.6;
- Revise the definition of “Family” to be consistent with the requirements of state law; and,
- Review Use Permit finding language and revise as needed to reduce ambiguity.

Responsible Agency: Alpine County Planning Department
Numerical Objective: Not applicable
Funding Source: Alpine County
Completion Dates and Milestones: Amend the Zoning Ordinance by December 2011(replace with date 12 months from BOS element adoption)

Status: *Changes in the zoning ordinance to allow for emergency shelters as a permitted use without requiring a conditional use permit or other discretionary review in the Commercial (C), and Neighborhood Commercial (NC) zones; assure that transitional and supportive housing is treated in the same manner as the same housing type in the same zones; and revise the definition of “Family” to be consistent with the requirements of state law were adopted by the Board of Supervisors on January 5, 2016. Other changes not adopted will be proposed for implementation in the 2014-2019 planning period.*

Implementation Program 3: Mixed Use Development

Program Description: Outside of the resort communities of Bear Valley and Kirkwood where mixed use is a common type of development, Alpine County has very small commercial areas. Facilitating development of mixed uses (residential and commercial) in these small commercial areas promotes more efficient use of land and resources, thus, is an effective way of attaining affordable housing.

Objectives: Amend the zoning ordinance 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 ordinance and development standards for opportunities to encourage mixed development.

Responsible Agency: Alpine County Planning Department
Funding Source: Alpine County
Numerical Objective: Not applicable
Completion Dates and Milestones: Amend zoning ordinance by June 2012

Status: The mixed use zoning amendment was not completed during the planning period. This program will be proposed for implementation in the 2014-2019 planning period.

Implementation Program 4: Assist in the Development of Housing for Low and Moderate Income Households

Program Description: Infrastructure and financing are major constraints to housing that is affordable to lower income households.

Objectives: The County will explore opportunities to build partnerships 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 funds 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 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 in the securing of 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 assure 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.

Responsible Agency: Alpine County Planning Department (as facilitator)

Numerical Objective: 10 housing units (5 very low, 5 low)

Funding Source: HCD, USDA, other

Completion Dates and Milestones: Ongoing program – pursue partnerships, funding opportunities, and other housing support opportunities as available and appropriate for Alpine County. At least two funding applications for housing or infrastructure developments will be submitted during the planning period.

Status: County staff has conferred with the Eastern Sierra Planners on the Mono County inclusionary ordinance, and Mammoth Lakes’ housing programs; the Tri-County Technical Advisory Committee (Amador, Alpine, El Dorado – with focus on Kirkwood), and held informal discussions with Sierra Business Council staff on housing programs. No presentations were made to the Planning Commission or Board of Supervisors. This program will be continued in the 2014-2019 planning period.

Implementation Program 5: Direct Assistance to Residents and Homebuyers

Program Description: Home price and development trends in Alpine County indicate that housing affordable to the workforce and other local residents remains difficult to obtain. Since a large portion of the county's population is over 50 years of age, as this segment reaches the retirement stage of life it will be necessary to create ownership opportunities for the incoming workforce. There are a number of potential programs to directly assist residents and potential homebuyers available through the State and Federal governments and non-governmental agencies. These include programs such as the HOME, CDBG, or CalHome programs to provide first-time homebuyers assistance to low and moderate income households.

Objectives: 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. 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.

Responsible Agency: Alpine County Planning Department (as facilitator)

Numerical Objective: not applicable

Funding Source: HCD, HUD, California Housing Finance Agency, Habitat for Humanity, others

Completion Dates and Milestones: Annually review with Planning Commission and present opportunities to the Board of Supervisors

Status: No programs suitable to the needs of Alpine County during the planning period were identified. This program will be continued in the 2014-2019 planning period.

Implementation Program 6: Affordable Housing Requirements

Program Description: Home price and development trends in Alpine County indicate that housing affordable to the local workforce continues to be difficult to obtain. Requiring major new development to participate in increase the supply of affordable and/or workforce housing can be an effective way to provide more affordable housing.

Objectives: The County will continue to explore the variety of opportunities to require housing affordable to low and moderate income households to be provided in conjunction with major new development. The County will contact the Department of Housing and Community Development, housing advocacy groups, and other similar agencies and organizations to assist in identifying the variety of options 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.

Responsible Agency: Alpine County Planning Department, HCD

Numerical Objective: Not applicable

Completion Dates and Milestones: On-going. Identify and present alternatives to the Alpine County Planning Commission as new programs become available.

Status: Newer developments, including Mahalee Lodge/Markleeville Village and Bear Valley Village have incorporated workforce housing into their project proposals. This program will be continued.

Implementation Program 7: Persons with Disabilities

Program Description: 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 the County should pursue a reasonable accommodation procedure and further investigate the feasibility of parking reductions for residential care facilities.

