

Mono County

2014 Housing Element Update

Mono County Community Development Department
5-9-2014

1. INTRODUCTION

In response to California's critical housing needs, the Legislature enacted housing element law with the goal of providing adequate and safe housing for every Californian. The attainment of housing for all requires the cooperation of local and state governments.

Housing element law requires local governments to adequately plan to meet their existing and projected housing needs including their share of the regional housing need. Housing element law is the state's primary market-based strategy to increase housing supply. The law recognizes the most critical decisions regarding housing development occur at the local level within the context of the General Plan. In order for the private sector to adequately address housing needs and demand, local governments must adopt land use plans and regulatory schemes that provide opportunities for, and do not unduly constrain, housing development for all income groups.

Unlike the other mandatory elements of the General Plan, the Housing Element is subject to detailed statutory requirements regarding its content and must be updated every five years. The Housing Element is also subject to mandatory review by the California Department of Housing and Community Development (HCD). This reflects the statutory recognition that the availability of housing is a matter of statewide importance and that cooperation between all levels of government and the private sector is critical to attainment of the state's housing goals.

a. PUBLIC PARTICIPATION PROCESS

The initial draft of the 2014 Housing Element Update was prepared by the Mono County Community Development Department. Housing issues and concerns for the unincorporated area were identified through ongoing discussions with the County's nine community and Regional Planning Advisory Committees (RPACs), which include a variety of local residents and local representatives from local, state, and federal agencies. Based on comments received at those meetings, the existing Housing Element Policies were reviewed for consistency with community comments. Comments from those meetings are included in the summary of conclusions section and have been addressed throughout the element.

Attempts were made to contact Hispanic community directly through the RPACs but there are currently no Hispanic groups active in the county.

The Collaborative Planning Team also reviewed the County's housing policies. The Collaborative Planning Team is a multi-agency planning team, consisting of local, state, and federal agencies, which focuses on a variety of planning and resource use issues in the Eastern Sierra. Members include Mono County, the Town of Mammoth Lakes, the Bureau of Land Management, the Lahontan Regional Water Quality Control Board, the California Department of Fish and Game, Caltrans, the Los Angeles Department of Water and Power, the Inyo National Forest, the Humboldt-Toiyabe National Forest, the Benton Paiute Reservation, and the Bridgeport Indian Colony.

The draft update will be circulated to local agencies and organizations that provide housing-related services in the county, including:

Eastern Sierra Agency on Aging (ESAA), Bishop, California;

Inyo Mono Advocates for Community Action (IMACA), Bishop, California;

Inyo Mono Association for the Handicapped (IMAH), Bishop, California;
Kern Regional Center, Bishop, California;
Mammoth Lakes Housing, Mammoth Lakes, California; and
Mono County Department of Social Services, Bridgeport, California.

Notice of the availability of the draft will also be provided through publication in the local newspaper and by posting at County offices and public libraries.

Both the Mono County Housing Authority and the Planning Commission have held public workshops to address housing issues and policies. After completion of the public participation and HCD review process, The Mono County Planning Commission will hold a public hearing on the Draft 2014 Housing Element Update, and the Board of Supervisors will hold a final adoption hearing pending recommendation of the Planning Commission.

b. CONSISTENCY WITH THE GENERAL PLAN

Development in Mono County is affected by policies in the county's General Plan, by standards in the Mono County Land Development Regulations, by land use requirements imposed by other agencies, and by requirements of the Subdivision Map Act and the county's Subdivision Ordinance. The county's General Plan serves as a comprehensive, long-range plan for the development of the area. The location of housing is determined primarily by policies contained in the Land Use Element, which establish the amount and distribution of various land uses throughout the county. The Land Use Element also specifies the maximum allowable density for each residential General Plan designation.

In conformance with state law, the Mono County General Plan has been written to be internally consistent; the goals, objectives and policies of each element are intended to be consistent with those in other elements. The 2014 Housing Element Update was reviewed for consistency with the Land Use Element to determine if adequate sites are provided to allow for housing for all economic segments of the community. The Land Use Inventory shows that Mono County has more than adequate acreage to accommodate the housing needs projected by HCD in the Regional Housing Needs Plan prepared for the County.

The Housing Element was also reviewed for consistency with the Circulation and Conservation/Open Space Elements of the General Plan. In Mono County, the circulation system is well established, and there is little traffic congestion. When congestion does occur, it is not the result of residents' commuting, but of recreational traffic at peak use periods or special events, combined with local use. Although the existing circulation system is generally adequate to provide for additional housing, the Circulation Element provides for improvements to the local transportation system that will allow for the continued development of housing.

Since 94% of the land in Mono County is publicly owned, and 90% is federally owned, much of Mono County remains open space. As a result, the provision of open space as a part of developed residential areas is not a particular concern in the county. Policies in both the

Conservation/Open Space Element and the Land Use Element focus future development in existing community areas, providing additional open-space protection.

General Plan consistency for all elements, including the Housing Element, will be maintained through required annual progress reports that address comments and issues identified through the County's ongoing public participation processes, such as Regional Planning Advisory Committee (RPAC) meetings.

2. HOUSING NEEDS

A. BACKGROUND

a. AREA PROFILE

Mono County is located on the eastern side of the Sierra Nevada mountain range and is bordered to the east by the state of Nevada. Approximately 94% of the county's 3,103 square miles is publicly owned; as a result, tourism and recreation-oriented enterprises are the primary economic activity in the county. The major population center, and the county's only incorporated area, is the town of Mammoth Lakes. The remainder of the county's residents are scattered in small communities throughout the county.

Communities in the county include: Topaz, Coleville and Walker in the Antelope Valley; Bridgeport, the county seat, in the Bridgeport Valley; Mono City and Lee Vining in the Mono Basin; June Lake in the June Lake Loop; Long Valley, McGee Creek, Crowley Lake, Aspen Springs and Sunny Slopes in Long Valley; Swall Meadows and Paradise in the Wheeler Crest area; and Chalfant, Hammil and Benton in the Tri-Valley.

b. SOURCES FOR DEMOGRAPHIC & HOUSING DATA

The majority of the demographic and housing data in the following sections are from the U.S. Census 2010. The census data presented here are a synopsis of the data available from Census 2010. Complete census files can be found at <http://factfinder.census.gov>. Additional demographic and economic information was obtained from the California Department of Finance (www.dof.ca.gov), HCD, and the Mono County IT department.

c. CENSUS 2010

The 2010 census went to great efforts to reach every individual housing unit, however the census did not include the "long form" that in past census' has provided much of the detailed demographic information. Starting in 2005, an annual survey, the American Community Survey (ACS), has been sent to a small sample population and replaced the traditional long form format. While promising to deliver much more accurate and timely demographic information in the future, due to the small population size of our communities, there is currently a large amount of error in the ACS data. This error will decrease over time, but portions of the 2010 ACS data are too unreliable and in this document, the 2000 census figures are retained when error in the 2010 ACS is assumed to be high.

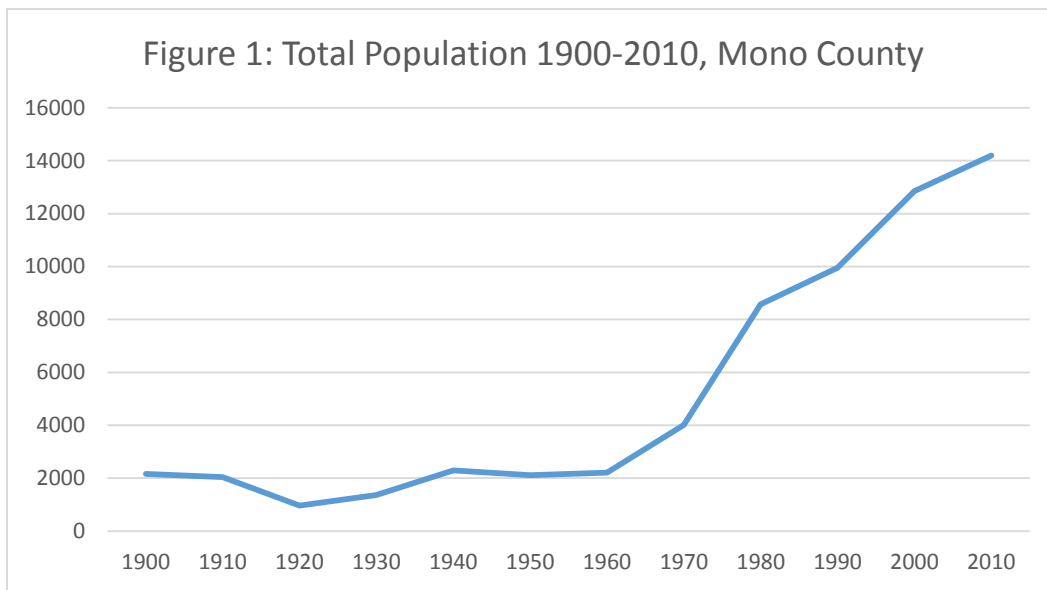
Census Designated Place (CDP) A CDP is a concentration of population identified by the Census Bureau for statistical purposes. 89.3% of the population in the unincorporated county lives within one of the 15 CDPs identified in Mono County and therefore the CDP has replaced the use of census tracts/blocks for general demographic analysis.

B. EXISTING NEEDS

a. POPULATION CHARACTERISTICS

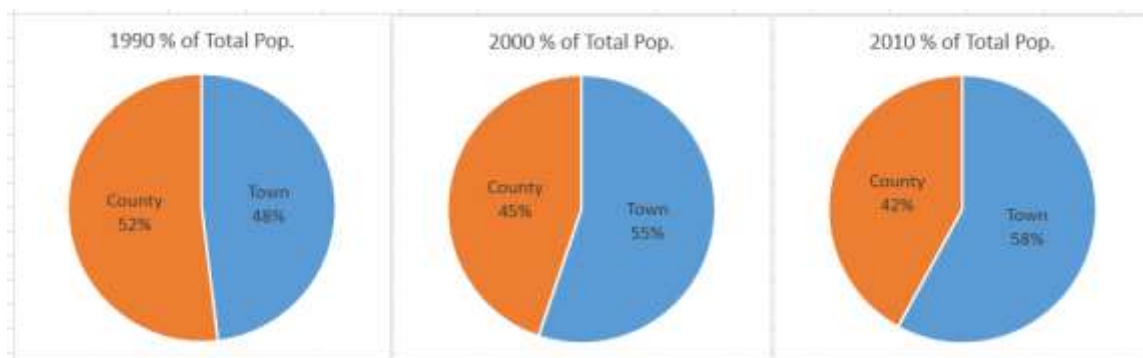
b. POPULATION GROWTH

Population growth trends in Mono County and its only incorporated city, the Town of Mammoth Lakes, continue a long-term trend of steady growth that began around 1960 (Figure 1). The highest rate of growth occurred in the 1970s and 1990s. In the 1990s, the percentage of the County’s total population living in the town of Mammoth Lakes increased from 48% of the total population in 1990 to a majority 55% in 2000 and again increased up to 58% in 2010 (Figure 2). The California Department of Finance projects a modest population increase rate of .7% per year through 2013 (Table 1).



Source US Census

Figure 2: Town/County % of Total Population 1990-2010



Source: US Census

Table 1: Population Trend, Unincorporated County

Year	Population	% Change	Annual %
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1980	4460		
1990	5171	15.9	1.6
2000	5759	11.4	1.1
2010	5968	3.6	0.4
2011	6103	2.2	2.2
2012	6144	0.7	0.7
2013	6186	0.7	0.7

Source: US Census, CA Dept. of Finance

Table 1.2: Population by CDP, 2010

	Total Population	% of Countywide Population	% of Countywide - Town	% of CDP Population
Countywide	14,202	100.0%		
Mammoth Lakes	8,234	58.0%		
Countywide -Town	5,968	42.0%	100.0%	
<i>Mono County CDPs</i>				
Crowley Lake	875	6.2%	14.7%	16.4%
Walker	721	5.1%	12.1%	13.5%
Chalfant	651	4.6%	10.9%	12.2%
June Lake	629	4.4%	10.5%	11.8%
Bridgeport	575	4.0%	9.6%	10.8%
Coleville	495	3.5%	8.3%	9.3%
Benton	280	2.0%	4.7%	5.3%
Lee Vining	222	1.6%	3.7%	4.2%
Swall Meadows	220	1.5%	3.7%	4.1%
Sunny Slopes	182	1.3%	3.0%	3.4%
Mono City	172	1.2%	2.9%	3.2%
Paradise	153	1.1%	2.6%	2.9%
Aspen Springs	65	0.5%	1.1%	1.2%
Topaz	50	0.4%	0.8%	0.9%
McGee Creek	41	0.3%	0.7%	0.8%

Total of CDPs	5,331	37.5%	89.3%	100.0%
CDPs + Town	13,565	95.5%		
County - CDPs & Town	637	4.5%	10.7%	

Table 2: Total Population Count by Race, CDP, Mono County 2010

	Total Population	# White, Not Hispanic	# Hispanic	# American Indian	# Asian	# Black	# Pacific Islander	# Other	# 2 or More Races
Countywide	14,202	9,687	3,762	239	191	42	11	33	237
Mammoth Lakes	8,234	5,143	2,772	32	128	29	5	13	112
Countywide -Town	5,968	4,544	990	207	63	13	6	20	125
<i>Mono County CDPs</i>									
Chalfant	651	552	67	8	5	0	0	3	16
Benton	280	188	38	49	1	0	0	0	4
Paradise	153	121	14	1	6	0	0	5	6
Swall Meadows	220	196	6	2	5	0	0	2	9
Sunny Slopes	182	158	3	2	7	0	4	0	8
Aspen Springs	65	61	1	0	2	0	0	0	1
Crowley Lake	875	706	128	5	11	3	0	5	17
McGee Creek	41	39	2	0	0	0	0	0	0
June Lake	629	476	137	6	2	0	0	0	8
Lee Vining	222	107	96	17	0	0	0	2	0
Mono City	172	128	37	1	2	0	0	0	4
Bridgeport	575	370	148	40	1	1	0	1	14
Walker	721	581	70	50	3	3	1	0	13
Coleville	495	347	110	10	8	4	0	2	14
Topaz	50	25	24	1	0	0	0	0	0
Total of CDPs	5,331	4,055	881	192	53	11	5	20	114

ETHNICITY

In the 1990 census, the ethnic composition of Mono County was predominantly white (93%), with 3.7% American Indian, <1% Black, 1.3% Asian, and 1.9% Other Race. Persons of Hispanic Origin, which includes people of all races, encompassed 11.3% of the population. In 2000, the population was 85.4% white, 4.8% American Indian, <1% Black, <1% Asian, <1% Pacific Islander, 6.0% Other Race, and 2.4% two or more races. While this seems a drop in the white population, it probably reflects more of a change in the way ethnicity was tabulated in the census data rather than a real change in the population. In 2010, the population was 76.1% white, 16.6% Hispanic, 3.5% American Indian, 2.1% 2 or more races, 1.1% Asian and less than .3% Black, Pacific Islander and Other Race (Table 2 & 3). The data shows a continued increase in the Hispanic population.

Table 3: Total Population Percentage by Race, CDP, Mono County 2010

	% White	% Hispanic	% Amer Indian	% Asian	% Black	% Pacific Islander	% Other	% 2 or More Races
Countywide	68.2%	26.5%	1.7%	1.3%	0.3%	0.1%	0.2%	1.7%
Mammoth Lakes	62.5%	33.7%	0.4%	1.6%	0.4%	0.1%	0.2%	1.4%
Countywide -Town	76.1%	16.6%	3.5%	1.1%	0.2%	0.1%	0.3%	2.1%
<i>Mono County CDPs</i>								
Chalfant	84.8%	10.3%	1.2%	0.8%	0.0%	0.0%	0.5%	2.5%
Benton	67.1%	13.6%	17.5%	0.4%	0.0%	0.0%	0.0%	1.4%
Paradise	79.1%	9.2%	0.7%	3.9%	0.0%	0.0%	3.3%	3.9%
Swall Meadows	89.1%	2.7%	0.9%	2.3%	0.0%	0.0%	0.9%	4.1%
Sunny Slopes	86.8%	1.6%	1.1%	3.8%	0.0%	2.2%	0.0%	4.4%
Aspen Springs	93.8%	1.5%	0.0%	3.1%	0.0%	0.0%	0.0%	1.5%
Crowley Lake	80.7%	14.6%	0.6%	1.3%	0.3%	0.0%	0.6%	1.9%
McGee Creek	95.1%	4.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
June Lake	75.7%	21.8%	1.0%	0.3%	0.0%	0.0%	0.0%	1.3%
Lee Vining	48.2%	43.2%	7.7%	0.0%	0.0%	0.0%	0.9%	0.0%
Mono City	74.4%	21.5%	0.6%	1.2%	0.0%	0.0%	0.0%	2.3%
Bridgeport	64.3%	25.7%	7.0%	0.2%	0.2%	0.0%	0.2%	2.4%
Walker	80.6%	9.7%	6.9%	0.4%	0.4%	0.1%	0.0%	1.8%
Coleville	70.1%	22.2%	2.0%	1.6%	0.8%	0.0%	0.4%	2.8%
Topaz	50.0%	48.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Total of CDPs	76.1%	16.5%	3.6%	1.0%	0.2%	0.1%	0.4%	2.1%
CDPs + Town	67.8%	26.9%	1.7%	1.3%	0.3%	0.1%	0.2%	1.7%
County - CDPs & Town	76.8%	17.1%	2.4%	1.6%	0.3%	0.2%	0.0%	1.7%

Source: US Census

The percentage of the population identifying themselves as Hispanic or Latino, of whatever race, increased in the unincorporated area, rising from 12.4% of the population in 2000 to 16.6% of the population in 2010 (Table 2 & 3), a numerical increase of 291 persons, from 699 in 2000 to 990 in 2010. During this same period, the Hispanic/Latino population in Mammoth Lakes increased from 22.2% of the town's population in 2000 to 33.7% of the town's population in 2010. The State Department of Finance is projecting that the Hispanic population in the county will rise dramatically over the next forty years, to 30% of the total County population in 2020 and 43% of the total in 2060 (see Table 4). Although Mammoth Lakes has a large Hispanic population, the rise in the Hispanic population could impact housing in the unincorporated area, as many of the Hispanic population tend to be lower-paid service workers in need of low to moderate-income housing.

Table 4: Projected Population by Race

	2020	2040	2060
Total	15037	17614	20755
White	9695	9897	10502
Hispanic	4614	6698	8906
Asian	185	333	544
Pacific Islander	10	8	5
Black	42	54	68
American Indian	209	223	244
Multi-race	284	400	486
% Total	100.0%	100.0%	100.0%
% White	64.5%	56.2%	50.6%
% Hispanic	30.7%	38.0%	42.9%
% Asian	1.2%	1.9%	2.6%
% Pacific Islander	0.1%	0.0%	0.0%
% Black	0.3%	0.3%	0.3%
% American Indian	1.4%	1.3%	1.2%
% Multi-race	1.9%	2.3%	2.3%

Source: CA Dept. of Finance

c. AGE

The median age in the unincorporated area is not officially calculated by the census bureau, however the average median age of the individual CDPs is 45.2, significantly older than the median age within the Town of Mammoth Lakes at 32.6. The number of seniors 65 years and older increased from 10% of the unincorporated population in 1990 to 12% in 2000, to 14.2 % in 2010. Coleville had the highest percentage of children under 18 presumably in the Marine Corps housing in Coleville. The Antelope Valley also had one of the highest percentages of seniors 65 years and older. The Long Valley/Wheeler Crest and Tri-Valley planning areas also had high percentages of children under 5 and seniors 65 years and older.

Table 5: Age Characteristics by CDP, 2010.

	Total Population	Median Age	# Under 18	# 18 & Over	# 65 & Over	% Under 18	% 18 & over	% 65 & Over
Countywide	14,202	37.2	2,979	11223	1377	21.0%	79.0%	9.7%
Mammoth Lakes	8,234	32.6	1,719	6515	532	20.9%	79.1%	6.5%
Countywide -Town	5,968		1,260	4708	845	21.1%	78.9%	14.2%
<i>Mono County CDPs</i>								
Chalfant	651	47.1	131	520	51	20.1%	79.9%	7.8%
Benton	280	48.8	54	226	35	19.3%	80.7%	12.5%
Paradise	153	52.9	19	134	33	12.4%	87.6%	21.6%
Swall Meadows	220	53.8	36	184	42	16.4%	83.6%	19.1%
Sunny Slopes	182	47.2	28	154	20	15.4%	84.6%	11.0%
Aspen Springs	65	47.8	14	51	7	21.5%	78.5%	10.8%
Crowley Lake	875	45.1	210	665	105	24.0%	76.0%	12.0%
McGee Creek	41	54.8	7	34	14	17.1%	82.9%	34.1%
June Lake	629	41.7	116	513	70	18.4%	81.6%	11.1%
Lee Vining	222	30.4	56	166	17	25.2%	74.8%	7.7%
Mono City	172	41	41	131	15	23.8%	76.2%	8.7%
Bridgeport	575	45.5	119	456	99	20.7%	79.3%	17.2%
Walker	721	51.1	124	597	196	17.2%	82.8%	27.2%
Coleville	495	25.7	167	328	32	33.7%	66.3%	6.5%
Topaz	50	45.7	11	39	14	22.0%	78.0%	28.0%
Total of CDPs	5,331		1,133	4198	750	21.3%	78.7%	14.1%

CDPs + Town	13,565		2,852	10713	1282	21.0%	79.0%	9.5%
County - CDPs & Town	637		127	510	95	19.9%	80.1%	14.9%

Source: US Census 2010

The State Department of Finance is projecting that the population in the county will age over the next twenty years, with the percent of the total County population that is elderly (65 years and over) rising from 14.2% in 2010 to 18.2% of the total in 2060 (see Table 10).

Table 6: Projected Population by Age

	2020	2040	2060
Total Population	14,833	15,037	20,755
Under 5	879	963	1,366
5-17	2,578	2,305	3,497
18-64	9,643	9,484	12,123
65 and over	1,733	2,286	3,768
% Total Population	100.0%	100.0%	100.0%
% Under 5	5.9%	6.4%	6.6%
% 5-17	17.4%	15.3%	16.8%
% 18-64	65.0%	63.1%	58.4%
% 65 and over	11.7%	15.2%	18.2%

Source: CA Dept. of Finance

d. HOUSEHOLD CHARACTERISTICS

e. HOUSEHOLD SIZE

The 2010 census reports the total number of households in the unincorporated county to be 2,539. Average household countywide decreased slightly from 2.51 in 1990 to 2.42 in 2010. Coleville had the highest average household sizes, with 2.89 persons per household. McGee Creek and Paradise had the lowest average household sizes, with 1.95 persons/household and 2.07 persons per household, respectively (Table 7).

Table 7: Household Characteristics by CDP, 2010

	Average Household Size	Average Family Size	Total Households	Household Size: 1	Household Size: 2	Household Size: 3	Household Size: 4	Household Size: 5	Household Size: 6	Household Size: 7+
Countywide	2.42	2.98	5768	1592	2182	835	657	292	118	92
Mammoth Lakes	2.5	3.14	3229	899	1145	464	392	180	80	69
Countywide -Town			2539	693	1037	371	265	112	38	23
Mono County CDPs										
Chalfant	2.47	2.87	264	53	118	43	29	14	3	4
Benton	2.3	2.81	122	40	42	19	10	9	0	2
Paradise	2.07	2.47	74	20	38	8	7	1	0	0
Swall Meadows	2.24	2.6	98	21	47	19	9	0	2	0
Sunny Slopes	2.14	2.82	85	28	31	15	9	1	1	0
Aspen Springs	2.6	2.73	25	2	13	4	5	1	0	0
Crowley Lake	2.37	2.88	367	99	138	59	47	15	7	2
McGee Creek	1.95	2.5	21	9	7	2	3	0	0	0
June Lake	2.16	2.77	290	97	119	33	20	15	4	2
Lee Vining	2.51	3.25	85	28	24	12	12	4	3	2
Mono City	2.73	2.94	63	8	30	11	8	3	2	1
Bridgeport	2.18	2.83	257	88	97	37	19	8	6	2
Walker	2.15	2.61	335	101	149	44	26	9	3	3
Coleville	2.89	3.23	171	25	53	35	36	20	1	1
Topaz	2.38	3.08	21	6	9	2	2	0	2	0
Total of CDPs			2278	625	915	343	242	100	34	19
CDPs + Town			5507	1524	2060	807	634	280	114	88
County - CDPs & Town			261	68	122	28	23	12	4	4

Source: US Census 2010

f. HOUSEHOLD TENURE

The overall number of renters in the unincorporated area decreased from 40% of all occupied units in 1990 to 32% 2010. The south county CDPs generally have very high rates of owner occupied units, the highest being Paradise at 95.9%. North county CDPs have higher renter occupied units with Coleville the highest at 71.9% due to the marine base housing. Vacant units, used as seasonal homes are widespread and make up 32.7% of all units in the unincorporated county. June Lake has the highest rate of seasonally vacant homes at 59.4%.

Table 8: Tenure of Occupied and Vacant Units by CDP, 2010.

	% Vacant Seasonal, of Total	% Owner Occupied of Total	% Renter Occupied of Total	% Vacant of Total Units
Countywide	45.9%	56.0%	44.0%	58.5%
Mammoth Lakes	51.7%	46.5%	53.5%	66.5%
Countywide -Town	32.7%	68.0%	32.0%	40.8%
<i>Mono County CDPs</i>				
Chalfant	6.3%	87.5%	12.5%	12.3%
Benton	10.1%	70.5%	29.5%	23.3%
Paradise	12.6%	95.9%	4.1%	14.9%
Swall Meadows	23.4%	91.8%	8.2%	23.4%
Sunny Slopes	44.2%	69.4%	30.6%	45.5%
Aspen Springs	30.6%	84.0%	16.0%	30.6%
Crowley Lake	20.0%	78.2%	21.8%	27.0%
McGee Creek	26.7%	95.2%	4.8%	30.0%
June Lake	59.4%	54.1%	45.9%	64.6%
Lee Vining	11.6%	50.6%	49.4%	24.1%
Mono City	29.8%	71.4%	28.6%	33.0%
Bridgeport	13.2%	62.3%	37.7%	28.0%
Walker	10.8%	69.0%	31.0%	24.7%
Coleville	5.5%	28.1%	71.9%	14.9%
Topaz	28.6%	61.9%	38.1%	50.0%
Total of CDPs	26.3%	68.6%	31.4%	34.4%

CDPs + Town	45.0%	55.6%	44.4%	58.0%
County - CDPs & Town	59.6%	62.8%	37.2%	67.3%

Source: US Census 2010

g. OVERCROWDED HOUSEHOLDS

The U.S. Census Bureau defines an overcrowded household as a housing unit occupied by more than one person per room (not including kitchens and bathrooms). Units with more than 1.51 persons per room are considered severely overcrowded and indicate a significant housing need. Overcrowding is not a significant housing situation in unincorporated Mono County. Using ACS data there were 47 overcrowded households, or 1.8% of the total households in the unincorporated area (Table 9). The statewide overcrowding rate for households in 2010 was 15.2% of all households, significantly higher than Mono County. Of the 47 overcrowded households, 57% were renters. This may indicate a disproportionate overcrowded situation for renters; however, overcrowded renter households represented only 2.5% of all renter households in the unincorporated area in 2010, significantly less than the statewide overcrowding rate for renters of 23.9% in 2010. Less than 1% of all households in the unincorporated area were severely overcrowded in 2010. Of the 20 households identified as being severely overcrowded, 0 of them were owner households, all 20 were renter households.

