

Alpine County



6TH CYCLE HOUSING ELEMENT UPDATE

COMMUNITY WORKSHOP

JUNE 3, 2021

De Novo Planning Group



A Land Use Planning, Design, and Environmental Firm

Planning for Housing in Alpine County



Project Timeline



1: Draft 6th Cycle Housing Element

- Initiation of Public Engagement
- Preparation of Draft Housing Element
- Public Review
- State Review

Dec. 2020 – Dec. 2021

2: Site Infrastructure Analysis

- Determination of capacity and constraints to housing at each site
- Identification of sites suitable for by-right housing
- Preparation of Draft and Final Reports

Dec. 2020 – September 2021

3: Zoning Code Update

- Prepare Zoning Ordinance and General Plan revisions to implement Phase 1 and 2 results and incorporate new State Law streamlining requirements.

May 2021 – Dec. 2021

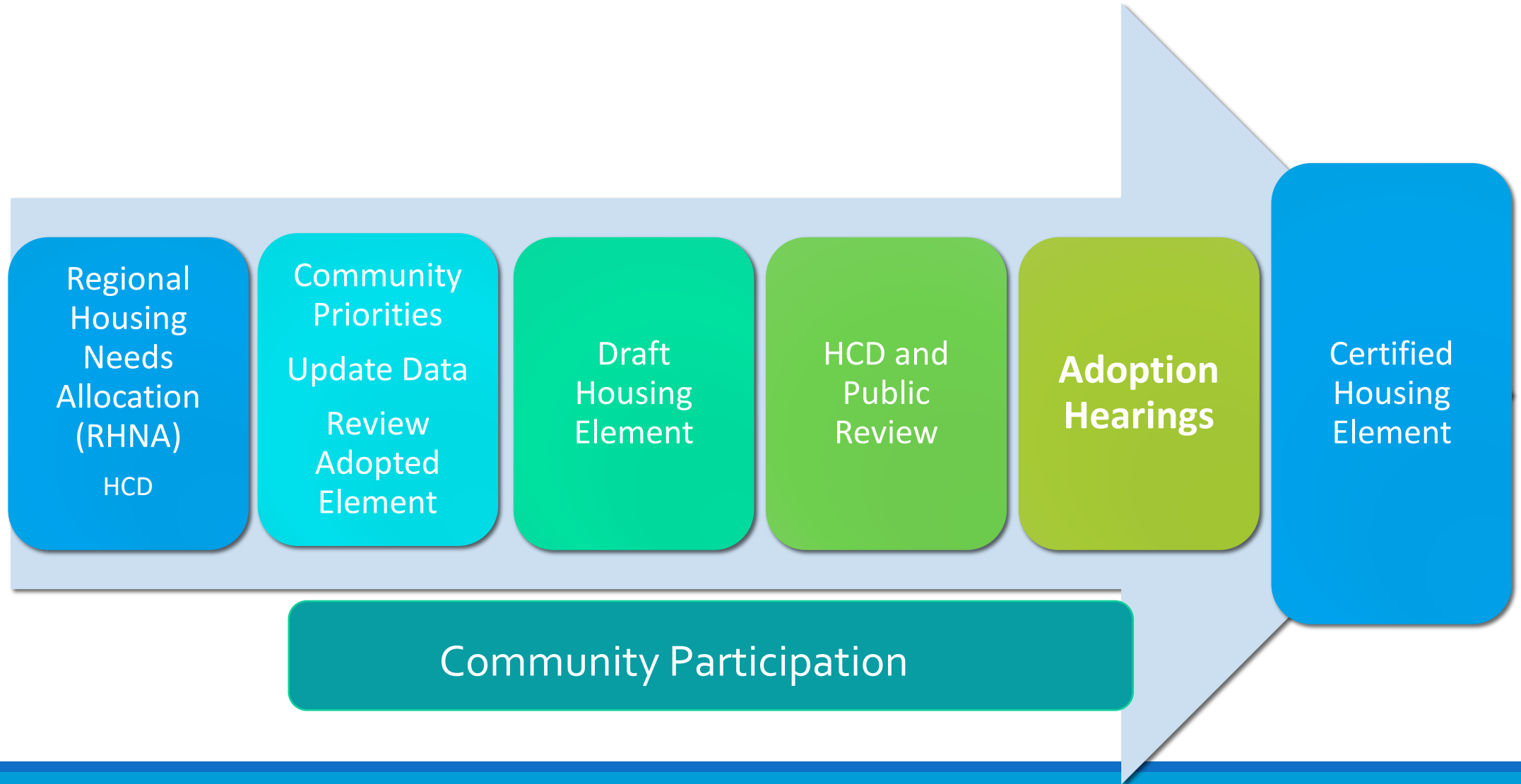
4: Adoption

- Public hearings of Planning Commission and Board of Supervisors
- Preparation of Final Housing
- Housing Element Certification

February – April 2022

PUBLIC ENGAGEMENT (ONGOING)

Housing Element Process



Opportunities for Public Involvement



The County is creatively implementing a meaningful outreach program while adhering to public health and safety measures.