Objectives: Adopt a formal reasonable accommodation procedure and investigate and implement parking reductions for residential care facilities.

Responsible Agency: Alpine County Building and Planning Departments

Numerical Objective: Not applicable

Funding Source: Alpine County

Completion Dates and Milestones: Adopt a reasonable accommodation procedure by January of 2012 and investigate parking reductions as part of the amendments to the zoning ordinance by (insert date one year from adoption once the adoption hearing date is set).

Status: Parking reductions for residential care facilities were not implemented during the planning period. No residential care applications were proposed that would have triggered the need for review. This program will be carried forward to the next planning period. The County Code was not amended to incorporate reasonable accommodation provisions. This provision will be carried forward to the next planning period.

Implementation Program 8: Fair Housing Information and Referral

Program Description: The County seeks to remove discrimination in housing

Objectives: The County will direct persons with complaints of housing discrimination to the appropriate state and federal agencies that handle complaints. 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.

Responsible Agency: Alpine County Planning Department

Numerical Objective: Not applicable

Completion Dates and Milestones: Contact the Department of Fair Employment and Housing annually; handle complaints and maintain fair housing materials on an on-going basis

Status: Fair housing information has been posted in civic buildings, including the County Health and Human Services office. Additionally, contact information for free legal assistance from the Legal Services of Northern California Pro Per Project on civil cases, including fair housing discrimination, is available on the County's website. This program will continue in the next planning period.

Implementation Program 9: Conservation and Rehabilitation

Program Description: The health of the county housing stock is a vital component serving the County's existing housing needs.

Objectives: The County will continue its code enforcement activity and encourage private activities to conserve housing stock, including remodeling and weatherization efforts through technical assistance and educational efforts. The County will also consider the feasibility of obtaining grant funds for rehabilitation of older mobile homes within the Sierra Pines community as well as housing units throughout the county.

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

Responsible Agency: Alpine County Building and Planning Departments

Numerical Objective: 16 units rehabilitated if determined to be feasible

Completion Dates and Milestones: Ongoing for code enforcement, technical assistance and educational efforts

Status: Two units were identified as needing rehabilitation during the planning period. Grant resources are being sought for their rehabilitation. The County will continue with building code enforcement and code compliance.

Implementation Program 10: General Plan Progress Report

Program Description: 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.

Objectives: The County will annually review the General Plan's implementation programs

and prepare a report on their progress. This annual report will also include 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.

Responsible Agency: Alpine County Planning Department

Completion Dates and Milestones: Prepare a report annually by October and submit to the Office of Planning and Research and the Department of Housing and Community Development

Status: Due to staffing constraints reports were not filed every year. This program will be carried forward to the next planning period.

Implementation Program 11: Sites Inventory

Program Description: 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.

Objectives: 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 Web site.

Responsible Agency: Alpine County Planning Department

Completion Dates and Milestones: This program is on-going and updates to the inventory will be made as needed.

Status: Staff has continued to maintain a current Available Sites Inventory log and will continue to make it available to the development community as a resource. The Inventory has not yet been posted on the County's website. This program will be carried forward to the next planning period.

Implementation Program 12: Energy Conservation

Program Description: Energy costs form a substantial portion of total housing costs. Reduction in energy usage through conservation and land use can substantially reduce household energy use and reduce overall housing costs.

Objectives: 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 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 ideas to conserve energy.
- Support standards, including zoning standards that promote passive solar heating and other forms of conservation and alternative energy where appropriate.
- Partner with nonprofit and for profit developers to seek appropriate grant funding to assist with construction of energy efficient housing.

Responsible Agency: Alpine County Planning, Building, and Social Services Departments

Completion Dates and Milestones: This program is on-going.

Status: This program will be carried forward to the next planning period.

Chapter 5: Housing Program

Housing 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.

Policies

- 33a Assist and encourage the development of housing to meet the needs of low and moderate income households.
- 33b Promote the development of adequate employee housing to meet the needs in the county's ski resort communities.
- 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.
- 33d Pursue infrastructure to facilitate a variety of housing types to meet the county's share of the regional housing need.
- 33e Support and facilitate the rehabilitation and conservation of Alpine County's existing housing stock.
- 33f Address constraints to the development, maintenance and improvement of housing.
- 33g Prevent housing discrimination and promote equal opportunities for all persons.

Implementation Programs

Implementation Program 33h: Employee Housing Requirements

Program Description: 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.

Objectives: 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.

Responsible Agency: Alpine County Community Development Department

Numerical Objective: 18 (12 low income, 6 moderate income)

Funding Source: Private development

Completion Dates and Milestones: On-going

Implementation Program 33i: Zoning ordinance Review and Amendment

Program Description: The County zoning ordinance 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.