Table 9: Overcrowded Households, 2011

	Unincorporated County
Total	2,609
Owner Occupied (OO)	1,702
OO: .5 or less per room	1,300
OO: .5-1 per room	375
OO: 1-1.5 per room	27
OO: 1.5-2 per room	0
OO: 2+ per room	0
Renter Occupied (RO)	907
RO: .5 or less per room	479
RO: .5-1 per room	408
RO: 1-1.5 per room	0
RO: 1.5-2 per room	20
RO: 2+ per room	0

Source: ACS 2007-2011

h. EXTREMELY LOW-INCOME HOUSEHOLDS

Extremely low-income households are those with income less than 30% of the area's median income. Mono County's median income in 2013 was \$79,600. Income limits are adjusted depending on the number of people in the household. For a four-person household, the current income limit for an extremely low-income household is \$19,575. For a one-person household, the income limit is \$13,725.

Households with extremely low income may have a variety of housing needs. In Mono County, households receiving assistance through the CalWORKS program, Supplemental Security Income (SSI), or disability income may be considered extremely low-income households. Mono County also has a large population of service workers earning minimum wage who may fall into the extremely low-income category, depending on the number of workers in a household. The California Economic Development Department provides Occupational Employment Statistics for the Eastern Sierra Region showing wages for a variety of occupations.

Table 10: Occupational Wage Data

Occupational Title	Median Hourly Wage, 2008	Median Annual Wage
Fast Food Worker	\$8.52	\$17,721
Waiters and Waitresses	\$8.42	\$17,514
Dishwashers	\$8.55	\$17,784
Maids and Housekeeping Staff	\$9.39	\$19,531
Hotel, Motel, Resort Desk Clerk	\$9.59	\$19,906

* Based on working 40 hours per week, 52 weeks per year.

Source: California Employment Development Department (EDD), Occupational Employment and Wage Data, Occupational Employment Statistics Survey.

Estimated data on the number of extremely-low income households in the county is available through the ACS. In 2011, there were approximately 442 extremely-low income households in the unincorporated area, 17.4% of the total number of households. This is a dramatic increase from 2000 when only 7.5% of households were considered extremely low income; however, this is likely due to the small sample size of the ACS. 37% of the extremely-low income households were renters; 63% were homeowners. Households are considered to be overpaying for housing if payments for rent or mortgage are 30% or more of household income. 96% of extremely low income renters pay over 30% of their income on housing costs.

Table 11: Extremely Low Income Households by Tenure, 2011

	Renters	Owners	Total
Total Number of ELI Households	132	279	442
Percent with Cost Burden (>30% of income)	96%	83%	88%

Source: HCD data package

C. EMPLOYMENT, INCOME & POVERTY

a. OVERALL EMPLOYMENT TRENDS

The following discussion of employment trends in Mono County is excerpted from Eastern Sierra Region Projection Highlights (Alpine, Inyo, and Mono Counties) prepared by the California Employment Development Department (www.labormarkerinfo.edd.ca.gov).

Industry

Total employment, including Self-Employment, Unpaid Family Workers, Farm Employment and Nonfarm Wage and Salary Employment in the Eastern Sierra Region is expected to grow about 1.6% annually between 2004 and 2014. Employment is anticipated to increase by almost 2,800 total jobs to about 20,200 jobs in 2014. The projected growth rate for this three-County area is equal to the growth rate of California, which is about 1.6% annually.

Nonfarm Wage and Salary Employment, which accounts for 91% of total employment, is expected to grow 1.7% annually for the next ten years in the Eastern Sierra Region. Six out of ten new jobs are forecasted to occur in Government (800), Leisure and Hospitality (440), and Retail Trade (380).

Occupations

Occupational projections for the period 2004 to 2014 forecast:

- 2,740 new jobs from industry growth,
- 4,620 jobs openings from Net Replacements,
- A combined total of 7,360 job openings.

The top 50 occupations with the most job openings will generate 65% of all job openings in the Eastern Sierra Region during the 2004-2014 projections period, accounting for almost 4,800 total job openings. Of the top 50 occupations with the most job openings, 41 require work experience or on-the-job training. Food preparation and Office and Administrative Support account for 18 of the 50 occupations with the most job openings.

The 32 fastest growing occupations are all expected to grow at an annual rate of 1.6% or more. Of the 32 fastest growing jobs, 27 require work experience or on-the-job training. There are seven occupations in Construction scattered throughout the top 32 fastest growing occupations.

b. EMPLOYMENT TRENDS UNINCORPORATED AREA

The Available ACS data for employment has a high margin of error (total estimated workforce is larger than the total unincorporated population), and while included in the following tables, data from the 2000 census or other sources was left in place as it is assumed to be of much higher accuracy.

Employment data for March, 2009 from the Employment Development Department and the 2011 ACS in parenthesis where applicable, show the following current employment by industry (not seasonally adjusted):

c. MAJOR EMPLOYERS IN MONO COUNTY

The following list of major employers in Mono County was developed using the 2009 America's Labor Market Information System Employer Database (California Employment Development Department, www.labormarketinfo.edd.ca.gov). Many of these employers are located in Mammoth Lakes, a significant commute from many areas of the county.

Employer Name	Location	Industry
Eastern Sierra Unified School District	Various	Schools
June Mountain Ski Area	June Lake	Hotels & Motels
Juniper Springs Resort	June Lakes	Resort
Mammoth Hospital	Mammoth Lakes	Hospitals
Mammoth Lakes Fire Department	Mammoth Lakes	Misc. Business
Mammoth Mountain Inn	Mammoth Lakes	Hotels & Motels
Mammoth Mountain Ski Area	Mammoth Lakes	Hotels & Motels
Mono County Government	Bridgeport	Local government
Town of Mammoth Lakes	Mammoth Lakes	Local government
U.S. Forest Service	Various	Federal government
Vons	Mammoth Lakes	Retail
Westin-Monache Resort	Mammoth Lakes	Hotels and motels

Table 12: Employment by Industry, 1990-2011

Industry Type	1990		2000			2011 ACS		
	#	%	#	%	%change	#	%	%ch
Agriculture, forestry, fishing and hunting and mining	275	10.8%	160	5.6%	-5.2%	(275)	(3.9%)	-1.7%
Construction	389	15.3%	449	15.8%	+5.5%	(593)	(8.4%)	-7.4%
Manufacturing	79	3.1%	101	3.4%	+3.3%	(179)	(2.5%)	-9.9%
Wholesale trade	25	0.9%	0	0.0%	-9.9%	(4)	(0.1%)	+1.1%
Retail trade	392	15.4%	297	10.5%	-4.9%	(708)	(10%)	-5.5%
Transportation and warehousing, and utilities	99	3.9%	105	3.7%	-2.2%	(205)	(2.9%)	-8.8%
Information	0	0.0%	61	2.1%	+2.1%	(99)	(1.4%)	-7.7%
Finance, insurance, real estate and rental and leasing	145	5.7%	83	2.9%	-2.8%	(805)	(11.4%)	+8.5%
Professional, scientific, management, administrative, and waste management services	140	5.5%	169	5.6%	+1.1%	(617)	(8.7%)	+3.1%
Educational, health and	263	10.3%	545	19.1%	+8.8%	(988)	(13.9%)	-5.2%

social services								
Arts, entertainment, recreation, accommodation and food services	393	15.5%	549	19.3%	+4.8%	(2,043)	(28.8%)	+9.5%
Other services	84	3.3%	75	2.6%	-.7%	(237)	(4.7%)	+2.1%
Public administration	258	10.1%	246	8.7%	-1.4%	(336)	(3.3%)	-5.4%
TOTAL	2,542	100%	2,840	100%		(7,089)	(100%)	
<i>Source: U.S. Census 1990, SF3:P077; U.S. Census 2000, SF3:P 49.</i>								

d. INCOME

The overall median household income in the unincorporated area based on the ACS 2008-2012 data was \$61,868, up from \$45,325 in 2000. The median household income varied significantly, however, throughout the county with the communities near Mammoth Lakes generally having higher overall income levels. The median household income based upon HCD income limits for Mono County in 2012 was \$79,600.

Table 13: Household Income by CDP, 2012

	Household Income	
	Median	Mean
Countywide	61,868	68,546
Mammoth Lakes	59,972	67,089
<i>Mono County CDPs</i>		
Chalfant	52,039	59,800
Benton	12,069	18,820
Paradise	81,346	91,905
Swall Meadows	96,471	112,333
Sunny Slopes	133,287	NA
Aspen Springs	NA	NA
Crowley Lake	85,735	76,856
McGee Creek	89,290	141,335
June Lake	29,329	40,173
Lee Vining	70,172	57,240
Mono City	41,875	47,652
Bridgeport	71,250	64,143
Walker	50,655	61,119
Coleville	39,559	51,669

Topaz	NA	NA
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Source ACS, 2007-2012

e. POVERTY

The total number of persons with income below poverty level in the unincorporated area decreased from 563 in 1989 to 438 in 1999. During the same time period, the number of persons with income below poverty level decreased for all age groups, except 18-64 years old, which increased from 282 to 292 persons, and in all planning areas except June Lake, which increased from 30 to 39 persons and Long Valley/Wheeler Crest, which increased from 19 to 38 persons. ACS poverty data for Mono County has not yet been released from the 2008-2012 ACS data set.

Table 13.2: Persons with income below poverty level, 1989 and 1999

Age Group	1989	1999
Under 5	84	50
5 - 17	117	78
18 - 64	282	292
65 +	80	18
Total	563	438

Source: US Census 1990, 2000

D. HOUSING STOCK CHARACTERISTICS

a. HOUSING TYPES

Housing in unincorporated Mono County is predominantly single-family detached units and mobile homes. Since 1990, all types of housing in the unincorporated area increased (Table 14). During that period, multifamily units had the greatest percentage increase, although a majority of that increase occurred from 1990-2000 and the rate has slowed considerably in the last decade.

Table 14: Housing Units by Type, Unincorporated Mono County, 1990-2010

Housing Unit Type	1990		2000		2010		1990-2010 % Change
	Number	Percent	Number	Percent	Number	Percent	
Single-family-Detached	2,267	63.7%	2,468	65.1%	2,969	69.3%	+23.6%
Single-family-Attached	214	6.0%	210	5.5%	u	u	
2-4 units	176	4.9%	296	7.8%	u	u	

5 Plus Units	63	1.8%	74	2.0%	u	u	
All Multi Units	239	6.7%	370	9.8%	405	9.4%	+41%
Mobile home	842	23.6%	743	19.5%	912	21.3%	+7.7%
TOTAL	3,562	100%	3,791	100%	4,286	100%	+16.9%
<p><i>Notes: Mobile home includes "Other" (i.e.: Boat, RV, van, etc.). The majority are mobile homes.</i></p> <p><i>U: indicates that data no longer collected by census</i></p> <p><i>Single Family-Detached for 2010 includes attached units.</i></p> <p><i>Sources: U.S. Census 2000, 1990HCD Data Package</i></p>							

b. HOUSING STOCK CONDITIONS

The Mono County Community Development Department completed a comprehensive Housing Condition Survey for the unincorporated area of the county in the summer of 2009. The results of that survey are shown in Table 15; results are shown for conventional single family residences (SFR) as well as mobile homes (MH). The results have been aggregated by planning area. Data for smaller community areas within the planning areas is available from the Community Development Department.

Housing units determined to be in Good Condition were in overall good condition with no repair needed. Units determined to be in Fair Condition were structurally sound but needed some minimal repair and/or paint. Units determined to be in Poor Condition were not structurally sound and needed repairs and/or paint.

Table 15: Housing Stock Conditions by Planning Area, 2009.

Planning Area	Unit Type	Number of Housing Units				% of Total		
		Good	Fair	Poor	Total	Good	Fair	Poor
Antelope Valley	SFR	116	128	29	273	42.5%	46.9%	10.6%
	MH	64	58	24	146	43.8%	39.7%	16.4%
	Total	180	186	53	419	43.0%	44.4%	12.6%
Bridgeport Valley	SFR	101	87	15	203	49.8%	42.9%	7.4%
	MH	19	17	7	43	44.2%	39.5%	16.3%
	Total	120	94	22	236	50.8%	39.8%	9.3%
Mono Basin	SFR	78	33	6	117	66.7%	28.2%	5.1%
	MH	13	2	0	15	86.7%	13.3%	0.0%
	Total	91	35	6	132	68.9%	26.5%	4.5%
June Lake	SFR	261	140	18	419	62.3%	33.4%	4.3%
	MH	4	1	1	6	66.7%	16.7%	16.7%
	Total	265	141	19	425	62.4%	33.2%	4.5%
Long Valley	SFR	495	102	5	602	82.2%	16.9%	0.8%
	MH	2	1	0	3	66.7%	33.3%	0.0%

	Total	497	103	5	605	82.1%	17.0%	0.8%
Tri-Valley	SFR	90	63	14	167	53.9%	37.7%	8.4%
	MH	143	70	32	245	58.4%	28.6%	13.1%
	Total	233	133	46	412	56.6%	32.3%	11.2%
Total	SFR	1141	553	87	1781	64.1%	31.0%	4.9%
	MH	245	149	64	458	53.5%	32.5%	14.0%

Source: Mono County Community Development Department, Housing Conditions Survey.

Approximately 39% of all housing units in the unincorporated area were built more than 30 years ago (Table 16). Twenty-one percent were built more than 40 years ago, and 13% were built more than 50 years ago (Table 16). Bridgeport Valley (65%) and Mono Basin (47%) have the highest percentage of housing units built more than 30 years ago, although over a third of the housing units in all planning areas except June Lake were built more than 30 years ago. Bridgeport Valley (33%), Mono Basin (22%), and Long Valley (22%) have the highest percentage of housing units built more than 40 years ago. Bridgeport Valley (22%), June Lake (14%), and Long Valley (14%) have the highest percentage of housing units built more than 50 years ago.

Table 16: Age of Housing by Planning Area, Mono County, 2000

Year Built	Antelope	Bridgeport	Mono Basin	June Lake	Long Valley	Tri Valley
10 years or less	210/29%	60/9%	57/23%	321/44%	216/24%	157/31%
11-20 years	168/23%	25/4%	19/8%	106/15%	236/27%	89/17%
21-30 years	92/13%	156/23%	57/23%	126/17%	129/15%	107/21%
31-40 years	136/19%	222/32%	63/25%	45/6%	113/13%	103/20%
41-50 years	63/9%	73/11%	26/10%	25/3%	73/8%	28/5%
51 + years	57/8%	150/22%	31/12%	104/14%	122/14%	26/5%
Total Units	726/100%	686/100%	253/100%	727/100%	889/100%	510/100%

Sources: U.S. Census 2000, Summary File 3, Table H34.

In Long Valley and June Lake many of the housing units built more than 40 years ago were originally constructed as seasonal cabins.

In general, Mono County's housing stock is in fair to good condition. Approximately 60% of all housing units in the unincorporated area have been built in the past 30 years. There are areas in the county, however, where maintenance and rehabilitation of the housing stock is an issue. Funding is available from the CDBG Rehabilitation Loan Program. Specific programs provide funds for single-family home repair loans and emergency repair. Over the years, many of those units have been converted to year-round housing. In Bridgeport Valley and Mono Basin, many of the older housing units were constructed

as primary residences and have been maintained and accessibility grants, exterior enhancement rebates, weatherization and home security grants for seniors, and a multifamily rehabilitation loan program.

E. SPECIAL HOUSING NEEDS

a. PERSONS WITH DISABILITIES

While persons with disabilities do not represent a significant portion of the population in the unincorporated area of the county, adequate housing remains an important concern. In 2010, a total of 861 persons had a disability, approximately a quarter of whom (249 persons, Table 34) were not employed, and approximately one quarter were over the age of 65 (222 persons, Table 35).

The Inyo Mono Association for the Handicapped (IMAH) serves disabled adults 18 and older, primarily with vocational training, supported employment and similar programs. The Inyo Mono Area Agency on Aging (IMAAA) contracts with the Mono County Department of Social Services to provide Mono County Senior Services (MCSS). IMAAA also operates the Linkages program in Mono County, which links vulnerable seniors and disabled adults to service in order to enhance their ability to maintain their independence. Mono County Senior Services (MCSS) delivers meals to 28 homes in Walker and serves 15 to 25 meals a day in the Walker Senior Center while 9 to 10 meals a day are delivered to the Benton area seniors. MCSS also has 3 clients under the Linkages Program and 28 under In Home Supportive Services (IHSS) to assist those clients in remaining in their homes. Other than the above, the Mono County Department of Social Services does not maintain information on how many people with disabilities they may assist. Social Services provides the following resources to people in need: CalWORKS, General Assistance, Food Stamps, Medi-Cal and/or CMSP.

Kern Regional Center serves disabled clients from Pearsonville in Kern County to Topaz in Mono County. Due to the size of its service area (16,000 square miles) and the relatively small number of clients (158 people), its services are prescriptive in nature and needs are addressed on an individual basis. They assist clients with adapting their homes and installing assistive devices but do not deal directly with housing.

The Inyo Mono Advocates for Community Action (IMACA) provide a variety of services for disabled, low-income, and homeless persons in Inyo and Mono counties. In unincorporated Mono County, IMACA provides help with retrofit programs (wheelchair ramps, assistive devices, etc.), home weatherization programs for low-income persons, child care, Head Start, and meals. It operates 25 low-income housing units in Mammoth Lakes as well as senior and low-income housing units in Inyo County. IMACA has Section 8 vouchers that it uses primarily for rental assistance and shelter for homeless persons.

Table 17: Persons with Disability by Employment Status, Unincorporated Mono County

	Number	Percent
Age 16-64, Employed Persons with a Disability	385	61.7%
Age 16-64, Not Employed Persons with a Disability	113	18.1%
Persons Age 65 Plus with a Disability	126	20.2%

Total Persons over 15 with a Disability	624	100%
% of Total Population	5,197	12.0%
Source: Census Bureau (2000 Census SF 3: P42)		

Table 18: Persons with Disabilities by Disability Type, Unincorporated Mono County

	Number	Percent
<i>Total Disabilities Tallied</i>	<i>1349</i>	<i>100.0%</i>
<i>Total Disabilities for Ages 5-15</i>	<i>18</i>	<i>1.3%</i>
Sensory disability	0	0%
Physical disability	0	0%
Mental disability	18	1.3%
Self-care disability	0	0%
Total Disabilities for Ages 16-64	961	71.2%
Sensory disability	104	7.7%
Physical disability	249	18.46%
Mental disability	81	6.0%
<i>Self-care disability</i>	<i>31</i>	<i>2.3%</i>
<i>Go-outside home disability</i>	<i>125</i>	<i>9.3%</i>
<i>Employment Disability</i>	<i>371</i>	<i>27.5%</i>
<i>Total Disabilities for Ages 65 and Over</i>	<i>370</i>	<i>27.4%</i>
Sensory Disability	71	5.3%
Physical disability	126	9.3%
Mental disability	62	4.6%
Self-care disability	18	1.3%
Go-outside-home disability	93	6.9%
Source: Census Bureau (2010 Census SF 3: P41)		

b. ELDERLY

The elderly are defined as those 65 years and older. The 2010 Census reported that 845 seniors reside in unincorporated Mono County, 14.2% of the total population. The home ownership rate of seniors is very high, 95.7% in 2000. In addition, only 18 seniors had incomes under the poverty level in 1999. Home ownership is a significant hedge against the inflationary rental environment, which is probably why there are few seniors at or below the poverty level.

Site and unit size availability are generally not a problem for seniors in Mono County, due to the fact that Mono County is a rural area with the propensity for lot subdivisions rather than home subdivisions and the fact that mobile homes are permitted throughout the county on parcels zoned for single-family residences.

Due to the low number of poverty-level senior residents within the county, future needs for low-income senior households can best be addressed through rehabilitation assistance for homeowners and rent assistance for low- and moderate-income senior renters. Currently, there is no rental-assisted housing in the unincorporated areas. IMACA operates 19 units of senior housing in Bishop. Mammoth Lakes Housing operates rental-assisted housing in Mammoth Lakes, as well as low-income housing to own.

Section 202 financing, Direct Loans for Housing for the Senior or Handicapped, administered by the Department of Housing and Urban Development, is also available to qualified sponsors for the financing of construction of rental or cooperative housing facilities for occupancy by senior or handicapped persons.

c. LARGE HOUSEHOLDS & OVERCROWDING

Large households are defined as households with more than five persons. When the housing market does not meet large household housing needs, overcrowding can result. Overcrowding is not a significant housing situation in the unincorporated area of Mono County. The ACS survey estimates 47 households are overcrowded with 20 of those being severely overcrowded or 173 households were reported to have over 5 occupants. Large households (five or more persons) are located throughout the county but predominantly in Antelope Valley, Long Valley and Tri-Valley, these areas have large numbers of children and teenagers.

Table 19:
Household Size by
CDP 2010

	Average Household Size	Average Family Size	Total Households	Household Size: 1	Household Size: 2	Household Size: 3	Household Size: 4	Household Size: 5	Household Size: 6	Household Size: 7+
Countywide	2.42	2.98	5768	1592	2182	835	657	292	118	92
Mammoth Lakes	2.5	3.14	3229	899	1145	464	392	180	80	69
Countywide -Town			2539	693	1037	371	265	112	38	23

Mono County CDPs										
Chalfant	2.47	2.87	264	53	118	43	29	14	3	4
Benton	2.3	2.81	122	40	42	19	10	9	0	2
Paradise	2.07	2.47	74	20	38	8	7	1	0	0
Swall Meadows	2.24	2.6	98	21	47	19	9	0	2	0
Sunny Slopes	2.14	2.82	85	28	31	15	9	1	1	0
Aspen Springs	2.6	2.73	25	2	13	4	5	1	0	0
Crowley Lake	2.37	2.88	367	99	138	59	47	15	7	2
McGee Creek	1.95	2.5	21	9	7	2	3	0	0	0
June Lake	2.16	2.77	290	97	119	33	20	15	4	2
Lee Vining	2.51	3.25	85	28	24	12	12	4	3	2
Mono City	2.73	2.94	63	8	30	11	8	3	2	1
Bridgeport	2.18	2.83	257	88	97	37	19	8	6	2
Walker	2.15	2.61	335	101	149	44	26	9	3	3
Coleville	2.89	3.23	171	25	53	35	36	20	1	1
Topaz	2.38	3.08	21	6	9	2	2	0	2	0
Total of CDPs			2278	625	915	343	242	100	34	19

Source US Census 2010

d. FARMWORKERS

While the acreage in farms in Mono County declined between 1997 and 2007, from 68,813 acres to 44,610 acres, the number of farms increased from 63 to 84. The average size of farms decreased from 1,092 acres to 531 acres; hired farm labor decreased from 121 farmworkers on 26 farms to an undisclosed number of workers on 22 farms (Table 20 and USDA, 1997 and 2007 Census of Agriculture). Much of the census information on the number of workers is undisclosed, making it difficult to estimate the total number of farmworkers in the county. The census does indicate that 7 farms with 25 workers reported only permanent workers, 11 farms with 39 workers reported only seasonal workers, and 4 farms with an undisclosed number of workers reported utilizing both permanent and seasonal workers. Due to federal funding limitations, an updated Census of Agriculture has not been released.

Large farm owners and ranchers in the Antelope, Bridgeport and Hammil valleys hire a limited number of farmworkers and ranch hands. Housing for most of these employees is provided on site. If this type of housing were to be eliminated, it would be difficult for farm laborers to find adequate affordable housing. The 2010 Census indicates that when the census was taken, there were 17 vacant units categorized as "migratory." This does not indicate how many total units were available for farmworkers.

Table 20: Number of Farmworkers (2007) Mono County

Hired Farm Labor	
Farms	22
Workers	(D)

Farms with 10 Workers or More	
Farms	3
Workers	38

(D) indicates data withheld to avoid disclosing data for individual farms.

Source: USDA 2007 Census of Farmworkers.

Table 21: Farmworkers by Days Worked (2007) – Mono County

150 Days or More (i.e., Permanent farmworkers)		
	Farms	11
	Workers	(D)
	Farms with 10 or More Workers	
	Farms	1
	Workers	(D)
Fewer than 150 Days (i.e., Seasonal farmworkers)		
	Farms	15
	Workers	51
	Farms with 10 or More Workers	
	Farms	1
	Workers	(D)
Source: USDA 2007 Census of Farmworkers.		

e. FEMALE-HEADED HOUSEHOLDS

The Census provides data on the total number of female-headed households, the number of those with children, and the number with incomes below the poverty level. The data are not provided separately by owner and renter and include all female heads of household; those without children may be supporting parents, or a single parent may be supporting an adult child or relative. This data is now collected by the ACS. Female heads of household are often the households most in need of affordable housing, childcare, job training and housing rehabilitation funds.

In unincorporated Mono County, there were 145 female-headed households in 2011 (5.7% of all households), up from 137 in 2000. Of the 145 female-headed households, according to the ACS data 0 were under the poverty level however, it is likely that the ACS is underreporting due to a small sample size.

The Mono County Department of Social Services estimates that approximately 45 families in the unincorporated area with a female head of household receive assistance from CalWorks on an ongoing basis (Julie Timerman). Under this program they are eligible to receive food stamps and Medi-Cal, as well as Welfare to Work services including, but not limited to, mental health, drug and alcohol counseling, child care, and job skills. There are no direct housing assistance programs.

Female headed households with an income under the poverty level will need affordable rental housing. In Mono County, mobile homes and small multifamily units such as duplexes and triplexes, are often the most affordable.

Table 22: Female Headed Households (2011) Unincorporated Mono County

Household Type	Number	Percent
Female-Headed Households	145	5.7%
Total Households	2,539	100.0%

Source: ACS 2007

f. EMERGENCY SHELTER NEEDS AND HOMELESS HOUSING

The need for emergency housing encompasses a large range of situations. Families otherwise able to provide themselves with adequate housing may be suddenly and unexpectedly faced with the need for emergency shelter as a result of fire or family break-up. Families only marginally able to meet their housing needs may be left without shelter when their present housing is sold, when a shared housing arrangement breaks down, from an inability to pay rent, or a number of similar reasons. Finally, there is a transient population, composed of both families and individuals that may have emergency shelter needs.

Mono County does not have a large homeless population, largely due to the severe winter weather conditions. The Mono County Department of Social Services estimates that they have approximately one homeless assistance case per year, usually a family displaced for a short time each year (Julie Timerman). Mono County does not have any homeless shelters, due to the low numbers of homeless persons. In addition, the social services that are provided are not concentrated in one location, making it difficult for a homeless person to utilize them, especially since there is only limited public transportation within the county.

Through the joint efforts of the Mono County Department of Social Services and the Inyo-Mono Advocates for Community Action (IMACA) low-income residents and transients in Mono County may be placed in a local or nearby motel on an emergency basis for up to 28 days. IMACA has 18 Section 8 vouchers that they use primarily for rental assistance and shelter for homeless persons. IMACA also operates 24 units of low-income housing in Mammoth Lakes. The Mono County Department of Social Services provides rental assistance to assist individuals with permanent housing or to keep them from being evicted, and provides food vouchers to qualified persons. Current services are adequate for the needs in the area.