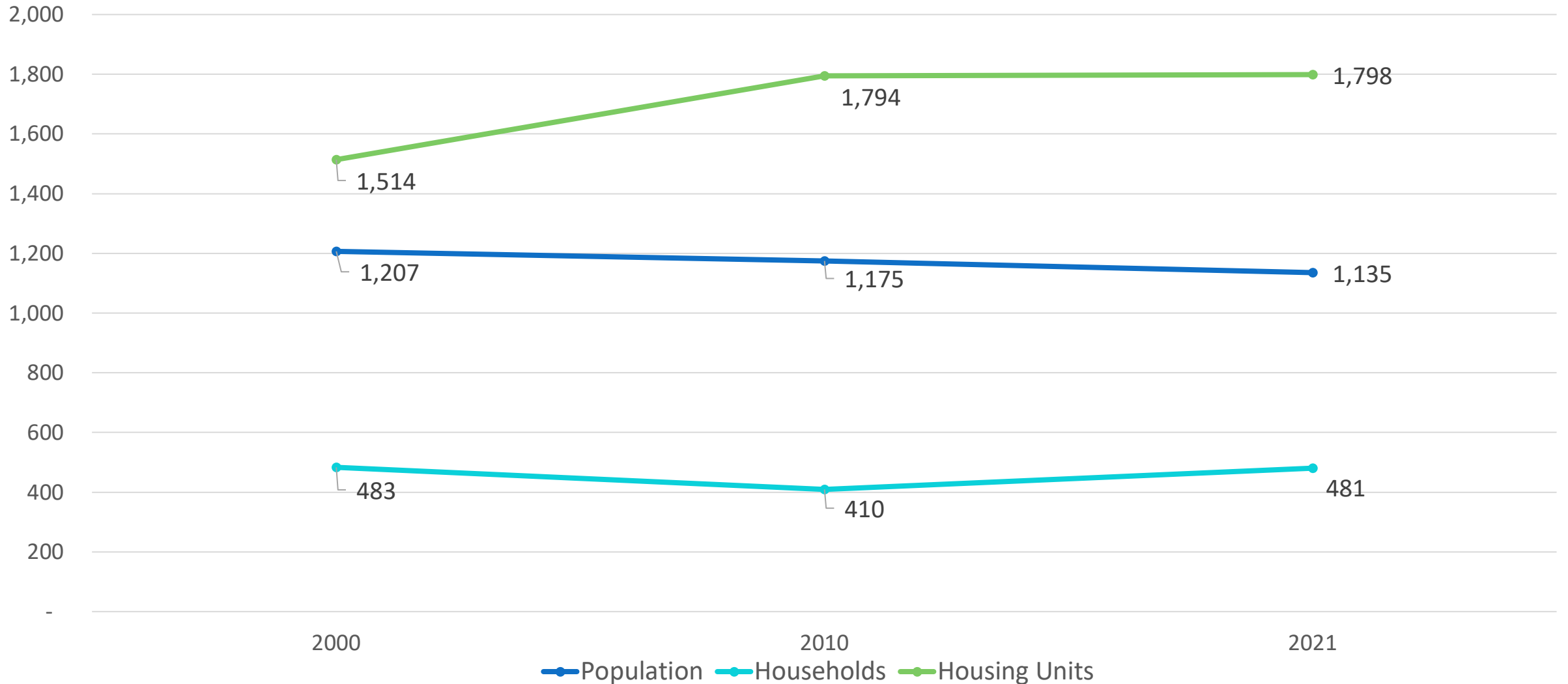


- Housing Element Webpage
- Housing Workshops
- Online Survey
- Community Open House
- Board and Planning Commission Working Sessions
- Public Hearings

