

# Agenda

# County of Inyo Planning Commission

Board of Supervisors Room  
Inyo County Administrative Center  
Independence, California

**FRANK STEWART**  
**CAITLIN (KATE) J. MORLEY**  
**TODD VOGEL**  
**CALLIE PEEK**  
**SCOTT KEMP**

**FIRST DISTRICT**  
**SECOND DISTRICT (CHAIR)**  
**THIRD DISTRICT (VICE CHAIR)**  
**FOURTH DISTRICT**  
**FIFTH DISTRICT**

Inyo County Planning Commission  
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CATHREEN RICHARDS  
PAULA RIESEN  
MICHAEL ERRANTE  
CLINT QUILTER  
GRACE CHUCHLA

PLANNING DIRECTOR  
PROJECT COORDINATOR  
PUBLIC WORKS DIRECTOR  
COUNTY ADMINISTRATOR  
DEPUTY COUNTY COUNSEL

**NOTICE TO THE PUBLIC:** In order to minimize the spread of the COVID-19 virus, Governor Newsom has issued Executive Orders that temporarily suspend certain requirements of the Brown Act. Please be advised that the Planning Commission will be conducting its hearing exclusively via videoconference by which Planning Commission Members and staff will be participating. The videoconference will be accessible to the public by computer, tablet or smartphone at:

<https://us02web.zoom.us/j/83602042313?pwd=VGRJK3B1Z3NzTGfHc0wrUVlKcWd1QT09>

You can also dial in by phone at 1-669-900-6833 Meeting Id: 836 0204 2313 and then enter Passcode: 585116. Public Comment may be provided by emailing the comments prior to the meeting. All emailed comments will be read into the record, and the Planning Commission will take that feedback into consideration as it deliberates. Please send comments to: [inyoplanning@inyocounty.us](mailto:inyoplanning@inyocounty.us)

Items will be heard in the order listed on the agenda unless the Planning Commission rearranges the order or the items are continued. Estimated start times are indicated for each item. The times are approximate and no item will be discussed before its listed time.

Lunch Break will be given at the Planning Commission's convenience.

The Planning Commission Chairperson will announce when public testimony can be given for items on the Agenda. The Commission will consider testimony on both the project and related environmental documents.

The applicant or any interested person may appeal all final decisions of the Planning Commission to the Board of Supervisors. Appeals must be filed in writing to the Inyo County Board of Supervisors within 15 calendar days per ICC Chapter 15 [California Environmental Quality Act (CEQA) Procedures] and Chapter 18 (Zoning), and 10 calendar days per ICC Chapter 16 (Subdivisions), of the action by the Planning Commission. If an appeal is filed, there is a fee of \$300.00. Appeals and accompanying fees must be delivered to the Clerk of the Board Office at County Administrative Center Independence, California. If you challenge in court any finding, determination or decision made pursuant to a public hearing on a matter contained in this agenda, you may be limited to raising only those issues you or someone else raised at the public hearing, or in written correspondence delivered to the Inyo County Planning Commission at, or prior to, the public hearing.

**Public Notice:** In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting please contact the Planning Department at (760) 878-0263 (28 CFR 35.102-3.104 ADA Title II). Notification 72 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting. Should you because of a disability require appropriate alternative formatting of this agenda, please notify the Planning Department 2 hours prior to the meeting to enable the County to make the agenda available in a reasonable alternative format (Government Code Section 54954.2).

## April 28, 2021

10:00  
A.M.

1. **PLEDGE OF ALLEGIANCE.**
2. **ROLL CALL** – Roll Call to be taken by staff.
3. **PUBLIC COMMENT PERIOD** – This is the opportunity for anyone in the audience to address the Planning Commission on any planning subject that is not scheduled on the Agenda.

- |                                   |  |
|-----------------------------------|--|
| <b>Action Item</b>                | 4. <b>APPROVAL OF MINUTES</b> – Approval of minutes from the March 24, 2021 Planning Commission Meeting.   |
| <b>Action Item Public Hearing</b> | 5. <b>CONDITIONAL USE PERMIT-2021-01/ CHIEF FARMS</b> – The applicant has applied, and met the requirements for, a Conditional Use Permit near the community of Pearsonville, in southern Inyo County. The permit would allow, following approval from the Inyo Planning Commission, for commercial cannabis microbusiness on the property. The microbusiness would include the cultivation, manufacturing, and distribution of cannabis products.   |
| <b>Action Item Public Hearing</b> | 6. <b>VARIANCE-2021-01/O’SULLIVAN</b> - The applicant has applied, and met the requirements for, a front-and-side-yard setback Variance to create an addition to the primary dwelling. This variance would allow the applicant/owner to more reasonably accommodate a second dwelling unit on the eastern side of the property. The property’s zoning designation (R2) allows for multiple dwellings. This variance is meant to accommodate that principle use. The property is located at 190 South Lone Pine Ave., in Lone Pine. |
| <b>Public Workshop</b>            | 6. <b>HOUSING ELEMENT UPDATE</b> - Staff has prepared a Public Review Draft for the 2021 General Plan Housing Element update. The update incorporates the requirements of new relevant legislation, the Regional Housing Needs Allocation (RHNA) stipulated by the State, and new demographic information. This draft is being presented to the Planning Commission and public for questions, comments and suggestions.  |

**COMMISSIONERS’ REPORT/COMMENTS**

Commissioners to give their report/comments to staff.

**PLANNING DIRECTOR’S REPORT**

Planning Director, Cathreen Richards, will update the Commission on various topics.

**CORRESPONDENCE – INFORMATIONAL**

# COUNTY OF INYO

## PLANNING COMMISSION

### MINUTES OF MARCH 24, 2021 MEETING

#### COMMISSIONERS:

FRANK STEWART  
CAITLIN (KATE) J. MORLEY  
TODD VOGEL  
CALLIE PEEK  
SCOTT KEMP

FIRST DISTRICT  
SECOND DISTRICT (CHAIR)  
THIRD DISTRICT (VICE)  
FOURTH DISTRICT  
FIFTH DISTRICT

Inyo County Planning Commission  
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#### STAFF:

CATHREEN RICHARDS  
GRACE CHUHLA  
PAULA RIESEN  
CLINT QUILTER  
MIKE ERRANTE

PLANNING DIRECTOR  
DEPUTY COUNTY COUNSEL  
PROJECT COORDINATOR  
COUNTY ADMINISTRATOR  
PUBLIC WORKS DIRECTOR

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The Inyo County Planning Commission met in regular session on Wednesday, February 24, 2021, using Zoom for our meeting. Commissioner Morely opened the meeting at 10:00 a.m. These minutes are to be considered for approval by the Planning Commission at their next scheduled meeting.

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**ITEM 1:**     **PLEDGE OF ALLEGIANCE** – All recited the Pledge of Allegiance at 10:00 a.m.

**ITEM 2:**     **ROLL CALL** - Commissioners: Caitlin Morley, Todd Vogel, Frank Stewart, Callie Peek and Scott Kemp were present.

Staff present: Cathreen Richards, Planning Director; Paula Riesen, Project Coordinator, and Grace Chuhla, Deputy County Counsel.

Staff absent: Clint Quilter, County Administrator; Michael Errante, Public Works Director.

**ITEM 3:**     **PUBLIC COMMENT PERIOD** – This item provides the opportunity for the public to address the Planning Commission on any planning subject that is not scheduled on the Agenda.

Chair Morley opened the Public Comment Period at 10:02 a.m.

With no one wishing to comment Chair Morley closed the public comment period at 10:03 a.m.

**ITEM 4:**      **APPROVAL OF MINUTES (Action Item)** – Approval of the Minutes from the February 27, 2021 meeting of the Planning Commission.

**MOTION:**      Commissioner Todd Vogel made the motion to approve the minutes. Then the motion was seconded by Commissioner Frank Stewart.

Project Coordinator, Paula Riesen proceeded with roll call for each vote.

The Motion passed 5-0 at 10:04 a.m.

**ITEM 5:**      **CONDITIONAL USE PERMIT-2020-10/DESERT GREEN - DISTRIBUTION -**  
The applicant has applied for a Conditional Use Permit. The applicant has met the application requirements for a CUP in Charleston View, in southeast Inyo County, and is seeking approval for a cannabis distribution facility, which is permitted as a conditional use for the property, following approval from the Inyo Planning Commission.

Steve Karamitros, Senior Planner, presented staff report.

Chair Morley opened the Public Hearing at 10:08 a.m.

With no one wishing to speak Chair Morley closed the Public Hearing at 10:09 a.m.

**MOTION:**      Commissioner Frank Stewart made a motion to approve the Cup-2020-10/Desert Greens – Distribution – subject to findings 1-7, and the conditions of approval 1-6, as found in our staff report and also to certify the negative declaration under CEQA, a second was made by Commissioner Scott Kemp.

Project Coordinator, Paula Riesen proceeded with roll call for each vote.

Commissioner Morley – Yes  
Commissioner Vogel – Yes  
Commissioner Stewart – Yes  
Commissioner Kemp – Yes  
Commissioner Peek - Yes

The Motion passed 5-0 at 10:10 a.m.