In compliance with state law, the county will designate at least one land use designation where emergency shelters and transitional and supportive housing for the homeless will be allowed without a

use permit or other discretionary permit. Emergency shelters will be allowed in the Public Facility (PF) land use designation and multi-family residential designations (MFR). Currently, the county has designated its community centers as emergency shelters for disaster/weather-related shelter needs. Community centers are located in the PF land use designation. As shown in Table 48, the County has a large amount of land designated with various MFR designations, with sufficient capacity to accommodate the need for emergency shelters. In compliance with state law, transitional and supportive housing will be allowed as a residential use in all land use designations where similar housing types are allowed. Transitional and supportive housing must be subject only to the restrictions that apply to other residential uses of the same type in the same designation.

Emergency housing may also be a necessity during times of disaster, such as avalanches, floods, fires and earthquakes. According to the Mono County Multi-Hazard Functional Plan, prepared by the county's Office of Emergency Services, emergency housing may consist of any appropriate public or private building, depending on the size, location and nature of the disaster. Currently, each community area in Mono County has a designated Emergency Shelter, usually the community center or a church or school. Disaster shelters may be temporarily coordinated and/or funded by the American Red Cross, the Federal Emergency Management Agency, the local Department of Social Services, the Sheriff's Department, and other appropriate private or quasi-public organizations. Although the California Office of Emergency Services has suggested that a permanent, year-round emergency disaster shelter may be appropriate for Mono County, the cost of building such a facility is well beyond the reach of the County's budget. Until such time as additional funding becomes available, use of community centers, federal buildings, churches and hotels/motels as evacuation centers/emergency shelters will continue in Mono County.

g. U.S. MARINE CORPS

The Marine Corps Mountain Warfare Training Center, located off SR 108 west of Sonora Junction and north of Bridgeport, maintains housing on the base and at Coleville in the Antelope Valley. There are 110 housing units at the family housing project north of Coleville in the Antelope Valley, and one barrack at the base with 200 beds for single people.

F. PROJECTED HOUSING NEEDS

a. REGIONAL HOUSING NEED

The Regional Housing Need allocated to unincorporated Mono County for the period January 1, 2014 through June 30, 2019 is shown in Table 23. The income groups are defined as follows:

Very Low Income	=	0-50% of the area's median income (AMI)
Low Income	=	51-80% of the area's median income
Moderate Income	=	81-120% of the area's median income
Above Moderate Income	=	Over 120% of the area's median income

The median income for Mono County in 2013 was \$79,600 (HCD, 2013 income limits). Income limits are adjusted depending on the number of people in the household.

Table 23: Regional Housing Needs, Unincorporated Mono County, 2014-2019

Income Group	Number	Percent
Extremely Low	5 units	11 %

Very Low	6 units	13%
Low	7 units	15%
Moderate	9 units	20%
Above Moderate	19 units	41%
Total	46 units	100.0%
<i>Source: HCD.</i>		

The Regional Housing Need allocated to the County by HCD included 11 units for Very Low-Income households. However, Chapter 891, Statutes of 2006, requires the quantification and analysis of existing and projected housing needs for Extremely Low-Income (ELI) households. ELI is a subset of the very low-income group and is defined as 30% and below of the area's median income. To calculate projected ELI housing needs, the County assumed that 50% of its very low-income regional housing needs are extremely low-income households. As a result, from the very low-income need of 6 allocated by HCD, the County has projected a need of 5 units for extremely low-income households.

Previously, Mono County allocated its overall regional housing needs to communities in the unincorporated area based on the percentage of the population in each community area. Due to concerns in some communities over the arbitrary nature of such an allocation, the County has decided to no longer allocate its regional housing needs to community areas. To address community concerns about the placement of housing for low- and very low-income households in community areas, the County has amended a program in the Housing Element to require the County to utilize a variety of factors, including current and projected population figures, economic conditions, transportation systems, the potential for rehabilitation, and the availability of utilities and infrastructure, when considering the placement of affordable housing throughout the county.

Table 24 shows the number of housing units by income group permitted in the unincorporated portion of Mono County between January 2007 and December 2013, based on actual sales prices, type of construction and size of the units constructed.

Table 24: Units Constructed or Approved, Unincorporated Mono County, 2007-2013

Income Group	# of Units Constructed	# of Units Approved
Extremely Low	0	0
Very Low	1	0
Low	12	36
Moderate	30	0
Above Moderate	83	0
Total	126	36
<i>Source: Mono County Community Development Department.</i>		

Table 25 shows the progress Mono County has made during 2007-2013 in meeting its regional housing need and the number of units still required in each income group to meet its identified regional housing need for the planning period.

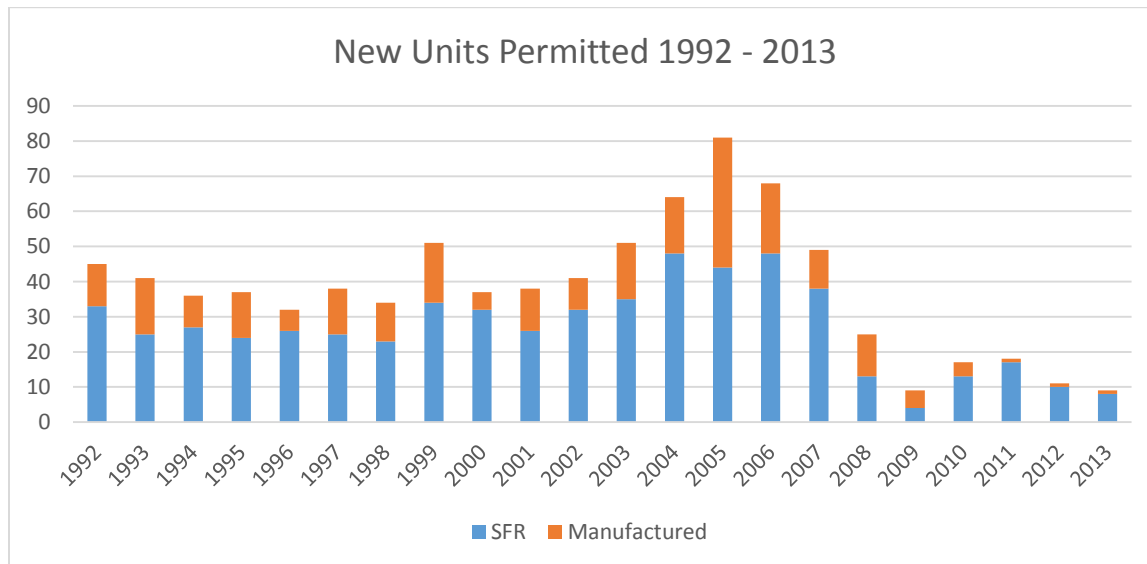
Table 25: Progress toward the Regional Housing Need, Unincorporated Mono County, 2007-2013

Income Group	Regional Housing Need	Units Constructed	Remaining Housing Need
Extremely Low	29 units	0	29
Very Low	30 units	1	29
Low	59 units	12	47
Moderate	58 units	30	28
Above Moderate	116 units	83	33
Total	292 units	126	166

Sources: Mono County Community Development Dept, HCD – Regional Housing Need Plan.

b. QUANTIFIED OBJECTIVES

Table 26 presents Mono County's quantified housing objectives for the planning period. Housing starts have continued to be very slow. During the early 2000s, the county experienced explosive growth in new residential construction, meeting much of the County's identified regional housing need by new construction. Over the past seven years, housing starts have dropped dramatically from a high of nearly 80 units in 2005 to averaging only 13 units per year for the past five years. The County has approved several large subdivisions during the previous period that will fulfill part of the regional needs for moderate to above moderate housing.



The rehabilitation objectives reflect rehabilitation efforts in community areas. The conservation and preservation objectives reflect ongoing conservation efforts such as weatherization programs.

Table 26: Quantified Objectives

Income Group	New Construction	Rehabilitation	Conservation and Preservation
Extremely Low (5)	3	2	---
Very Low (6)	3	2	1
Low (7)	3	2	2

Moderate (9)	9	0	0
Above Moderate (19)	19	0	0
Total	37	6	3
<i>Source: Mono County Community Development Department.</i>			

3. RESOURCES AND CONSTRAINTS

A. LAND INVENTORY

a. PHYSICAL AND ENVIRONMENTAL CONSTRAINTS

There are areas within Mono County that are unavailable for residential development because of site constraints such as natural hazards or environmentally sensitive lands. The high cost of building on these lands, coupled with environmental constraints, in many cases would make them unsuitable for development.

Development in the following areas may be prohibited by the county's General Plan and/or Land Development Regulations or by requirements of other state or federal agencies, may present a hazard to those who choose to build in the area, or may impact valuable resources and require costly mitigation measures:

- a. *Remote Locations.* Some privately owned undeveloped land in Mono County is located in very remote areas where there is not, nor is there expected to be, demand for development. Reasonable legal access to these lands cannot be developed or acquired, and most of the time the County would not be able to provide the normal, expected, public services of police and fire protection, schools, etc. Most of the land in remote areas is not designated for residential use because of its remoteness. It is generally designated Resource Management or Agriculture and is used either for grazing or crops. Many of these lands are pockets of privately owned land surrounded by public lands managed by the U.S. Forest Service or the Bureau of Land Management. In addition, the Los Angeles Department of Water and Power, technically a private landowner, owns land throughout the central and southern portion of the county. Most of the land in remote locations would not be developable for other reasons as well, such as hazards associated with the area or environmentally sensitive lands in those areas. The remote location of some private land is generally not a constraint to development since most of the private land base is centered on existing community areas.
- b. *Hazard-Prone Areas.* Mono County currently regulates development in snow avalanche-prone areas as well as in areas identified as Alquist-Priolo Special Studies Zones (fault hazard zones), in other geologically sensitive areas, and in flood plains. Mono County General Plan policies (Safety Element) limit development in identified hazardous areas in order to minimize the risks of those hazards and to protect local communities from unreasonable risks associated with those hazards. General Plan policies also promote land exchanges for those lands to place them in public ownership and make other lands adjacent to community areas available for future community expansion.

Snow avalanche-prone areas are located in Twin Lakes, June Lake and Wheeler Crest, along the edges of those communities. Sufficient other sites are available for development in those

communities so that the avalanche-prone areas do not affect development potential significantly.

Alquist-Priolo Special Studies Zones (fault hazard zones) occur throughout the county, many of them outside community areas. General Plan policies limit the intensity of development in seismic and other geologic hazard areas and require applicable development in those areas to provide a geotechnical report assessing the risk and recommending mitigation measures to reduce the risk to acceptable levels. The Building Division also requires new construction to comply with engineering and design requirements for seismic safety. The impact of fault hazard zones on new development is not significant. Other geologic hazards, such as rockfalls and landslides, are generally associated with seismic activity and are subject to the same development requirements noted above.

Mono County uses the FEMA flood maps to identify areas within the 100-year flood plain. General Plan policies limit the intensity of development in the flood plain and regulate the placement of structures in the 100-year flood plain. The county's Floodplain Regulations (Mono County Land Development Regulations, Chapter 21) contain standards for construction and for subdivisions with the flood plain. Flooding is a particular concern in the Antelope Valley and the Tri-Valley. There is enough land in community areas that avoidance of flood plains does not significantly affect the County's ability to provide housing.

- c. *Soils with Low Permeability Rates.* Many parts of the county are not served by public sewer systems and must rely on septic systems. In some parts of the county, standard septic systems cannot be used because the soils have low permeability rates that prevent effective operation of septic tank systems. This is a very limited issue that affects only a small number of parcels. Alternative septic system designs are available and, while they may be more costly, they do allow the site to be developed.
- d. *Environmentally Sensitive Areas.* Development is regulated in wetland areas, within stream corridors, in sensitive wildlife habitat, and in other environmentally sensitive areas. Environmentally sensitive areas occur throughout the county. Typically, parcels are large enough that the environmentally sensitive area can be avoided and the parcel can still be utilized for development. Parcels with environmentally sensitive areas usually require CEQA review of any proposed projects; during the CEQA review process, the project will be redesigned to avoid environmental impacts, and mitigation measures will be proposed to minimize impacts that cannot be avoided. Mono County General Plan policies encourage clustering on large parcels outside community areas in order to preserve habitat and avoid and/or minimize environmental impacts.

b. ZONING FOR LOWER-INCOME HOUSING

Mono County has several land use designations that specifically provide density bonuses for affordable housing and that are intended to provide for the efficient use of land and to increase opportunities for affordable housing. The following land use designations promote the provision of affordable housing:

Multiple-Family Residential – Low, Moderate, and High (MFR-L, M, H)

The MFR-L designation is intended to provide for low-density multifamily residential development such as duplexes and triplexes. The MFR-M designation is intended to encourage long-term multifamily housing by allowing for higher population densities and by not allowing commercial lodging facilities; i.e., hotels, motels. The MFR-H designation is intended to encourage multifamily units by allowing for higher population densities and to provide for commercial lodging facilities: i.e., hotels, motels.

All of the designations allow duplexes and triplexes. All of the designations allow condominiums, cooperatives, townhomes, cluster developments, and apartments containing four or more units subject to Use Permit. The MFR-H designation also allows mobile-home parks subject to Use Permit.

Density bonuses are available in the MFR-M and MFR-H designations for affordable housing. The MFR-M also provides a bonus for enclosed, covered parking. In no case shall projects containing affordable housing and/or enclosed, covered parking density bonuses exceed 26 units/acre.

1. Density bonuses are available to residential projects at a rate of 35% over the maximum density or a ratio of one bonus unit to one affordable/employee housing unit, whichever is greater. Density bonuses will be awarded in a manner consistent with Government Code Section 65915.
2. Units designated as manager/employee housing unit shall not be counted in density calculations.
3. Density bonuses for enclosed, covered parking are available at a rate of one bonus dwelling unit per two enclosed, covered parking spaces. Projects must provide enclosed, covered parking for at least 50% of the units to qualify for bonuses. Density bonuses would be calculated on the surplus of required covered parking spaces greater than 50%.

Mixed Use (MU)

The MU designation is intended to provide for a wide range of compatible resident- and visitor- oriented residential and commercial uses, including business, professional, and retail uses; to provide for efficient use of land and increased opportunities for affordable housing; to provide a transition between intensive commercial uses and residential uses; and to be applied to areas with existing mixed use development. MU transitional areas can limit the size of business establishments and restrict uses incompatible with residential districts. Not all areas need contain residential uses. Commercial uses shall conform to strict standards that prohibit obnoxious odors, obtrusive light and glare, and excessive noise.

The MU designation allows duplexes and triplexes. Condominiums, townhomes, and apartments are allowed subject to Director Review permit. Mobile-home parks are allowed subject to Use Permit.

An additional lot coverage bonus of 10% (total coverage of 70%) shall be granted to structures that contain mixed commercial and residential (employee or long-term rentals) uses; commercial uses with public accommodations; or commercial uses that front a public pedestrian mall or plaza.

Density bonuses are available for affordable housing and enclosed, covered parking. In no case shall projects containing affordable housing and/or parking density bonuses exceed 26 units per acre for residential units and 60 units per acre for commercial lodging units.

1. Density bonuses are available to residential and commercial lodging projects at a rate of 35% over the maximum density or a ratio of one bonus unit to one affordable/employee housing

unit, whichever is greater. Density bonuses will be awarded in a manner consistent with Government Code Section 65915.

2. Units designated as manager/employee housing unit shall not be counted in density calculations.
3. Density bonuses for enclosed, covered parking are available at a rate of one bonus dwelling unit per two covered parking spaces. Projects must provide enclosed, covered parking for at least 50% of the units to qualify for bonuses. Density bonuses would be calculated on the surplus of required covered parking spaces greater than 50%.

Commercial Lodging – Moderate, High (CL-M, H)

The CL-M designation is intended to provide commercial lodging units for short-term occupation in or near residential uses. The CL-H designation is intended to provide short-term commercial lodging units in close proximity to commercial/recreational centers.

Duplexes and triplexes are allowed in both designations. Mobile-home parks, condominiums, cooperatives, townhomes, cluster developments, and apartments containing four or more units are allowed in both designations subject to Use Permit.

Density bonuses are available for affordable housing and enclosed, covered parking. In no case shall projects containing affordable housing and/or parking density bonuses exceed 26 units/acre for residential units and 60 units per acre for commercial lodging units in the CL-H.

1. Density bonuses are available to residential and commercial lodging projects at a rate of 35% over the maximum density or a ratio of one bonus unit to one affordable/employee housing unit, whichever is greater. Density bonuses will be awarded in a manner consistent with Government Code Section 65915.
2. Units designated as manager/employee housing unit shall not be counted in density calculations.
3. Density bonuses for enclosed, covered parking are available at a rate of one bonus dwelling unit per two enclosed, covered parking spaces. Projects must provide enclosed, covered parking for at least 50% of the units to qualify for bonuses. Density bonuses would be calculated on the surplus of required covered parking spaces greater than 50%.

In addition to the above, the Mono County Housing Mitigation Requirements (Mono County Code, Chapter 15.40) provide for density bonus incentives pursuant to the California Density Bonus Law for any project that meets the criteria set forth in Government Code Section 65915. The Housing Mitigation Requirements also allow the County to consider an additional density bonus upon request of the developer when such request can be accommodated within the parameters of the Mono County general plan or any applicable specific plan.

Mono County also has several land use designations that allow for the use of a mobile home as a single-family residence, provided that the mobile home is newer than 10 years old and meets other specified requirements. The following land use designations allow mobile homes to be used as single-family residences:

Estate Residential (ER) – minimum parcel size 1 acre

- Rural Residential (RR) – minimum parcel size 1 acre
- Rural Mobile Home (RMH) – minimum parcel size 1 acre
- Single-family Residential (SFR) – minimum parcel size 7,500 square feet

Lands designated SFR are generally in community areas. Lands designated ER, RR, and RMH are generally in more rural areas, outside community areas, where land may be less expensive.

c. AVAILABILITY OF INFRASTRUCTURE TO IDENTIFIED LANDS

Much of the land available for residential development in the unincorporated area requires individual septic systems and wells. Some areas of the county have small community water systems but still require individual septic systems; other areas have community sewer systems but require individual wells. There is sufficient capacity in the community water and sewer systems and sufficient groundwater resources and percolation capabilities outside of community water/sewer system areas to accommodate the regional housing need allocation.

Antelope Valley	Individual wells and septic systems required.
Bridgeport Valley	Community water within community of Bridgeport and Evans Tract with adequate capacity. Community sewer system within Bridgeport with adequate capacity. Individual systems required elsewhere.
Mono City	Mutual water company supplies water; individual septic systems required.
Virginia Lakes	Mutual water company supplies water; individual septic systems required.
Lee Vining	Community water and sewer system with adequate capacity. Individual systems required in the rest of Mono Basin.
June Lake	Community water and sewer system, currently with adequate capacity. Large developments may be required to make improvements to the water distribution system that is currently inadequate in some areas of the community.
Long Valley	Community sewer system in Crowley; septic systems elsewhere. Mutual water companies in Crowley and Sunny Slopes; individual wells elsewhere.
Wheeler Crest	Mutual water company at Rimrock; individual wells elsewhere. Individual septic system required.
Paradise	Mutual water company at Paradise. Individual septic systems required.
Tri-Valley	Mutual water companies in White Mountain Estates, Osage Ranch; individual wells elsewhere. Individual septic systems required.
Outside Community areas	Individuals wells and septic systems required. Community systems may be required for large developments (subdivisions, specific plan developments).

Water quality requirements affect both community water and sewer systems and individual homeowners. Lahontan Regional Water Quality Control Board's (RWQCB) water quality regulations affect the minimum lot size on which development can occur depending on whether community water and/or sewer systems are available; i.e.,

Community water and sewer available – no minimum lot size established by RWQCB;

Community water available, individual septic required – 20,000 square foot minimum lot size required by RWQCB;

No community systems available, individual wells and septic required – 40,000 square foot minimum lot size required by RWQCB; and

Minimum lot sizes in cluster subdivisions or similar developments not served by a public sewer system may be reduced if density standards for the whole subdivision are not increased above the gross density specified in the designation, provided that all other health requirements are met.

In some areas in the county where individual lots are 7,500 square feet, these requirements make it necessary to have more than one lot to build a house. Some areas of the county also have soils that are not conducive to standard septic system designs. Those areas may require additional septic system improvements that increase the cost of building.

The lack of improved roads throughout the county also affects the potential for development. The main thoroughfares in the county are US 395, US 6 and State Routes 120, 158, 167, 108, and 89. Each of the community areas has a road system; some of these roads are improved, some are not. Some roads in community areas are included in the County road system; some are not. Those that are not are often unimproved. Outside community areas, numerous single-lane and two-lane dirt and gravel roads exist as a result of mining and logging activity. Many of these roads are used by off-road vehicles.

Economic concerns focus on the need for development projects to "pay their own way" and on the need to provide for local economic growth. Most of the services and infrastructure in the county are provided either by the County or local special districts. All of these agencies have been hard hit by lower property tax revenues and increasing service demands. The County must ensure that development does not adversely impact service agencies.

d. REDEVELOPABLE SITES

Mono County has sufficient undeveloped sites available to meet its identified regional housing needs. Regardless, particularly in the community of Lee Vining there may be some opportunity to provide additional housing from the redevelopment of existing county and state road maintenance yards that are located centrally within the community. The exploration of these complex projects is supported by several housing programs.

e. SITES & ZONING THAT FACILITATE HOUSING FOR FARMWORKERS & HOMELESS

The Agriculture (AG) designation allows farm labor housing without any type of development permit, other than a building permit. The Scenic Area Agriculture (SAA) designation also allows farm labor

housing without any type of development permit, other than a building permit, to the extent the development complies with the Mono Basin National Forest Scenic Area Private Property Development Guidelines and with the Compatibility Determinations for Proposed New Commercial Uses and Developments. Compatibility determinations are based upon recommendations of the U.S. Forest Service.

The SAA designation applies to only four acres within the Mono Basin National Forest Scenic Area. The AG designation applies to 79,156 acres throughout the county, primarily in Antelope Valley, Bridgeport Valley, and Tri-Valley. The minimum parcel size for the AG designation is set at 2.5 acres but actually varies by area. Minimum parcel sizes and densities are established by land use designation maps and policies for the Antelope Valley, Bridgeport Valley, and Tri-Valley. There is a ten-acre minimum in Antelope Valley. Bridgeport Valley and Tri-Valley utilize a transfer of development rights program that allows for more concentrated development in small areas while maintaining large areas in agricultural uses.

There are no specific development standards for farmworker housing; it is subject to the same development standards as other housing. Farmworker housing is not a significant issue in Mono County. There is sufficient appropriately zoned land to provide additional farmworker housing; there is nothing in the Mono County Land Development Regulations that impedes the development of farmworker housing.

f. SITES INVENTORY AND ANALYSIS

The County's share of the regional housing need for the planning period is a total of 46 housing units, allocated to specific income groups as follows:

Extremely Low Income Units	=	5 units
Very Low Income Units	=	6 units
Low Income Units	=	7 units
Moderate Income Units	=	9 units
Above Moderate Income Units	=	19 units

Government Code Sections 65583 and 65583.2 require 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.

Although the County's regional housing need is in the process of being met through a variety of ongoing development (units built since the beginning of the Regional Housing Needs Allocation period, second units, available and appropriately zoned land), to ensure that there are adequate sites in the unincorporated area of the county to meet the identified housing needs, the sites inventory identifies vacant sites that are appropriately zoned to allow for multi-family residential development, that have the available infrastructure, and that are without site constraints. The following tables indicate total assumed build-out of each vacant parcel with land use designation MFR, C & MU. The maps included in this analysis indicate all parcels in the communities with the Land Use Designations of MFR, C and parcels with the designation of SP likely to include affordable housing as Specific Plans are developed. The most recent planning effort at the SP designated parcel in June Lake indicated on the map included the development of approximately 65 affordable housing units, the most recent planning effort for the

parcels indicated on the countywide map near the community of Lee Vining included the development of approximately 30 affordable housing units. Many underutilized parcels also exist, however an analysis of these parcels was determined to be unnecessary as the vacant sites provide more than adequate capacity.

