



**NOTICE OF SPECIAL JOINT MEETING
ALPINE COUNTY BOARD OF SUPERVISORS
and
ALPINE COUNTY PLANNING COMMISSION
HOUSING ELEMENT WORKSHOP**

Pursuant to Government Code §54956, the Alpine County Board of Supervisors will hold a Special Meeting, as follows:

Tuesday, February 1, 2022

1:00 P.M.

VIRTUAL MEETING ONLY

All proceedings are conducted in English. The Board is committed to making its proceedings accessible to all citizens. Individuals with special needs may call 530-694-2281. All inquiries must be made at least 48 hours prior to the meeting.

BOARD OF SUPERVISORS

January Riddle	District 1 - Vice Chair
Ron Hames	District 2
Irvin Jim	District 3
Terry Woodrow	District 4
David Griffith	District 5 – Chair

PLANNING COMMISSION

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

Nichole Williamson
County Administrative Officer
530-694-2287

Margaret Long
County Counsel
530-694-2287

Teola L. Tremayne
County Clerk and
Ex-officio Clerk to the Board
530-694-2281

IMPORTANT NOTICE REGARDING JOINT MEETING

TELECONFERENCE INFORMATION

As authorized by Governor Newsom's Executive Order, N-29-20, dated March 17, 2020, the meeting will be held via teleconferencing with members of the Board attending from separate remote locations. This altered format is in observance of recommendations by local officials that precautions be taken, including social distancing, to address the threat of COVID-19.

Important Notice to the Public Regarding COVID-19 Based on guidance from the California Department of Public Health and the California Governor's Officer, in order to minimize the spread of the COVID-19 virus, please note the following:

1. There is no physical location of the meeting open to the public. You may participate in the Zoom Webinar, including listening to the meeting and providing public comment, by following the instructions below. To join the meeting by computer: Visit <https://zoom.us/j/93036153372> Or visit <https://www.zoom.us/> click on "Join A Meeting" and use the Zoom Meeting ID 930 3615 3372.

To join the meeting by telephone: Dial (253) 215-8782 or (346) 248-7799 or (669) 900-9128, then enter Webinar ID: 930 3615 3372. To provide public comment (at appropriate times) during the meeting, press *9 to raise your hand.

2. If you are unable to join the Zoom Webinar of the Board meeting you may still view the livestream of the meeting by visiting <http://alpinecountyca.igm2.com/citizens/default.aspx>

Submission of Public Comments:

For those wishing to make public comments at the Board meeting, please submit your comments electronically to be read aloud at the meeting by the County Clerk. Email comments must be submitted to the County Clerk at clerk@alpinecountyca.gov. Comments may also be submitted through the Alpine County website form <http://alpinecountyca.gov/FormCenter/County-Clerk-5/Public-Comment-Form-42>. Public Comment related to matters not on the agenda need to be submitted prior to the close of Open Session/General Public Comment. Email comments on agenda items must be submitted prior to the time the Chair closes public comments on the agenda item. All email comments shall be subject to the same rules as would otherwise govern speaker comments at the Board meeting. Electronic comments on agenda items may only be submitted via email and through the comment form on the Alpine County Website; comments via text and social media (Facebook, Twitter, etc.) will not be accepted.

1. CALL TO ORDER – PLEDGE OF ALLEGIANCE

- A) Alpine County Board of Supervisors
- B) Alpine County Planning Commission

2. INTRODUCTIONS

- A) Alpine County Board of Supervisors
- B) Alpine County Planning Commission
- C) County Staff
- D) Beth Thompson, De Novo Planning Group

3. HOUSING ELEMENT ADOPTION PROCESS: De Novo Planning Group representative Beth Thompson

4. HOUSING ELEMENT TOPICS AND PROPOSED PROGRAMS:

- A) Employee Housing
- B) Emergency, Transitional, and Supportive Housing
- C) County Surplus Parcels
- D) Housing Conditions and Housing Preservation
- E) Housing Density and Diversity
- F) Infrastructure and Development Costs
- G) Increasing Capacity and Housing Information

5. WRAP UP AND NEXT STEPS

6. ADJOURNMENT

The Alpine County Board of Supervisors and Alpine County Planning Commission will adjourn to the next scheduled meeting.