**ITEM 6:**      **CONDITIONAL USE PERMIT-2020-11/DESERT GREENS - CULTIVATION –**  
The applicant has applied for a Conditional Use Permit. The applicant has met the application requirements for a CUP in Charleston View, in southeast Inyo County, and is seeking approval for a cultivation site, which is permitted as a conditional use for the property, following approval from the Inyo Planning Commission.

Steve Karamitros, Senior Planner, presented staff report.

Chair Morley then asked to see the setbacks next to the neighbor's property.

Steve Karamitros discussed the decision to configure the parking lot & cultivation locations to maximize that distance between the actual cultivation and the closest residential neighbor.

Chair Morley then asked if we had received any comments or feedback from the public regarding this project.

Steve Karamitros said no, he had not received any comments.

Chair Morley opened the Public Hearing at 10:18 a.m.

With no one wishing to speak Chair Morley closed the Public Hearing at 10:19 a.m.

Chair Morley stated that she did appreciate the applicant's thoughtfulness in planning the spacing with the residents.

Commissioner Frank Stewart stated that he believes this is the first open-air applicant that the commission has reviewed.

**MOTION:** Commissioner Frank Stewart made a motion to approve the Cup-2020-11/Desert Greens – Cultivation – subject to findings 1-7, and the conditions of approval 1-7, as found in Planning's staff report, and certify the negative declaration under CEQA, a second was made by Commissioner Todd Vogel.

Project Coordinator, Paula Riesen proceeded with roll call for each vote.

Commissioner Morley – Yes  
Commissioner Vogel – Yes  
Commissioner Stewart – Yes  
Commissioner Kemp – Yes  
Commissioner Peek - Yes

The Motion passed 5-0 at 10:20 a.m.

**ITEM 7:** **RENEWABLE ENERGY PERMIT-2021-01/BARKER** - The applicant is applying for a Renewable Energy Permit to construct a 2 megawatt (MW) photovoltaic solar facility using 5,400 fixed tilt or single-axis tracker solar panels. The project site is located on two 5-acre parcels that are highly disturbed with no natural vegetation or structures on site.

Steve Karamitros, Senior Planner, presented staff report.

In July of 2018 Robbie Barker submitted a solar permit on two five acre parcels of privately owned land in Trona. Owner was unable to start the work within a year so he had to resubmit an application in February 2021. The new permit proposes to construct a

two Megawatt photo voltaic solar facility so the capacity is doubled, although the project footprint has not changed since the 2018 submittal. The project details have changed (additional solar panels, with greater efficiency than hardware available 2 years ago) and therefore the site will produce more energy. The reclamation plan cost estimate has been modified to better reflect the actual costs of decommissioning the site; however, there is no change to the original Negative Declaration of Impact. A CEQA Addendum has been performed and added to the original environmental document. Also, another update is the visual impact of the glare issue. I noted that County code addresses this issue, which is referenced in the Conditions of Approval. There have been no changes in the regards to preconstruction botanical & wildlife surveys. Some of these changes have happened within the last few days so I invited the Project Manager to address these changes, in regards the financial assurances and bond that is required.

Project Manager Anastasias wanted to clarify that they are an Electrical Engineers and Designers on the project, not the Project Manager (that's Glen's roll). Anastasias looked at the weighted rates he thought were from the County, verses a recommendation from one of our other consultants. He asked me to look at the build with the upgrades, with better modules, and better stand post equipment, different nuts and bolts, water trucks, dumpsters, labor wages for special equipment operators, and actual labor hours for the area.

Senior Planner, Steve Karamitros recommended the commission approve the findings 1-7, and the conditions of approval 1-3.

Deputy County Counsel, Grace Chuchla recommended that Steve include the dollar amount of the changes to the project.

Mr. Karamitros said the project went from \$ 103,000.00 to \$ 62,341.00.

Chair Morley asked if the original 2 five acre parcels are still the original footprint of the project.

Mr. Karamitros stated yes that is correct.

Commissioner Peek asked if there is any wildlife in the area?

Mr. Karamitros said at this point the property had been sprayed multiple times with pesticides and it seemed pretty barren, during the pre-construction survey there was no Presence detected.

Commissioner Peek thanked Mr. Karamitros and stated that she knew that was Desert Tortoise habitat and she worrying about the burrowing little guys.

Chair Morley then asked if there were any more questions or comments. With that she would like to open a Public Hearing at 10:38 am.

With no one wishing to speak, Chair Morley closed the Public Hearing at 10:28 a.m.

**MOTION:** Commissioner Todd Vogel made a motion to Approve REP-2021-01/Barker, and to Certify the Addendum of the Negative Declaration and accept Conditions of Approval 1-3 recognizing that condition 3 is where the dollar amount changed to \$ 62,341.00 and also accepting findings 1-7. Commissioner Peek made the second.

Project Coordinator, Paula Riesen proceeded with roll call for each vote.

Commissioner Morley – Yes  
Commissioner Vogel – Yes  
Commissioner Stewart – Yes  
Commissioner Kemp – Yes  
Commissioner Peek - Yes

The Motion passed 5-0 at 10:40 a.m.

**ITEM 8:** **Workshop** - The Planning Commission is hosting a public workshop for the County's 2021 Housing Element Update.

Every jurisdiction in the State of California is required to have a General Plan. It is a jurisdiction's road map for land use development. Each general plan must have 7 mandatory elements. These are: Land Use, Open Space, Conservation, Circulation, Noise, Safety and Housing.

The Housing Element is the only element in the General Plan that must be regularly updated, per State law. This is because all local governments must adequately plan to meet the housing needs of the community. Inyo County's Housing Element is on an 8-year cycle and is scheduled to be updated this year 2021.

Cathreen Richards, Planning Director, presented the Housing Element Update, and asked if there were any questions.

With there being none at this time she presented a list of questions she would like public input on.

1. Do you think there is any housing discrimination in the County?
  - Patricia Robertson at Mammoth Lakes Housing, thank you for inviting me to the meeting, and I don't know of any discrimination of housing in Inyo County.
2. Do you know of any barriers to reporting the discrimination?
  - Since none are none of then the question is mute.

3. What barriers do you think there might be to have for access housing?

- Patricia Robertson said I think there may be barriers to reporting discrimination, I know regionally we have a lack of legal aid available. Example where do I go? Do I have access to online resources, so maybe? There are some barriers to reporting issues.

\*Another question came across the zoom chat, what are the definitions of housing discrimination?

Planning Director, Cathreen Richards answered, do you feel that you were turned down because of Race, Marital Status, Gender Identification, things of that sort protected classes. Or do you feel you were ever denied housing because of those things in Inyo County?

- Deputy County Counsel commented that Cathreen's definition was spot on; the one thing we need to keep in mind is that the legal definition is directed to protected individuals.

\*Another question is coming in stated Chair Morley and asked if we could clarify it is was for rentals or housing?

Ms. Richards answered both. Then reading the question in the chat box; would income or credit be determined discrimination? Director Richards answered no, it would not.

4. Where would there be barriers where it exists?

- Tonya, what I am seeing is lack of income and credit for rentals.
- Patricia Robertson said supply of rentals and homes for sale. Prices are too high for our community. There is not enough land for development for multifamily residence. Supply at affordable prices for new home owners.
- Scott from Northern Inyo Hospital. At the hospital we have quite a few contracted workers that stay for an amount of time. Our contracted employees have mortgages at home and then they come here to help our Community and the prices are too high for them. Supply and demand, Short term renting is a problem for us. Also, their pets, they want to travel with their pets and cannot find an affordable place. We have actually purchase places for our employees so they have a place to stay.

Commission Frank Stewart asked Scott from the hospital, what type of terms or lengths are you talking about?



- Scott from Northern Inyo Hospital said it just varies. Looking at our calendar we have people coming in for two days and people coming in for a year. If I had to put an average on it I would say three months
- Patricia, I know of another barrier, cost of construction is very high and obviously very difficult to obtain. An idea is maybe local sources of help with construction prices and local sources.
- Scott from N. Inyo Hospital, the hospital actually thought about building their own housing but could not find the land available. We came close to doing it on tribal land, where we would build a small community and after so many years turn it over to the tribe. The project stalled out and we lost the funding for this project. This was about 5 or 6 years ago we could not just find the land. Yes it was for the hospital but I think it would have taken the pressure off for a while.
- Patricia, I want to elaborate on my comment and give a little context. Mammoth Lakes was going to try and convert an empty commercial Building into 11 units but could not find funding to help.
- Doug from DWP said that they are experiencing the same problems with bringing employees up to work in valley. They have had trouble with zoning restricting, garage conversions, setbacks. These are not for short term rentals.
- Jennifer Castaneda said supply of rentals and houses. Properties with that space are not allowed more than one short term rentals.
- Patricia thinks people with disabilities cannot afford to convert properties to have ramps and accessibility.