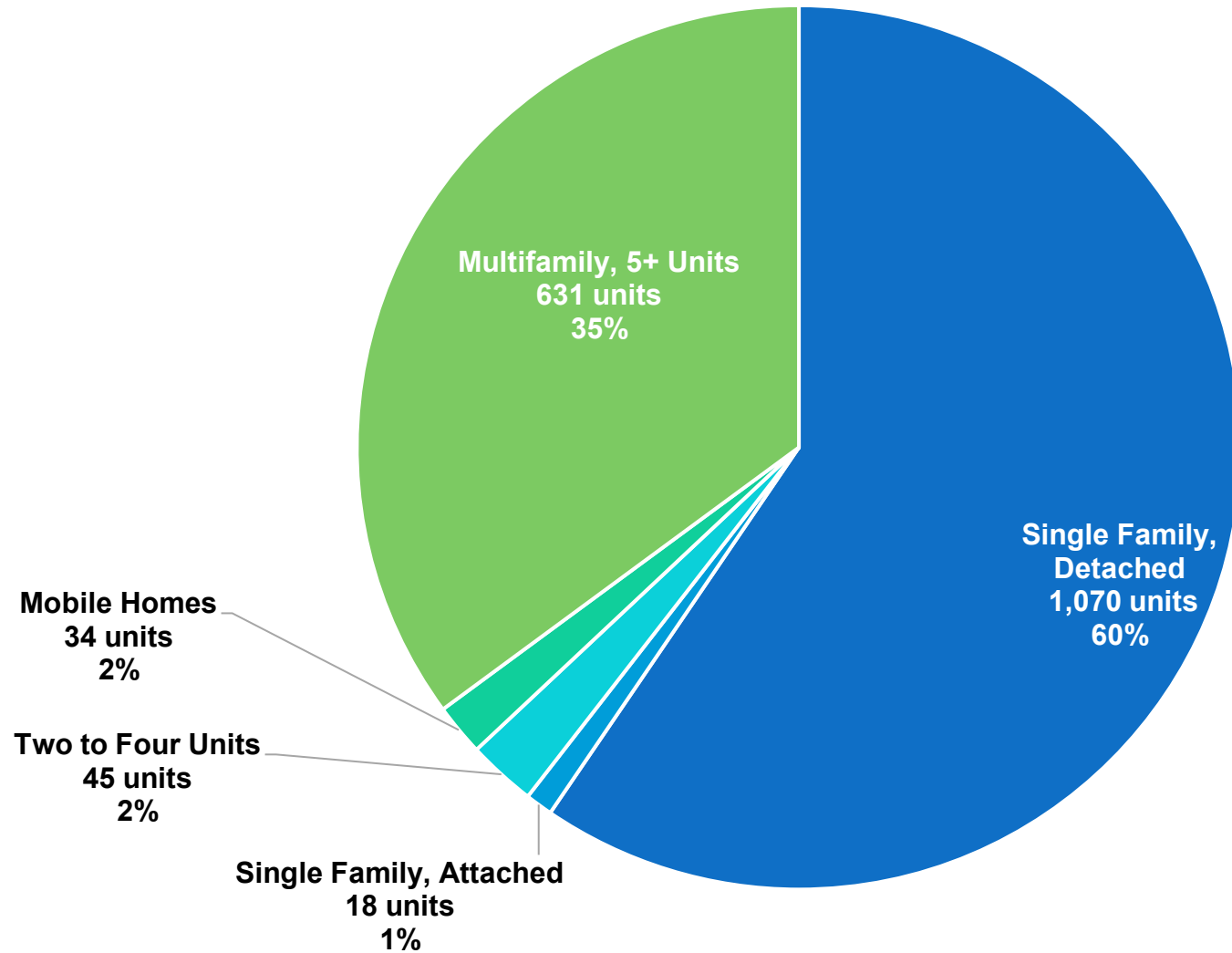
Housing Facts and Figures



Population, Household, and Housing Trends



2021 Housing Units by Type



Source: California Department of Finance (DOF), E-5 Report 2020.

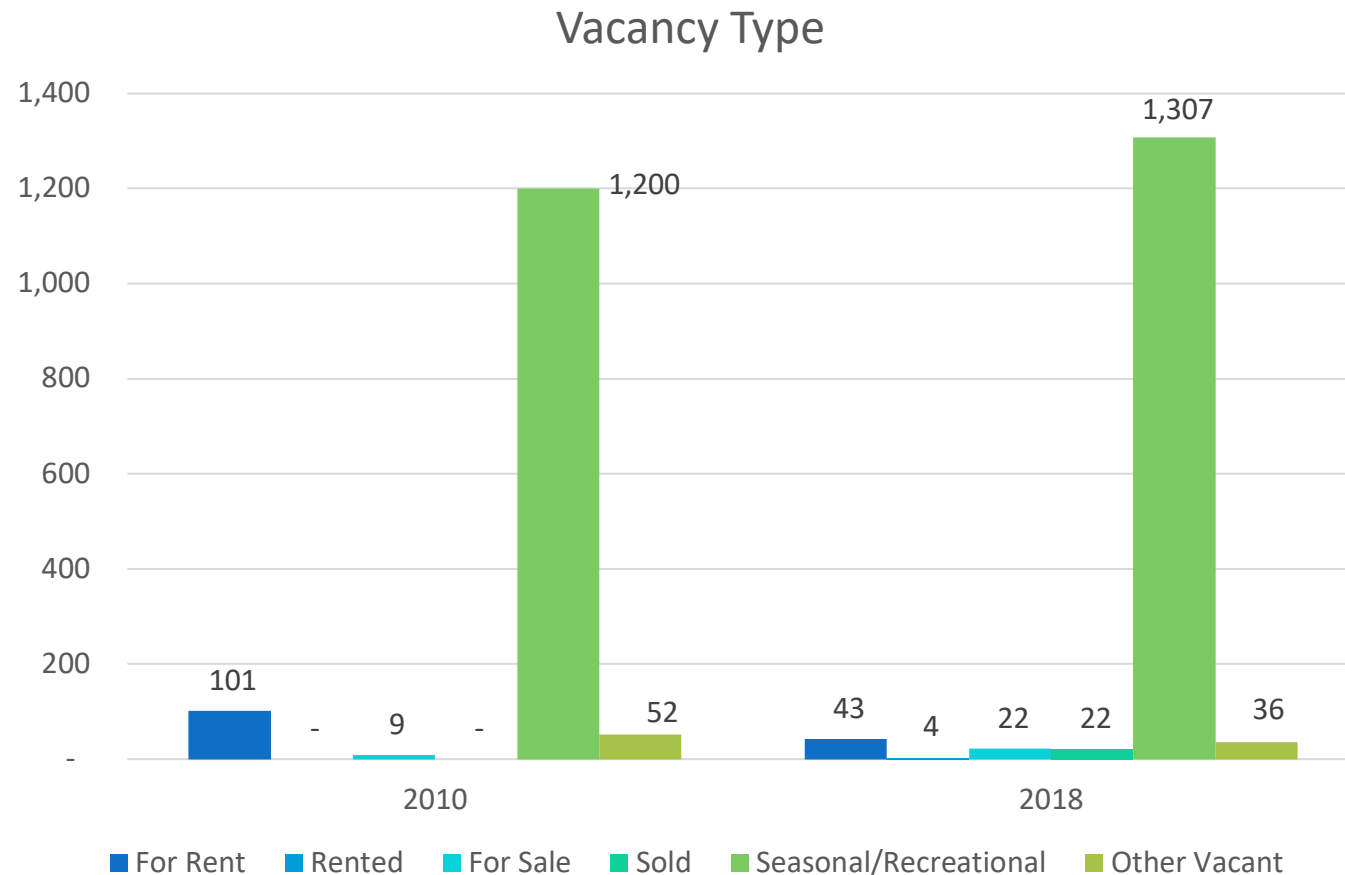
Housing Vacancy Trends



Status	2010	2018
Occupied Units	410	299
Vacant Units	1,384	1,434
Total Units	1,794	1,733

Source: American Community Survey 2006-2010 and 2014-2018 5 year estimates.