Teola L. Tremayne, County Clerk and ex officio
Clerk to the Board of Supervisors
By: Patricia Griffin, Assistant County Clerk

Alpine County Housing Element Workshop



BOARD OF SUPERVISORS
PLANNING COMMISSION
FEBRUARY 1, 2022

Agenda

- A. Introductions
- B. Housing Element Adoption Process
- C. Housing Element Topics and Proposed Programs
 - Employee Housing
 - Emergency, Transitional, and Supportive Housing
 - County Surplus Parcels
 - Housing Conditions and Housing Preservation
 - Housing Density and Diversity
 - Infrastructure and Development Costs
 - Increasing Capacity and Housing Information
- D. Wrap Up and Next Steps

Introductions

Alpine County Board of Supervisors

Alpine County Planning Commission

County Staff

Beth Thompson, De Novo Planning Group

Housing Element Adoption Process

Beth Thompson,

De Novo Planning Group

Local Jurisdictions required to update General Plan Housing Elements on a 5 or 8 year time frame

Alpine County's 6th Cycle Housing Element covers a five-year period (2019 to 2024)

Draft Housing Element released on January 7 for public comment.

Draft Housing Element will be reviewed by the Planning Commission and the Board of Supervisors before the document is submitted to the Department of Housing and Community Development for preliminary review.

Based on HCD review comments, the Housing Element will be revised and submitted to the Planning Commission for review, approval, and recommendation to the Board of Supervisors.

The Housing Element will be submitted to the Board of Supervisors for adoption.

The adopted Housing Element will be submitted to HCD for approval and certification.

Employee Housing

Tony Creter, Building Official

Candace H. Stowell, AICP, Deputy Director, Community Development

JT Chevalier, Interim Director, Community Development

Program Number	Action
5e Agricultural Worker Housing Definition	Define agricultural worker housing and to identify that any agricultural worker housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses consistent with Health and Safety Code Section 17021.5 and 17021.6. Revisions shall also provide for streamlined, ministerial approval of agricultural worker housing that meets the requirements of Health and Safety Code Section 17021.8.
5g Employee Housing Definition	Define employee housing separately from agricultural worker housing and to clarify that employee housing serving 6 or fewer employees shall be deemed a single-family structure and shall be subject to the same standards for a single-family residence in the same zone.

Employee Housing

Tony Creter, Building Official

Candace H. Stowell, AICP, Deputy Director, Community Development

JT Chevalier, Interim Director, Community Development

Program Number	Action
7 Addressing Employee Housing Need	<p data-bbox="1268 172 2423 272">To address the need for employee housing (permanent and seasonal) the County shall:</p> <ul data-bbox="1268 287 2474 1186" style="list-style-type: none"><li data-bbox="1268 287 2474 558">• Develop a spreadsheet to track employee housing units in the County by APN, address, affordability level, property owners, project manager, and employee housing requirement, review the spreadsheet annually, and update when necessary to reflect changes.<li data-bbox="1268 572 2397 729">• Determine feasibility of developing housing on school district parcels in Woodfords and Bear Valley (per 2016 Teacher Housing Act).<li data-bbox="1268 743 2423 901">• Continue to require employee housing developments at Kirkwood in accordance with the Kirkwood Housing Ordinance.<li data-bbox="1268 915 2474 1186">• Require an Employee Housing Implementation Plan (EHIP) as new development occurs in the Bear Valley Village area. This requirement will be replaced by the Workforce Housing Requirement (see following paragraph), once adopted.