5. What type of rentals or housing do you think is needed?

- Doug from DWP, Workforce & First time buyer.
- Jennifer Castaneda, one to two bedroom but will take anything because there is nothing available for rentals.
- Patricia, affordability.
- Paula Riesen, Senior Living.
- Commissioner Stewart, single bedroom in high demand.

- Chair Morley stated that homes and rentals are hard to find because as soon as something is talked about being vacant, by word of mouth people jump to try and get a place.
6. Where do we have the most demand?
- Jennifer Castaneda, Lone Pine all the way up the valley, there is so little available, people are scrounging for places.
  - Doug from DWP everywhere.
  - Jennifer Castaneda, lack of Short Term Rentals.

Planning Director Richards said there are 50 Short Term Rentals and it does not seem to impact the demand problem.

- Patricia Roberts said the lack of Short Term Rentals has increase the price of rentals and then COVID hit and it drove the prices up that much more. The situation is impossible.
  - Scott from the N. Inyo Hospital said that the professionals he has dealt with want a house with a yard, and to be able to bring their pets.
  - Patricia Roberts suggested possibly a vacancy tax like Mammoth did, it increased the rentals.
7. Last question, what would be your dream housing situation?
- Scott from the N. Inyo Hospital said community living and community services.
  - John Kersey from China Lake Naval Weapons base, said to avoid loud noise.
  - Patricia Roberts said a safe, warm place with a good view with reasonable cost of living.

Chair Morley thanked Director Richards for a productive workshop. Then asked what The timeline will be for the Housing Element.

Director Richards stated by August we should be starting to develop polices, and working on draft, possibly 60 to 90 days. That way it will give us time for policy issues. The best Way to keep up with the changes it to follow on our web page. Thank you for your time.

**COMMISSIONERS' REPORT/COMMENTS** –

Commissioner Stewart said he had spoken with Inyo County Public Works and they are predicting work will start on Round Valley Bridge within 4 weeks.

Chair Morley stated she was excited because it has been 4 years and she will be able to Return to her regular bike route.

**DIRECTOR'S REPORT –**

Planning Director Cathreen Richards introduced Graham Meese out new Assistant Planner she thinks is will be a good fit.

**ADJOURNMENT –**

With no further business, Chair Kate Morley requested a motion to adjourn the meeting at 11:57 am. The next meeting will be set for be May 26, 2021, at 10:00 a.m.

Motion by Commissioner Todd Vogel.

Seconded by Commissioner Frank Stewart.

Project Coordinator, Paula Riesen proceeded with roll call for each vote.

Kate Morley – Yes  
Todd Vogel – Yes  
Frank Stewart – Yes  
Scott Kemp – Yes  
Callie Peek - Yes

Motion passed 5-0.

Prepared by:  
Paula Riesen  
Inyo County Planning Department



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**AGENDA ITEM NO.:** 5 (Action Item – Public Hearing)

**PLANNING COMMISSION MEETING DATE:** April 28, 2021

**SUBJECT:** Conditional Use Permit (CUP) 2021-01/Chief Farms

#### **EXECUTIVE SUMMARY**

The applicant has applied for a CUP for a cannabis microbusiness. The microbusiness use would include 15,300 ft<sup>2</sup> of cultivation; 1,440 ft<sup>2</sup> of non-volatile manufacturing; and distribution. It also includes an 840 ft<sup>2</sup> manufactured home for a full time site caretaker. The project is located at 50 W. Nine Mile Canyon Rd., near the community of Pearsonville. The applicant will be seeking approval from the Board of Supervisors for a cannabis microbusiness license.

#### **PROJECT INFORMATION.**

**Supervisory District:** 5

**Project Applicant:** Chief Farms LLC – 50 W. Nine Mile Canyon Rd, Pearsonville, CA 93527

**Property Owner:** Luis Machado – 8309 Laurel Canyon Blvd. #193, Sun Valley CA 91352

**Site Address:** Chief Farms LLC – 50 W. Nine Mile Canyon Rd, Pearsonville, CA 93527

**Community:** Pearsonville

**A.P.N.:** 037-203-05

**General Plan:** Light Industrial (LI)

**Zoning:** Light Industrial (M2-5.0)

**Size of Parcel:** 18 acres

**Surrounding Land Use:**

<b>Location</b>	<b>Use</b>	<b>General Plan Designation</b>	<b>Zone</b>
Site	vacant	Light Industrial (LI)	Light Industrial(M2-5.0)
North	vacant	Natural Resources (NR)	Open Space (OS-40)
East	vacant	Light Industrial (LI)	Light Industrial (LI)
South	vacant	Residential Rural Medium & Natural Resources (RRM &NR)	Open Space & Rural Residential (OS-40 & RR-2.5)
West	vacant	Natural Resources (NR)	Open Space (OS-40)

**Staff Recommended Action:** 1.) Approve the Conditional Use Permit (CUP) 2021-01/Chief Farms and find the project is a Negative Declaration under CEQA.

**Alternatives:**

- 1.) Deny the CUP.
- 2.) Approve the CUP with additional Conditions of Approval.
- 3.) Continue the public hearing to a future date, and provide specific direction to staff regarding what additional information and analysis is needed.

**Project Planner:** Steve Karamitros

**STAFF ANALYSIS**

Background and Overview

The applicant has applied for a CUP to operate a cannabis microbusiness. The microbusiness use would include five 3,060 ft<sup>2</sup> greenhouses (15,300 ft<sup>2</sup> of total cultivation space); a 1,440 ft<sup>2</sup> building for non-volatile manufacturing; and distribution of cannabis products. The project also includes an 840 ft<sup>2</sup> manufactured home for a full time site caretaker. The project is located at 50 W. Nine Mile Canyon Rd., near the community of Pearsonville. The applicant will be seeking approval from the Board of Supervisors for a cannabis microbusiness license. The property is zoned Light Industrial (M2), which allows for cannabis microbusiness activities with a CUP. This is a remote area of the County that primarily has open, vacant, land. The proposed location is not within 600-feet of a school, daycare, park or library; and therefore, is not prohibited by state or county regulation.

Vicinity Map



## Project location



### General Plan Consistency

The goal of this project is to permit a cannabis microbusiness for the cultivation, manufacturing, and distribution of cannabis products for commercial sale. The project is consistent with the General Plan designation of Light Industrial (LI), since it requires “warehousing, light manufacturing...and similar compatible uses where there are no significant air, odor, water, visual or hazard issues” (*Policy LU-4.1*). The cultivation greenhouses are comparable to an industrial park, and the manufacturing and distribution components also align with General Plan designations for Light Industrial. Furthermore,

this project uses the most recent air, water, and noise pollution standards (*Policy LU-4.4*), is able to maintain traffic safety and a safe circulation patterns (*Policy LU-4.6*), and has direct vehicle access to a publicly maintained roadway with sufficient parking and loading areas on site (*Policy LU-4.7*). All of these requirements for light industrial uses are outlined in the Inyo County General Plan.

Additionally, *Section 5.2.3-Economic Development Issues* (Inyo County General Plan) states that the County should “promote multiple compatible economic uses of land whenever possible” (pg. 5-5). This type of light industrial use is relatively new and supports markets and retail businesses both inside and outside the County. The microbusiness’s cultivated and manufactured products would supply retail businesses in the County, further down the supply chain, which would encourage local and visitor spending within Inyo County.

#### Zoning Ordinance Consistency

The M2 zoning designation is meant for “light, less intense, small scale manufacturing activities which normally take place within structures” (ICC 18.56.010). The project meets these criteria since the cultivation and manufacturing will have less energy consumed, and less waste produced, than a heavier manufacturing use; and, all of the industrial activities will occur in doors. Furthermore, the M2 zone explicitly allows, with a conditional use permit, cannabis microbusiness activities [ICC 18.56.040(L)]. This zone requires 1-parking space per each full-time employee plus adequate loading space. There will be ten parking spaces, enough for each full time employee. The M2 zone also allows one dwelling unit, when occupied by a project caretaker/watchman, as an accessory use (ICC 18.56.030(B)). The 840 ft<sup>2</sup> dwelling unit will be a manufactured, portable home and is therefore compliant with County code. The site has adequate space for the loading and unloading of its product and supplies. The project also meets all yard setback requirements. The only yard setback required for this project, in the M2 zone, is a 10-foot rear yard, since the southern/rear portion of the project is adjacent to a residential district (ICC 18.56.050(E)). The residentially zoned property is currently vacant; and, the project is setback from the southern/rear lot line by several acres, well outside the required rear yard setback (the project will use the northern 2 acres of a roughly 18-acre parcel).

#### **ENVIRONMENTAL REVIEW**

Conditional Use Permit 2021-01/Chief Farms is a Negative Declaration under CEQA. The applicant has incorporated design measures (listed below) as conditions of approval for the issuance of the conditional use permit, to ensure any future impacts are avoided.