- Alpine County's Vacancy Rate has increased from 77.1% in 2010 to 82.7% in 2018.
- Seasonal/Recreational units make up 91.1% of the vacant units in 2018.
- Vacancy rate without Seasonal/Recreational units was 10.3% in 2010 and 7.3% in 2018.

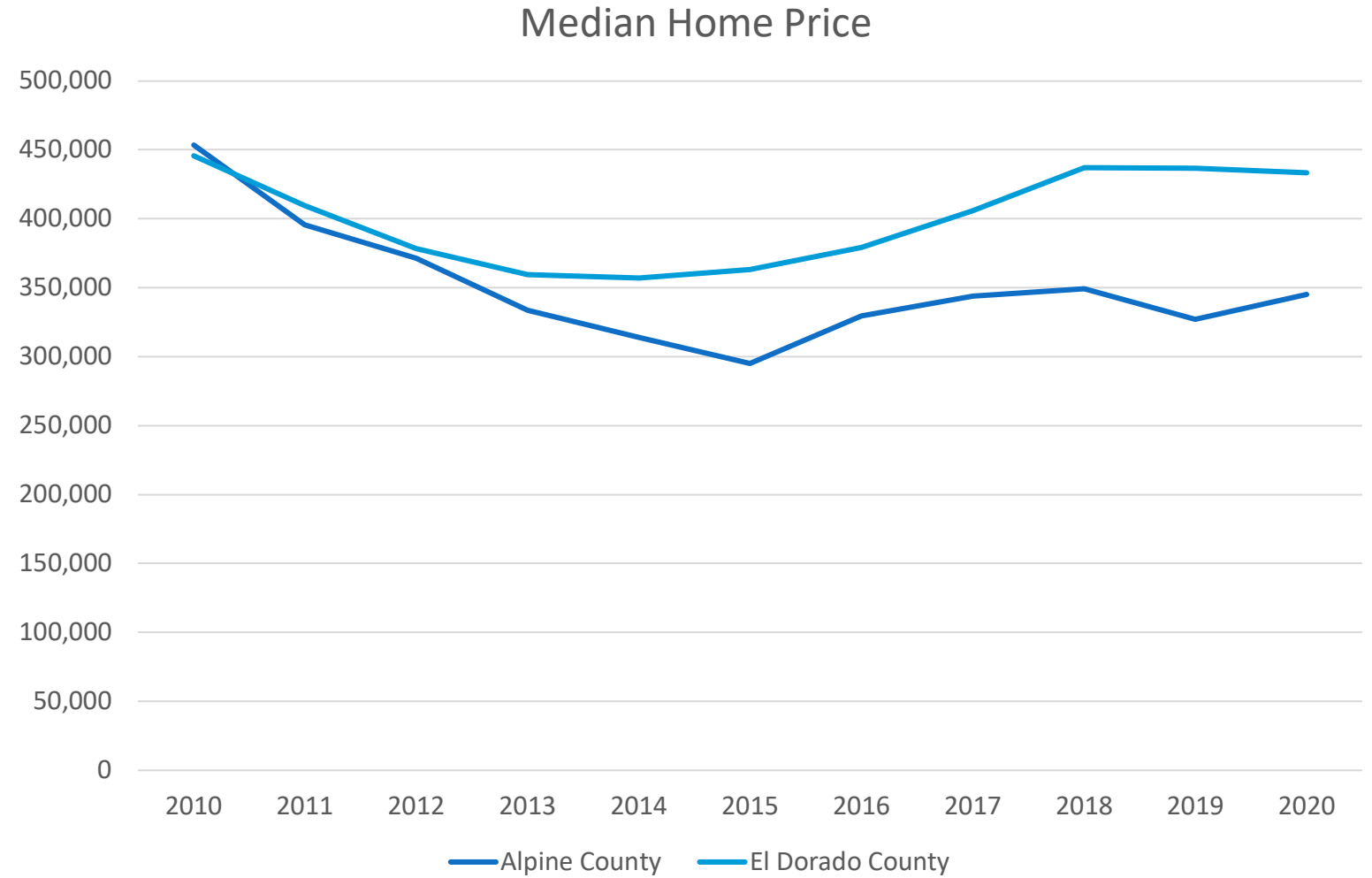


Source: American Community Survey 2006-2010 and 2014-2018 5 year estimates.

Housing Affordability – Ownership



- Home values in Alpine County have U-shaped trend with home values declining from 2010 to 2015 and slowly rising from 2015-2020.
- In October 2020, the median list price of homes in Alpine County was \$339,000 trending up 7.6% year-over-year (\$315,000).
- In October 2020, the median sale price of homes in Alpine County was \$345,000 while it was \$267,500 in 2019.