Employee Housing

Tony Creter, Building Official

Candace H. Stowell, AICP, Deputy Director, Community Development

JT Chevalier, Interim Director, Community Development

Program Number	
7 Addressing Employee Housing Need (cont.)	<p>Develop a Workforce Housing Requirement which requires employment-generating uses, including commercial, industrial, institutional, residential resort, and recreational resort development, that create jobs to provide workforce housing that is permanently deed restricted for a portion of their projected workforce or to pay an in-lieu fee to provide for workforce housing.</p> <p>Encourage on-site development of affordable workforce housing by:</p> <ul style="list-style-type: none">o Providing density bonuses, concessions, and incentives for projects that construct their workforce housing obligation on-site.o Review annually the effectiveness of the Workforce Housing Requirement and bonuses, concessions, and incentives, investigate alternative methods to provide Workforce Housing, and implement revisions as found appropriate.o Investigate funding sources to augment the Workforce Housing requirement in order to address existing workforce housing needs

Emergency, Transitional, and Supportive Housing

Nichole Williamson , County CAO

JT Chevalier, Interim Director,
Community Development

Program Number	Action
5b Define Residential Care Facilities	Define and establish “Residential Care Facilities” as a use consistent with California Health and Safety Code (HSC) Sections 1566.3 and 1569.85 and ensure that a residential care facility serving six or fewer persons is permitted in the same manner as housing of the same type (e.g., single family, multifamily, etc.) in the same zone.
5h Emergency Shelters	Establish parking standards for emergency shelters consistent with Government Code Section 65583(a)(4). Additionally, the Zoning Code will be updated to allow emergency shelters ancillary to permitted places of worship and churches, consistent with the federal Religious Land Use and Institutionalized Persons Act.
5i Supportive Housing	The Zoning Code shall be revised to allow eligible supportive housing as a use by right in zones where multifamily and mixed uses are permitted pursuant to Government Code Sections 65650 through 65656 and in all other zones to allow supportive housing subject to the same standards as residential units of the same type (e.g., single family, duplex, multifamily, etc.) in the same zone

Emergency, Transitional, and Supportive Housing

Nichole Williamson , County CAO

JT Chevalier, Interim Director,
Community Development

Program Number	Action
5j Transitional Housing	The Zoning Code shall be revised to allow transitional housing subject to the same standards as residential units of the same type (e.g., single family, duplex, multifamily, etc.) in the same zone.
5k Low Barrier Navigation Centers	The Zoning Code shall be updated to define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low barrier navigation centers as a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses.
5p Reasonable Accommodation	The Zoning Code shall be revised to include reasonable accommodation provisions pursuant to Government Code Sections 65583(a)(5) and (c)(3).
5r Visitability	Adopt local amendment to building regulations to require visitability in new single family homes.

Emergency, Transitional, and Supportive Housing

Nichole Williamson , County CAO

JT Chevalier, Interim Director,
Community Development

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

Emergency, Transitional, and Supportive Housing

Nichole Williamson , County CAO

JT Chevalier, Interim Director,
Community Development

Program Number	Action
16 Continuum of Care	Continue and expand Alpine County’s participation in the Eastern Sierra Continuum of Care to ensure that programs and services are available for the homeless population and for those at-risk of homelessness. Work with Eastern Sierra CoC to develop supportive housing in the County. Participation shall include attendance at quarterly meetings and assisting the ES CoC with the Point-in-Time survey.
17 Fair Housing	Facilitate equal and fair housing opportunities by implementing actions to affirmatively further fair housing services and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through providing information, coordination, and education on fair housing law and practices to residents, landlords, and housing developers. <ul style="list-style-type: none">• Fair Housing Complaint Referral Process• Public Information and Outreach• Community Involvement.

County Surplus Parcels

Larry Shoemaker, Planner II,
Community Development

Program Number	Action
2 Information on Potential Sites	Make available, via the County's website, current information regarding the inventory of residential sites to accommodate the RHNA and opportunity sites, including County-owned or other surplus land, identified to provide additional capacity and opportunities for affordable, employee, workforce, special needs, and permanent housing.
10 County Parcels	Review County-owned parcels and identify at least 1 parcel to be designated surplus land as defined by Government Code Section 54221. Once surplus land is designated, the County shall prepare a notice of availability for the purpose of developing low and moderate income housing that describes the property and its location and send it via email or certified mail to local public entities and housing sponsors pursuant to Government Code Section 54222