#### **TRIBAL CONSULTATION**

In compliance with AB 52 and Public Resource Code Section 21080.3.1(b), tribes identified as being local to Inyo County, were notified via a certified letter on February 5, 2021 about the project and the opportunity for consultation. The tribes that were notified are: Big Pine Tribe of Owens Valley, Bishop Paiute Tribe, Fort Independence Indian Community of Paiutes, Lone Pine Paiute-Shoshone Tribe, Timbisha Shoshone tribe, Twenty-Nine Palms Band of Mission Indians, Cabazon Band of Mission Indians and the Torrez Martinez Desert Cahuilla Indians.



Staff received no comments from the public. Since the Tribe did not provide comments or schedule a formal consultation meeting within this 30-day period, the County, per Public Resources Code 21082.3 (d)(2) has considered the consultation process complete and is asking the Planning Commission to certify the Negative Declaration of Environmental Impact. No other Tribes have requested consultation on the project.

### **NOTICING & REVIEW**

The application for CUP 2021-01/Chief Farms has been reviewed by the appropriate county departments and no issues were reported.

Since no comments were provided and no formal consultation meeting date requested, staff submitted the Negative Declaration of impacts under CEQA. A Notice of Availability of the Negative Declaration was advertised in the *Inyo Register*, and posted in the Inyo County Recorder's Office & State Clearinghouse, on March 18, 2021, initiating a 21-day public review. The document was posted on the County's Planning Department webpage. No public comments were received.

The public hearing for CUP 2021-01/Chief Farms was noticed on April 8, 2021 in the *Inyo Register* and mailed to property owners within 1,500-feet of the project location as required by 18.78.360(F).

### **RECOMMENDATION**

Planning Department staff recommends the approval of Conditional Use Permit No. 2021-01/Chief Farms, with the following Findings and Conditions of Approval:

### **FINDINGS**

1. The proposed Conditional Use Permit is a Negative Declaration under CEQA and the provisions of the California Environmental Quality Act have been satisfied.  
*[Evidence: An Initial Study and Draft Negative Declaration of Environmental Impact were prepared and circulated for public review and comment pursuant to the provisions of the California Environmental Quality Act. The 21-day public comment period ended on April 8, 2021. No additional potentially significant environmental impacts from the construction and operation of the cannabis microbusiness project were identified in the course of that circulation, nor were any comments received.]*
2. The proposed Conditional Use Permit is consistent with the Inyo County General Plan Land Use designation of Light Industrial (LI).  
*[Evidence: The goal of this project is to permit a cannabis microbusiness for the cultivation, manufacturing, and distribution of cannabis products for commercial sale. The project is consistent with the General Plan designation of Light Industrial (LI), since it requires "warehousing, light manufacturing...and similar compatible uses where there are no significant air, odor, water, visual or hazard issues" (Policy LU-4.1). The cultivation greenhouses are comparable to an industrial park, and the manufacturing and distribution components also align with General Plan designations for Light Industrial. Furthermore, this project uses the most recent air, water, and noise pollution standards (Policy LU-4.4), is*

*able to maintain traffic safety and a safe circulation patterns (Policy LU-4.6), and has direct vehicle access to a publicly maintained roadway with sufficient parking and loading areas on site (Policy LU-4.7). All of these requirements for light industrial uses, which align with the proposed project, are outlined in the Inyo County General Plan. Additionally, Section 5.2.3-Economic Development Issues (Inyo County General Plan) states that the County should “promote multiple compatible economic uses of land whenever possible” (pg. 5-5). The microbusiness’s cultivated and manufactured products would supply retail cannabis businesses in the County, further down the supply chain, which would encourage local and visitor spending within Inyo County.*

3. The proposed Conditional Use Permit is consistent with the Inyo County Zoning Ordinance, which permits “cannabis microbusiness” as a conditional use in the M2 zone.

*[Evidence: Light Industrial 18.56 (M2) allows for “light, less intense, small scale manufacturing activities which normally take place within structures.” The M2 zone under 18.56.040(L) allows, with a conditional use permit, cannabis microbusiness activities. The M2 zone also allows one dwelling unit, when occupied by a project caretaker/watchman, as an accessory use (ICC 18.56.030(B)). The 840 ft<sup>2</sup> dwelling unit will be a manufactured, portable home and is therefore compliant with County zoning code. The applicant has applied for the conditional use permit to operate Chief Farms in compliance with the County’s zoning ordinance and upon approval will be consistent with the County’s Zoning Ordinance.]*

4. The proposed Conditional Use Permit is necessary or desirable.

*[Evidence: Section 5.2.3-Economic Development Issues (Inyo County General Plan) states that the County should “promote multiple compatible economic uses of land whenever possible” (pg. 5-5). This type of light industrial use is a relatively new and supports markets and retail businesses both inside and outside the County. The microbusiness’s cultivated and manufactured products would supply retail businesses in the County, further down the supply chain, which would encourage local and visitor spending within Inyo County.]*

5. The proposed Conditional Use Permit is properly related to other uses and transportation and service facilities in the vicinity.

*[Evidence: The proposed conditional use permit is for a cannabis microbusiness that includes facilities for cultivation, manufacturing, and distribution. It will not cause impacts on transportation or service facilities in the vicinity as the project’s entrance and exit are accessible via US 395; Sterling Rd (frontage road that parallels US 395); and Nine Mile Canyon Rd. No County maintained roads will be altered or affected. The project does not create a significant amount of additional people or vehicles in the area. The applicant estimates that this project will generate about 5 vehicle trips per day, which includes suppliers, facility vehicles, and employees. Per ICC 18.56.050(H), the applicant has designed the appropriate number of parking spaces (one per each full-time employee plus*

*customer parking and loading space) with a total of 10 spaces. The area between the entrance, at the guardhouse, and the cultivation/manufacturing buildings, has sufficient space and turn radius for trucks entering the project site to load and unload products.]*

6. The proposed Conditional Use Permit would not, under all the circumstances of this case, affect adversely the health or safety of persons living or working in the vicinity or be materially detrimental to the public welfare.  
*[Evidence: The proposed conditional use permit is for the operation of a cannabis microbusiness. This project will not change or increase the current level or general type of allowed uses in the Pearsonville area. The proposed security plan for Chief Farms – cannabis microbusiness has been reviewed by the Sheriff's Department as a business license requirement. The project was evaluated by Cal Fire's San Bernardino-Inyo-Mono Unit, which has jurisdiction over the project area. There were no comments or concerns conveyed; therefore, it has been determined that the project will not create impacts on the health or safety of persons living or working in the vicinity or be materially detrimental to the public welfare.]*
  
7. Operating requirements necessitate the Conditional Use Permit for the site.  
*[Evidence: A cannabis microbusiness activity requires a conditional use permit per Inyo County Code Section 18.56.040(L) and is therefore necessary for the operation of Chief Farms.]*

## **CONDITIONS OF APPROVAL**

### **1. Hold Harmless**

The applicant/developer shall defend, indemnify and hold harmless Inyo County agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul an approval of the county, its advisory agencies, its appeals board, or legislative body concerning Conditional Use Permit No. CUP 2021-01/Chief Farms. The County reserves the right to prepare its own defense.

### **2. Compliance with County Code**

The applicant/developer shall conform to all applicable provisions of Inyo County Code and State regulations. If the use provided by this conditional use permit is not established within one year of the approval date it will become void.

3. The applicant shall consult with the County Environmental Health Department and follow any regulations provided for by them regarding well and septic development.
  
4. Biology - The applicant shall conduct preconstruction presence/absence surveys for Mohave Ground Squirrel, to ensure their absence. If applicant-supplied biologists identify MGS, the applicant shall continue protocols for Mohave Ground Squirrel, in consultation with CDFW.

5. Building & Safety - Prior to ground disturbing activities, the applicant shall work with the County Building and Safety Department to ensure building best management practices, and proper water drainage designs are in place, that meet all applicable state and federal regulations.
  
6. The applicant shall work with the Lahontan Regional Water Quality Board (R6) to ensure compliance with the State's Cannabis General Order (General waste discharge requirements and waiver of waste discharge requirements for discharges of waste associated with cannabis cultivation activities).



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**AGENDA ITEM NO.:** 6 (Action Item – Public Hearing)

**PLANNING COMMISSION MEETING DATE:** April 28, 2021

**SUBJECT:** Variance 2021-01/O’Sullivan

**EXECUTIVE SUMMARY**

The applicant, Nancy O’Sullivan has applied for a variance for a single-family dwelling to encroach 6-feet into the required 25-foot front yard setback, and 2-feet into the required 5-foot side yard setback for a 192-square-foot bedroom and bathroom addition on a property zoned multiple residential, with a 6,500-sq-ft minimum (R2-6,500), located at 190 South Lone Pine Avenue, in Lone Pine.