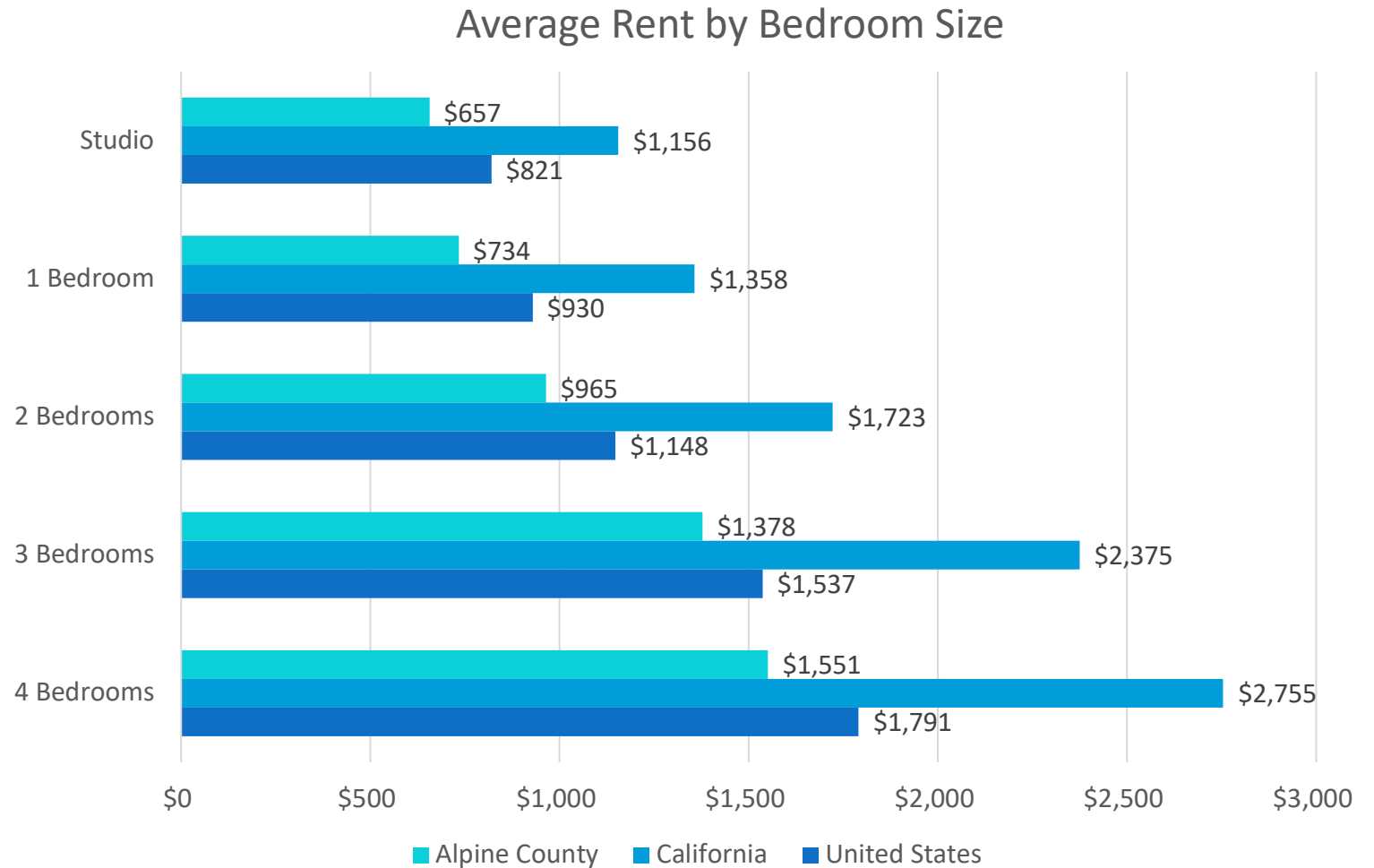


Source: ACS 2006-2010 to 2014-2018 5 year estimates; Realtor.com, Housing Market Trends in Alpine County, CA

Housing Affordability – Rentals



- The average rental rates in Alpine County are about half the average rates for California and slightly less than the average rates for the United States.
- The average rental rate in Alpine County currently ranges between \$657 to \$1,551 depending on housing size.
- Renters made up 16.1% of the occupied housing units in 2018.
- As of December 1, 2020, there were 0 rental listings on Zillow.com, realtor.com, craigslist.com, and hotpads.com.



Source: bestplaces.net/cost_of_living/county/California/alpine

Activity



Join via Computer:

www.PollEv.com/beththompson271



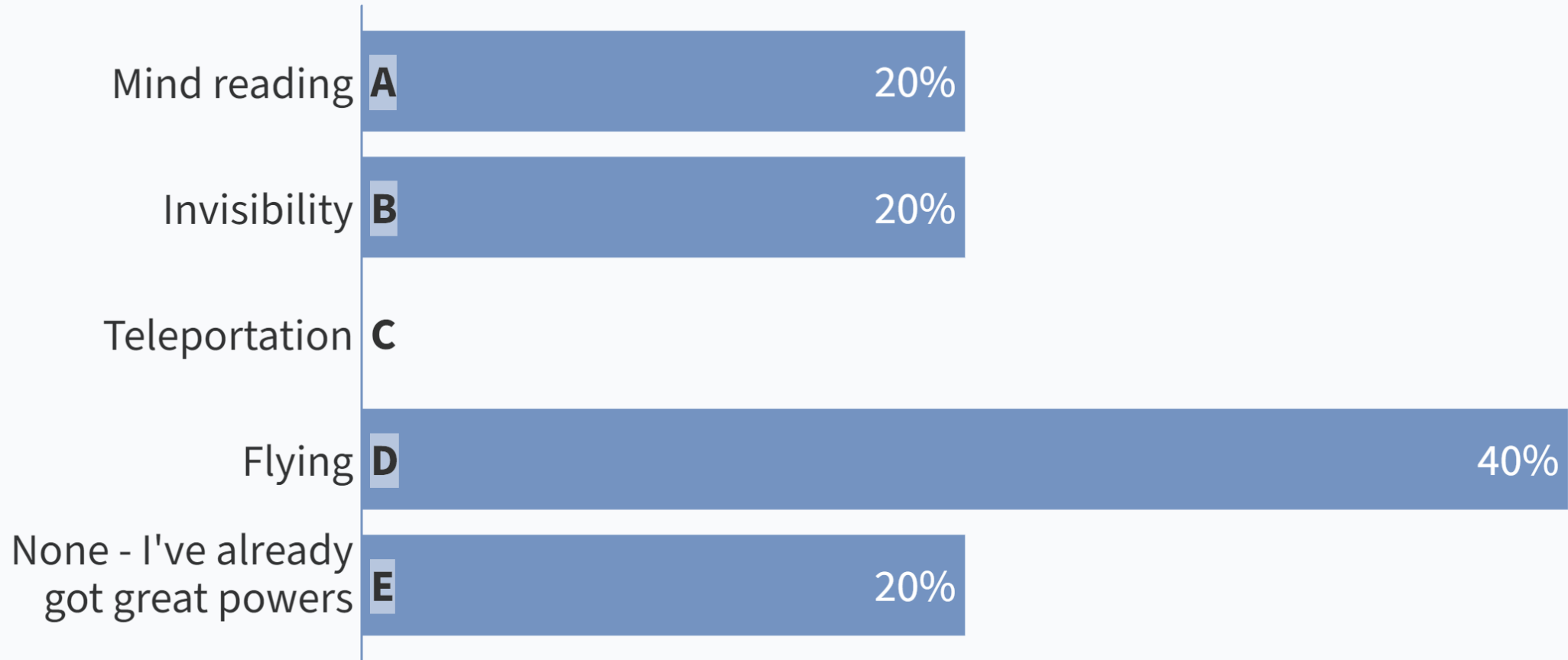
Join via Text:

Text BETHTHOMPSON271 to 22333

Respond at Pollev.com/beththompson271

Text **BETHTHOMPSON271** to **22333** once to join, then **A, B, C, D, or E**

Which superpower would you most like to have?



Respond at Pollev.com/beththompson271

Text **BETHTHOMPSON271** to **22333** once to join, then **A or B**

Do you live in Alpine County?