Table 27: Bridgeport

Parcel APN	LUD	Acres	Realistic Units @ Build Out
8091007000	MFR-L	0.61	7
8091034000	MFR-L	0.18	2
8091039000	MFR-L	0.18	2
11040044000	MU	4.67	70
11301003000	MU	0.55	8
11301004000	MU	0.55	8
11030007000	MU	10.30	154
11291006000	MU	0.83	12
8132011000	MFR-L	0.34	4
8141011000	C	0.17	2
8132038000	C	0.17	2
8133034000	MFR-L	1.03	11
8102011000	C	0.26	3
8093031000	MFR-L	0.26	3
8211008000	MU	0.24	3
8211001000	MU	0.36	5
8220032000	MFR-M	0.25	3
8213014000	MU	0.31	4
8091024000	MFR-L	0.18	2
8091032000	MFR-L	0.19	2
8091043000	MFR-L	0.31	3
8091041000	MFR-L	0.18	2
8213010000	MU	0.18	2
8070035000	MU	0.23	3
8091035000	MFR-L	0.33	3
11301002000	MU	0.55	8
11301005000	MU	0.55	8
8133032000	MFR-L	0.66	7
8133039000	MFR-L	0.48	5
8133027000	MFR-L	0.84	9
8141008000	C	0.21	3
8142008000	C	0.06	1
8133028000	MFR-L	0.08	1
8134015000	C	0.17	2

8134009000	C	0.08	1
8142024000	C	0.24	3
8132037000	C	0.19	2
8142020000	C	0.20	3
8092003000	C	0.67	9
8102015000	C	0.09	1
8131012000	C	0.45	6
8102013000	C	0.23	3
8102014000	C	0.09	1
8092007000	MFR-L	0.28	3
8093026000	C	0.23	3
8092008000	MFR-L	0.24	2
8211010000	MU	0.29	4
8213012000	MU	0.73	10
8211002000	MU	0.27	4
8211003000	MU	0.27	4
8212008000	MFR-M	0.24	3
8212007000	MFR-M	0.28	4
8210002000	MFR-M	0.26	3
8210006000	MFR-M	0.41	6
8091046000	MFR-L	0.17	2
8211006000	MU	0.23	3
	TOTAL	32.60	444

Table 28: June Lake

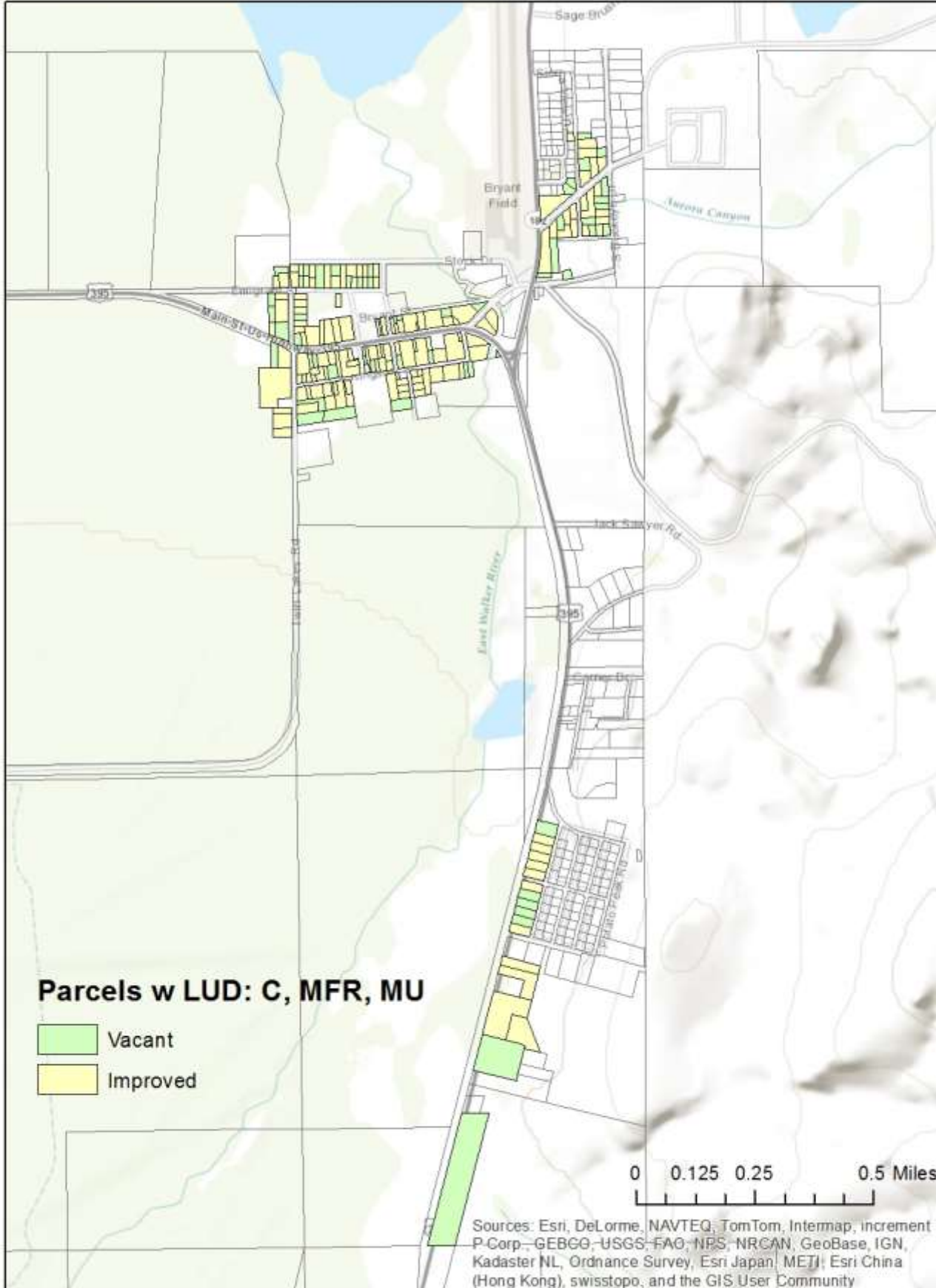
Parcel APN	LUD	Acres	Realistic Units @ Build Out
16192014000	MFR-L	0.18	2
16192013000	MFR-L	0.18	2
16217036000	MFR-L	0.18	2
16217039000	MFR-L	0.17	2
16217033000	MFR-L	0.18	2
16217038000	MFR-L	0.17	2
16217040000	MFR-L	0.17	2
16217027000	MFR-L	0.18	2
16217029000	MFR-L	0.17	2
16217032000	MFR-L	0.18	2
16217031000	MFR-L	0.18	2
16217028000	MFR-L	0.18	2
16193025000	C	0.37	5
16216030000	MFR-L	0.25	2
15086021000	C	0.10	1
16217030000	MFR-L	0.18	2

15086018000	C	0.17	2
15072015000	MU	0.24	3
15075016000	C	0.18	2
15075015000	C	0.11	1
15075020000	C	0.13	1
15075021000	C	0.12	1
15075014000	C	0.11	1
15073026000	MFR-H	0.24	3
15075010000	C	0.11	1
15075018000	C	0.11	1
15072016000	MU	0.25	3
15075019000	C	0.11	1
15075017000	C	0.13	1
15111029000	MU	0.23	3
15111027000	MU	0.23	3
15111028000	MU	0.23	3
15111014000	MU	0.11	3
15072017000	MU	0.38	5
15113025000	C	0.12	1
15112032000	MU	0.14	0
15112017000	MU	0.11	3
15112019000	MU	0.11	3
15112006000	MU	0.11	3
15112011000	MU	0.11	3
15113010000	C	0.11	1
15113013000	MU	0.11	3
15104050000	MFR-H	0.05	1
15103018000	MFR-H	0.23	3
15113014000	C	0.17	2
15113070000	MU	0.23	3
15113054000	C	0.15	2
15113042000	MU	0.11	3
15103021000	MFR-H	0.03	1
15104041000	MFR-H	0.72	10
15104047000	MU	0.33	4
15103022000	MFR-H	0.43	6
15104046000	MFR-H	0.48	7
15103020000	MFR-H	0.04	1
15104043000	C	0.02	0
15086037000	C	0.23	3
16217034000	MFR-L	0.19	2

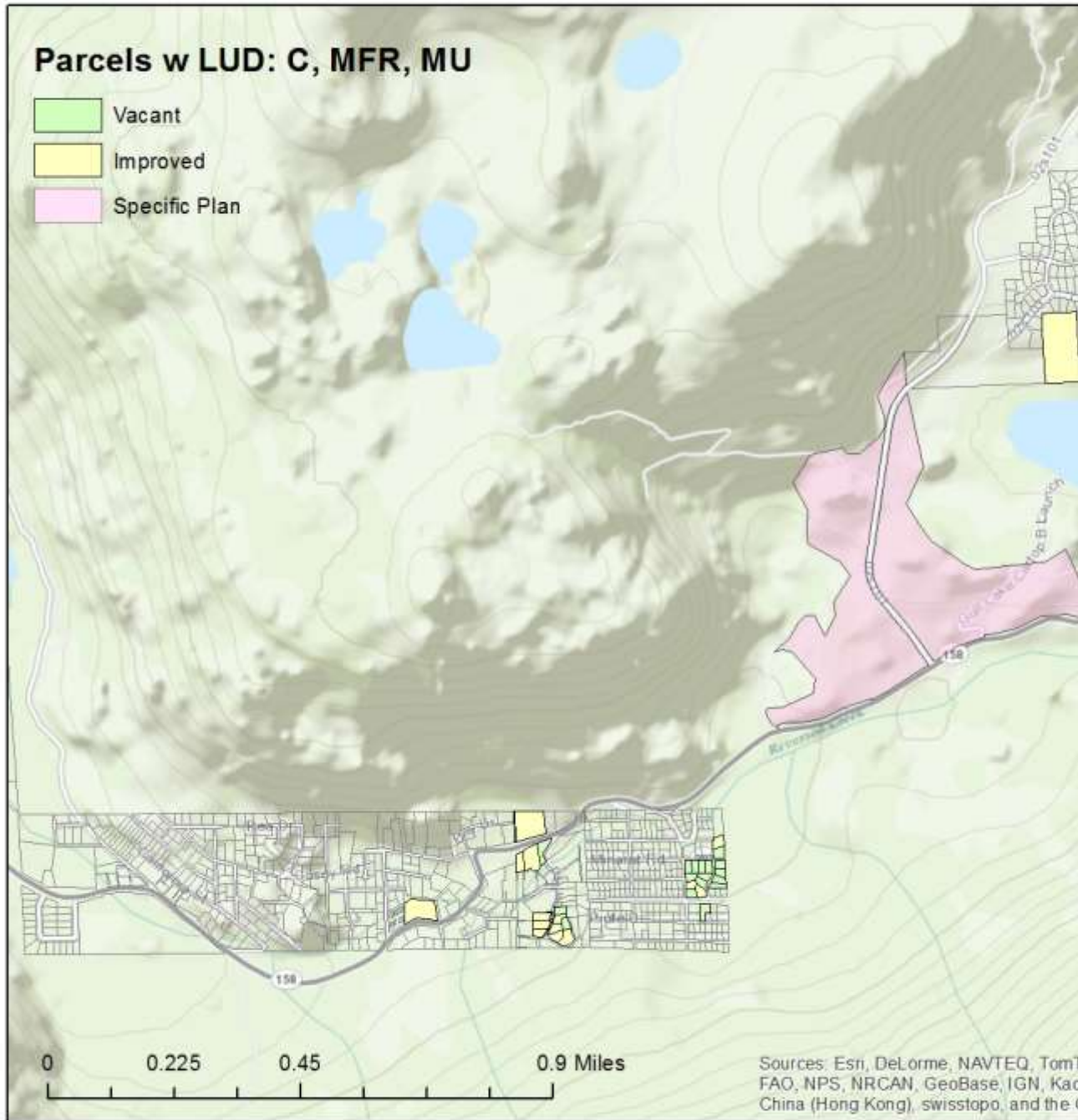
16217024000	MFR-L	0.29	3
		10.86	140



BRIDGEPORT



JUNE LAKE



B. GOVERNMENTAL CONSTRAINTS

a. LAND USE CONTROLS

Mono County's Land Use Designations and Land Development Regulations, which are integrated into the Mono County Land Use Element, provide for residential development throughout the unincorporated portion of the county (Table 48). The Land Use Designations contain development standards for each of the land use designations; general standards that pertain to all development are contained in the Land Development Regulations. The County does not have separate zoning regulations.

Mono County's land use designations permit single-family residential development, including mobile homes, in almost all designations within developed community areas and in rural areas. Multifamily residential development is permitted in multifamily, mixed use, commercial, and commercial lodging area designations, primarily in developed community areas. The county's Land Use Element, including the Land Development Regulations, does not contain any growth-control measures.

Secondary housing units are permitted in several land use designations subject to ministerial review and meeting development requirements in the Land Development Regulations. Mobile homes have been identified as an affordable housing type in Mono County and are permitted as single-family residences in many land use designations throughout the county (Table 48). Mobile-home parks are permitted in a number of designations, subject to a Use Permit and meeting state requirements for mobile-home parks.

Development of agricultural lands is determined by policies in the Mono County Land Use Element intended to preserve agricultural uses, to protect agricultural uses from the encroachment of incompatible land uses, while allowing for the continuation of agricultural production and the development of limited housing. The minimum parcel size for agricultural land is 2.5 acres but actually varies by area. Minimum parcel sizes and densities are established on the County's land use maps. The minimum parcel size for agricultural lands in the Antelope Valley is 10 acres. Development of agricultural lands in the Bridgeport Valley, the Bodie Hills, and the Hammil Valley is subject to a Transfer of Development Rights program established for each of those areas. Potential development is clustered to preserve agricultural uses. Larger parcel sizes and lower densities on agricultural lands have not been identified as a constraint to development in Mono County because there is sufficient land elsewhere to meet identified needs.

Residential development standards for residential land use designations are illustrated in Table 30 & 31. Reductions in several standards are allowed in certain situations; e.g., density bonuses are available in multifamily, mixed use, and commercial lodging designations for projects that provide affordable housing and/or enclosed, covered parking (from 15 dwelling units per acre to 26 units per acre). Lot coverage in the mixed use designation may be increased from 60% to 70% if the development includes residential and commercial uses. Other standards also promote higher-density housing in commercial, mixed use, and commercial lodging designations; e.g., C, MU, and CL designations have a zero side yard setback unless the site abuts a residential district. The maximum building residential building height may be increased from 35 feet to 45 feet if side and rear setbacks are also increased, allowing larger size housing units to meet the needs of large households.

Notes: P = Permitted Use, D = Permitted Subject to Director Review permit, UP = Permitted Subject to Conditional Use Permit

1. Small units permitted outright, larger units may require DR or UP depending on parcel size.

* except in June Lake.

**transient rentals up to 3 days permitted with Director Review permit.

***when found compatible with the intent of the commercial designation.

****attached secondary units.

*****limited density when found compatible with the area by the planning commission.

Transitional and Supportive Housing are permitted in that same manner as other residential dwellings of the same type

Source: Mono County General Plan, Land Use Element, Land Use Designations

02.1070 Social care facility. "Social care facility" means any facility in the general classification of a boarding home for aged persons, boarding home for children, day care home for children, day nursery, nursing home or parent-child boarding home. These facilities consist of a building or group of buildings used or designed for the housing of sick, demented, injured, convalescent, infirm or well, normal healthy persons, requiring licensing or certification by regulating government agencies.

02.1210 Transient Rental. "Transient Rental" means any structure, or portion of structure, which is occupied, or intended or designed for occupancy by transients for purposes of sleeping, lodging or similar reasons. A "transient" is any person who exercises occupancy, whether by agreement, concession, permit, right of access, license, contract, and payment of rent or otherwise, for a period of thirty (30) consecutive calendar days or less.

02.1215 Transitional Housing. "Transitional Housing" means a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing.

02.1165 Supportive Housing. "Supportive Housing" means permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives.

Table 31: Residential Development Standards by Land Use Designation

Development Standards	RR	ER	RMH	SFR	MFR-L	MFR-M	MFR-H	MU	CL-M	CL-H
Minimum lot area	1 ac	1 ac	1 ac	7,500 sf	sfr/duplex – 7,500 sf mfr – 11,250 sf condos – 2 ac	10,000 sf (<10,000 sf- sfr & duplex)	7,500 sf condos – 20,000 sf	10,000 sf (<10,000 sf- sfr & duplex) condos – 20,000 sf	10,000 sf (<10,000 sf- sfr, duplex, triplex) condos – 20,000 sf	10,000 sf (<10,000 sf- sfr, duplex, triplex) condos – 20,000 sf

Minimum district area	5 ac	5 ac	5 ac	5 ac	---	3 ac	5 ac	5 ac	3 ac	5 ac	
Lot dimensions	Every lot shall have a minimum width and depth of not less than 60 feet by 100 feet unless otherwise designated. The lot depth shall not exceed 3 times the lot width, unless the lot is 10 gross acres or larger in size and the depth is acceptable.										
Lot coverage	40%	40%	40%	40%	40%	60%	60%	60%**	60%	60%	
Maximum density	1du/ac	1 du/ac	1 du/ac	5.8 du/ac	11.6 du/ac	15 du/ac*	15 du/ac*	15 du/ac*	15 du/ac*	15 du/ac*	15 du/ac*
Secondary dwelling unit	DR	DR	DR	DR	---	---	---	---	---	---	
Building height	No greater than 35 feet measured from grade (natural grade or finished grade whichever is more restrictive) on the downhill side of a street – height may increase not to exceed a maximum of 20 feet above ceiling of parking for multifamily projects with entire floor area devoted to underground parking – height of building = ceiling of parking to topmost point of the building. Height of residential development may increase to 40 feet if side and rear yards are increased one foot in width for each foot of height over 35 feet.										
Front yard	50'	50'	50'	20'	20'	20'	20'	10'	10'	10'	
Rear yard	10 feet in all districts except where Fire Safe Requirements require 30 foot setbacks for parcels one acre or larger (Fire Safe Requirements apply in all the unincorporated area except the Antelope Valley). MU, CL-M, CL-H, C and SC H require 30 foot setbacks.										
Side yards	Above 7000' elevation – 10 feet. Below 7000' elevation – one side yard of 10' and one side yard of 5 feet. Fire Safe Requirements require 30 foot setbacks for parcels one acre or larger. MU, CL-M, CL-H, C and SC H require 30 foot setbacks excepting when abutting residential district, then it is 10'.										
Special yard requirements	Double frontage lots – front yard setbacks on both frontages. Stream setbacks from any stream or watercourse 10 feet from the top of the bank. Fire Safe Requirements – 30 foot setbacks on all sides for parcels one acre or larger where required.										
Parking	2 spaces per dwelling unit except in June Lake where 3 spaces are required. Multiple family units shall include manager's units and guest parking based on the number of units in the project.										
Some of these designations allow uses other than residential uses. This table addresses only residential development and designations.											
UP = Secondary unit allowed with Use Permit. DR= Secondary unit allowed with Use Permit. DU = dwelling unit sf = square feet											
* Density bonuses available in MFR-M, MFR-H, MU, CL-M and CL-H for affordable housing and enclosed, covered parking. Density bonus is 26 du/ac.											
**Lot coverage can increase to 70% for structures that contain commercial and residential uses.											
Source: Mono County General Plan, Land Use Element, Land Use Designations and Land Development Regulations.											

b. LAND USE REQUIREMENTS IMPOSED BY OTHER AGENCIES

A number of other agencies impose land use controls that affect development in Mono County. These regulations may constrain development by affecting the location and/or cost of development.

Southern California Edison (SCE) has 115 kv transmission power lines that run through portions of Crowley Lake, June Lake, and Lee Vining. Development is prohibited within a 70-foot easement under the power lines. SCE works directly with the developer or builder to resolve potential conflicts.

The Lahontan Regional Water Quality Control Board (RWQCB) regulates the placement of septic systems. Recent changes in the RWQCB's water quality regulations have set a maximum of two dwelling units per acre in areas that have community water systems but which require individual septic systems. As a result, the minimum lot size in such situations is slightly over 20,000 square feet. The minimum lot size when both individual septic and water systems are required is 40,000 square feet. In some areas in the county where individual lots are 7,500 square feet or smaller, these requirements essentially make it necessary to have more than one lot to build a house. Densities over one dwelling unit per acre are dependent on the availability of community water and sewer services. As a result, the maximum allowable buildout is unlikely to occur on parcels with designations that allow multifamily residential development.

The U.S. Army Corps of Engineers regulates development in wetland areas. All development in wetland areas will be reviewed by the Corps and may require a permit. Wetland areas occur throughout the unincorporated area, both within and outside community areas.

The California Department of Fish and Game (DFG) reviews development proposals in Mono County, including subdivisions and land divisions, and may require changes to the project or conditions of approval if the project will affect wildlife resources. For projects that will affect streams, the DFG requires a Stream Alteration Permit. The DFG imposes a fee for review of environmental documents (Negative Declarations or EIRs) unless County decision-makers determine that the project will have a de minimis effect on wildlife or wildlife habitat.

c. CODES AND ENFORCEMENT

The Mono County Building Division currently enforces the following codes:

- a. 2013 California Administrative Code
- b. 2013 California Building Code
- c. 2013 California Electrical Code
- d. 2013 California Mechanical Code
- e. 2013 California Plumbing Code
- f. 2013 California Energy Code
- g. 2013 California Historical Building Code
- h. 2007 California Fire Code
- i. 2007 California Existing Building Code

- j. 2013 California Referenced Standards Code
- k. 2013 California Residential Code
- l. 2013 Green Building Code

Development must also comply with seismic, wind, soils, energy conservation, and sound transmission control standards, which have been established on a Countywide basis. Snow-load requirements vary depending on the area; they range from 119 pounds per square foot in June Lake to 38 pounds per square foot in Chalfant Valley. Building Code requirements are generally state standards and do not create a constraint to the development of housing.

The County has an ongoing code compliance program to ensure compliance with the County Code, including the Mono County Land Development Regulations, and the codes enforced by the Building Division. The enforcement of these regulations is necessary to protect the public health and safety and to provide structurally safe, energy efficient, soundproof housing. The Compliance Division program is intended to ensure compliance with existing applicable codes; as such, it does not create a constraint to development.

The Building Division inspects development during the construction process. Appointments are scheduled, and inspections occur generally within 24 hours. Since Mono County is a small County, the inspectors are able to communicate with contractors and owner-builders before and during the construction process concerning code requirements. Building inspections are conducted in a timely manner and are not a constraint to development.

d. ON-/OFF-SITE IMPROVEMENT STANDARDS

The County requires the following on-site improvements for residential construction:

New road development is subject to the Mono County Road Standards; i.e.,

<u>Road Type</u>	<u>Minimum Right of Way</u>	<u>Minimum Pavement Width</u>
Residential	60 feet	30 feet**
County Road	60 feet	26 feet
Arterial Commercial	60 feet	40 feet

**The minimum pavement width for residential roads in June Lake is 26 feet due to existing topographical constraints in June Lake.

These road widths are standard road widths and do not impact the cost or supply of housing in the county.

The county Parking Standards (Mono County Land Development Regulations, Chapter 6) require paved parking areas/spaces and paved driveways. Chapter 6 gives the Planning Commission the ability to waive, modify or increase those parking and driveway standards. The parking standards are not burdensome and do not impact the cost of housing. Commercial parking requirements have been reduced in central business districts. This could lead to more desirable neighborhoods for residential development, particularly higher density projects.

The county's Land Development Regulations and the General Plan require all utility lines (gas, water, telephone, cable TV, electricity) to be installed underground. This requirement applies to individual development projects (a single-family residence, a single commercial use, a multifamily residence)

as well as to subdivisions. Individual developments may apply for overhead installation. Overhead installation requires a Director Review permit unless the project itself requires a Use Permit; the overhead installation is then processed as part of the Use Permit. To approve an overhead installation, the Planning Director (for Director Review permits) or the Planning Commission (for Use Permits) must make the following findings in addition to the findings required for Director Review permits or Use Permits:

Mono County Land Development Regulations, Chapter 11, Development Standards – Utilities:

1. The overhead line placement will not significantly disrupt the visual character of the area. In making this determination, the director or the commission shall consider the following:
 - a. In areas without a number of existing overhead lines in the immediate vicinity, would overhead lines create the potential for a significant cumulative visual impact; i.e., would allowing an overhead line be likely to result in future requests for additional overhead lines in the area? If so, it may be determined that an overhead line will have a significant impact on the visual character of the area.
 - b. Does the topography or vegetation in the area effectively screen the proposed lines? If so, then an additional line may not significantly disrupt the visual character of the area.
 - c. Are there other potential alignments that would have less visual impact?
 - d. Does the project reduce the overall number of overhead lines and poles in the area? If so, it may be determined that an overhead line will not have a significant impact on the visual character of the area.

The director or the commission may consider additional information pertaining to the visual character of the area that is deemed relevant to the application.

2. The placement of utility lines above ground is environmentally preferable to underground placement. In making this determination, the director or the commission shall consider the following:
 - a. Will underground placement disturb an environmentally sensitive area, including but not limited to the following: cultural resource sites, significant wildlife habitat or use areas, riparian or wetland areas, or shallow groundwater? If so, above-ground placement may be preferable.
 - b. Will underground placement require disturbance of a waterway, including perennial, intermittent, and seasonal streams? If so, above ground placement may be preferable.
 - c. Will underground placement increase the utility line's exposure to environmental hazards, such as flood hazards, fault hazards or liquefaction? If so, above ground placement may be preferable.
 - d. Are there other potential alignments that would avoid potential environmental impacts?

The Director or the Commission may consider additional information pertaining to the environmental sensitivity of the area that is deemed relevant to the application.

3. The installation of underground utilities would create an unreasonable financial hardship on the applicant due to the unique physical characteristics of the property. In making this determination, the Director or the Commission shall consider the following:
 - a. Is the cost of the line to be installed excessive?
 - b. Will the installation of underground utilities require trenching under a stream bed?

- c. Will the installation of underground utilities require unreasonable trenching or blasting through rock?
- d. Are there alternate alignments that would eliminate or significantly lessen the financial hardship?

The Director or the Commission may consider other site specific financial hardships deemed relevant to the application.

- 4. The exclusive purpose of the overhead line is to serve an agricultural operation.
For the purposes of this section, agricultural operations are defined as use of the land for the production of food and fiber, including the growing of crops and grazing of livestock. Above ground utility lines may be permitted for agricultural uses such as pumps and similar uses.

Utility distribution lines for all subdivisions and land divisions shall be installed underground, unless a specific hardship can be demonstrated (see # 3 above). If a specific hardship can be demonstrated, overhead installation may be allowed subject to approval of a variance (see Ch. 33, Variance Processing).

Subdivisions may be required to underground the feeder distribution line to the subdivision. An assessment district, or a similar mechanism, may be established for this purpose as a condition of the tract map approval.

Underground installation of utility lines is generally not a hardship in community areas; it may be so in more rural areas where environmental constraints such as streambeds or rock formations make underground installation difficult and more costly. Mono County's regulations allow for overhead installation in such cases to alleviate the hardship and reduce the cost of housing.

The County does not require public improvements such as streetlights and sidewalks due to the rural character of the county. Curbs and gutters are also not usually required.

The County has no storm drainage infrastructure in any of its communities and does not require drainage improvements as a standard site improvement. Drainage requirements for projects are usually implemented to mitigate identified environmental impacts expected to result from the project. When required, drainage improvements are usually low-tech on-site retention basins.

The County has no established exactions for landscaping or parks. Landscaping requirements for projects and requirements for the provision of parks or open space are sometimes required on a discretionary basis to mitigate identified environmental impacts expected to result from the project. When required, landscaping must comply with the County's requirements for Landscape Plans that promote xeriscape and the use of native drought-resistant species to the greatest extent practical.

Additional on-site improvements may be required by the county's Fire Safe Regulations (Mono County Land Development Regulations, Chapter 22). The Fire Safe Regulations relate to emergency access, signing and building numbering, emergency water standards, and fuel modification standards. These standards are based on state law requirements, are not burdensome and do not add to the cost of housing. In addition, Chapter 22 allows the inspection authority to approve

exceptions to the standards where "the exception provides the same overall practical effect as these regulations toward providing defensible space."

Off-site development requirements for residential construction are generally limited to collection of school district fees and fire protection mitigation fees in areas within fire protection districts.

The County's subdivision ordinance is based on the Subdivision Map Act. On-site improvements for subdivisions and land divisions may include the above requirements as well as additional requirements depending on the size and type of the proposed subdivision. For subdivisions, the General Plan includes policies to provide for additional off-site improvements or the collection of in-lieu fees to mitigate future development impacts on the environment and the local infrastructure.

Due to the environmental sensitivity of much of the land in the county, additional development requirements may be imposed through the environmental review process on discretionary projects (this does not apply to the construction of a single-family residence by an individual). Additional development requirements to mitigate significant environmental impacts from a proposed project may increase the overall cost of the project, which may increase the cost of housing within the project.

e. FEES AND EXACTIONS

Table 33 lists project development permit fees required by the County. The County may also require the following land dedications and exactions, depending on the location and type of the development: street rights of way, public utility easements, open space and trail dedications, snow storage easements, employee housing.

Fees are intended to cover the actual cost of services rendered. While they increase the cost of housing, they are not a constraint to development. The County streamlined its permit processing in order to expedite the development process and minimize the fees involved in a project.

Total fees for a typical single-family and multifamily development will vary depending on where in the county the project is located. Fire departments and school districts throughout the county charge different impact fees for development. Fees for an encroachment permit will vary depending on whether the property abuts a County road or a state highway. In addition, fees for sewer and water services will vary depending on whether the project is located in an area served by community sewer and water systems or whether it will require an individual well permit and septic system permit. Permit fees for septic systems vary depending on the type of system required.

Estimated initial fees for a typical 2,000-square foot single-family residence are shown below. . Typical fees for a multifamily residential unit will be approximately 75% of the cost for a single-family residential unit.