**PROJECT INFORMATION**

**Supervisory District:** 5

**Project Applicant:** Nancy O’Sullivan, 190 South Lone Pine Avenue, Lone Pine

**Property Owner:** Nancy O’Sullivan, 190 South Lone Pine Avenue, Lone Pine

**Site Address/**

**Community:** 190 South Lone Pine Avenue, Lone Pine

**A.P.N.:** 005-111-07

**General Plan:** Residential Medium-High Density (RMH)

**Zoning:** Multiple Residential (R2), 6,500-sq-ft minimum

**Size of Parcel:** Approximately 7,500-square-feet

**Surrounding Land Use:**

<b>Location</b>	<b>Use</b>	<b>General Plan Designation</b>	<b>Zone</b>
Site	Developed - Single family residence	Residential Medium-High Density (RMH)	Multiple Residential (R2), 6,500-sq-ft minimum
North	Developed - Single family residence	Residential Medium-High Density (RMH)	Multiple Residential (R2), 6,500-sq-ft minimum
East	Developed - Single family residence	Residential Medium-High Density (RMH)	Multiple Residential (R2), 6,500-sq-ft minimum
South	Developed - Single family residence	Residential Medium-High Density (RMH)	Multiple Residential (R2), 6,500-sq-ft minimum
West	Developed - motel	Central Business District (CBD)	Central Business, Architectural design review (CB-D)

**Staff Recommended Action:**

**1.) Approve Variance 2021-01/O’Sullivan with the Findings and Conditions as provided for in the staff report and certify that it is Exempt under California Environmental Quality Act (CEQA).**

**Alternatives:**

- 1.) Deny the Variance.
- 2.) Approve the Variance with additional Conditions of Approval.
- 3.) Continue the public hearing to a future date, and provide specific direction to staff regarding what additional information and analysis is needed.

**Project Planner:**

**Steven Karamitros**

**STAFF ANALYSIS**

Variance Request & Site Characteristics

The applicant, Nancy O’Sullivan, owns a 7,519-sq-ft property, located at 190 South Lone Pine Avenue, in Lone Pine. The parcel is currently developed with a single family house and is zoned multiple residential (R2). The applicant is requesting a variance to construct a 192-square-foot bedroom and bathroom addition on the west (front) side of the home, which would encroach 6-feet into the required 25-foot front yard setback, and 2-feet into the required 5-foot side yard setback. The applicant does not wish to place this addition on the east (rear) of the existing structure because they intend to build an

additional dwelling unit in this area, as permitted by the multiple residential zoning. Development surrounding the parcel is made up of single and multi-family homes to the north, east and south, and commercial to the west.

The properties within the same block and surrounding the proposed project parcel are zoned R2-6,500-MH and many of them do not meet setback requirements. The R2 zone requires the following setbacks:

- Front: 25-feet
- Rear: 20-feet
- Side: 5-feet.

In addition, the R2 zoning requires a minimum lot width of 50-feet. The project parcel meets the 50-foot requirement with a lot width of 50 feet. Due to the planned second dwelling unit on the eastern half of the parcel, the most appropriate place on the parcel for the applicant's proposed additional bedroom is on the western side of the existing house. The proposed encroachment into the front yard set back by 6-feet results in a 19-foot front yard setback. The applicant would also like the new addition to encroach 2-feet into the required 5-foot side yard setback to maintain the existing northern boundary of the building that currently encroaches 2-feet into the side yard setback.

### Proposed Site Plan

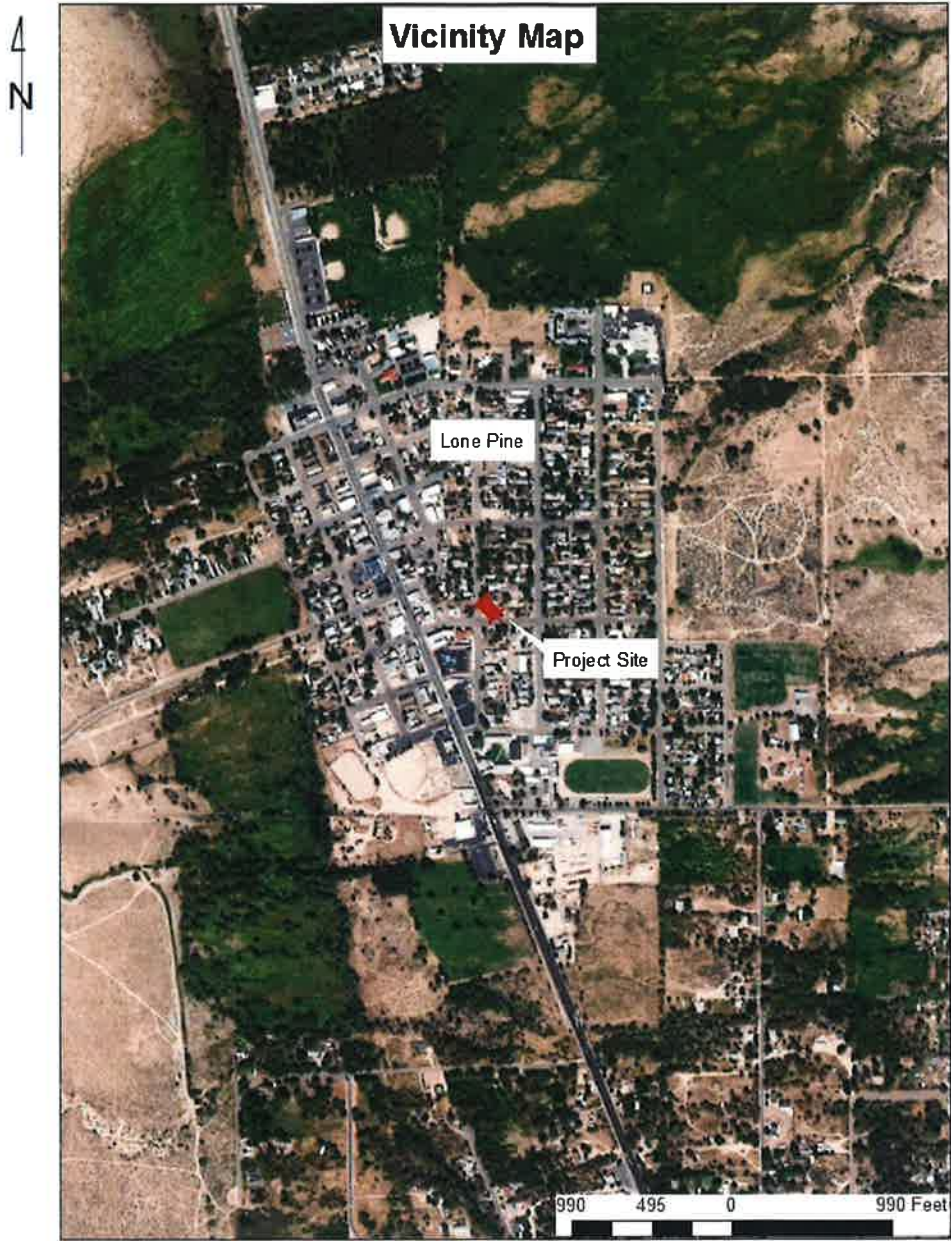


Site Map





Vicinity Map



Previous Variance History

No prior variances have been applied for regarding this property.

### Provision for Variances

The Inyo County Zoning Ordinance states that any variance to the terms of the Zoning Ordinance may be granted if such a variance would “*not be contrary to its general intent or the public interest, where due to special conditions or exceptional characteristics of the property or its location or surroundings, a literal enforcement would result in practical difficulties or unnecessary hardships*” (Section 18.81.040).

Further, the Zoning Ordinance states that the following three Findings must be affirmed in order for any variance to be granted:

1. That there are exceptional circumstances applicable to the property involved, or to the intended use, which do not generally apply to other property in the same district.
2. That the result would not be detrimental to the public welfare, or injurious to property in the vicinity.
3. That the strict application of the regulation sought to be modified would result in practical difficulties or hardships inconsistent with, and not necessary for the attainment of, the general purposes of this title.

In addition to the above Findings specified in the Inyo County Zoning Ordinance, California State Government Code requires the following Findings for any variance:

4. The proposed variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.
5. The proposed variance does not authorize a use or activity that is not otherwise expressly authorized by the zoning regulation governing the parcel of property.
6. The proposed variance is consistent with the General Plan.
7. The requirements of the California Environmental Quality Act have been met.

Affirmative variance Findings must describe the special circumstances that act to physically differentiate the project site from its neighbors and make it unique, and thus uniquely justified for a variance; alternatively, negative findings must describe how the project’s physical characteristics are not unique or exceptional, and therefore do not justify a variance.

ALL seven of the Findings must be affirmed in order for a variance to be approved.

### **ENVIRONMENTAL REVIEW**

This project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under the Class 3 exemption, 15303 “New Construction or Conversion of Small Structures (a) One single-family residence, or a second dwelling unit in a residential zone.”

## NOTICING REQUIREMENTS

The project was noticed for a Public Hearing in the *Inyo Register* on April 8, 2021, and notices were mailed to all property owners within 300-ft of the proposed project. No comments have been received by staff as of the date of this staff report.

## RECOMMENDATIONS

Approve Variance 2021-01/O'Sullivan with the Findings and Conditions as provided for in this staff report and certify that it is Exempt under CEQA.