Housing Conditions and Housing Preservation

Nichole Williamson, County CAO

Tony Creter, Building Official

Dennis Lampson, Environmental
Health Director

Program Number	Action
13 Energy Conservation and Energy Financial Assistance	Reduce energy usage and overall housing costs for Alpine County residents through the following efforts: <ul style="list-style-type: none">A. Continue to implement the standards of the California Building Standards Code including energy conservation standards;B. Promote financial incentives and assistance programs for energy conservation and assistance with energy billsC. Partner with community action agencies and local energy providers to increase participation by eligible low-income residents and mobile homeowners in energy conservation and assistance programs, promote free energy audits for low-income owners and renters, and provide public education about energy conservation.D. Partner with community services agencies to seek financial assistance for low-income persons to offset the cost of weatherization and heating and cooling homes.

Housing Conditions and Housing Preservation

Nichole Williamson, County CAO

Tony Creter, Building Official

Dennis Lampson, Environmental
Health Director

Program Number	Action
19 Mobilehome Park Resident Ownership Program	Contact the Sierra Pines Mobilehome Park owner, residents, and local non-profits, including community land trusts, regarding specific rehabilitation and infrastructure needs and interest in applying for rehabilitation and preservation funding through the Mobilehome Park Resident Ownership Program (MPROP) program. In addition to direct outreach, make information available to existing tenants and community land trusts through providing information packets online, at County libraries, and at locations that provide senior services, detailing available options for converting mobilehome parks into affordable ownership properties
20 Mobilehome Park Enforcement	Prepare a Mobile Home Park Enforcement study that analyses the feasibility of Alpine County assuming mobile home park enforcement responsibilities, including enforcement of construction, use, maintenance, and occupancy, as provided under the State Mobilehome Park Act (Division 13, Part 2.1 of the California Health and Safety Code).

Housing Conditions and Housing Preservation

Nichole Williamson, County CAO

Tony Creter, Building Official

Dennis Lampson, Environmental
Health Director

Program Number	Action
23 Smoke-free policies	<p>Encourage new multifamily housing developments to include smoke-free policies to limit residents' exposure to the harmful effects of secondhand smoke, including:</p> <ul style="list-style-type: none">• Encourage landlords who prohibit smoking on parts of their property to create designated smoking areas for tenants who smoke that are a specific distance away from all entrances, doorways, or operable windows of a building.• Consider requiring landlords to provide all tenants with a comprehensive description of where smoking is/is not allowed on property

Housing Density and Diversity

Candace H. Stowell, AICP, Deputy Director, Community Development

Program Number	Action
4 Deed Restrictions	Apply resale controls and rent and income restrictions through deed-restrictions of affordable units and employee housing units. The deed-restrictions will ensure that 1) affordable housing units created through incentives and as a condition of development approval are deed-restricted to ensure affordability and contain either long-term (e.g., a minimum of 55 years) or in perpetuity affordability agreements, and 2) that employee housing units are restricted to occupancy by permanent or seasonal employees working within the County and are restricted in perpetuity.
5a Accessory Dwelling Units	Address accessory dwelling units consistent with recent changes to State lawto ensure that the Zoning code identifies areas that accommodate one ADU and one JADU, address timing of approvals, standards addressing lot coverage and minimum floor area restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, as provided in Government Code Section 65852.2 and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily restrict ADU consistent with the requirements of Civil Code Section 4751.

Housing Density and Diversity

Candace H. Stowell, AICP, Deputy Director, Community Development

Program Number	Action
5c Residential Neighborhood Zoning District	Accommodate increased densities in the RN zone, including for projects that are not subject to a Conditional Use Permit, revise the Purpose statement to remove the reference to the General Plan Residential High designation to identify areas where densities above four units per acre are allowed, and update the Zoning Map to identify allowed densities and/or minimum lot size requirements.
5d Single-Room Occupancy (SRO)	Establish and define a Single-Room Occupancy use with specific development standards in each zoning district.
5f Manufactured Housing	Remove the requirement for a certificate of compatibility for a mobile or manufactured home that is constructed as a single family residence on a permanent foundation.
5l Objective Standards	Multifamily Standards: The Zoning Code will be reviewed and updated as necessary to establish objective standards for multifamily uses.