Objectives: 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 ordinance to:

- Comply with Government Code § 65852.3 regarding manufactured housing in residential zones;
- Include density bonus provisions in compliance with Government Code § 65915;
- Implement Health and Safety Code § 17021.5 and § 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 agricultural uses consistent with Health and Safety Code § 17021.5 and § 17.021.6;
- and,

- Review Use Permit finding language and revise as needed to reduce ambiguity.

Responsible Agency: Alpine County Community Development Department

Numerical Objective: Not applicable

Funding Source: Alpine County

Completion Dates and Milestones: Amend the Zoning Ordinance by December 2016 (replace with date 12 months from BOS element adoption)

Implementation Program 33j: Mixed Use Development

Program Description: 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.

Objectives: Amend the zoning ordinance 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 ordinance and development standards for opportunities to encourage mixed development.

Responsible Agency: Alpine County Community Development Department

Funding Source: Alpine County

Numerical Objective: Not applicable

Completion Dates and Milestones: Amend zoning ordinance by December 2016 (replace with date 12 months from BOS element adoption)

Implementation Program 33k: Assist in the Development of Housing for Extremely Low-, Very Low-, Low- and Moderate-Income Households

Program Description: The general lack of infrastructure and financing options are major constraints to housing that is affordable to lower income households.

Objectives: 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.

Responsible Agency: Alpine County Community Development Department (as facilitator)

Numerical Objective: 10 housing units (5 very low, 5 low)

Funding Source: HCD, USDA, other

Completion Dates and Milestones: Ongoing program – 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 the planning period.

Implementation Program 33I : Direct Assistance to Residents and Homebuyers

Program Description: 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 non-governmental 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.

Objectives: 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.

Responsible Agency: Alpine County Community Development Department (as facilitator)

Numerical Objective: not applicable

Funding Source: HCD, HUD, California Housing Finance Agency, Habitat for Humanity, others

Completion Dates and Milestones: Annually review with Planning Commission and present opportunities to the Board of Supervisors.

Implementation Program 33m: Affordable Housing Requirements

Program Description: 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.

Objectives: 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.

Responsible Agency: Alpine County Community Development Department, HCD

Numerical Objective: Not applicable

Completion Dates and Milestones: On-going. Identify and present alternatives to the Alpine County Planning Commission as new tools become available.

Implementation Program 33n: Persons with Disabilities

Program Description: 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.

Objectives: Adopt a formal reasonable accommodation procedure and investigate and implement parking reductions for residential care facilities.

Responsible Agency: Alpine County Community Development Department

Numerical Objective: Not applicable

Funding Source: Alpine County

Completion Dates and Milestones: Adopt a reasonable accommodation procedure by January 2016 and investigate parking reductions as part of the amendments to the zoning ordinance by (insert date one year from adoption once the adoption hearing date is set).

Implementation Program 33o: Fair Housing Information and Referral

Program Description: The County seeks to remove discrimination in housing.

Objectives: 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.

Responsible Agency: Alpine County Community Development Department

Numerical Objective: Not applicable

Completion Dates and Milestones: Contact the Department of Fair Employment and Housing annually for updated publications, posters, and similar material; handle complaints and maintain fair housing materials on an on-going basis.

Implementation Program 33p: Conservation and Rehabilitation

Program Description: The health of the county housing stock is a vital component of the County's housing needs.

Objectives: 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.

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.

Responsible Agency: Alpine County Community Development Department

Numerical Objective: 16 units rehabilitated if determined to be feasible

Completion Dates and Milestones: Ongoing for code enforcement, technical assistance and educational efforts.

Implementation Program 33q: General Plan Progress Report

Program Description: 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.

Objectives: 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.

Responsible Agency: Alpine County Community Development Department

Completion Dates and Milestones: 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.

Implementation Program 33r: Sites Inventory

Program Description: 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.

Objectives: 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.

Responsible Agency: Alpine County Community Development Department

Completion Dates and Milestones: This program is on-going and updates to the inventory will be made as needed.

Implementation Program 33s: Energy Conservation

Program Description: 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.

Objectives: 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 nonprofit and for profit developers to seek appropriate grant funding to assist with the construction of energy efficient housing.

Responsible Agency: Alpine County Community Development and Social Services Departments

Completion Dates and Milestones: This program is on-going.

Quantified Objectives 33t

Table 31					
Income Group	Regional Share ¹	New Construction	Rehabilitation	Homebuyer Assistance	Conservation and Preservation*
Extremely Low	3	3	3	0	2
Very Low	4	4	3	2	2
Low	6	6	5	2	3
Moderate	6	6	5	2	3
Above Moderate	11	11	0	0	0
Total	30	30	16	6	10

¹This quantified objective is per the Regional Housing Needs Assessment.
 *There is an overlap with Rehabilitation as dilapidated units may be conserved through rehabilitation.
 Source: Alpine County Housing Department, Alpine County Housing Needs Assessment 2003

Appendix A

Available/Vacant Land Maps