### Findings

Staff has reviewed this application and can find that all seven of the required Findings can be affirmed:

1. That there are exceptional circumstances applicable to the property involved, or to the intended use, which do not generally apply to other property in the same district.  
*(Affirmative – Evidence: The property is a 7,519-sq-ft parcel, located at 190 South Lone Pine Avenue, and is zoned multiple residential with a 6,500 square foot minimum (R2-6,500). This zoning permits two separate single family dwellings. The owner of the property plans to add an additional dwelling unit on the second half of the property. Due to the location of the current dwelling unit, and the need to reserve the eastern portion of the lot for the second dwelling unit, the reasonable place to build this additional bedroom would be on the front of the house. The existing house also already encroaches into the required side yard set back by 2-feet.*
2. That the result would not be detrimental to the public welfare, or injurious to property in the vicinity.  
*(Affirmative – Evidence: Approving this variance will allow for an addition to a single-family dwelling to encroach 6-feet into a 25-foot front yard setback and 2-feet into a 5-foot side yard setback. Currently, there is a single family home to the north (side yard) and multiple single family dwellings to the east (rear) of the proposed variance. This encroachment request will not affect the rear yard setback, and therefore, will not affect the property located to the east. The front (west) and side (south) of the property is adjacent to Lone Pine Avenue and East Post Street, so there is no potential for impacting neighboring properties to the west or south. The original dwelling unit is setback 3-feet from the side yard (north) and the proposed 2-foot side yard encroachment will match the current setback of the house; therefore, it will not be detrimental to the property to the north. The proposed variance will not cause a situation that could be considered detrimental to the public welfare as the proposed development is a 192-square-foot bedroom addition that requires compliance with the Inyo County Department of Building and Safety.*

3. That the strict application of the regulation sought to be modified would result in practical difficulties or hardships inconsistent with, and not necessary for the attainment of, the general purposes of this title.  
*(Affirmative – Evidence: The proposed project site area is constrained by the size of the parcel, the location of the current dwelling unit, and the future plans of adding an additional dwelling unit, which is allowed as a principal permitted use. The parcel is zoned multiple residential and the owner is planning to add an additional dwelling unit to the east, limiting the available area with regard to additions to the current dwelling unit. These factors create difficulties/hardships in meeting the required setback requirements for the R2 zone. Granting a variance to encroach 6-feet into the front yard and 2-feet into the side yard setbacks would still allow the general purposes of Title 18.33 (R2) of the Zoning Code to be fulfilled, as the encroachment would not change the multiple residential character, density, or use of the property. It is also in the best interest of the County and the community to encourage the future development of the second unit.)*
  
4. The proposed variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.  
*(Affirmative – Evidence: The project site is non-conforming with respect to the current side yard setback. The applicant has designed the addition so as not to disrupt the general appearance of the single family home it will be added to. Many of the parcels located on the same block, under the same zoning regulations as the proposed variance, are also unable to meet their yard setback requirements of the R2 zone. For these reasons, the requested variance to encroach into the front and side yard setbacks cannot be said to constitute a grant of special privileges. Rather, it allows the owner to use the property in the same manner as the other properties in the vicinity.)*
  
5. The proposed variance does not authorize a use or activity that is not otherwise expressly authorized by the zoning regulation governing the parcel of property.  
*(Affirmative – Evidence: The proposed variance applies to front and side yard setback requirements. The proposed addition to a single family residence is permitted out right in the R2 Zone.)*
  
6. The proposed variance is consistent with the Inyo County General Plan  
*(Affirmative – Evidence: The requested variance presents no inconsistencies with the General Plan land use designation for the project site, which is Residential medium-high Density (RMH) a single-family and multi-family residential land use designation. The addition to the existing dwelling unit is consistent with single family home uses and the proposed variance would aid in the future construction of an additional dwelling unit, an intended use in this land designation. The general plan encourages development towards the maximum permitted density, and thus this variance and future construction are consistent with the General Plan.*

7. The requirements of the California Environmental Quality Act have been met.  
*(Affirmative – Evidence: The requested variance is not subject to the provisions of CEQA, being categorically exempt under Class 3 15303(a).)*

Conditions of Approval

- 1.) Hold Harmless: the applicant, landowner, and/or operator shall defend, indemnify and hold harmless Inyo County, its agents, officers and employees from any claim, action, or proceeding against the County, its advisory agencies, appeal boards, or its legislative body concerning Variance #2021-01/O'sullivan or applicant's failure to comply with conditions of approval.
- 2.) The applicant/developer shall conform to all applicable provisions of Inyo County Code including the Building and Safety Code and the Health and Safety Code.



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**AGENDA ITEM NO.:** 7 (Public Workshop)

**PLANNING COMMISSION**  
**MEETING DATE:** April 28, 2021

**SUBJECT:** 2021 General Plan Housing Element Update  
(General Plan Amendment No. 2021-01/Inyo County)

#### **EXECUTIVE SUMMARY**

Staff has prepared a Public Review Draft for the 2021 General Plan Housing Element update. The update incorporates the requirements of new relevant legislation, the Regional Housing Needs Allocation (RHNA) stipulated by the State, and new demographic information. This draft is being presented to the Planning Commission and the public for questions, comments and suggestions.

#### **PROJECT INFORMATION**

**Supervisorial District:** County-wide

**Recommended Action:** **Receive a presentation from staff, conduct a public workshop, and provide comments and suggestions.**

**Project Planner:** Cathreen Richards

#### **BACKGROUND**

The General Plan Housing Element is required pursuant to California Government Code Section 65580 et seq., and works to provide housing for all of Inyo County's residents. Housing Element law is one of the most complicated of the General Plan Elements and it must be approved by the State. The County's Housing Element was last updated in 2014<sup>1</sup>, and the current update is due August 30, 2021.

<sup>1</sup> <https://www.inyocounty.us/sites/default/files/2020-04/2014HousingElementUpdate-June192014.pdf>

The 2014 Housing Element was reviewed and revised by staff with the help of a consultant technical advisor. The update work has consisted of replacing the outdated demographics included in the element; a review of the policies already in place and where the county is with regard to them; and, revisions to the current policies and programs based on new state regulations for housing elements and comments received through public and stakeholder input.

**ANALYSIS**

Housing Element law declares that the availability of housing is of vital statewide importance, and the attainment of decent housing and a suitable living environment for every Californian is a priority of the highest order. Inyo County’s Housing Element provides for adequate housing for its population based on income brackets.

*Demographics*

New demographic information revealed that very little has changed in Inyo County since 2014 with regard to the types of people who live in Inyo County based on race and ethnicity, income, and housing needs. It has also not changed much in total population. In 2013 there were 14,696 people and in 2020 14,763, illustrating a 0.4-percent growth during the 7-year period.

*Regional Housing Needs Allocation (RHNA)*

The slow growth of Inyo County along with a national recession and housing crisis, led the State to greatly reduce the 2014 RHNA from the 2009 allocation. In 2009 the County was to plan for a total of 435 units; in 2014 the number was reduced to 160. For 2020 the number has increased to 205.

The breakdown of units by income category can be seen on the following table:

Income Level	Remaining RHNA Need <sup>4</sup>	Unit Provided by Land Inventory	Shortfall/Surplus
Extremely Low	23	140	+15
Very Low	23		
Low	40		
Moderate	39		
Above Moderate	80	80	0
<b>Total</b>	<b>205</b>	<b>220</b>	<b>+15</b>

Two sites have been identified for the very low, low and moderate income categories. One is on Main Street in Big Pine and the other is located outside of the Bishop City limits, just to the south of the Jack in the Box restaurant (see Appendix C of the Draft for maps). The eighty above moderate income units are identified on parcels scattered throughout the northern part of the County as infill.

*New State legislation*

Policy changes required by the State include the following:

- Transitional and supportive housing, group homes and residential care facilities need to be updated for definitions and/or where they are required to be allowed. There are also new parking requirements for these
- Program for ADU/JADU development
- Low Barrier Navigation Centers need to be added
- A RHNA sites monitoring program
- Updates to density bonus language
- Affirmatively Furthering Fair Housing section is required.

Staff addressed these requirements by proposing:

- The State's preferred language for transitional and supportive housing and group homes be allowed in all zoning districts with the same permitting requirements as any other residential unit in the same zoning district and updating their definitions and parking requirements
- A summary of the County's housing rehabilitation and ADU loan program and a program to continue to explore more ways to increase ADU development
- The addition of a definition for Tiny Homes
- Updates to the Density Bonus section of the code to meet current State regulations
- Changing the Central Business zone to allow by right multi-family housing (currently requires a Conditional Use Permit)
- Reviewing the County's residential zones to see if allowing for second homes on some of them is appropriate
- Removing the Mobile Home overlay. It is not compliant with State law and is not used
- Explore the possibility and potential funding opportunities for infrastructure development in the more rural areas of the County.

The updates to Housing Programs section are highlighted in gray in the Draft to help identify the new programs. Staff is asking for comments, especially on the housing program proposals.