Housing Density and Diversity

Candace H. Stowell, AICP, Deputy Director, Community Development

Program Number	Action
5m Markleeville Historic Design Guidelines	Review and update the Markleeville Historic Design Guidelines to remove or define subjective language and criteria associated with residential uses.
5n Density Bonus	Density Bonus. The Zoning Code shall be updated with density bonus provisions to address current Government Code requirements.
5o Subjective Criteria	The Zoning Code shall be revised to address subjective language and criteria, such as requirements that a project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the neighborhood. Subjectivity may be addressed through providing objective definitions of subjective terminology or providing illustrations that demonstrate how the potentially subjective terminology will be implemented.
5q Mixed-Use Zoning	As part of the Zoning Code Update, consider standards that would allow mixed use projects as a permitted use in the C zone.

Infrastructure and Development Costs

JT Chevalier, Interim Director,
Community Development

Program Number	Action
8 Upgrade and expand infrastructure service areas	<p>To expand areas for multi-family housing, the County will work with water and wastewater districts to upgrade and expand service areas, where feasible.</p> <p>A. Notify public and/or private sewer and water providers of their responsibility under State law (Section 65589.7 of the Government Code) to provide service for new affordable housing projects, without conditions or a reduction in the amount requested, unless findings are made that sewer and water provision is infeasible. Follow up when affordable housing projects are proposed to ensure that they are following through with this responsibility.</p> <p>B. Meet with stakeholders, including community representatives, interested landowners, developers and infrastructure and utility service providers bi-annually to discuss and identify opportunities to expand infrastructure to serve existing and future housing.</p> <p>C. Review funding sources (see paragraph D) to identify those with the most potential to provide funding during the Planning Period to assist water and sewer providers with expanding their capacity to serve housing for the County's residents and employees, including affordable housing and workforce housing.</p>

Infrastructure and Development Costs

JT Chevalier, Interim Director,
Community Development

Program Number	Action
8 (cont.)	D. Submit applications and assist utility service providers and local agencies with applications for State and federal grant, loan, bond, and tax-credit programs that provide low-cost financing or subsidies for infrastructure improvements to support the production of affordable housing, special needs housing, and employee/workforce housing.
18 Development Fees	Improve transparency of fee and rate structures by A. Providing a current schedule of planning, building, and public works fees, impact fees and providing impact nexus studies, cost of service studies conducted on or after January 1, 2018 in the Finance section of the County's website by July 2022 B. Review the County's impact fee schedule by June 2022 and identify any fees that should be updated and adopt revised impact fees by December 2023

Infrastructure and Development Costs

JT Chevalier, Interim Director,
Community Development

Program Number	Action
21	<p>Monitor effectiveness of the County’s development regulations in accommodating development while addressing infrastructure, utility, and environmental constraints through reviewing all updates and revisions to the County Code, including updates to implement the California Building Standards Code, to ensure that updates:</p> <ul style="list-style-type: none"><li data-bbox="1212 619 2461 719">A. Do not preclude the range of building types identified in this Housing Element and required to be allowed by State law.<li data-bbox="1212 731 2461 891">B. Reduce constraints to providing water and sewer infrastructure to new development, except where there are documented health and safety concerns.<li data-bbox="1212 902 2461 1002">C. Encourage permanent housing options to provide additional opportunities for County residents

Increasing Capacity and Housing Information

Nichole Williamson, County CAO

JT Chevalier, Interim Director,
Community Development

Program Number	Action
9 Assistance to Housing Developers	<p>The County shall assist non-profit organizations and private developers of housing that meets lower income and special housing needs, through the following efforts:</p> <ul style="list-style-type: none">A. Support the provision, maintenance, and rehabilitation of housing that meets lower income and special housing needs.B. Submit applications and assist non-profit organizations and private developers with applications for State and federal grant, loan, bond, and tax-credit programs that provide low-cost financing or subsidies for the production of affordable housing, as opportunities become available.C. Support proposals for lower income housing, including extremely low income, workforce, and special needs housing through the following actions:

Increasing Capacity and Housing Information

Nichole Williamson, County CAO

JT Chevalier, Interim Director,
Community Development

Program Number	Action
11	<p>The County shall assist lower and moderate income households in obtaining affordable housing, through the following efforts:</p> <p>A. identify and maintain a list of available resources, including affordable housing developments, Housing Choice Vouchers, First-time Home Buyer programs, sweat equity projects, community land trusts, and other methods or resources making housing more affordable that are available for lower and moderate income households.</p> <p>B. Annually investigate the feasibility of creating new County-sponsored programs to assist in making housing more affordable to residents within the community, such as establishment of a Housing Authority and/or partnering or increasing programs with agencies or organizations in adjoining counties, such as Mammoth Lakes Housing, Inc. and Saint Joseph Community Land Trust, with capacity to administer housing programs and grants, including homebuyer assistance, housing rehabilitation, emergency repair, and weatherization programs, in order to increase opportunities</p>
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Increasing Capacity and Housing Information

Nichole Williamson, County CAO

JT Chevalier, Interim Director,
Community Development

Program Number	Action
11 (cont.)	C. Coordinate with HCD, non-profit organizations serving low-income families, low-income housing advocacy groups, and other similar agencies to assist the County in identifying actions to increase the supply of housing that is available to lower and moderate households, such as requiring new development to provide housing that is available to special needs and lower/moderate income households, mobile home park rehabilitation and conversion, community land trusts, and other approaches.

Increasing Capacity and Housing Information

Nichole Williamson, County CAO

JT Chevalier, Interim Director,
Community Development

Program Number	Action
12 Housing Maintenance and Rehabilitation	<p>Encourage the maintenance, rehabilitation, and revitalization of housing and communities through the following actions:</p> <ul style="list-style-type: none">• Maintain and update information about rehabilitation loan programs, subsidized housing programs, and the availability of other funding mechanisms to help with home upkeep and maintenance, such as reverse mortgages for seniors on fixed incomes.• Distribute information regarding the assistance programs via the County's website as well as through posting in key locations such grocery stores, post-offices, and public libraries.

Increasing Capacity and Housing Information

Nichole Williamson, County CAO

JT Chevalier, Interim Director,
Community Development

Program Number	Action
14 ADU Promotion	<p>The County shall encourage development of ADUs and JADUs through a variety of measures, including a promotional campaign that</p> <ul style="list-style-type: none"><li data-bbox="1212 448 2476 772">A. Provides guidance and educational materials to the public, including a ADU Handbook available at libraries, other County buildings and meeting places and information on the County’s website, that describe the streamlined permitting process, fee reductions for ADUs, the ADU Amnesty Program, and construction resources.<li data-bbox="1212 789 2476 1236">B. Presents homeowner and neighborhood associations with the benefits of ADUs and work with associations to ensure associations are aware of the requirements of State law that invalidate prohibitions on ADUs on lots zoned for single-family residential use, including provisions restricting the rental of ADUs. This outreach shall prioritize contacting homeowner and neighborhood associations in high opportunity areas

Increasing Capacity and Housing Information

Nichole Williamson, County CAO

JT Chevalier, Interim Director,
Community Development

Program Number	Action
22 County Staff	<p>Create a County staff role to oversee housing programs and Housing Element implementation or contract with a regional service provider to oversee County housing programs and assist with Housing Element implementation. In addition to implementing the programs identified above, the housing coordinator should also seek funding and capacity to:</p> <ul style="list-style-type: none">• Offer home inspection services to identify substandard conditions in residential buildings for an inspection fee, or reduced cost for low-income households.• Coordinate regular windshield surveys of housing conditions, completing at least two community surveys per year• Contact the owners of substandard housing and identify available State funding programs for housing rehabilitation. If an owner is interested in such programs, provide assistance to the owner in completing the grant application process.

WRAP UP AND NEXT STEPS