Yes **A**

50%

No **B**

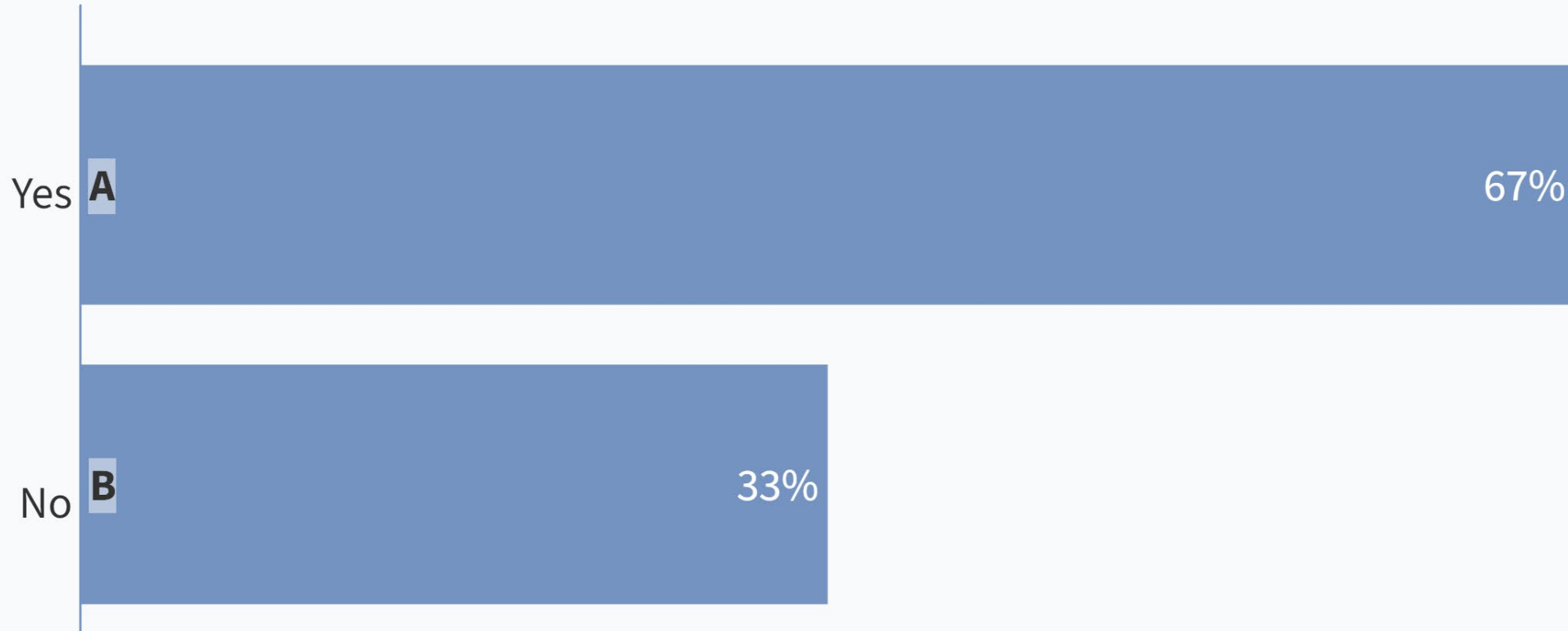
50%



Respond at PollEv.com/beththompson271

Text **BETHTHOMPSON271** to **22333** once to join, then **A or B**

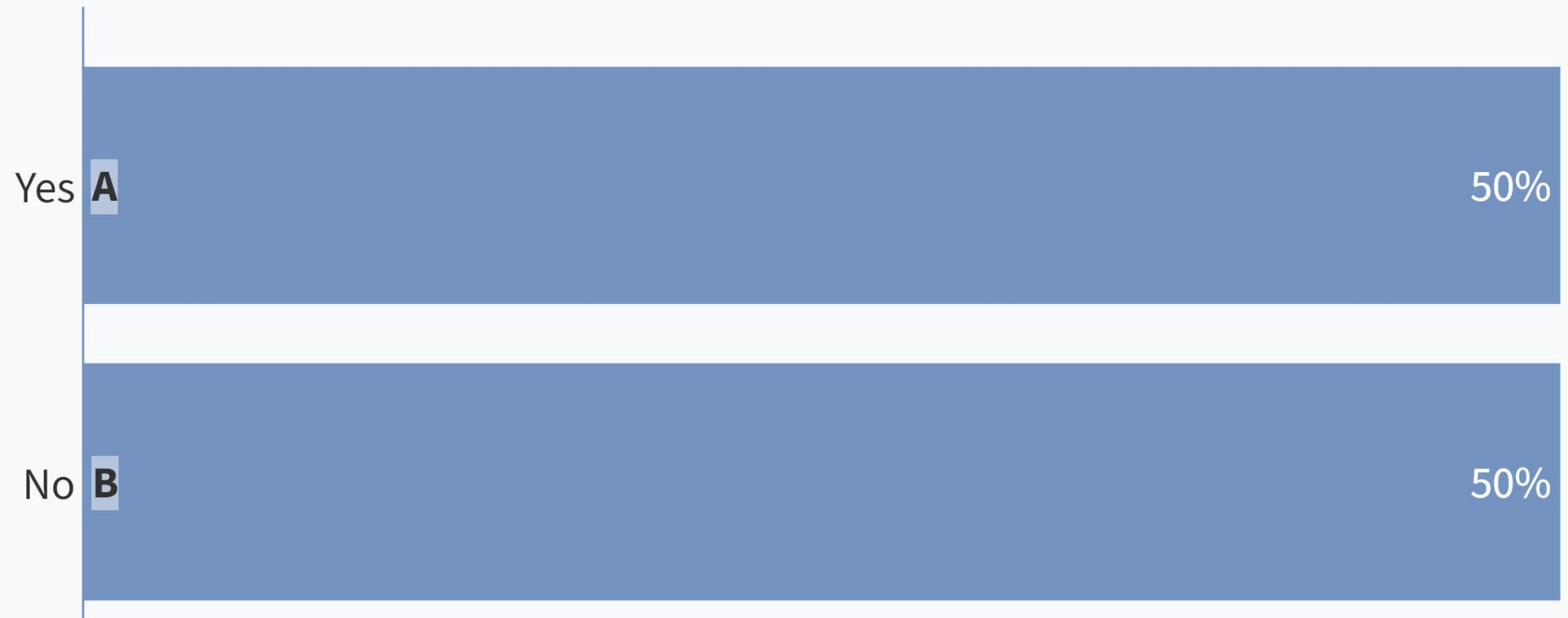
Do you work in Alpine County?



Respond at Pollev.com/beththompson271

Text **BETHTHOMPSON271** to **22333** once to join, then **A or B**

Do the housing options available in Alpine County meet your needs?



Respond at PollEv.com/beththompson271

Text **BETHTHOMPSON271** to **22333** once to join, then text your message

What are the top issues facing Alpine County related to adequate housing for the residents and local employees?



Our Role in Housing



- The Housing Element is the County’s plan for addressing State housing law requirements, including meeting its “fair share” of regional housing needs as determined by the State
- The State of California Housing and Community Development (HCD) develops methodology for distributing each region its “fair share” of regional housing needs through the Regional Housing Needs Allocation, or RHNA, process. HCD’s methodology, in part, is based on socioeconomic information like population trends, household income, home prices, and existing housing needs.
- Alpine County receives its RHNA directly from HCD and must show that there is enough land zoned for housing to accommodate its RHNA and must also demonstrate the County’s housing policies and standards are consistent with State law
- The RHNA is also broken down into annual income affordability levels which tell the County how many units need to be designated for each income level.

Our Prior and Current Allocation



The County's 2014-2019 RHNA was 30 units, of which 18 were constructed.

The County's 6th Cycle RHNA is two units:

- 1 very low income
- 1 low income

Alpine County AMI - \$94,900

El Dorado County AMI - \$91,100

Calaveras County AMI - \$81,700

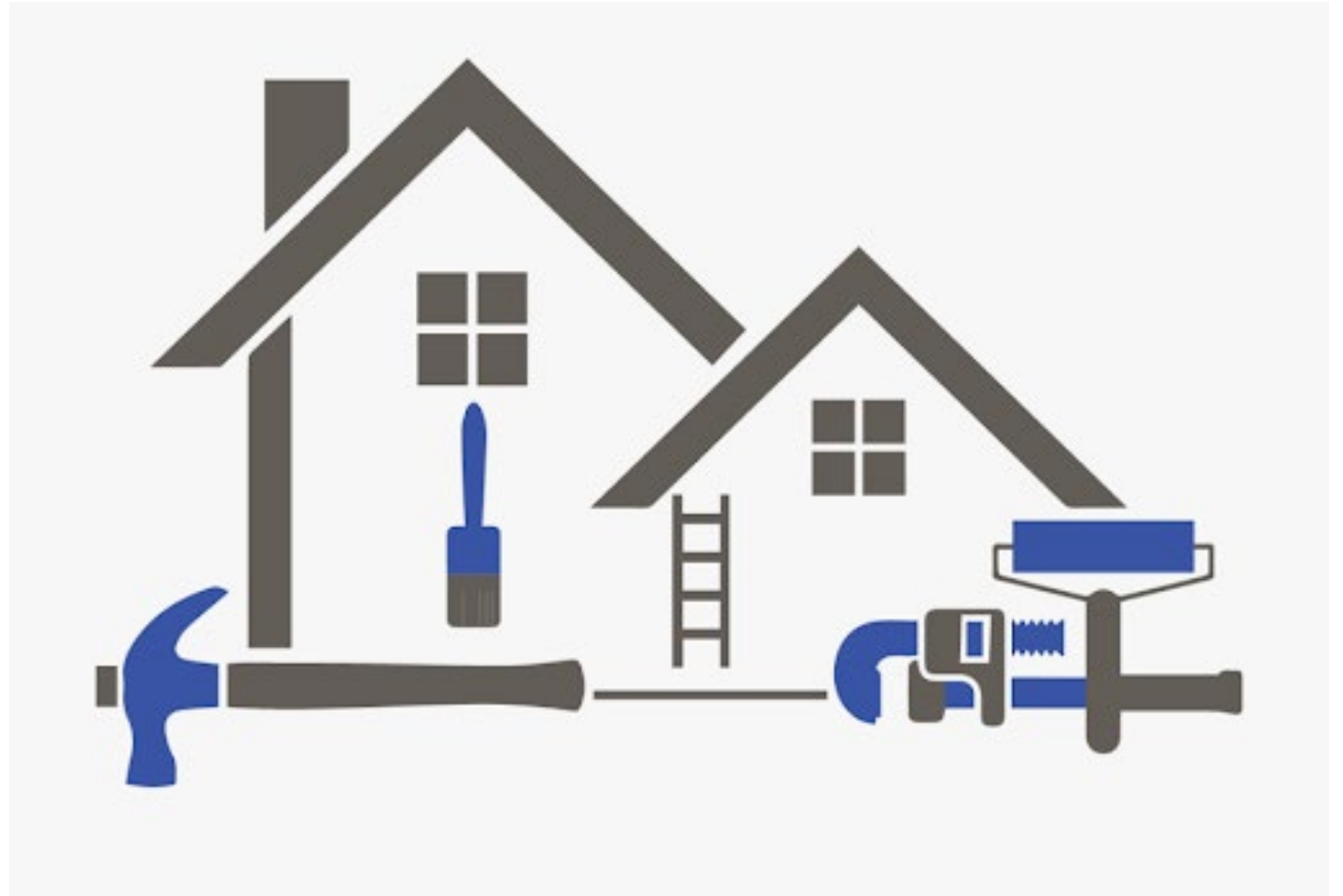
Mono County AMI - \$81,200

Allocation	Very Low	Low	Moderate	Above Moderate	Total
Area Median Income (AMI) for 4-Person Household (2021)	\$43,200	\$66,500	\$113,900	\$113,900+	--
Estimated Maximum Rent/Mortgage (2021)	\$1,080	\$1,670	\$2,850	\$2,850+	--
3 rd Cycle (2003-2007)	10	7	9	19	45
4 th Cycle (2007-2014)	16	10	14	28	68
5 th Cycle RHNA 2014-2019	7	6	6	11	30
<i>2014-2019 Units Constructed/Permitted</i>	<i>0</i>	<i>5</i>	<i>3</i>	<i>9</i>	<i>18</i>
6th Cycle RHNA 2019-2024	1	1	0	0	2
<i>Units Constructed/Permitted*</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
Remaining Capacity Needed	1	1	0	0	2

How is the County Currently Addressing Our Housing Needs?



**What's
Next?**



Opportunities for Public Involvement



Virtual Community Workshop #1 – June 2021

A. Virtual Workshop: Initial Housing Workshop will be provided as an on-line video that the community can watch at their convenience that introduces the Housing Element Update and discusses the County's housing allocation and background housing data.

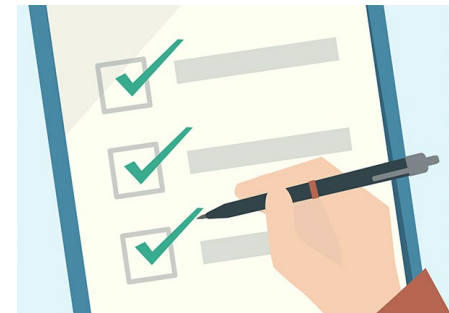
B. Community Housing Survey: Survey to identify housing needs and priorities of Alpine County, including desired housing types, locations, and needs of special populations. **Please respond to the survey by June 30th!**

Workshop #2 – November 2021

- Presentation, including overview of Draft Housing Element and summary of findings from the initial public outreach, followed by Q&A

Public Hearings – Early 2022

- Planning Commission and Board of Supervisors



Next Steps



Please visit <http://www.alpinecountyca.gov/582/Housing-Element-Update%20> to complete the ONLINE SURVEY and share your feedback on housing needs and priorities in Alpine County. Check the website for more information and project updates.

If you have any questions, please contact **Candace Stowell, Deputy Director, Community Development Department** at:

cstowell@alpinecountyca.gov

(530) 694-1361

Thank you!

Questions & Answers