About a week after this public review draft is presented to the Planning Commission it will be sent to HCD for review. HCD has 60-days to review and provide comments to the County. It can require more than one review, resubmission and revisions with HCD. Once staff addresses all of HCD's comments it will come back to the Planning Commission for another review and recommendation for the Board of Supervisors to adopt. It then goes to the Board of Supervisors for approval.

## **ATTACHMENTS**

1. Public Review Draft 2021 Housing Element Update





# INYO COUNTY HOUSING ELEMENT

2021 Housing Element Update



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## CHAPTER ONE: INTRODUCTION

### PURPOSE OF THE ELEMENT

In response to California's critical housing needs, the state legislature enacted housing element law to fulfill the goal of adequate, safe and affordable 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. The Housing Element is one of required elements of a jurisdiction's General Plan in the State of California.

Housing element law is the State's main market-based strategy to increase housing supply. The law recognizes the most critical decisions regarding housing development that 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. California Government Code Section 65588 requires that local governments regularly review and revise the Housing Element of their General Plans. For Inyo County, this is every eight years. Inyo County's last Housing Element update was in 2014 for the 5th Cycle.

California Housing Element laws have been added since the County's last Update. The State increased its ability to enforce Housing Element requirements, and the ability for the public to challenge a jurisdiction's compliance with Housing Element law. Inyo County's 6th Cycle Housing Element Update has been created to comply with current State housing law as well as other federal, state and local regulations.

### PUBLIC PARTICIPATION

The Housing Element reflects the values and preferences of Inyo County residents. The County engaged the public throughout the Update process. A total of XX public workshops and hearings were held for the Housing Element Update from November 2020 through XX, 2021. Information about these workshops and hearings can be found in Appendix A.

### CONSISTENCY WITH THE GENERAL PLAN

The Housing Element is consistent with the goals and policies of the current Inyo County General Plan. Each element in the General Plan was updated in 2001. No General Plan land use designations or regulations regarding them have been revised since 2001 that would trigger the need to update the General Plan to meet the policies and objectives of the Housing Element, or to provide for the County's fair share of the regional housing need.

This Housing Element will continue to be amended as necessary to maintain consistency with the Inyo County General Plan by incorporating appropriate revisions to the goals and policies. Additionally, the County will maintain consistency throughout the planning period upon any amendments to the Inyo County General Plan.



CHAPTER TWO: HOUSING NEEDS

POPULATION

**Population Growth Trends**

An understanding of the demographics of Inyo County – past, present, and future – is essential to the process of updating the Housing Element. According to the Department of Finance, the population of the entire county as of January 1, 2020 was 18,584 and 14,763 for the unincorporated area. Table 1 shows population growth trends from 1970 to January 2020 for the unincorporated county.

In the 1960s, Inyo County experienced a 4-percent growth rate as the county gained popularity as a destination for recreation activities and retirement. This was the largest population boom in Inyo County since the early 1900s. In the 1970s, the county saw continued but more limited growth. Population growth slowed in the 1980s, when it increased by only 244 people. Most of this population growth was the result of in-migration of older persons of retirement or near-retirement age.

The 2000 Census showed unincorporated Inyo County as one of the few California jurisdictions that lost population. In the ten-year period from 1990 to 2000, Inyo County’s population declined by 390 individuals. The 2010 Census indicated that population grew by 251 people, or 1.7-percent. The 2020 Census was not completed at the time of this update, but based on estimated population between 2010 and 2020 the population in unincorporated Inyo County grew by 96 people or less than 1 percent (0.6). The population of the unincorporated county has increased at an average annual rate of 0.4 percent, or six people per year, between 2013 and 2020.

**Table 1  
Population Growth Trends (2010–2020) – Unincorporated Inyo County**

Year	Population	Numerical Change	Average Annual Change	
			Number	Percentage
1970	12,073	--	--	--
1980	14,562	2,489	249	2%
1990	14,806	244	24	0.2%
2000	14,416	-390	-39	-0.3%
2008	14,601	185	23	0.2%
2010	14,667	66	18	0.1%
2013	14,696	29	8	0.1%
2020	14,763	67	6	0.4%

*\*Source: Census Bureau (2010 Census, 2000 Census, SF3: P1 and 1990 Census, STF3: P1), 2008 DOF (Report E-5); HCD-HE Data Packages 2013 and 2020.*





According to California Department of Finance (DOF) information, the total population of Inyo County January 1, 2020 was 18,584. Table 2 shows how the total county population between 1960 to the beginning of 2020 was distributed between the City of Bishop (the only incorporated city in the county) and unincorporated Inyo County. Between 1960 and 2020, the distribution of the county's population between the unincorporated area and the City of Bishop remained stable. As the table shows, at the beginning of 2020 79-percent of the total county population resided in unincorporated areas, while the balance (21-percent) resided in the City of Bishop.

**Table 2**  
**Inyo County Population (1960–2020)**

Year	Total Population	City of Bishop	Percentage	Unincorporated County	Percentage
1960	11,684	2,875	25%	8,809	75%
1970	15,571	3,498	23%	12,073	78%
1980	17,895	3,333	19%	14,562	81%
1990	18,281	3,475	19%	14,806	81%
2000	17,945	3,575	20%	14,416	80%
2008	18,152	3,551	20%	14,601	80%
2010	18,546	3,879	21%	14,667	79%
2013	18,573	3,877	21%	14,696	79%
2020	18,584	3,821	21%	14,763	79%

\*Source: California Department of Finance, Historical Census Population of Counties in California, 1850–1990; Historical Census Population of Places, Towns, and Cities in California, 1850–1990; City/County Population & Housing Estimates, 1990–1998 (Report E-5); City/County Population & Housing Estimates, 2000–2008 (Report E-5; HCD-HE Data Packages 2013 and 2020)

Table 3 provides a summary of the population by race/ethnicity for Inyo County (unincorporated and Bishop) from the 2014–2018 ACS. Those reporting White, American Indian, and Hispanic/Latino race and/or ethnicity made up the majority of the population in the unincorporated county with 63-percent, 13-percent, and 20-percent, respectively. The share of the population of American Indians and Hispanic/Latinos in Bishop differed from that of the unincorporated county. In Bishop, American Indians represented less than 1-percent of the city's population, which is 11-percent less than the share in the unincorporated county (13-percent). The Hispanic/Latino population in Bishop was 7-percent higher than in the unincorporated County (27-percent and 20-percent respectively).



**Table 3  
Inyo County Population by Race/Ethnicity 2018**

Race/Ethnicity	Unincorporated County		Bishop		Total County	
	Number	Percentage	Number	Percentage	Number	Percentage
White	9,022	63%	2,535	67%	11,557	64%
Black or African American	141	1%	31	1%	172	1%
American Indian or Alaskan Native	1,941	13%	15	< 1%	1,956	11%
Asian	169	1%	101	3%	270	1%
Hawaiian or Pacific Islander	34	< 1%	0	0	34	< 1%
Hispanic/Latino	2,862	20%	1,032	27%	3,894	21%
Some other race	15	< 1%	0	0	15	< 1%
Two or more races	209	< 1%	88	2%	297	2%
<b>Total Population</b>	<b>14,393</b>	<b>100%</b>	<b>3,802</b>	<b>100%</b>	<b>18,195</b>	<b>100%</b>

Source: ACS 2014-2018

**EMPLOYMENT**

The economic base of the county consists of employers that primarily serve the local population and tourists. Two major employment sectors in the county are considered export employers: hotels and the federal and state components of public administration. The local-serving employers are affected almost exclusively by population and income trends while export industries are affected by factors external to Inyo County. Table 4 provides a summary of employment by industry for Inyo County as reported by the 2014-2018 American Community Survey (ACS).

Of nearly 6,572 total jobs, the education and healthcare industry was the largest employer in the unincorporated county at about 23-percent, and the arts, entertainment, recreation and accommodations was about 17-percent. The next largest category is retail trade at 10-percent and public administration follows with 9-percent of total employment.

Economic projections suggest a continued increase in tourism-related employment and income, and only marginal growth in other private sector industries. The tourism expansion generates increases in higher paying government jobs, with the effect of increasing per capita income despite the lower pay of other tourism-supported business sectors, such as retail and lodging. Other demographic trends can contribute to the upward push in local incomes, such as the continued influx into the county of retirees with independent incomes and lower than average household sizes.



**Table 4**  
**Employment by Industry (2020) – Unincorporated Inyo County**

	Unincorporated	
	Estimate	Percent
Civilian employed population 16 years and over	6,572	100%
Educational services, and health care and social assistance	1,483	23%
Arts, entertainment, and recreation, and accommodation and	1,096	17%
Retail trade	675	10%
Public administration	621	9%
Construction	547	8%
Transportation and warehousing, and utilities	490	7%
Other services, except public administration	411	6%
Professional, scientific, and management, and administrative	362	6%
Agriculture, forestry, fishing and hunting, and mining	285	4%
Finance and insurance, and real estate and rental and leasing	256	4%
Manufacturing	161	2%
Information	110	2%
Wholesale trade	75	1%

\*Source: ACS 2014-2018

The California Employment Development Department (EDD) published projections for the fastest growing occupations in the Eastern Sierra Region (Alpine, Inyo and Mono Counties) for the years 2016 to 2026. Table 5 displays the top ten occupations that were projected to have the most growth in the Region that have annual median incomes less than Inyo County's median income of \$52,874.