Estimated Total Fees for a Typical Single-Family Residence

Assumptions: 2,000 square feet of habitable space in Chalfant; 400 square feet of garage; 100 square feet of uncovered deck. The unit requires an individual well permit and septic system permit. The unit encroaches on a County road.

Building permit fees	\$4,267.91	
Planning plan check	\$250.00	
Fire District (Chalfant)	\$1,991.00	
School District (Eastern Sierra)	\$3,120.00	
Encroachment Permit	\$800.00	(\$500 refundable security deposit)
Well Permit	\$644.00	
Septic Permit	\$644.00	
Total Fees	\$11,716.91	

f. DEVELOPMENT FEE INFORMATION

Development fees are based on time and material, and are deposits toward actual costs incurred by Mono County. Additional fees may accrue during permit processing.

SPECIAL FEES: Research, inspections and services exceeding one-half hour for which no fee is specifically indicated shall be charged at direct cost including, but not limited to, hourly rate plus benefits and overhead, materials, copying, film and mileage, and shall not exceed the County's cost of providing such services.

PENALTY: Where work for which a permit is required by this code is started or continued without a permit, said permit shall be obtained along with applicable fees plus a penalty fee equal to the amount of such fees. Payment of such permit and penalty fee shall not relieve any persons from fully complying with the requirements of this code in execution of the work or requirements or from any other penalties prescribed by law.

FEE PAYMENT: Initial application fee is a deposit only toward actual costs of providing services. Should permit processing costs or services exceed initial deposit or payment, applicant and/or property may be billed for amount due or additional reasonable deposit (fee payment) for services not yet provided. Such billing shall be due no later than 15 days from postage date. In no event shall fees exceed the final cost of services by Mono County. Unless otherwise directed by the applicable department head or his designee, County may cease work on permits or services in process until fee payment is received, and such permits or services shall not become final until all fees have been paid.

FEES APPLIED: All fees listed are minimum deposits credited toward actual cost of services rendered. Such costs include, but are not limited to, hourly rate, postage, copying, mileage and overhead. Persons applying for services or permits shall pay a fee in an amount set by resolution of the Board of Supervisors, not to exceed the County's costs. Portions of deposit exceeding final actual costs shall be reimbursed to the person paying such fees.

ENCROACHMENT PERMIT FEES: In addition to the fee listed in the attached fee table, a refundable security deposit of \$500 is required for residential driveways. All other encroachment permits shall include the fee listed above plus 1.5% of the estimated construction cost. Acceptable performance surety may also be required.

GRADING PERMIT FEE DEPOSIT: In addition to the fee listed in the attached fee table, 1.5% of the estimated construction cost is due. Acceptable performance surety may also be required.

g. PROCESSING AND PERMITTING PROCEDURES

Development in Mono County is typically individual single-family residential construction, which is subject to a building permit reviewed and approved by County staff. Approval of a building permit is contingent upon ensuring that the proposed development complies with the Mono County General Plan, including the Land Use Designations and the Land Development Regulations, and with applicable building regulations. Development occurring on or adjacent to environmentally sensitive areas such as wetlands or stream sides may also be subject to permit requirements of other state and federal agencies (see Land Use Requirements Imposed by Other Agencies).

Mono County does not typically have multifamily development projects. Duplexes and triplexes are permitted in many multifamily land use designations and are subject to the building permit process described above. Developments with four or more units have been subject to the Use Permit process. However, the County has included a program in this Housing Element to replace the Use Permit with a ministerial Director Review.

Residential subdivision projects in Mono County occur infrequently. Several small lot splits may occur within developed community areas each year and are subject to the parcel map permitting process (see Table 50). Large subdivision projects are subject to the specific plan and EIR process (see Table 50); one or two such projects may occur in a year. Typically, in Mono County the land is subdivided, and the lots are sold undeveloped.

Mono County has streamlined its permit processing procedures and processes all required permits and or required legislative changes (such as General Plan Amendments) concurrently. This shortens the project review time and expedites the approval process. Information and permit application forms are available online. The County also has a Land Development Technical Advisory Committee (LDTAC), comprised of members of the Community Development staff, Public Works staff, and Environmental Health staff, that meets with project proponents early on in the development permitting process to address project concerns and ensure the project meets all development and environmental criteria.

The Mono County Environmental Handbook is also available online. The Environmental Handbook is intended to facilitate the day-to-day evaluation of discretionary projects within the unincorporated area by establishing procedures to identify, review and evaluate environmental aspects of projects and by encouraging the incorporation of environmental considerations into the project conceptualization, design, and planning at the earliest feasible time.

Table 50 shows typical processing times for various permit procedures. Individual single-family residential development that requires only a building permit or a Director Review permit takes only four to six weeks. Larger projects, such as subdivisions, take longer, depending on the level of CEQA review required, the responsiveness of project proponents, and whether the project requires permits from other state or federal agencies.

All development projects are first reviewed by staff. Projects requiring discretionary approval from the Planning Director, the Planning Commission, or the Board of Supervisors are first processed by staff and then presented to the appropriate entity for approval. Projects are reviewed for their compliance with

the Mono County General Plan, the Mono County Code, the Mono County Land Development Regulations, and applicable state and federal laws.

The standards of decision making are well established and not burdensome. In issuing a Director Review permit, the director must find that all of the following are true (Mono County Land Development Regulations, Chapter 31):

- A. All applicable provisions of Land Use Designations and Land Development Regulations are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use and to accommodate all yards, walls and fences, parking, loading, landscaping and other required features.
- B. The site for the proposed use relates to streets and highways adequate in width and type to carry the quantity and kind of traffic generated by the proposed use.
- C. The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located.
- D. The proposed use is consistent with the map and text of this General Plan and any applicable area plan.
- E. That the improvements as indicated on the development plan are consistent with all adopted standards and policies as set forth in the Land Development Regulations, this General Plan and any applicable area plan.
- F. That the project is exempt from CEQA.

Use permits may be granted by the Planning Commission only when all of the following findings can be made in the affirmative (Mono County Land Development Regulations, Chapter 32):

- A. All applicable provisions of the Land Use Designations and Land Development Regulations are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use and to accommodate all yards, walls and fences, parking, loading, landscaping and other required features.
- B. The site for the proposed use relates to streets and highways adequate in width and type to carry the quantity and kind of traffic generated by the proposed use.
- C. The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located.
- D. The proposed use is consistent with the map and text of this General Plan and any applicable area plan.

Table 33: Development Permit Fees

TYPE OF PERMIT	INITIAL DEPOSIT	TYPICAL STAFF HOURS TO PROCESS	PROCESSING RATE
Appeal	\$495	10	\$99/hr
Building Permit Plan Check: small*	\$ 99	1	\$99/hr
Building Permit Plan Check: large*	\$250	2.5	\$99/hr
Categorical Exemption	\$ 99	1	\$99/hr
Certificate of Compliance	\$495	15	\$99/hr
Commission Interpretation	\$495	10	\$99/hr
Design Review (discretionary permit)	\$495	1	\$99/hr
Director Review	\$495	8	\$99/hr
Environmental Impact Report**	\$495	200	\$99/hr
General Plan Amendment	\$495	30	\$99/hr
Groundwater Transfer/Extraction	\$495	18	\$99/hr
Home Occupation, expanded	\$495	25	\$99/hr
Hydrological Studies	\$495	5	\$99/hr
Lot Line Adjustment	\$495	10	\$99/hr
Lot Merger	\$495	8	\$99/hr
Map Extension	\$495	10	\$99/hr
Mining Operations Permit	\$495	30	\$99/hr
Negative Declaration	\$495	75	\$99/hr
Prior Environmental (15183**)	\$495	20	\$99/hr
Parcel Map: Tentative Modification	\$495 \$495	53 33	\$99/hr \$99/hr
Reclamation Plan	\$495	30	\$99/hr
Specific Plan	\$495	100	\$99/hr
Time Shares	\$495	18	\$99/hr
Tract Map: Tentative Modification	\$495 \$495	68 39	\$99/hr \$99/hr
Use Permit	\$495	30	\$99/hr
Use Permit Modification	\$495	15	\$99/hr
Variance	\$495	20	\$99/hr

h. CONSTRAINTS ON PERSONS WITH DISABILITIES

State housing law requires local jurisdictions to provide "reasonable accommodation" (i.e., "modifications and exceptions") for people with disabilities in their development regulations, permit processing, and building regulations and processes. Mono County's housing development policies and procedures comply with the requirements of SB 520 (Potential Constraints on Housing for Persons with Disabilities). The following section (i-l) detail Mono County policies.

i. OVERALL

The County provides reasonable accommodation concerning development regulations, permit processing, and building regulations for persons with disabilities. The Building Official has the discretion to provide flexible interpretations of building codes. The Community Development Director is also provided some flexibility in expediting permit processing and interpreting development standards such as setbacks.

Requests for reasonable accommodation are made directly to the Building Official (building issues) or the Community Development Director (planning/development regulations issues). For planning/development regulations issues, if the issue is beyond the authority of the Community Development Director, the item is taken to the Planning Commission for interpretation. The Community Development Department also encourages free pre-application conferences to clarify and work through disability design standards.

Regional social service agencies (Mono County Social Services, IMACA, Kern Regional Center) work with low-income, disabled and senior clients on an individual basis to retrofit their homes with ramps and other assistance devices. These projects at the most will require a building permit from the County.

The County reviewed all its land development regulations (zoning code), General Plan policies and building and planning procedures for compliance with fair housing law during the update of the Mono General Plan Land Use Element. Where necessary, the regulations, policies, or procedures were amended to ensure compliance. The Community Development Director also has the discretion to provide some flexibility in adjusting development standards to accommodate special situations.

The County continues to strongly advocate that Caltrans include ADA improvements in Caltrans projects (e.g., ADA standard sidewalk improvements, crosswalks, etc.) along state highways that serve as main streets through communities and that provide access to housing.

The County provides information about requesting a reasonable accommodation with regard to development standards, permit processing, and/or building regulations and processes through a variety of formats. Information is available online at the Mono County Government website (www.monoCounty.ca.gov) and at permit counters at the County offices in Bridgeport and Mammoth Lakes. The County also provides free consultations with building, planning and compliance staff regarding requests for reasonable accommodation. The County also provides information on funding programs for home retrofits administered by IMACA.

Mono County allows group homes consistent with state law. The County, however, has no existing group homes and has had no applications for group homes. Due to the limited number of disabled persons in the county and the physical distance between communities, assistance for disabled persons usually occurs on an individual basis.

j. ZONING AND LAND USE

The County reviewed all its land development regulations (zoning code), General Plan policies and building and planning procedures for compliance with fair housing law during the update of the Mono

County General Plan Land Use Element. Where necessary, the regulations, policies, or procedures were amended to ensure compliance.

The Mono County Land Development Parking Regulations provide specific parking standards for persons with disabilities in compliance with state and federal ADA requirements. The County's parking regulations also allow for a reduction in the parking requirements for special needs housing if a project proponent can demonstrate a reduced need for parking.

Mono County does not restrict the siting of group homes.

All land use designations that allow residential development also allow group homes. Mono County has no additional regulations regarding group homes.

The Mono County Land Development Regulations do not have occupancy standards that apply specifically to unrelated adults and not to families.

The Mono County Land Use Element does not regulate the siting of special needs housing in relationship to one another; there are no minimum distance requirements between special needs housing units.

The County implements and monitors Title 24 of the California Code of Regulations that requires access and adaptability for persons with disabilities. These regulations apply to new construction of multifamily units in buildings with three or more units.

k. PERMITS AND PROCESSING

As mentioned previously, regional social service agencies (Mono County Social Services, IMACA, IMAAA, Kern Regional Center) work with low-income, disabled, and senior clients on an individual basis to retrofit their homes with ramps and other assistive devices. These projects at the most will require a building permit from the County. At the time of a request to retrofit a home for accessibility, the County provides consultation on building code requirements, information/handouts concerning the building permit process, and flexibility in interpreting building code requirements when necessary.

Mono County allows group homes with fewer than six persons by right in single-family residential zones; they are treated as common single-family residences. A group home with fewer than six persons would require a building permit and, in some circumstances, a ministerial Director Review permit.

Mono County has no conditions or use restrictions for group homes with greater than six persons.

The County does not allow any community input for the approval of group homes other than general policy discussions at Regional Planning Advisory Committee meetings. This is no different than other types of residential development.

The County has no specific conditions that address group homes that will be providing services on-site. However, depending on the nature of those services, specific conditions from the county's Land Development Regulations may apply (e.g., parking requirements). These conditions would be subject to discretionary interpretation as discussed previously and would not affect the development or conversion of residences to meet the needs of persons with disabilities.

I. BUILDING CODES

Mono County adopts the most current version of the Uniform Building Code. The County has made no amendments to the UBC that would diminish the County's ability to accommodate persons with disabilities.

The County has not adopted any universal design elements in the building code other than those related to snow loads and climatic conditions.

The County provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits (see prior discussion).

C. NON-GOVERNMENTAL CONSTRAINTS

The availability and cost of housing is influenced by market factors over which the County has no control. Land costs, site development/construction costs, and the availability of financing affect housing development and cannot be greatly lessened by the County.

a. LAND COSTS

There is no one average cost per acre for land in Mono County because the demand for land and the type of lot/site available vary greatly throughout the county. Costs for vacant land may also vary depending on whether community utilities are available to the site and whether infrastructure (access roads, utility lines) is installed on site. Recent sales activity for lots has been sparse; the following estimates of land costs are based on sales data from 2008 through 2013 of all vacant land provided by the Mono County Assessor's Office. Generally, in areas with few undeveloped parcels for sale, there are many houses for sales, including mobile homes. Land costs, along with housing costs, have decreased significantly in the last several years.

Antelope Valley

Undeveloped land available in the Antelope Valley is predominantly large-lot residential parcels over one acre in size. There are also some parcels over 10 acres in size. The average price per acre was \$20,819. There are a few parcels for sale each year; the majority of them are usually in Walker.

Bridgeport Valley

Undeveloped land available in the Bridgeport Valley ranges from small town lots (0.55 to 1 acres) to multiple-acre parcels (approximately 40 acres) to large agriculturally zoned parcels (240 to 320 acres). The average price per acre was \$185,548.

Mono Basin

Undeveloped land available in the Mono Basin ranges from small lots (0.25 to 0.73 acres) to multiple-acre parcels (20 to 120 acres). The average price per acre was \$175,769

June Lake

Undeveloped land available in June Lake is predominantly lots under one acre in size, with many of the lots being small town lots under one-quarter acre in size. The average price per acre was \$601,119.

Long Valley/Wheeler Crest

Undeveloped land available in Long Valley/Wheeler Crest varies widely, ranging from 0.5 to 2 acres in size with very few larger parcels ranging from 10 to 30 acres in size. Average costs in the Wheeler Crest area (Swall Meadows, Hilltop Ranch, Rimrock Ranch, or Pinon Ranch) was \$93,709 per acre. Average costs in Long Valley (Sunny Slopes, Crowley) was \$132,000 per acre.

Tri-Valley

Undeveloped land available in the Tri-Valley is predominantly large parcels ranging in size from 10-acre residential parcels to agriculturally zoned parcels (694 acres). The average price per acre in the Tri-Valley was \$49,008.

CONSTRUCTION COSTS

Construction costs are estimated to range from \$150 to \$250 per square foot for single-family residential construction in the unincorporated area of Mono County (Tom Perry, Mono County Building Official). These costs include land, fees, materials, labor and financing. Due to the wide range of land costs, fees and development requirements throughout the county, it is very difficult to estimate a "typical" total development cost for single-family residential development.

b. AVAILABILITY OF FINANCING

The cost of borrowing money to finance the construction of housing or to purchase a home has a large impact on the amount of housing constructed and purchased. Financing is now generally available to Mono County residents at historically low rates. Lower interest rates are making it feasible for households with more moderate incomes to construct or purchase homes.

There are a number of government-assisted loan programs to enable low- and moderate-income households to construct or purchase housing. These programs are generally available to Mono County residents:

U.S. Department of Housing and Urban Development Federal Housing Administration (FHA) insured loans.

This program generally has higher approval rates than conventional loans, particularly for lower- or moderate-income households. The FHA program helps low- and moderate-income families by lowering some of their mortgage loan costs. The property must meet certain minimum requirements for manufactured homes, single-family homes or multifamily homes.

U.S. Department of Agriculture's Rural Development Rural Housing Service programs.

The Rural Housing Service offers a variety of assistance programs to support low-income households purchasing homes in rural areas. Rural Housing Direct Loans are directly funded by the USDA and are available to low- and very low-income households to construct or purchase a home. Housing Guaranteed Loans are administered by a variety of entities and are available to moderate income households that could not obtain credit elsewhere.

California Department of Housing and Community Development programs.

CalHome Program provides grants to public agencies and nonprofit developers to assist individual households with deferred-payment loans and direct, forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions.

California Self-Help Housing Program provides grants to sponsor organizations that provide training and supervision of low- and moderate-income self-help homebuilders.

Community Development Block Grant (CDBG) programs.

Programs administered by the state and federal housing departments that provide funding for housing activities, generally for lower-income households in rural areas. Housing activities may include single and multifamily rehabilitation, rental housing acquisition, homeownership assistance, activities that complement new construction, and housing planning activities.

Mammoth Lakes Housing, Inc (MLH).

Mammoth Lakes Housing, Inc. (MLH), in conjunction with Mono County, has homebuyer's assistance funds available to households with an income at or below 80% Area Median Income (AMI). For more detail on this program including eligibility requirements, please review the BOS adopted "County of Mono Homebuyer Program Guidelines"

c. UNITS AT RISK OF CONVERSION TO MARKET RATE USES

Mono County does not have any multifamily rental housing that could be converted to market rate rents. The only "restricted" affordable housing units in the unincorporated area are the following:

One condominium dwelling unit in June Lake, owned by Mono County, typically reserved as an employee/workforce housing unit.

Thirty-six dwelling units at Camp Antelope, operated by the nonprofit Owens Valley Housing Authority, and reserved for Native Americans. These units are single-family attached and detached units and currently in a dilapidated state. Permits were recently issued to demolish and rebuild the entire thirty six unit project.

d. ENERGY CONSERVATION

Housing elements must analyze "... opportunities for energy conservation with respect to residential development" (Section 65583 (a)(7) to ensure that localities consider the long term and short term benefits of energy conservation in residential development, including how energy conservation requirements can contribute to reducing overall development costs and monthly payments for households.

Mono County General Plan policies currently address the potential for energy conservation in both new residential development and remodeling, i.e.:

Planning and Land Use Issues

Mono County's Land Use Element and Housing Element provide for an adequate supply of housing for all income groups in existing community areas in order to reduce commutes.

Mono County's Land Use Element provides for higher density residential development, and infill development, in community areas in order to reduce impacts to the environment, including energy consumption.

Mono County's Conservation/Open Space Element policies allow the use of alternative energy sources (such as photovoltaic systems) and promote water efficient landscaping and energy efficient irrigation systems

Conservation Incentives for the Building Industry and Residents

Mono County's Land Use Element and Housing Element provide for an adequate supply of housing for all income groups in existing community areas in order to reduce commutes.

Mono County's Land Use Element provides for higher density residential development in community areas in order to reduce impacts to the environment, including energy consumption.

Mono County's Conservation/Open Space Element provides density bonuses for residential and commercial projects using passive or active solar heating/cooling. A 10% density bonus may be allowed for each 25% reduction in space and water heating/cooling demand.

Additional policies and programs in the Conservation/Open Space Element encourage energy conservation, including weatherization programs.

The Inyo Mono Advocates for Community Action (IMACA) administers a weatherization program for low-income persons.

The California Department of Community Services and Development (CSD) administers the Low-Income Home Energy Assistance Program (LIHEAP) Block Grant, funded by the federal Department of Health and Human Services (DHHS). The program provides two basic types of services. Eligible low-income persons, via local governmental and nonprofit organizations, can receive financial assistance to offset the costs of heating and/or cooling dwellings, and/or have their dwellings weatherized to make them more energy efficient. This is accomplished through three program components:

1. The *Weatherization Program* provides free weatherization services to improve the energy efficiency of homes, including attic insulation, weather-stripping, minor housing repairs, and related energy conservation measures.
2. The *Home Energy Assistance Program (HEAP)* provides financial assistance to eligible households to offset the costs of heating and/or cooling dwellings.
3. The *Energy Crisis Intervention Program (ECIP)* provides payments for weather-related or energy-related emergencies.

Southern California Edison (SCE), the electric energy provider throughout the county, administers a number of programs designed to help all customers conserve energy and to lower costs for low-income customers. These programs include the following:

1. The *Low-Income Energy Efficiency Program* provides services, or "measures," designed to help low-income households conserve energy and reduce their electricity costs. SCE pays all the cost of purchasing and installing the measures, which are free to eligible customers.
2. The *Energy Assistance Fund* helps qualified customers in financial hardship with winter electric bills.
3. If you or a full-time resident in your home require the regular use of electrically operated life-support equipment, you may be eligible for a *Medical Baseline Allocation* that allows you to be billed at a lower rate for your electric service.
4. *CARE* provides a 20% discount on utility rates and charges at a customer's primary home. To qualify, you must meet all income eligibility guidelines, hold the utility account in your name, and not be claimed as a dependent by any other person living in the residence.
5. Save money and conserve energy by joining *SCE's Residential Air Conditioner Cycling Program (ACCP)*, in which you receive a credit on your summer season electric bills.
6. SCE offers a free do-it-yourself *home energy survey*. This provides recommendations and practical steps to reduce energy costs and improve the energy efficiency of your home.
7. SCE also maintains an extensive *online library of energy-saving tips* (www.sce.com) and conducts public outreach to promote conservation and provide information on low-income assistance options.

Promoting Green Building and Energy Efficient Building Standards and Practices

All new development in unincorporated Mono County, and major remodeling, such as home additions, must comply with the Title 24 of the California Administrative Energy Code and the 2013 California Green Building Code. Title 24 implements energy efficiency standards relating to wall and ceiling insulation, thermal mass, and window-to-floor area ratios designed to reduce heat loss and energy consumption.

4. PROGRESS REPORT

A. PROVISION OF ADEQUATE SITES

Program 1:1 Pursue land exchanges of existing seasonal housing units on public lands into private ownership so those units may become available for local year-round housing. Following completion of the land tenure planning process, identify and prioritize possible land exchanges in areas with existing seasonal housing.

Responsible Agencies: Community Development Department, Board of Supervisors.

Timeframe: 2011/12

Progress: An interagency land tenure committee developed a master land tenure plan identifying properties and the processes involved to complete land trades throughout the county. A land tenure sub-committee of the CPT meets quarterly to discuss land tenure issues. One USFS summer home tract has been identified as a potential candidate for an exchange, however financial obstacles to the project remain.

Effectiveness: Successful, Ongoing

Adjustments to Program: The land tenure sub-committee will continue to meet quarterly.

Program 1:2 Inventory existing and/or potential agency housing areas (Mono County, Town of Mammoth Lakes, Southern Mono Hospital District, Mammoth Unified School District, USFS, BLM, Caltrans, LADWP, etc.) and work with agencies to assess where additional housing might be made available.

Responsible Agencies: Community Development Department.

Timeframe: 2010.

Progress: This task was left out of the land tenure project and will be addressed by the land tenure committee.

Effectiveness: Incomplete.

Adjustments to Program: The program will be addressed by the land tenure subcommittee

Program 1:3 Work with public agencies (USFS, BLM, Caltrans, LADWP, etc.) to consolidate services and land uses (e.g., road shops) in order to free up land for housing, particularly affordable housing. Consistent with land use policies, encourage agencies to locate their housing within or adjacent to existing communities to facilitate sustainable community growth.

Responsible Agencies: Community Development Department, Public Works Department, Board of Supervisors.

Timeframe: 2011.

Progress: The future use and potential exchange of agency owned properties within and near community areas has been incorporated into local area plans.

Effectiveness: Successful, Ongoing

Adjustments to Program: The concept will be expanded to regional and outside agency planning documents where feasible.

Program 1:4 Examine the inventory of County-owned land for potential housing sites (e.g., road shop sites, Conway Ranch, Sheriff Substation, etc.).

Responsible Agencies: Community Development Department.

Timeframe: 2010.

Progress: The future use and potential exchange of county owned facilities within and near community areas has been incorporated into local area plans. The Sherriff Substation was analyzed by contractors and architects for the potential conversion into a habitable unit, however, costs has not been allocated for the project.

Effectiveness: Successful, Ongoing.

Adjustments to Program: The use of county owned land will continue to be incorporated into local area plans.

Program 1:5 Study the possibility of acquiring/exchanging public lands surrounding existing community areas for community expansion purposes and/or related infrastructure development, particularly in those areas designated in the Land Use Element for community expansion. Based on the results of these studies, take necessary actions to promote the exchange of lands and encourage the development of a variety of housing types, including multifamily for lower-income households in the acquisition/exchange of public lands.

Responsible Agencies: Community Development Department.

Timeframe: 2012.

Progress: This program has been incorporated into the Land Tenure Planning effort and will continue to be incorporated into local area plans.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 1:6 Implement policies in the Land Use Element pertaining to the provision of services and the coordination of development with service capability. Work with local service providers (public utility districts, fire protection districts, gas/electric power providers, telephone/communications systems providers, etc.) to ensure that adequate services are or will be available for housing development.

Responsible Agencies: Community Development Department, Environmental Health.

Timeframe: Ongoing, 2007-2014.

Progress: The County has initiated a program to gather GIS data for all local utilities and service providers in order to streamline major development projects. Will serve letters as required as dictated by the Land Use Element.

Effectiveness: Successful, Ongoing

Adjustments to Program: Program will continue.

Program 1:7 Encourage and assist special districts and private service providers (mutual water companies etc.) to secure grants to improve and expand sewer and water capabilities and fire protection services. The County's participation will entail aiding districts in the preparation of grant applications and in compliance with environmental requirements.

Responsible Agencies: Community Development Department, Environmental Health Department.

Timeframe: Ongoing, 2007-2014.

Progress: The County has reached out to public and private water providers to help the entities comply with new regulatory requirements.

Effectiveness: Successful, Ongoing

Adjustments to Program: Program will continue.

Program 1:8 The County has identified its community centers as emergency shelters and has obtained funds to upgrade emergency generators at each site and to obtain an emergency services trailer for each community. Monitor the need for permanent emergency shelters. Apply for emergency housing funds available from the Department of Housing and Community Development or other state or federal agencies when it is determined that there is an unmet need for emergency housing.

Responsible Agencies: Mono County Housing Authority, Mono County Office of Emergency Services.

Timeframe: Ongoing, 2007-2014.

Progress: The County has installed emergency generators and stationed an emergency trailer at each community center. There has been no need for permanent or long term emergency shelters.

Effectiveness: Successful, Ongoing.

Adjustments to Program: The emergency generator and emergency trailers will be removed from the program, monitoring for permanent shelter needs will continue.

Program 1:9 Ensure that the county's Multi-Hazard Functional Plan, prepared by the county's Office of Emergency Services, remains up-to-date. The Multi-Hazard Functional Plan contains policies and procedures for housing victims of natural hazards or accidents.

Responsible Agencies: Mono County Office of Emergency Services.

Timeframe: 2014

Progress: Plan is maintained by the Office of Emergency Services.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will be adjusted to include coordination with updates of the LHMP and the CWPP.

Program 1:10 Continue to provide short-term housing for homeless persons and to monitor the need to increase services for homeless persons.

Responsible Agencies: Department of Social Services, IMACA.

Timeframe: Ongoing, 2007-2014.

Progress: The County continues to provide for a small number of homeless persons with a voucher program.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 1:11 Implement housing policies contained in area plans, such as the June Lake Area Plan.

Responsible Agencies: Community Development Department, Planning Commission.

Timeframe: Ongoing, 2007-2014.

Progress: Policies within all of the area plans have been reviewed and all but one are cross implemented by existing Housing Element programs.

Effectiveness: Completed, Ongoing.

Adjustments to Program: Program will be altered to be more specific regarding June Lake workforce housing policy from June Lake Area Plan.

Program 1:12 Consistent with the Land Use Element, continue to require specific plans for large-scale development within community expansion areas. Specific plans allow for a variety of development and can streamline the development process.

Responsible Agencies: Community Development Department, Planning Commission.

Timeframe: Ongoing, 2007-2014.

Progress: Specific plans continue to be required.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 1:13 In conformance with state law, continue to permit manufactured housing on all parcels designated for conventional single-family residences.

Responsible Agencies: Community Development Department, Planning Commission.

Timeframe: Ongoing, 2007-2014.

Progress: 35 manufactured homes have been permitted since 2007, several within community areas designated for conventional single-family residences. Development regulations have been changed to allow more flexibility in the type of manufactured homes allowed.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 1:14 Continue to permit mobile-home parks on all land planned and designated for residential land use, in conformance with state law. This also applies to mobile-home developments intended for sale as mobile-home condos or cooperative parks, or as mobile-home planned unit developments.

Responsible Agencies: Community Development Department, Planning Commission.

Timeframe: Ongoing, 2007-2014.

Progress: No mobile home parks have been proposed in last planning period.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 1:15 Continue to implement the land development regulations regarding Manufactured Housing Subdivisions. These regulations provide for a higher density of single-family development and a relaxation of development standards.

Responsible Agencies: Community Development Department, Planning Commission.

Timeframe: Ongoing, 2007-2014.

Progress: No applications to apply this designation to property were received.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 1:16 Support a balance of jobs and housing in Mono County communities and the associated reduction in resident commute times by facilitating community job growth through economic development programs. Pursue grant funding for economic development projects that grow jobs and healthy communities capable of supporting more resident housing.

Responsible Agencies: Community Development & Economic Development Departments

Timeframe: Ongoing, 2007-2014.

Progress: The Bridgeport Economic Development Corp. has secured a grant to provide micro loans to small businesses. A countywide food systems study has been implemented.

Effectiveness: Successful, Ongoing

Adjustments to Program: Program will continue

Program 1:17 Implement provisions in the General Plan and Subdivision Ordinance that permit smaller minimum lot sizes where consistent with area plans and available infrastructure.

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2007-2014.

Progress: No applications to apply this designation to property were received.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 1:18 Reexamine residential limitations in area plans where new sewer, water or other infrastructure requirements, such as fire-flow requirements, allow for greater single-family densities. Consider amending the General Plan and area plans to allow for higher single-family densities in these areas.

Responsible Agencies: Community Development Department.

Timeframe: 2012.

Progress: No applications to apply higher density to property were received.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 1:19 Continue to allow for mixed-use development as a method of increasing the land base available for housing.

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2007-2014.

Progress: A mixed use project was permitted and constructed in Crowley Lake and a mixed use project was permitted in the Mono Basin during the planning period.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 1:20 Continue to allow for residential development in the commercial land use designation to more efficiently and economically utilize the County's limited land base for housing.

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2007-2014.

Progress: Two homes were permitted and constructed in commercial land use designations during the planning period.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 1:21 Consider amending the General Plan and subdivision ordinance to allow for greater flexibility in subdivision design to encourage clustering, zero lot line and common-wall developments, and other residential design strategies that allow for development at the gross allowable density while preserving sensitive site features.

Responsible Agencies: Community Development Department.

Timeframe: 2010.

Progress: A multi department effort to revise of the sub-division and grading ordinance is underway and currently in legal review.

Effectiveness: Successful, Ongoing

Adjustments to Program: Program will continue.

Program 1:22 Examine the potential of allowing additional densities in existing specific plan areas within or adjacent to communities to better utilize available infrastructure and limited private land base.

Responsible Agencies: Community Development Department.

Timeframe: 2010.

Progress: As part of the comprehensive general plan update, the capacities of local agencies and service providers are being examined through municipal service reviews and updates. Initial reviews indicate limitations to much of the infrastructure to accommodate additional densities, particularly water resources.

Effectiveness: Successful.

Adjustments to Program: Program will be adjusted to utilize regional resources like IRWMP and focus on water limitations.

Program 1:23 Consider establishing minimum allowable densities (in addition to retaining maximum density restrictions) in appropriate community areas to encourage resident housing.

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2007-2014.

Progress: This is currently a consideration of the update of the June Lake Area Plan.

Effectiveness: Concept was introduced during regular Area Plan revisions and Specific Plan discussions.

Adjustments to Program: Program will continue.

Program 1:24 Continue development credit programs in agricultural valleys such as Bridgeport and Hammil that promote the retention of large agricultural parcels for farming purposes by requiring clustered residential development on smaller parcels.

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2007-2014.

Progress: The development program was updated and reorganized with the intent making the program more clear by consolidating the regulations into one chapter, allowing provisions for the program to expand and adding the development credits to the General Plan maps.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue as adjusted.

Program 1:25 Develop and implement a program to connect second-home owners with those needing seasonal housing and consider methods of encouraging second-home owners to make vacation units available for resident use or seasonal employee housing.

Responsible Agencies: Mono County Housing Authority.

Timeframe: 2012.

Progress: Initial research has been discouraging in that no examples are available from peer resort community areas.

Effectiveness: Ongoing.

Adjustments to Program: Further work will be conducted investigating the feasibility of a web-based utility connecting vacant seasonal units with seasonal employees.

Program 1:26 Continue to utilize the Director Review permit process (ministerial permit process) to allow multifamily in multifamily designations and designations such as MFR-M and MFR-H.

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2007-2014.

Progress: No multifamily projects were permitted or constructed during the planning period.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 1:27 In compliance with Government Code Section 65583(a)(4), allow emergency shelters in at least one land use designation without a use permit or other discretionary permit. Amend the General Plan Land Use Element to a) include a definition of Emergency Shelter; b) allow emergency shelters outright in the Public Facility (PF) land use designation—and in multi-family land designations (such as MFR); and c) stipulate that emergency shelters will only be subject to the same development and management standards that apply to other allowed uses with these designations.

Responsible Agencies: Community Development Department.

Timeframe: 2010.

Progress: Emergency shelters are allowed without a use permit in the PF land use designation.

Effectiveness: Successful.

Adjustments to Program: Program will be changed to amend only the multi-family designations.

Program 1:28 In compliance with Government Code Section 65583(a)(4), allow transitional and supportive housing as a residential use in all land use designations where similar housing types are allowed. Amend the General Plan Land Use Element to a) include definitions of transitional and supportive housing; b) allow transitional and supportive housing as a residential use in all land use designations where similar housing types are allowed; and c) stipulate that transitional and supportive housing must be subject only to the restrictions that apply to other residential uses of the same type in the same designation.

Responsible Agencies: Community Development Department.

Timeframe: 2012.

Progress: The general plan was amended in accordance with program 28.

Effectiveness: Completed.

Adjustments to Program: Program will be deleted.

B. HOUSING FOR LOW AND MODERATE INCOMES

Program 2:1 The Board of Supervisors shall award density bonuses for projects incorporating affordable housing consistent with the Mono County Housing Mitigation Requirements (Chapter 15.40, Mono County Code).

Responsible Agencies: Community Development Department, Board of Supervisors.

Timeframe: Ongoing, 2007-2014.

Progress: In 2011, the Board of Supervisors suspended the Housing Mitigation Ordinance, the ordinance is scheduled to be reviewed by the Housing Authority before being re-implemented, and currently the re-implementation date is January 2015.

Effectiveness: Ordinance Suspended, Ongoing.

Adjustments to Program: Program will continue with adjustments to the ordinance likely.

Program 2:2 The Board of Supervisors may reduce or waive development processing fees for qualifying affordable housing projects in order to facilitate processing. County staff will identify other agencies/districts with fees related to residential construction and will determine if those agencies waive or reduce fees for affordable housing units. Staff will then work with applicable agencies to promote a reduction or waiving of fees for affordable housing projects.

Responsible Agencies: Community Development Department, Board of Supervisors.

Timeframe: Work with applicable agencies to promote a reduction or waiving of fees by 2012.

Progress: The Board of Supervisors authorized a limited fee reduction program for all building permits, several residential projects were permitted with reduced fees including the Camp Antelope rehabilitation project.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 2:3 Continue to allow secondary housing units in single-family residential areas as provided by state law and Chapter 16 of the Mono County Land Development Regulations.

Responsible Agencies: Community Development Department, Planning Commission.

Timeframe: Ongoing, 2007-2014.

Progress: The Chapter 16 regulations have been amended limiting the size of housing units to 640 square feet on parcel under one acre, helping to ensure continued affordability of the units. Seven second units were permitted and constructed during the planning period.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 2:4 The County shall not impose requirements for housing construction that increase housing costs other than those mandated by state law or those determined necessary to protect the health, welfare and safety of the residents of the county.

Responsible Agencies: Public Works Department, Environmental Health Department, Community Development Department, Planning Commission.

Timeframe: Ongoing, 2007-2014.

Progress: The County offered a limited fee reduction program for all building permits that resulted in one hundred thousand dollars of fee reductions during 2011-12. The Board of Supervisors eliminated the Development Impact Fee program and temporarily waived the Housing Mitigation Ordinance. Building division staff continues to evaluate fee structures and consider fee incentives such as reductions for solar energy projects.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 2:5 Maintain up-to-date information on federal and state housing-related programs and funding opportunities.

Responsible Agencies: Mono County Housing Authority.

Timeframe: Ongoing, 2007-2014. Provide links by 2010; update annually.

Progress: The County has developed a new web-site and housing related program information, including meetings of the housing authority are regularly posted on the web-site.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 2:6 The Mono County Housing Authority, in cooperation with local social service agencies and Mammoth Lakes Housing, Inc., shall participate in and coordinate housing programs designed to ease the burden of housing costs for residents, including seniors and disabled.

Responsible Agencies: Mono County Housing Authority.

Timeframe: Ongoing, 2007-2014.

Progress: Mammoth Lakes Housing and IMACA continue to take the lead in direct benefit programs.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue with inclusion of IMACA.

Program 2:7 During the permit review process, encourage housing designs and site plans that capitalize on solar heating and cooling advantages to reduce utility costs.

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2007-2014.

Progress: Solar orientation of homes is included in our residential design guidelines, the building division has streamlined the solar permitting process.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 2:8 Consider allowing an increase in density for those projects built for rental purposes in exchange for an agreement to retain rental units at an affordable price in perpetuity.

Responsible Agencies: Community Development Department, Planning Commission.

Timeframe: 2011.

Progress: Density bonuses are included within the Housing Mitigation Ordinance. In 2011, the Board of Supervisors suspended the Housing Mitigation Ordinance, the ordinance is scheduled to be reviewed by the Housing Authority before being re-implemented, currently the re-implementation date is January 2015.

Effectiveness: Ordinance Suspended, Ongoing.

Adjustments to Program: Program will continue with adjustments to the ordinance likely.

Program 2:9 Development projects and building permits shall comply with the Mono County Housing Requirements (Mono County Code 15.40), which requires development projects to include affordable housing. The continued affordability of these units shall be assured through enforceable documents/deed restrictions that flow with the sale or ownership transference of the property. Smaller projects shall contribute their fair share via in-lieu housing mitigation fees or other comparable mechanisms. The majority of housing units required by this program must be appropriate for families; i.e., not dormitory-style units, and must be reserved for families/households employed in the local economy.

Responsible Agencies: Community Development Department, Planning Commission, Board of Supervisors.

Timeframe: Ongoing, 2007-2014.

Progress: In 2011, the Board of Supervisors suspended the Housing Mitigation Ordinance, the ordinance is scheduled to be reviewed by the Housing Authority before being re-implemented, currently the re-implementation date is January 2015.

Effectiveness: Ordinance Suspended, Ongoing.

Adjustments to Program: Program will continue with adjustments to the ordinance likely.

Program 2:10 Implement housing impact fees and other applicable mitigation strategies based on recommendations from fee impact studies that document the fair share impact of new development on the limited housing supply. Coordinate regional housing mitigation and fee impact programs with those of the Town of Mammoth Lakes.

Responsible Agencies: Community Development Department, Board of Supervisors.

Timeframe: Coordinate with Mammoth Lakes by 2010; review and update annually.

Progress: In 2011, the Board of Supervisors suspended the Housing Mitigation Ordinance, the ordinance is scheduled to be reviewed by the Housing Authority before being re-implemented, currently the re-implementation date is January 2015.

Effectiveness: Ordinance Suspended, Ongoing.

Adjustments to Program: Program will continue with adjustments to the ordinance likely.

Program 2:11 Through collaboration with a regional housing authority or similar entity, develop a range of affordable housing programs that address rental units, home ownership and alternative approaches to affordable housing, such as:

- a threshold fund that provides zero interest security deposit loans for tenants;
- apartments for fixed-income seniors;
- a community land trust used to acquire land for housing;
- sweat-equity programs that enable first-time buyers to contribute their time/labor toward the purchase of a home;
- co-housing for income qualified buyers;
- deed restrictions; and
- energy efficient designs and prescriptive designs.

Responsible Agencies: CDD, Mono County Housing Authority.

Timeframe: Begin implementation of at least one additional program by 2011 and a second program by 2013.

Progress: Mono County has been hosting quarterly meetings through the Mono County Collaborative Planning Team with land management agencies and the local land trust to share information and review potential land ownership adjustments, including those that may serve as community expansion areas for local housing. Although the land trust is presently primarily focused on resource preservation, it has shown to be a willing player in broader land ownership adjustment issues. The land ownership adjustment program is an ongoing tool for addressing the fact that 94% of Mono County's territory is government land. The CDD has developed a number of prescriptive designs for common building elements that often require expensive engineering, particularly in the high snow load areas of Mono County. These prescriptive designs include energy efficiency items, such as an engineered design for roof-mounted solar panels. The County also waived building permit fees for 18 months to encourage construction of local housing during recessionary times; and more recently waived building permit fees for energy upgrades, including solar, wind and geothermal residential systems. The County is in the process of initiating a residential PACE program for financing local housing energy upgrades, with the intent of reducing local housing operation costs.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 2:12 The County will meet with developers and encourage the development of housing for low- and moderate-income households. The County will maintain an inventory of suitable sites, conduct preapplication meetings to facilitate development, provide technical assistance, support appropriate funding applications and offer regulatory incentives and concessions to contribute to the feasibility of development of housing for lower-income households. The inventory of suitable sites will utilize a variety of factors to determine site suitability, including current and projected population figures, economic conditions, transportation systems, the potential for rehabilitation, and the availability of utilities and infrastructure.

Responsible Agencies: Community Development Department.

Timeframe: Continue to encourage the development of low and moderate income housing over the time frame of this plan.

Progress: The County continues to meet with prospective developers to encourage affordable local housing and offers free pre-application reviews. Inventories of sites have been conducted, including biological assessments to document the absence of critical habitat for sage grouse – a species proposed for listing as a threatened species under the ESA. This inventory is critical to preserving the limited amount of private property in communities for housing development, and to avoid additional federal regulatory requirements. Regulatory concessions include the continued suspension of the inclusionary housing ordinance in recognition of the recessionary economy. Infrastructure inventories are under way in concert with LAFCO as a part of the general plan update and update of Municipal Service Reviews and Spheres of Influence.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 2:13 Through collaboration with a regional housing authority or similar entity (e.g. Mammoth Lakes Housing Inc), develop a range of housing programs that address the needs of Extremely Low-Income households in the area. Identify the specific type(s) of development that would best serve the needs of this group in Mono County. Review the county's Housing Mitigation Ordinance and other development standards to ensure that they encourage the development of housing types that meet the needs of this income group. Seek funding to develop ELI housing.

Responsible Agencies: Mono County Housing Authority.

Timeframe: Identify development types by 2010. Review Housing Mitigation Ordinance and development standards by 2010. Seek funding starting in 2011.

Progress: The County is continuing collaborating with Mammoth Lakes Housing Inc in the administration of a first-time homebuyer loan program to meet the needs of extremely Low-Income households. Although the housing mitigation ordinance is suspended, policies still promote construction of more affordable units for this income group. As an example, the secondary housing requirements were amended last year to limit the size of secondary (or accessory) housing units with the intent of increasing their availability to this income sector.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 2:14 Review and revise the Housing Mitigation Requirements (Mono County Code, Chapter 15.40) to ensure that they remain effective and equitable in today's housing market.

Responsible Agencies: Community Development Department.

Timeframe: 2010.

Progress: Due to the housing market crash, the Board of Supervisors suspended the Housing Mitigation Ordinance, the ordinance is scheduled to be reviewed by the Housing Authority before being re-implemented, currently the re-implementation date is January 2015.

Effectiveness: Ordinance suspended, ongoing.

Adjustments to Program: Program will continue with adjustments to the ordinance likely.

C. PROGRAMS TO ADDRESS GOVERNMENTAL CONSTRAINTS

Program 3:1 Review and consider revising development standards to provide for greater regulatory flexibility that promotes resident housing development opportunities. Issues and standards to review include, but are not limited to:

- parking requirements, particularly in June Lake and older central business districts;
- snow storage requirements;
- allowing smaller minimum lot sizes where appropriate for affordability;
- broader application of the County's Manufactured Housing Subdivision provisions, which allows for lots as small as 4,000 square feet; and
- establishing performance criteria as a substitute for some existing inflexible regulations for residential development.

Responsible Agencies: Community Development Department, Regional Planning Advisory Committees, Planning Commission.

Timeframe: Review development standards biannually, starting in 2011.

Progress: Parking regulations have been reduced in central business districts, additional regulations have been consolidated and are periodically reviewed for consistency and relevance. The ability to provide a minor variance from development regulations with a Directors Review has been implemented.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 3:2 Consider revising the Land Development Regulations to clarify the use of manufactured housing, including requirements in non-residential land use designations, minimum standards for farm labor housing use, and the ability to propose manufactured housing subdivisions within additional land use designations.

Responsible Agencies: Community Development Department, Regional Planning Advisory Committees, Planning Commission.

Timeframe: 2011/12.

Progress: Subdivision ordinance remains under review.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 3:3 Conduct preapplication conferences with project proponents to assist them in understanding permit procedures and to resolve potential application difficulties early in the review process.

Responsible Agencies: Community Development Department, Land Development Technical Advisory Committee (LDTAC) = Planning Division, Building Division, Public Works Department, Environmental Health, and Compliance Division.

Timeframe: Ongoing, 2007-2014.

Progress: All development projects are required to go through a pre-application process, the process is also open to complex ministerial projects.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 3:4 Review permit-processing procedures to ensure streamlining of the permit process. Review and revise application packets, as needed, to ensure that they are comprehensive, clear and easy to use.

Responsible Agencies: Community Development Department.

Timeframe: Review permit-processing procedures and application materials biannually starting in 2011.

Progress: The building permit application and process has been significantly streamlined, all permits are managed using an Internet-based permitting software, electronic submittals are accepted.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Process are continuously reviewed and revised.

Program 3:5 Amend the Land Development Regulations to provide a procedure for handling requests for reasonable accommodations made pursuant to state and federal fair housing laws.

Responsible Agencies: Community Development Department.

Timeframe: 2010.

Progress: Due to the extremely low number of applications involving requests for reasonable accommodations pursuant to fair housing laws, the County has not amended the Land Development Regulations. Normal permitting procedures have proven successful to meet all requests.

Effectiveness: Successful, Ongoing.

Adjustments to Program: As part of the comprehensive General Plan Update, an ordinance based upon the "Model Ordinance for Providing Reasonable Accommodation Under Federal and State Fair Housing Laws" will be adopted.

D. CONSERVATION AND REHABILITATION

Program 4:1 Continue to implement General Plan policies concerning the use of alternative energy sources (active and passive solar, etc.) in the development, rehabilitation, and replacement of housing units, including enforcement of Title 24 of the California Energy Commission Regulations.

Responsible Agencies: Community Development Department/Building Division.

Timeframe: Ongoing, 2007-2014.

Progress: Title 24 is strictly enforced by the building division for all remodel and rehabilitation projects. Solar projects are incentivized through a streamlined permitting process.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 4:2 Support the continuation of home weatherization programs offered by state agencies, utility companies and other groups.

Responsible Agencies: Mono County Housing Authority in cooperation with local social service agencies, utilities, and the High Sierra Energy Foundation.

Timeframe: Provide links on website by 2010; update annually.

Progress: The building division holds several public workshops each year regarding energy efficiency upgrades, including outreach to local contractors regarding state program requirements.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 4:3 Make information available to homeowners and renters regarding weatherization and other programs that may assist in maintaining the affordability of housing units.

Responsible Agencies: Mono County Housing Authority.

Timeframe: Provide links on website by 2010; update annually.

Progress: Information is provided at the permit center counter and at public workshops held by the building division.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 4:4 Periodically update the housing conditions survey to identify areas in Mono County that would benefit from rehabilitation.

Responsible Agencies: Mono County Housing Authority, Community Development Department/Building Division.

Timeframe: One year prior to required Housing Element Updates.

Progress: Due to the extremely low amount of building rehabilitation activity during the planning period, the housing conditions survey completed in 2009 has not been updated and is considered to still be an accurate depiction of housing conditions.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 4:5 Continue to participate in the state's Community Development Block Grant (CDBG) program for rehabilitation of owner-occupied housing units. The County's goal is to rehabilitate 40 units during the planning period. The County will apply annually for CDBG funds.

Responsible Agencies: Mono County Housing Authority

Timeframe: Develop a quantified objective for this program by 2010.

Progress: The County continues to participate in the CDBG program when eligible.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 4:6 Provide community education regarding the availability of rehabilitation programs and provide public outreach regarding the availability of rehabilitation programs to low- and very low-income households and other special needs groups in areas identified as needing rehabilitation.

Responsible Agencies: Mono County Housing Authority.

Timeframe: Provide links on website by 2010; update annually. Begin public outreach concerning rehabilitation programs by 2010.

Progress: Information is provided at the permit center counter and at public workshops held by the building division.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 4:7 Assist applicants in accessing home rehabilitation loans.

Responsible Agencies: Mono County Housing Authority.

Timeframe: Provide links on website by 2010; update annually. Assist with home rehabilitation loans annually.

Progress: The updated website and permit center counter both provide information on relevant programs.

Effectiveness: Successful, Ongoing

Adjustments to Program: Program will continue.

Program 4:8 Consider methods to encourage the private rehabilitation of housing, particularly rental housing.

Responsible Agencies: Mono County Housing Authority, Board of Supervisors.

Timeframe: Ongoing, 2007-2014.

Progress: The County offered a limited fee reduction program for all building permits that resulted in one hundred thousand dollars of fee reductions during 2011-12. Building division staff continues to evaluate fee structures and consider fee incentives.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 4:9 Consider developing an active rental inspection program to ensure rental housing maintenance. This may require a fee to support inspection services. Careful consideration should be given to the fee structure to avoid increasing the costs of rental housing. Also consider a "self-certification program" for landlords who participate in a maintenance/management training program. Apply for and utilize CDBG funds to ensure affordability will not be affected by maintenance activities.

Responsible Agencies: Mono County Housing Authority, Community Development Department/Code Enforcement Division.

Timeframe: Implement action items listed below by 2012.

Progress: A tenant oriented inspection program has not been developed, however, the building division and code enforcement division work closely with building owners, including fee based walk through inspection services.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 4:10 Encourage the private rehabilitation of housing through enforcement of the property maintenance provisions of the various building codes enforced by the County.

Responsible Agencies: Community Development Department/Code Enforcement and Building Divisions.

Timeframe: Ongoing, 2007-2014.

Progress: The Building and Code Enforcement Divisions actively enforce the California Building Code and Health and Safety Code.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 4:11 Encourage the rehabilitation of existing units over their demolition where practical through such measures as:

- **Providing flexibility in administering building code requirements to facilitate the repair, remodel and refurbishment of existing units instead of their demolition;**

- **Developing a user-friendly process for repair, remodel and refurbishment, including handouts;**
- **Providing courtesy walk-through field assistance for owners seeking help in determining if demolition is necessary;**
- **Considering fee reductions and fast-track permit review for qualifying remodels; and**
- **Conducting outreach to communities and development interests regarding programs available for repair, remodel and refurbishment.**

Responsible Agencies: Community Development Department.

Timeframe: See actions below.

Progress: The building division has been very proactive in allowing flexible administration of the building code, and providing walk-through and field assistance to applicants seeking to rehabilitate structures, including the development of handouts and “prescribed” designs. Noted achievements during the planning period include the conversion of an existing garage into a new residence, and the rehabilitation of several cabins previously condemned.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

E. EQUAL HOUSING OPPORTUNITIES

Program 5:1 Disseminate and maintain fair housing information and education materials throughout the county and ensure public awareness of fair housing laws and processes. Materials will be distributed in a variety of public locations including government centers, libraries, post offices, and shopping areas.

Responsible Agencies: Mono County Housing Authority.

Timeframe: Provide links on website by 2010; update annually.

Progress: Fair housing information is available on the County website, at the County permit center and through Mammoth Lakes Housing.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 5:2 Refer persons with complaints of housing discrimination to appropriate agencies such as IMACA, the Department of Social Services, or the district office of the Department of Fair Employment and Housing.

Responsible Agencies: Mono County Housing Authority.

Timeframe: Provide links on website by 2010; update annually.

Progress: Housing discrimination complaints are forwarded to Social Services and MLH.

Effectiveness: Successful, Ongoing. An average of 1 “walk-in” housing complaint per month at County Planning Offices.

Adjustments to Program: Program will continue.

F. PRESERVING UNITS AT RISK OF CONVERSION TO MARKET RATE USES

Program 6:1 Legally restrict units intended for low-income and/or employee housing uses to those uses.

Responsible Agencies: Community Development Department, Planning Commission, Board of Supervisors.

Timeframe: Ongoing, 2007-2014.

Progress: No legally restricted units in unincorporated county, however employer owned and agency housing generally restricted to employees.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue, legal status of employee units will be examined and reported.

Program 6:2 Continue to enforce regulations in the Mono County General Plan concerning the conversion of residential facilities or mobile-home spaces in a mobile-home park to other uses.

Responsible Agencies: Community Development Department, Planning Commission, Board of Supervisors.

Timeframe: Ongoing, 2007-2014.

Progress: No conversion of mobile-home spaces has been proposed.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 6:3 Provide incentives for property owners to participate in state or federally funded rental assistance or subsidy programs. These incentives may include fee reductions, administrative (grant) assistance, and streamlined permit processing for rehabilitations.

Responsible Agencies: Community Development Department, Planning Commission.

Timeframe: Ongoing, 2007-2014.

Progress: CDD financial staff has been made available to help property owners with state and federal programs.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

5. SUMMARY OF CONCLUSIONS

a. SUMMARY OVERVIEW

Housing element law essentially consists of two main components guiding the preparation of the Housing Element: analysis of housing needs, resources and constraints, etc. (Government Code Section 65583(a) and housing programs (Government Code Section 655/83(c)). A meaningful housing element strongly reflects a community's needs by drawing a tight connection between the analysis of housing needs and the development of housing programs to address those needs.

This section summarizes housing needs, resources and constraints for the unincorporated area of Mono County and develops priorities for program actions and strategies.

b. Population Characteristics

Population Growth

Population growth in the unincorporated areas of Mono County was rapid from 1980 until 2000, when it slowed considerably. In recent years, the growth rate in the unincorporated area has remained steady. Population growth in the unincorporated areas is anticipated to continue, due to the continuing need

for low- to moderate-income housing for workers and professionals employed in the county and the higher cost of living in the Town of Mammoth Lakes.

Population growth is anticipated to continue in the Long Valley and Wheeler Crest areas due to the resort growth in Mammoth Lakes and the associated need for low- to moderate-income housing. Population growth may also occur in the Tri-Valley area due to increased housing pressure from the Bishop area and the Antelope Valley due to increased pressure from Nevada.

Ethnicity

The population in the unincorporated area of Mono County remains predominantly white (76.1% of the population), with 16.6% Hispanic, 3.5% American Indian and the remainder other races.

The percentage of the population identifying themselves as Hispanic or Latino, rose between 2000 and 2010 from 12.4% to 16.6%. This population is fairly evenly distributed throughout the county's communities.

The State Department of Finance is projecting that the Hispanic population in the county will rise dramatically over the next twenty years, to 30.7% of the total County population in 2020 and 42.9% of the total in 2060. The rise in the Hispanic population could impact housing in the unincorporated area, as many of the Hispanic population tend to be lower paid service workers in need of low- to moderate-income housing.

Age

The median age in the unincorporated area continued to increase from 33 in 1990 to 40.1 in 2000 to approximately 45.2 in 2010. The number of seniors 65 years and older increased from 12% in 2000 to 14.2% in 2010.

Coleville had the highest percentage of children under age 18, due to the Marine Corps housing. Antelope Valley also had the highest percentage of seniors 65 years and older. The Long Valley/Wheeler Crest and Tri-Valley planning areas also had high percentages of children under age 5 and seniors 65 years and older.

The State Department of Finance is projecting that the population in the county will age over the next twenty years, with the percent of the total County population that is elderly (65 years and over) rising from 14.2% in 2010 to 18.2% of the total in 2060.

c. KEY FINDINGS – POPULATION

Population in the unincorporated area is continuing to grow but at a slower rate than in the past. Population pressures are strong in Long Valley/Wheeler Crest and Tri-Valley (particularly Chalfant). Much of the population pressure is a result of continued resort growth in Mammoth Lakes and the associated need for low- to moderate-income housing.

The Hispanic population is growing throughout the county.

The population in the unincorporated area is aging.

Household Characteristics

Household Growth

The number of households in unincorporated Mono County continues to increase. Average household size for the unincorporated area in Mono County decreased slightly from 2.51 in 1990 to 2.42 in 2010. Coleville had the highest average household sizes with 2.89 persons; McGee Creek and Paradise had the lowest average household sizes.

Household Tenure

The overall number of renters in the unincorporated area decreased from 40% of all households in 1990 to 32% of all households in 2010.

Occupancy

Mono County has a high vacancy rate due to the large number of vacation homes and seasonal use units in the area. In 2010, vacant seasonal units made up 32.7% of all units in the unincorporated area and much higher percentages in some communities. June Lake has the highest seasonal vacancy rate of 59.4%.

Some communities have very high percentages of owner occupied units, Paradise, Swall Meadows and McGee Creek all are over 90% owner occupied.

Overcrowding

An overcrowded household is a housing unit occupied by more than one person per room (not including kitchens and bathrooms). Units with more than 1.51 persons per room are considered severely overcrowded and indicate a significant housing need.

Overcrowding is not a significant housing situation in unincorporated Mono County. In 2010, there were a total of 47 overcrowded households. Of those 47 households, 57% were renters. Less than 1% of all households in the unincorporated area were severely overcrowded in 2010. Of the 20 households identified as being severely overcrowded, all 20 were renter households.

Extremely Low-Income (ELI) Households

Data on the number of extremely low-income households in the county are available through HUD's Comprehensive Housing Affordability Strategy (CHAS), which utilizes census data from 2010. According to CHAS data, in 2011, there were approximately 442 extremely-low income households in the unincorporated area, 17.4% of the total number of households, a large increase from 2000 when 7.5% of households were considered extremely low income. 37% of the extremely-low income households were renters; 63% were homeowners. The households renting comprised a variety of household types, elderly, small and large related households, and small and large non-related households.

Overpayment

Households are considered to be overpaying for housing if payments for rent or mortgage are 30% or more of household income. The number of lower-income households (those at or below 80% of the median income) overpaying is of special concern. In 2010, the median household income for unincorporated Mono County was \$79,600. Of the extremely low income households, 88% are considered to be overpaying for housing.

Disabled Persons

The disabled population in Mono County is not a significant portion of the total population. Several social service agencies in the area provide services to the disabled population; i.e., the Inyo Mono Association for the Handicapped (IMAH), the Inyo Mono Area Agency on Aging (IMAAA), Kern Regional Center, the Inyo Mono Advocates for Community Action (IMACA), and the Mono County Department of Social Services. Due to the large size of their service areas and the relatively small numbers of clients, their services are prescriptive in nature and needs are addressed on an individual basis. There is no need in the unincorporated area for group housing for disabled persons at this time.

Seniors

There were 845 seniors (65 years and older) in unincorporated Mono County in 2010, 14.2% of the total population. The home ownership rate for seniors was 95.7%. In addition, only 18 seniors had incomes under the poverty level in 1999.

Large Households

Large households are defined as households with more than five persons. Overcrowding is not a significant housing situation in the unincorporated area of Mono County, with only 47 households estimated to be overcrowded. Of the 47 households identified as overcrowded, 20 of those were identified as severely overcrowded.

Large households (5 or more persons) are located throughout the county but predominantly in Antelope Valley, Long Valley and Tri-Valley. These areas have large numbers of children and teenagers. There are 502 large households countywide.

Farmworker Housing

While the acreage in farms in Mono County declined between 1997 and 2007, from 68,813 acres to 44,610 acres, the number of farms increased from 63 to 84. The average size of farms decreased from 1,092 acres to 531 acres; hired farm labor decreased from 121 farmworkers on 26 farms to an undisclosed number of workers on 22 farms.

Large farm owners and ranchers in the Antelope, Bridgeport and Hammil valleys hire a limited number of farmworkers and ranch hands. Housing for most of these employees is provided on site.

Female-Headed Households

In unincorporated Mono County, there were 145 female-headed households in 2010. Of the 145 female-headed households, 0 were under the poverty level according to ACS data, however that number is likely underrepresented due to low sample size. .

Emergency Housing

Mono County does not have a large homeless population, largely due to the severe winter weather conditions. The Mono County Department of Social Services estimates that it has approximately one homeless assistance case per year, usually a family displaced for a short time each year. The Mono County Department of Social Services and the Inyo Mono Advocates for Community Action (IMACA) provide rental assistance and shelter for homeless persons.

Mono County does not have any homeless shelters, due to the low numbers of homeless persons. In addition, the social services that are provided are not concentrated in one location, making it difficult for a homeless person to utilize them, especially since there is only limited public transportation within the county and the town of Mammoth Lakes. Current services are adequate for the needs in the area.

d. KEY FINDINGS – HOUSEHOLDS

The number of households in the unincorporated area is continuing to grow as the population grows.

The number of renters is decreasing.

Average household size remains approximately the same.

The unincorporated area continues to have a high vacancy rate due to the large number of seasonal use units throughout the county.

Overcrowding is not an issue in Mono County.

Overpayment occurs in Mono County, including many renters. Some households overpaying have moderate-level incomes.

Affordable housing for low- and moderate-income households has been identified as the single most important housing issue throughout the county.

Housing needs for special population groups in Mono County are not a priority concern.

Disabled persons are not a significant portion of the population – their housing needs are addressed by regional social service agencies.

Seniors in Mono County are predominantly homeowners.

There are few large households and overcrowding is not a problem.

There are relatively few farmworkers and housing is generally provided for them.

The number of female-headed households is decreasing slightly, and many of them have incomes above the poverty level.

There are no permanent emergency shelters in Mono County and generally only one or two homeless assistance cases in the unincorporated area per year.

Employment

Employment Trends

Mono County's overall employment is dominated by leisure and hospitality services, retail trade and government industries. Industry projections from the California Employment Development Department for the Eastern Sierra Region estimate that job growth in the area between 2004 and 2014 will be

strongest in Leisure and Hospitality Services, Government, Retail Trade, and Trade, Transportation and Utilities.

Employment trends for the unincorporated area vary from the county as a whole with higher percentages in agriculture, construction and mining (particularly mining), manufacturing, transportation and public utilities, and services, and lower percentages in wholesale trade, retail trade, finance, insurance, real estate and government.

Income

The overall median household income in the unincorporated area in 2010 was \$79,600. The median household income varied significantly, however, throughout the county depending on the area and the age of the householder, with the southern half of the county having generally higher overall income levels.

Poverty

The total number of persons with income below poverty level in the unincorporated area decreased from 563 in 1989 to 438 in 1999. The number of persons with income below poverty level decreased for all age groups, except 18-64 years old, which increased from 282 to 292 persons, and in all planning areas, except June Lake, which increased from 30 to 39 persons and Long Valley/Wheeler, which increased from 19 to 38 persons. ACS data for poverty has not yet been released for Mono County.

e. KEY FINDINGS – EMPLOYMENT

Mono County's overall employment continues to be dominated by leisure and hospitality services, retail trade and government.

Major employment centers are located in Mammoth Lakes (services, retail trade, government), June Lake (seasonal services and retail trade) and Bridgeport (government). Despite the availability of Commercial (C) and Mixed Use (MU) zoning throughout communities in the unincorporated area, it is unlikely that sufficient jobs will develop to eliminate the need for workers to commute to jobs outside their communities.

The overall median household income in the unincorporated area in 2010 was \$79,600. The median household income varied significantly, however, throughout the county. The total number of persons and families with income below poverty level decreased between 1989 and 1999.

Housing Characteristics

Housing Types

Housing in unincorporated Mono County is predominantly single-family detached units and mobile homes. Since 1990, all types of housing in the unincorporated area increased except for single-family attached units and mobile homes. During that period, multifamily units had the greatest percentage increase, with an increase of 41% from 1990-2010.

Housing Stock Conditions

The Mono County Community Development Department has completed a comprehensive Housing Condition Survey for the unincorporated area of the county. In general, Mono County's housing stock is

in fair to good condition. Approximately 60% of all housing units in the unincorporated area have been built in the past 30 years. There are areas in the county, however, where maintenance and rehabilitation of the housing stock is an issue.

f. KEY FINDINGS – HOUSING CHARACTERISTICS

Housing in the unincorporated area of Mono County is primarily single-family residences including mobile homes. Between 1990 and 2010, the number of multifamily units had the highest percentage increase of any type of housing.

In general, Mono County's housing stock is in fair to good condition. Approximately 60% of all housing units in the unincorporated area have been built in the past 30 years.

Regional Housing Need

Regional Housing Need

The Department of Housing and Community Development (HCD) established Regional Housing Needs for the unincorporated area of Mono County for the planning period (2014-2019): 9 units for very low-income households, 7 units for low-income households, 9 units for moderate-income households, and 19 units for above moderate-income households.

g. KEY FINDINGS – REGIONAL HOUSING NEED

In contrast to prior planning periods for the housing element, housing starts have slowed dramatically in the county. Housing starts have averaged only 13 per year since the housing crash of 2008.

Due to the slowing in housing starts, Mono County has made little progress in meeting the identified regional housing needs. The remaining housing need is 58 units for very low-income households, 47 units for low-income households, 28 units for moderate-income households, and 33 units for above moderate-income households.

Land Use Inventory

Physical and Environmental Constraints

There are areas within Mono County that are unavailable for residential development because of site constraints such as natural hazards or environmentally sensitive lands. The high cost of building on these lands, coupled with environmental constraints, in many cases would make them unsuitable for development. Development in the following areas may be prohibited by the county's General Plan and/or Land Development Regulations, by requirements of other state or federal agencies, may present a hazard to those who choose to build in the area, or may impact valuable resources and require costly mitigation measures: remote locations without reasonable access or available public services, hazard-prone areas (avalanche-prone areas, fault hazard zones, geologically sensitive areas, flood plains), areas with low permeability soils unsuitable for septic systems, and environmentally sensitive areas (wetlands, stream corridors, sensitive wildlife habitat, areas with endangered plant species).

Zoning for Lower Income

Mono County has several land use designations that provide density bonuses for affordable housing and that are intended to provide for the efficient use of land and to increase opportunities for affordable

housing. The following land use designations promote the provision of affordable housing: Multi-Family Residential-Low, Moderate, High (MFR-L, M, H); Mixed Use (MU); and Commercial Lodging-Moderate, High (CL-M, H).

Infrastructure Availability

Much of the land available for residential development in the unincorporated area requires individual septic systems and wells. Some areas of the county have small community water systems but still require individual septic systems; other areas have community sewer systems but require individual wells.

Lahontan Regional Water Quality Control Board's (RWQCB) water quality regulations affect the minimum lot size on which development can occur depending on whether community water and/or sewer systems are available. If community water is available, but individual septic systems are required, the minimum lot size required by RWQCB is 20,000 square feet. If both individual wells and septic systems are required the minimum lot size is 40,000 square feet.

In some areas in the county where individual lots are 7,500 square feet, these requirements make it necessary to have more than one lot to build a house. Some areas of the county also have soils that are not conducive to standard septic system designs. Those areas may require additional septic system improvements that increase the cost of building.

Redevelopable Sites

Mono County has sufficient undeveloped sites available to meet its identified regional housing needs. There is no need to include redevelopable sites as part of this analysis.

Sites & Zoning that Facilitate Housing for Farmworkers & Homeless

The Agriculture (AG) designation allows farm labor housing without any type of development permit, other than a building permit. The Scenic Area Agriculture (SAA) designation also allows farm labor housing without any type of development permit, other than a building permit, to the extent the development complies with the Mono Basin National Forest Scenic Area Private Property Development Guidelines and with the Compatibility Determinations for Proposed New Commercial Uses and Developments. There are many acres of agriculturally zoned land in Antelope Valley, Bridgeport Valley, and Tri Valley.

The Mono County Land Development Regulations do not specifically address housing for homeless since there is not a significant homeless population in the county. Zoning designations that allow for multiple-family residential units; i.e., Multiple-Family Residential (MFR-L, M, H), Mixed Use (MU), and Commercial Lodging (CL-L, H) would also provide for homeless housing if it becomes necessary.

Realistic Capacity

Mono County's Land Use Element, in Chapter V, Projected Buildout, discusses land available for development by zoning district and the realistic buildout figures for that land. Tables show projected buildout figures for each community area and for the private lands outside community areas. These tables note where maximum densities are not realistic based on environmental constraints, lack of infrastructure, lack of access, and/or community desire to keep large parcels of agricultural land as open space. Realistic capacity is also addressed in Appendix B for specific income groups.

h. KEY FINDINGS – LAND USE INVENTORY

There are areas within Mono County that are unavailable for residential development because of site constraints such as natural hazards or environmentally sensitive lands. The high cost of building on these lands, coupled with environmental constraints, in many cases would make them unsuitable for development.

Mono County has several land use designations that provide density bonuses for affordable housing and that are intended to provide for the efficient use of land and to increase opportunities for affordable housing.

Water and sewer systems are available in some communities. If individual septic systems are required, the minimum lot size required is 20,000 square feet. If individual wells and septic systems are required, the minimum lot size is 40,000 square feet. In some areas of the county, these requirements make it necessary to have more than one lot to build a house.

Mono County has sufficient undeveloped sites available to meet its identified regional housing needs. There is no need to include redevelopable sites as part of this analysis.

Mono County's Land Development Regulations allow farm housing and multifamily residential units, such as homeless housing, in several land use designations. There are many acres of agriculturally zoned land in the county. There are not significant homeless or farm workers population in the county, however, so those types of housing are not a high priority.

Maximum densities are not realistic in some areas based on environmental constraints, lack of infrastructure, lack of access, and/or community desire to keep large parcels of agricultural land as open space. These areas are generally outside of established communities. Within many communities, maximum densities are realistic due to lack of environmental constraints, adequate services and access, and higher density designations.

Governmental Constraints

Land Use Controls

Mono County's Land Use Designations and Land Development Regulations, which are integrated into the Mono County Land Use Element, provide for residential development throughout the unincorporated portion of the county. The county's Land Use Element, including the Land Development Regulations, does not contain any growth-control measures. Development standards, including permitted uses, lot size, lot dimensions, lot coverage, setbacks, density, building heights, and parking requirements have remained consistent since the early 1990s and have not been identified as constraints to development. Although Mono County's land development regulations and development standards have not been identified as constraints to development, there may be opportunities to increase the flexibility of those regulations in order to increase housing opportunities countywide.

Requirements Imposed by Other Agencies

A number of other agencies (e.g., Southern California Edison, Lahontan Regional Water Quality Control Board, U.S. Army Corps of Engineers, California Department of Fish and Game) impose land use controls

that affect development in Mono County. These regulations may constrain development by affecting the location and/or cost of development.

Codes and Enforcement

The Mono County Building Division enforces current building, plumbing, mechanical, electric and energy codes. Development must also comply with seismic, wind, soils, energy conservation, and sound transmission control standards, which have been established on a countywide basis. Building Code requirements are generally state standards and do not create a constraint to the development of housing.

The County has an ongoing code compliance program to ensure compliance with the County Code, including the Mono County Land Development Regulations, and the codes enforced by the Building Division. It does not create a constraint to development.

On-/Off-Site Improvement Standards

On-site improvements for residential construction are generally limited to improvements required by the county's Fire Safe Regulations, and septic and water improvements required by the county Health Department or by local sewer and water providers. These required improvements are based on state requirements and do not create an additional constraint to development. Local fire departments may also require additional on-site improvements. Off-site development requirements for residential construction are generally limited to collection of school district fees and fire protection mitigation fees in areas within fire protection districts.

On-site improvements for subdivisions and land divisions may include the above requirements as well as additional requirements depending on the size and type of the proposed subdivision. Due to the environmental sensitivity of much of the land in the county, additional development requirements may be imposed through the environmental review process on discretionary projects (this does not apply to the construction of a single-family residence by an individual). Additional development requirements to mitigate significant environmental impacts from a proposed project may increase the overall cost of the project that in turn may increase the cost of housing within the project.

Fees and Exactions

Mono County collects development fees and building permit fees to cover the actual cost of services rendered. While they increase the cost of housing, they are not a constraint to development. The County streamlined its permit processing in order to expedite the development process and minimize the fees involved in a project and is now in the process of switching to electronic permit processing in order to streamline the process further. The County may also require the following land dedications and exactions, depending on the location and type of the development: street rights of way, public utility easements, open space and trail dedications, snow storage easements, employee housing.

Total fees for a typical single-family and multifamily development will vary depending on where in the county the project is located. Typical fees for a multifamily residential unit will be approximately 75% of the cost for a single-family residential unit.

The County completed a fee impact study and adopted a Housing Mitigation Ordinance in order to implement in-lieu fees and/or land dedications to provide for affordable housing.

i. KEY FINDINGS – GOVERNMENTAL CONSTRAINTS

Although Mono County's land development regulations and development standards have not been identified as constraints to development, there may be opportunities to increase the flexibility of those regulations in order to increase housing opportunities Countywide.

A number of other agencies impose land use controls that may constrain development in Mono County by affecting the location and/or cost of development.

The Mono County Building Division enforces a variety of building standards established on a countywide basis. Building Code requirements are generally state standards and do not create a constraint to the development of housing. The County has an ongoing code compliance program to ensure compliance with the County Code, including the Mono County Land Development Regulations, and the codes enforced by the Building Division. It does not create a constraint to development.

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The County completed a fee impact study and adopted a Housing Mitigation Ordinance in order to implement in-lieu fees and/or land dedications to provide for affordable housing.

Non-Governmental Constraints

Land Costs

Land costs vary significantly depending where a parcel is located, whether community utilities are available to the site, whether infrastructure (access roads, utility lines) are installed on site, on the type

of parcel (small town lot, large agricultural parcel), and on the housing demand in the area. No one area has overall lower or higher land costs; it depends on the parcel in question.

Construction Costs

Construction costs are estimated to range from \$150-\$250 per square foot for single-family residential construction in the unincorporated area of Mono County. These costs include land, fees, materials, labor and financing. Due to the wide range of land costs, fees and development requirements throughout the county, it is very difficult to estimate a "typical" total development cost for single-family residential development.

Availability of Financing

Financing for home construction or purchase is now generally available to Mono County residents at competitive rates. Lower interest rates are making it feasible for households with more moderate incomes to construct or purchase homes.

There are a number of government-assisted loan programs to enable low- and moderate-income households to construct or purchase housing. These programs are generally available to Mono County residents.

Units at Risk of Conversion to Market Rate Uses

Mono County does not have any multifamily rental housing that could be converted to market-rate rents.

Energy Conservation

All new development in unincorporated Mono County, and major remodeling, such as home additions, must comply with the Title 24 of the California Administrative Energy Code. Title 24 implements energy efficiency standards relating to wall and ceiling insulation, thermal mass, and window-to-floor area ratios designed to reduce heat loss and energy consumption.

Mono County General Plan policies encourage the "prudent use of energy and allow substitution of alternative energy sources for conventional energy when such substitution would result in minimal environmental impacts." Policies allow for the use of alternative energy sources, such as passive and active solar, in new residential construction, and encourage energy conservation, including weatherization programs. Several state and local agencies provide energy assistance and weatherization programs for low-income residents in Mono County.

j. KEY FINDINGS – NON-GOVERNMENTAL CONSTRAINTS

Land costs vary significantly throughout Mono County depending on a number of factors. No one area has overall lower or higher land costs; it depends on the parcel in question.

Due to the wide range of land costs, fees and development requirements throughout the county, it is very difficult to estimate a "typical" total development cost for single-family residential development.

Financing for home construction or purchase is now generally available to Mono County residents at competitive rates. A number of government-assisted loan programs to enable low- and moderate-income households to construct or purchase housing are generally available to Mono County residents.

Mono County does not have any multifamily rental housing that could be converted to market rate rents.

All new development and major remodeling in Mono County must comply with state energy code requirements. The Mono County General Plan promotes alternative energy sources and encourages energy conservation. Local and state agencies provide energy assistance and weatherization programs for low-income residents in Mono County.

k. KEY FINDINGS BY AREA PLAN

ANTELOPE VALLEY

Marine base housing has great influence on regional demographics.

Population has remained relatively stable. Growth pressures not anticipated.

Higher numbers of Hispanic, American Indian and African American persons than elsewhere in the unincorporated area.

Higher number of seniors than elsewhere in Walker and Topaz (28%) and higher number of children under 18 in Coleville (34%)

High average family size in Coleville, average in Walker.

Average rental rate in Walker (31%) high in Coleville (72%) low percentage of seasonally vacant homes.

Lower annual median household income, 40-\$50,000 per household, countywide median \$62,000.

High travel times to work and high numbers working outside the county and outside the state.

Higher number multifamily residences (Coleville) and mobile homes than elsewhere.

Some Mixed Use (MU) zoning in Walker that allows multifamily units.

Individual wells and septic systems requirements limit density.

BRIDGEPORT

Population decreasing, 2010 census (575) equal to 1980 census.

Slightly higher numbers of Hispanic and American Indian persons than elsewhere in the unincorporated area.

Slightly higher number of seniors than elsewhere (17%)

Low average household size (2.18), very high percentage of 1 person households (34%).

Slightly above average rental rate (38%) low percentage of seasonally vacant homes (13%).

Higher annual median household income, \$71,000 per household, countywide median \$62,000.

Oldest housing stock in the county, 65% of housing over 30 years old, only 9% less than 10.

Land uses allow for high density, existing infrastructure allows for high density.

MONO BASIN

High percentage of children under 18 and large household size.

Low percentage of seniors over 65.

Second lowest median age in county (30).

In community of Lee Vining land uses and infrastructure allow for high density.

Higher percentage of Hispanic persons than other communities.

Average median income.

JUNE LAKE

Very High Seasonal Vacancy Rate (59%)

Total vacancy rate 65%.

High percentage of renter occupied units (46%)

High percentage of poor quality housing stock, especially mobile homes.

Slightly below average number of children under 18 and seniors over 65.

Below average median income.

Highest percentage of multi-family housing.

BENTON, CHALFANT

Very low median household income in Benton, below average in Chalfant.

Highest percentage of American Indian in county (18%).

Low percentage of seasonal vacancies.

In Chalfant Lowest total vacancy rate in the county (12%).

LONG VALLEY, SWALL MEADOWS, PARADISE

Continue to see growth pressure from Mammoth.

High/Very High percentage of owner occupied units. 96% in Paradise.

Household income well above countywide average in all three communities.

Very low average household size in Paradise/Swall. Slightly below average in Crowley.

Very high median age, high percentage of seniors over 65 in Paradise/Swall and low percent under 18.

In Crowley, just-below-average percentage of seniors, just above average children under 18.

Low percentage of seasonal vacant homes (10-20%). Except Sunny Slopes (44%)

Below average ethnic diversity. One exception is highest percentage of Asian 3-4% in all communities.

Hispanic population well below average except in Crowley slightly below average.

Housing stock generally in Good/Fair condition. 1% poor, compared to 15% countywide.

Wide mix in age of housing stock. Just over 50% of housing stock less than 20 years old.

Highest median home prices, most volatile real estate markets.

Mixed Use and SP Land Use Designations in Crowley allows for multi-family residential development.

I. COMMENTS RECEIVED FROM RPAC OUTREACH 2014

Crowley, Wheeler Crest, Paradise

RPAC 3/26/14

Water limitations must be considered.

Consider a LAFCO study regarding merger of existing sewer district and water companies.

Water and sewer systems need capital funds as the lack of construction has resulted in no new fees being generated.

Consider a program to assist mobile home renters in purchase of home with willing seller.

Young adults continue to find housing in Crowley as it is more affordable than Mammoth.

Chalfant, Benton

RPAC 3/17/14

Would like to see program that incentivizes junk removal from properties.

Bridgeport

RPAC 2/20/14, 3/20/14

Rentals are typically available but can be seasonally limited.

Affordable housing stock is old, typically 30-40 year old mobile homes and older apartments.

No new apartments have been built for decades.

Vacation homes are not available or feasible as seasonal workforce rentals.

Real estate market is influenced by very limited supply.

Vacation/second homes typically are not utilized in winter.

Low winter population results in most businesses operating successfully.

Cost of construction including increased regulations continues to increase, resulting in conventionally built homes no longer feasible for middle class.

Antelope Valley 2/6/14, 3/6/14

Why does the state require an update every 5 years?

6. HOUSING PROGRAM

STATUTORY REQUIREMENTS

Local governments have the responsibility to adopt a program that implements the policies, goals and objectives of the Housing Element through their vested powers, particularly over land use and development controls, regulatory concessions and incentives and the utilization of financial resources. Policies guide housing development within the locality.

Programs are the specific action steps the locality will take to implement its policies and achieve its goals and objectives. Programs must include a specific time frame for implementation and identify the agencies or officials responsible for implementation. Effective program descriptions also include:

Immediate, short-term and long-term action steps;
Proposed measurable outcomes; and
Specific funding sources, where appropriate.

A. HOUSING POLICIES AND PROGRAMS

OVERALL HOUSING GOAL

Provide an adequate supply of sound and safe affordable housing for all County residents.

a. PROVISION OF ADEQUATE SITES

Goal Plan for adequate sites and facilities to support future housing needs.

Policy 1 Facilitate the provision of housing in unincorporated communities to meet local housing demand.

- Policy 2 Ensure that adequate infrastructure exists or will be provided to support future housing development.
- Policy 3 Identify potential housing sites, including seasonal housing units on public lands, agency employee housing (USFS, BLM, Caltrans, LADWP and Mono County), and under-utilized sites.
- Policy 4 Seek adequate sites for housing in Mono County and the Eastern Sierra through coordination with other public agencies (i.e., Town of Mammoth Lakes, Inyo County, USFS, BLM, Caltrans, LADWP, DFG, State Parks and Marine Corps), private concerns, nonprofit entities and tribal governments.
- Policy 5 Plan for adequate sites and facilities to be available for housing all segments of the population, including the homeless; citizens in need of short-term emergency shelter housing (e.g., victims of natural hazard occurrences or accidents and temporarily homeless); and seasonal workers, including farm workers and ski industry workers.
- Policy 6 Utilize a Regional Housing Authority or similar entity to develop, implement and manage housing programs in Mono County and the Eastern Sierra.
- Policy 7 Consistent with the Land Use Element, designate adequate sites for a variety of residential development in each community to help establish self-sufficient-communities that balance job locations with housing; i.e., develop a sufficient year- round residential population in communities to support local schools, commercial services, and other services.

PROGRAMS

Program 1:1 Through the CPT Land Tenure Subcommittee, maintain the Land Tenure master plan and Pursue land exchanges of existing seasonal housing units on public lands into private ownership so those units may become available for local year-round housing

Responsible Agencies: CDD, Private Land Owners, USFS

Timeframe: Ongoing

Funding: Grants/Private

Actions: Ongoing maintenance of plan. Continue Pine Glade discussions.

Program 1:2 Inventory existing and/or potential agency housing areas (Mono County, Town of Mammoth Lakes, Southern Mono Hospital District, Mammoth Unified School District, USFS, BLM, Caltrans, LADWP, etc.) and work with agencies to assess where additional housing might be made available.

Responsible Agencies: CDD and all Land Tenure subcommittee partner agencies.

Timeframe: 2014

Funding: Grants

Actions: Amend Land Tenure Plan to include appendix of existing and potential agency housing area.

Program 1:3 Work with public agencies (USFS, BLM, Caltrans, LADWP, etc.) to consolidate services and land uses (e.g., road shops) in order to free up land for housing, particularly affordable housing. Consistent with land use policies, encourage agencies to locate their

housing within or adjacent to existing communities to facilitate sustainable community growth. Work to incorporate such policies into agency planning documents.

Responsible Agencies: CDD and all Land Tenure subcommittee partner agencies.

Timeframe: Ongoing

Funding: Grants

Actions: Provide comments on agency planning documents to ensure inclusions of consistent housing policies.

Program 1:4 Examine the inventory of County-owned land for potential housing sites (e.g., road shop sites, Conway Ranch, Sheriff Substation, etc.).

Responsible Agencies: CDD, Housing Authority

Timeframe: 2014

Funding: Grants

Actions: In area plan updates, include discussion and analysis of county owned land.

Program 1:5 Study the possibility of acquiring/exchanging public lands surrounding existing community areas for community expansion purposes and/or related infrastructure development, particularly in those areas designated in the Land Use Element for community expansion. Based on the results of these studies, take necessary actions to promote the exchange of lands and encourage the development of a variety of housing types, including multifamily for lower-income households in the acquisition/exchange of public lands.

Responsible Agencies: CDD, BLM, USFS, LADWP

Timeframe: 2014

Funding: Grants

Actions: Continue analysis and prioritization in Area Plan updates.

Program 1:6 Implement policies in the Land Use Element pertaining to the provision of services and the coordination of development with service capability. Work with local service providers (public utility districts, fire protection districts, gas/electric power providers, telephone/communications systems providers, etc.) to ensure that adequate services are or will be available for housing development.

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Grants, General Fund

Actions: Cross reference land use element provisions with LAFCO MSR updates.

Program 1:7 Encourage and assist special districts and private service providers (mutual water companies etc.) to secure grants to improve and expand sewer and water capabilities and fire protection services. The County's participation will entail aiding districts in the preparation of grant applications and in compliance with environmental requirements.

Responsible Agencies: CDD, LAFCO

Timeframe: 2014-2015

Funding: Grants, LAFCO

Actions: Prioritize districts that have financial needs during the MSR update process.

Program 1:8 The County has identified its community centers as emergency. Monitor the need for permanent emergency shelters. Apply for emergency housing funds available from the Department of Housing and Community Development or other state or federal agencies when it is determined that there is an unmet need for emergency housing.

Responsible Agencies: CDD, PW (Facilities)

Timeframe: Ongoing

Funding: Grants

Actions: Monitor emergency housing needs through inter department coordination meetings.

Program 1:9 Ensure that the county's Multi-Hazard Functional Plan, prepared by the county's Office of Emergency Services, remains up to date. The Multi-Hazard Functional Plan contains policies and procedures for housing victims of natural hazards or accidents.

Responsible Agencies: Office of Emergency Services

Timeframe: 2014

Funding: Grants

Actions: Pursue funding and update plan as needed. Coordinate with LHMP plan update in 2014.

Program 1:10 Continue to provide short-term housing for homeless persons and to monitor the need to increase services for homeless persons, including short term housing for victims of domestic violence.

Responsible Agencies: IMACA, Social Services, Wild Iris

Timeframe: Ongoing

Funding: State Funding, Grants

Actions: IMACA and Social Services

Program 1:11 Implement housing policies contained in area plans, such as the workforce housing and density bonus policies of the June Lake Area Plan.

Responsible Agencies: CDD

Timeframe: 2014, Ongoing

Funding: Application Fees, Grants

Actions: Regularly update RPACs on Area Plan housing policies. In 2014 extract regulations from Area Plans and move into new section of Land Use Element.

Program 1:12 Consistent with the Land Use Element, continue to require specific plans for large-scale development within community expansion areas. Specific plans allow for a variety of development and can streamline the development process.

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Application Fees

Actions: Ongoing as development occurs.

Program 1:13 In conformance with state law, continue to permit manufactured housing on all parcels designated for conventional single-family residences.

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Application Fees.

Actions: Ongoing as development occurs.

Program 1:14 Continue to permit mobile-home parks on all land planned and designated for residential land use, in conformance with state law. This also applies to mobile-home developments intended for sale as mobile-home condos or cooperative parks, or as mobile-home planned unit developments.

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Application Fees.

Actions: Ongoing as development occurs.

Program 1:15 Continue to implement the land development regulations regarding Manufactured Housing Subdivisions. These regulations provide for a higher density of single-family development and a relaxation of development standards.

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Application Fees

Actions: Ongoing as development occurs.

Program 1:16 Support a balance of jobs and housing in Mono County communities and the associated reduction in resident commute times by facilitating community job growth through economic development programs. Pursue grant funding for economic development projects that grow jobs and healthy communities capable of supporting more resident housing.

Responsible Agencies: ED, CDD, Housing Authority

Timeframe: Ongoing

Funding: Grants

Actions: Continue to pursue funding with focus on main street communities.

Program 1:17 Implement provisions in the General Plan and Subdivision Ordinance that permit smaller minimum lot sizes where consistent with area plans and available infrastructure.

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Application Fees

Actions: Ongoing as development occurs.

Program 1:18 Reexamine residential limitations in area plans where new sewer, water or other infrastructure requirements, such as fire-flow requirements, allow for greater single-family densities. Consider amending the General Plan and area plans to allow for higher single-family densities in these areas.

Responsible Agencies: CDD, LAFCO

Timeframe: 2014-2015

Funding: Grants

Actions: Include residential limitation analysis in LAFCO MSR updates and General Plan build out updates.

Program 1:19 Continue to allow for mixed-use development as a method of increasing the land base available for housing.

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Application Fees

Actions: Ongoing as development occurs.

Program 1:20 Continue to allow for residential development in the commercial land use designation to more efficiently and economically utilize the county's limited land base for housing.

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Application Fees

Actions: Ongoing as development occurs.

Program 1:21 Consider amending the General Plan and subdivision ordinance to allow for greater flexibility in subdivision design to encourage clustering, zero lot line and common-wall developments, and other residential design strategies that allow for development at the gross allowable density while preserving sensitive site features.

Responsible Agencies: CDD, PW

Timeframe: 2014

Funding: Grants, General Fund

Actions: Subdivision ordinance revisions currently undergoing legal review.

Program 1:22 Examine the potential of allowing additional densities in existing specific plan areas within or adjacent to communities to better utilize available infrastructure and limited private land base.

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Grants

Actions: Continue to explore with RPACS and community groups.

Program 1:23 Consider establishing minimum allowable densities (in addition to retaining maximum density restrictions) in appropriate community areas to encourage resident housing.

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: General Fund

Actions: Continue to consider with RPACs and community groups as development occurs.

Program 1:24 Continue development credit programs in agricultural valleys such as Bridgeport and Hammil that promote the retention of large agricultural parcels for farming purposes by requiring clustered residential development on smaller parcels.

Responsible Agencies: CDD

Timeframe: 2014

Funding: Grants

Actions: Program will be reorganized into broader Agricultural Policies chapter of General Plan, clustering polices will be strengthened and provisions for expansion of the program will be detailed.

Program 1:25 Develop and implement a web-based program to connect second-home owners with those needing seasonal housing and consider methods of encouraging second-home owners to make vacation units available for resident use or seasonal employee housing.

Responsible Agencies: CDD, IT

Timeframe: 2014

Funding: Grants

Actions: Use GIS to create pilot web map tool.

Program 1:26 Continue to utilize the Director Review permit process (ministerial permit process) to allow multifamily in multifamily designations and designations such as MFR-M.

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Application Fees

Actions: Ongoing as development occurs.

Program 1:27 In compliance with Government Code Section 65583(a)(4), allow emergency shelters in at least one land use designation without a use permit or other discretionary permit. Amend the General Plan Land Use Element to a) include a definition of Emergency Shelter; b) allow emergency shelters outright in the multi-family land designations (such as MFR); and c) stipulate that emergency shelters will only be subject to the same development and management standards that apply to other allowed uses with these designations.

Responsible Agencies: CDD

Timeframe: 2014

Funding: Grants

Actions: Consider adding emergency shelters as a permitted use in MFR designations (currently permitted in PF designation)

b. HOUSING FOR LOW AND MODERATE INCOMES

Goal Consistent with state requirements, pursue creative, economical and sustainable ways to house low- and moderate-income groups.

Policy 1 Facilitate the provision of affordable housing to meet the needs of all economic segments and special housing groups.

Policy 2 Plan for a sufficient number of affordable/employee housing units, including affordable family sized units to meet resident needs in each community.

Policy 3 Increase the housing stock to provide for affordable/employee housing units by promoting the use of existing recreational second-home units for permanent residents.

- Policy 4 Promote a jobs/housing balance by awarding residents employed in their community preferential access to community housing programs, such housing purchases or rentals in that community.
- Policy 5 Require new development projects to provide their fair share of affordable housing units – an amount sufficient to accommodate the affordable housing demand created by the development project. Refine and continue use of inclusionary housing requirements to reflect a fair share contribution of units, in-lieu fees, land, etc. Coordinate regional housing mitigation and fee impact programs with those of the Town of Mammoth Lakes.
- Policy 6 Pursue a variety of techniques, such as equity sharing, deed restrictions, and public or nonprofit ownership of affordable housing units in order to maintain the affordability of those units.
- Policy 7 Develop a range of approaches to affordable housing that address rental units, home ownership and alternative approaches to affordable housing, such as:
- a threshold fund that provides zero interest security deposit loans for tenants;
 - apartments for fixed-income seniors;
 - a community land trust used to acquire land for housing;
 - sweat-equity programs that enable first-time buyers to contribute their time/labor toward the purchase of a home;
 - co-housing for income qualified buyers;
 - deed restrictions;
 - energy efficient designs; and
 - "share a house" programs designed to ease the burden of housing costs for residents, including seniors and disabled.
- Policy 8 Work to develop a variety of affordable housing unit types within community areas.
- Policy 9 Based upon state regional housing need allocations, assign proportionate housing targets to unincorporated communities. Assist each community in meeting these targets and providing for its fair share of the unincorporated housing need.

Program 2:1 The Board of Supervisors shall award density bonuses for projects incorporating affordable housing consistent with the Mono County Housing Mitigation Requirements (Chapter 15.40, Mono County Code).

Responsible Agencies: BOS, CDD

Timeframe: Ongoing

Funding: Application Fees

Actions: Ongoing as development occurs.

Program 2:2 The Board of Supervisors may reduce or waive development processing fees for qualifying affordable housing projects in order to facilitate processing. County staff will identify other agencies/districts with fees related to residential construction and will determine if those agencies waive or reduce fees for extremely low, low and moderate

income housing units. Staff will then work with applicable agencies to promote a reduction or waiving of fees for extremely low, low and moderate income housing projects.

Responsible Agencies: BOS, CDD

Timeframe: Ongoing

Funding: Application Fees

Actions: Fee waivers and reductions for qualifying projects will continue to be analyzed. Development impact fees and certain permitting fees have been permanently eliminated.

Program 2:3 Continue to allow secondary housing units in single-family residential areas as provided by state law and Chapter 16 of the Mono County Land Development Regulations.

Responsible Agencies: CDD

Timeframe: Ongoing.

Funding: Application Fees

Actions: Ongoing as development occurs.

Program 2:4 The County shall not impose requirements for housing construction that increase housing costs other than those mandated by state law or those determined necessary to protect the health, welfare and safety of the residents of the county.

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Not Applicable.

Actions: Continue to implement program.

Program 2:5 Maintain up-to-date information on federal and state housing-related programs and funding opportunities.

Responsible Agencies: Housing Authority, MLH, IT

Timeframe: Ongoing

Funding: Grants

Actions: Continue web-site maintenance as resource for housing related programs.

Program 2:6 The Mono County Housing Authority, in cooperation with local social service agencies including IMACA and Mammoth Lakes Housing, Inc., shall participate in and coordinate housing programs designed to ease the burden of housing costs for residents, including seniors and disabled, including persons with developmental disabilities.

Responsible Agencies: Housing Authority, MLH, IMACA

Timeframe: Ongoing

Funding: General Fund

Actions: Continue to implement

Program 2:7 During the permit review process, encourage housing designs and site plans that capitalize on solar heating and cooling advantages to reduce utility costs.

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Application Fees

Actions: Encourage planning staff to engage applicants early in the plan review process.

Program 2:8 Consider allowing an increase in density for those projects built for rental purposes in exchange for an agreement to retain rental units at an affordable price in perpetuity.

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Application Fees, General Fund

Actions: Consult with RPACs and incorporate policies in Area Plans where well received.

Program 2:9 Development projects and building permits shall comply with the Mono County Housing Requirements (Mono County Code 15.40), which requires development projects to include extremely low, low and moderate income housing. The continued affordability of these units shall be assured through enforceable documents/deed restrictions that flow with the sale or ownership transference of the property. Smaller projects shall contribute their fair share via in-lieu housing mitigation fees or other comparable mechanisms. The majority of housing units required by this program must be appropriate for families; i.e., not dormitory-style units, and must be reserved for families/households employed in the local economy.

Responsible Agencies: CDD

Timeframe: Ongoing, Suspended until 2015

Funding: General Fund

Actions: Work with BOS to modify Mitigation Requirements so that a program is reinstated in 2015.

Program 2:10 Implement housing impact fees and other applicable mitigation strategies based on recommendations from fee impact studies that document the fair share impact of new development on the limited housing supply. Coordinate regional housing mitigation and fee impact programs with those of the Town of Mammoth Lakes.

Responsible Agencies: CDD, Housing Authority

Timeframe: 2015

Funding: General Fund

Actions: Present fair share fee study to Housing Authority.

Program 2:12 Through collaboration with a regional housing authority or similar entity, develop a range of extremely low, low and moderate income housing programs that address rental units, home ownership and alternative approaches to affordable housing, such as:

- a threshold fund that provides zero interest security deposit loans for tenants;
- apartments for fixed-income seniors;
- a community land trust used to acquire land for housing;
- sweat-equity programs that enable first-time buyers to contribute their time/labor toward the purchase of a home;
- co-housing for income qualified buyers;
- deed restrictions; and
- energy-efficient designs and prescriptive designs.

Responsible Agencies:

Timeframe: Ongoing

Funding: Grants, General Fund

Actions: Continue developing at least one strategy each year and report to Housing Authority.

Program 2:13 The County will meet with developers and encourage the development of housing for extremely low, low and moderate income households. The County will maintain an inventory of suitable sites, conduct preapplication meetings to facilitate development, provide technical assistance, support appropriate funding applications and offer regulatory incentives and concessions to contribute to the feasibility of development of housing for extremely low, low and moderate income households. The inventory of suitable sites will utilize a variety of factors to determine site suitability, including current and projected population figures, economic conditions, transportation systems, the potential for rehabilitation, and the availability of utilities and infrastructure.

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: General Fund

Actions: Implement as development occurs.

Program 2:14 Review and revise the Housing Mitigation Requirements (Mono County Code, Chapter 15.40) to ensure that they remain effective and equitable in today's housing market.

Responsible Agencies: CDD, Housing Authority

Timeframe: 2015, Ongoing

Funding: General Fund

Actions: Work with Housing Authority to modify Mitigation Requirements so that a program is reinstated in 2015.

c. PROGRAMS TO ADDRESS GOVERNMENTAL CONSTRAINTS

Goal Increase housing opportunities throughout the county, particularly in community areas by limiting governmental constraints on housing development.

Policy 1 Revise the Land Development Regulations of the General Plan to allow for greater flexibility in housing development in communities by substituting performance standards/criteria for rigid development standards where practical.

Policy 2 Revise the county's Subdivision Ordinance to provide greater flexibility in the division of land for a variety of housing types and to ensure consistency with the General Plan.

Program 3:1 Review and consider revising development standards to provide for greater regulatory flexibility that promotes resident housing development opportunities. Issues and standards to review include, but are not limited to:

- parking requirements, particularly in June Lake and older central business districts;
- snow storage requirements;
- allowing smaller minimum lot sizes where appropriate for affordability;
- broader application of the county's Manufactured Housing Subdivision provisions, which allows for lots as small as 4,000 square feet; and
- establishing performance criteria as a substitute for some existing inflexible regulations for residential development.

Responsible Agencies: CDD

Timeframe: 2014-2015

Funding: Grants

Actions: All development standards will be evaluated, revised, and re-organized as part of the General Plan update.

Program 3:2 Consider revising the Land Development Regulations to clarify the use of manufactured housing, including requirements in non-residential land use designations, minimum standards for farm labor housing use, and the ability to propose manufactured housing subdivisions within additional land use designations.

Responsible Agencies: CDD

Timeframe: 2014

Funding: Grants

Actions: Standards for farm labor housing will be addressed in the General Plan update.

Program 3:3 Conduct preapplication conferences with project proponents to assist them in understanding permit procedures and to resolve potential application difficulties early in the review process.

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: General Fund

Actions: Projects will continue to always be encouraged to go through the LDTAC preapplication process.

Program 3:4 Review permit-processing procedures to ensure streamlining of the permit process. Review and revise application packets, as needed, to ensure that they are comprehensive, clear and easy to use.

Responsible Agencies: CDD

Timeframe: 2016

Funding: General Fund

Actions: Permit procedures and application materials are continuously reviewed particularly with each code change cycle.

Program 3:5 Amend the Land Development Regulations to provide a procedure for handling requests for reasonable accommodations made pursuant to state and federal fair housing laws.

Responsible Agencies: CDD, BOS

Timeframe: Ongoing

Funding: General Fund

Actions: As part of the comprehensive General Plan Update, an ordinance based upon the "Model Ordinance for Providing Reasonable Accommodation Under Federal and State Fair Housing Laws" will be adopted.

d. CONSERVATION AND REHABILITATION

Goal Ensure the supply of safe, decent, sound housing for all residents.

Policy 1 Promote energy conservation in all residential neighborhoods.

- Policy 2 Promote public awareness of the need for energy conservation.
- Policy 3 Support development of programs and policies that achieve a high level of energy conservation in all new and rehabilitated housing units.
- Policy 4 Ensure that housing for all residents is safe and sound.
- Policy 5 Maintain the existing affordable housing stock through rehabilitation, replacement and conservation.

Program 4:1 Continue to implement General Plan policies concerning the use of alternative energy sources (active and passive solar, etc.) in the development, rehabilitation, and replacement of housing units, including enforcement of Title 24 of the California Energy Commission Regulations.

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Application Fees

Actions: Implement as development occurs.

Program 4:2 Support the continuation of home weatherization programs offered by state agencies, utility companies and other groups.

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Grants, General Fund

Actions: Continue to provide information on web-site, at permit counter, and distribute information at RPACs.

Program 4:3 Make information available to homeowners and renters regarding weatherization and other programs that may assist in maintaining the affordability of housing units.

Responsible Agencies: CDD

Timeframe: Ongoing.

Funding: Grants, General Fund

Actions: Continue to provide information on web-site, at permit counter, and distribute information at RPACs

Program 4:4 Periodically update the housing conditions survey to identify areas in Mono County that would benefit from rehabilitation.

Responsible Agencies: CDD (Building Division)

Timeframe: 2016

Funding: General Fund

Actions: Update during planning cycle.

Program 4:5 Continue to participate in the state's Community Development Block Grant (CDBG) program for rehabilitation of owner-occupied housing units. The County's goal is to rehabilitate five units during the planning period. The County will apply annually for CDBG funds.

Responsible Agencies: CDD, Finance

Timeframe: Ongoing

Funding: Grants

Actions: Continue to implement program when eligible, apply for CDGB funding in 2015.

Program 4:6 Provide community education regarding the availability of rehabilitation programs and provide public outreach regarding the availability of rehabilitation programs to low- and very low-income households and other special needs groups in areas identified as needing rehabilitation.

Responsible Agencies: CDD, Housing Authority

Timeframe: Ongoing

Funding: Grants

Actions: Continue to provide information on web-site, at permit counter, and distribute information at RPACs.

Program 4:7 Assist applicants in accessing home rehabilitation loans.

Responsible Agencies: CDD, Finance

Timeframe: Ongoing

Funding: Grants

Actions: Continue to provide information on web-site, at permit counter, and distribute information at RPACs.

Program 4:8 Consider methods to encourage the private rehabilitation of housing, particularly rental housing.

Responsible Agencies: CDD (Building Division)

Timeframe: Ongoing

Funding: Grants

Actions: Continue to provide information on web-site, at permit counter, and distribute information at RPACs.

Program 4:9 Consider developing an active rental inspection program to ensure rental housing maintenance. This may require a fee to support inspection services. Careful consideration should be given to the fee structure to avoid increasing the costs of rental housing. Also consider a "self-certification program" for landlords who participate in a maintenance/management training program. Apply for and utilize CDBG funds to ensure affordability will not be affected by maintenance activities.

Responsible Agencies: CDD (Building Division)

Timeframe: Ongoing

Funding: General Fund

Actions: Continue to offer informal pre-inspection services.

Program 4:10 Encourage the private rehabilitation of housing through enforcement of the property maintenance provisions of the various building codes enforced by the County.

Responsible Agencies: CDD (Code Enforcement)

Timeframe: Ongoing

Funding: Compliance Fees, General Fund

Actions: Continue to identify and address property maintenance issues.

Program 4:11 Encourage the rehabilitation of existing units over their demolition where practical through such measures as:

- **Providing flexibility in administering building code requirements to facilitate the repair, remodel and refurbishment of existing units instead of their demolition;**
- **Developing a user-friendly process for repair, remodel and refurbishment, including handouts;**
- **Providing courtesy walk-through field assistance for owners seeking help in determining if demolition is necessary;**
- **Considering fee reductions and fast-track permit review for qualifying remodels; and**
- **Conducting outreach to communities and development interests regarding programs available for repair, remodel and refurbishment.**

Responsible Agencies: CDD (Building Division)

Timeframe: Ongoing

Funding: General Fund

Actions: Continue to offer free of charge informal consultation on all rehabilitation projects.

e. EQUAL HOUSING OPPORTUNITIES

Goal Promote equal housing opportunities for all persons.

Policy 1 Ensure that information on fair housing laws is easily available.

Policy 2 Ensure that complaints about housing discrimination are addressed promptly and appropriately.

Program 5:1 Disseminate and maintain fair housing information and education materials throughout the county and ensure public awareness of fair housing laws and processes. Materials will be distributed in a variety of public locations including government centers, libraries, post offices, shopping areas and web-sites.

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: General Fund

Actions: Continue to provide information on web-site, at permit counter, and distribute information at RPACs.

Program 5:2 Refer persons with complaints of housing discrimination to appropriate online resources including information/links hosted on the Housing Authority web-site.

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: General Fund

Actions: Utilizing regular county department head management meetings, ensure all departments that interact with general public know policy for routing housing discrimination complaints.

f. PRESERVING UNITS AT RISK OF CONVERSION TO MARKET RATE USES

- Goal Preserve development reserved for low-income and/or employee housing uses at risk of conversion to market rates.
- Policy 1 Ensure that units designated for low-income and/or employee housing uses remain restricted to those uses.
- Policy 2 Ensure that units generally considered affordable (i.e., mobile homes) remain as residential uses.
- Policy 3 Ensure that units participating in state or federal rental assistance or subsidy programs remain in those programs to retain affordability.

Program 6:1 Legally restrict units intended for low-income and/or employee housing uses to those uses, report on legal status/policies of agency owned housing units.

Responsible Agencies: BOS, State/Federal Agencies/CDD

Timeframe: Ongoing

Funding: General Funds

Actions: Through the CPT land tenure subcommittee tasks of program 2,2 include the rental policy status of all agency housing in the agency housing inventory.

Program 6:2 Continue to enforce regulations in the Mono County General Plan concerning the conversion of residential facilities or mobile-home spaces in a mobile-home park to other uses.

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: General Fund

Actions: Implement as development occurs.

Program 6:3 Provide incentives for property owners to participate in state or federally funded rental assistance or subsidy programs. These incentives may include fee reductions, administrative (grant) assistance, and streamlined permit processing for rehabilitations.

Responsible Agencies: BOS, CDD

Timeframe: Ongoing

Funding: General Fund

Actions: Continue to streamline permits

Program 6:4 Monitor the conversion of permanent housing or long term rental housing into transient rentals, particularly within the Transient Rental Overlay Districts.

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: General Fund, Application Fees

Actions: Adjust application process and follow-up mitigation monitoring process to account for housing tenure of units.