The fastest growing top ten lower-income occupations in the region are projected to add 1,460 jobs by 2026 a growth of 12-percent among lower-income occupations. The "Healthcare Support" occupation category is projected to have the largest growth in the region, at 40-percent between 2016 and 2026, earning an annual median salary of \$38,748, which would fall into the Low Income category. The "Maids and Housekeeping" occupation category has lowest wage earners among the fastest growing occupations in the region, earning an annual median salary of \$24,481, which falls into the Very Low income category.



**Table 5  
Growing Lower Income Occupations in the Eastern Sierra Region,  
2016–2026**

Occupation	Annual Average Employment		Percentage Change	Annual Median Salary
	2016	2026		
Healthcare Support	200	280	40%	\$38,748
Hotel, Motel and Resort Desk Clerks	340	410	20.6%	\$26,798
Maids and Housekeeping	940	1,100	17%	\$24,481
Building and Grounds Cleaning and Maintenance	1,420	1,640	15.5%	\$26,363
Personal Care and Service	780	900	15.4%	\$27,361
Protective Services	490	560	14.3%	\$48,396
Installation, Maintenance, and Repair	820	920	12.2%	\$46,105
Food Preparation and Serving	3,020	3,380	11.9%	\$26,127
Office and Administrative Support	2,310	2,520	9.1%	\$35,754
Sales and Related Occupations	1,450	1,520	4.8%	\$28,026
<b>Total Occupation Growth</b>	<b>11,770</b>	<b>13,230</b>	<b>12%</b>	<b>--</b>

*Source: Employment Development Department, Labor Market Info: "Fastest Growing Occupations," 2016-2026.*

**HOUSEHOLD CHARACTERISTICS  
Household Growth Trends**

In 1980, there were 5,654 households in unincorporated Inyo County. According to the 2000 Census, the unincorporated county had grown to 6,033 households, representing a 6-percent increase between 1980 and 2000. In 2010 the household number had grown to 6,301. According to the January 2020 estimate provided by HCD there are 6,148 households in unincorporated Inyo County representing a 2.4-percent decrease from 2010 (2020 Census data was not available at the time of this update).

Inyo County’s aging population has a significant effect on household characteristics, as household trends for seniors differ from other demographic cohorts. Nineteen-percent of the unincorporated county’s estimated 2018 population was at least 65-years of age. Statewide, 9.6-percent of the population is at least 65 years old. The high percentage of residents aged 65 and over suggests that



Inyo County is an attractive location for retirees, and/or the people who live in Inyo County choose to age in place.

**Table 6**  
**Household Growth Trends (1980–2018) – Unincorporated Inyo County**

Year	Households	Numerical Change	Percentage Change
1980	5,654	--	--
1990	5,884	230	4%
2000	6,033	149	2.5%
2010	6,301	268	4%
2018	6,148	153	-2%

*Source: Census Bureau (2010 Census P12, 2000 Census, SF3: H6 and 1990 Census, SIT3: H4) and DOF (E-5 Report) HCD Data Package 2020*

Of the total population in unincorporated Inyo County (14,342), the majority 11,603 (81-percent) are living in households. Table 7 presents a summary of the differing household types in the unincorporated county in 2018.

**Table 7**  
**Population by Household Type (2000-2010) – Unincorporated Inyo County**

Household Type	Number	Percentage
<b>Family Households</b>	<b>4,300</b>	<b>53%</b>
Married Couple	3,211	40%
Male Householder	283	3%
Female Householder	806	10%
<b>Non-family Households</b>	<b>3,783</b>	<b>47%</b>
<b>Total Households</b>	<b>8,083</b>	<b>100%</b>

*Source: American Community Survey 2014-2018 DP02*

### Households by Tenure

According to the 2018 ACS, 72-percent of the households in unincorporated Inyo County are owner occupied. This was a decrease of 2-percent from 2010. Table 8 provides a summary of the change in tenure in the unincorporated portion of the county between 1980 and 2018. The ratio of owner to renter moves back and forth by 2-3-percent over time, indicating relative stability.



**Table 8  
Households by Tenure (1980–2010) – Unincorporated Inyo County**

	1990		2000		2010		2018	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
Owner	4,227	72%	4,386	73%	4,230	70%	4,434	72%
Renter	1,657	28%	1,647	27%	1,804	30%	1,714	28%
	<b>5,884</b>	<b>100%</b>	<b>6,033</b>	<b>100%</b>	<b>6,034</b>	<b>100%</b>	<b>6,148</b>	<b>100%</b>

Source: Census Bureau (ACS 2014-2018; 2010 Census SF1: H16; 2000 Census, SF 3: H7; 1990 Census, SF 3: H8)

According to 2018 ACS the vacancy rate in the unincorporated portion of the county was 17.6-percent, a difference of about a 1-percent increase from the 2010 vacancy rate. This indicates that there has not been a significant change in the characteristics of the County’s housing status.

Per the 2018 ACS data there are 1,312 vacant units in the unincorporated county representing 17.6-percent all units, of these, 719 were reported vacant as second homes used for “*seasonal, recreational, or occasional use.*” These vacant homes represent about 55-percent of the vacancies in the unincorporated county, showing a growing trend of second homeownership (vacant second homes represented 46-percent of vacancies in 2000). This trend can have a significant effect on housing availability and housing conditions for full time residents within the community.

The 2018 ACS reported that there were 59-rental units vacant and 6 rented, but not occupied. This is about 12-percent of the vacant housing units. There were only 3 homes for sale based on the same ACS date. This represents less than a half of a percent of the vacant units. This is a direct reflection of the tight real estate market and lack of private land available for new development. The majority of privately owned land in Inyo County that is realistically developable - already is.

Given these factors, housing growth has been minimal in Inyo County in recent years. In order to facilitate development of affordable housing, the County currently enforces and encourages state law allowing for the placement of mobile homes on all residentially zoned lots and Accessory Dwelling Unit (ADU) development. In addition, current County policy is designed to concentrate new growth within and contiguous to existing communities (e.g., Bishop, Big Pine, Independence, Lone Pine). This will ensure development of housing units in the places of greatest need and where infrastructure is readily available.

**Overcrowded Households**

The United States 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 1.5 persons per room are considered severely overcrowded and indicate a significant housing need.

According to the 2018 American Community Survey, only 156 of the total households in the unincorporated County (6,148), approximately 2.5-percent, were in overcrowded situations. This percentage is low compared to the statewide average of 6.7-percent. Overcrowding has been declining since 1980 in the unincorporated areas of Inyo County. In 1990, there were 287



overcrowded households, the 2000 Census reported 237, in 2010 there were 159 and in 2018 there were 156.

Table 9 presents overcrowding data for the unincorporated county and California as a whole. As seen in the table, 1-percent of all owner-occupied households were overcrowded, compared to 6-percent of renter-occupied households. The state reported higher percentages of overcrowding for owners (4-percent) and renters (13-percent).

**Table 9**  
**Overcrowded Households (2018) – Unincorporated Inyo County**

Households	Owners		Renters		Total
	Number	Percentage	Number	Percentage	
Total Overcrowded Households	61	1%	95	6%	156
1–1.5 Persons per Room	61	1%	85	5%	149
1.5 or More Persons per Room	0	0	10	1%	10
<b>Total Households</b>	<b>4,434</b>	<b>72%</b>	<b>1,714</b>	<b>28%</b>	<b>6,148</b>
Statewide Overcrowding Rates	4%		13%		

*Source: ACS 2018; 2021 HCD Data Package*

### Households Cost Burden

Cost burden calculations were provided by HCD data. As a rule of thumb, housing is considered affordable if less than 30-percent of household income is spent on rent or mortgage. Table 10 compares cost burden for housing between owners and renters for different income categories.

According to 2012-2016 HCD data, 24-percent of all households (both renter and owner) paid more than 30-percent of their income on housing costs. This is less than in 2010 when it was 32-percent. Table 10 shows the number of households by income category that spent over 30-percent (constituting a cost burden) on housing in unincorporated Inyo County.

Based on HCD household income data, the median household income (1-person) for the County is \$52,500, lower-income households (those earning up to 80-percent of the median income) are those making up to \$ 42,000 per year. According to the data, there were approximately 535 lower-income renter households (extremely low, very low and low) that suffered from cost burdens in paying housing costs, representing 31-percent of all renter households. The percentage of lower-income owner households that experienced a cost burden was higher with approximately 620 households or 14-percent of all owner households.



**Table 10  
Housing Cost Burden (2016) – Unincorporated Inyo County**

<b>Housing Cost as a Percentage of Household Income</b>			
<b>Renter-Occupied Households</b>			
<b>Income Range</b>	<b>Households Paying &gt; 30% of Income</b>	<b>Total Households</b>	<b>% of Total Cost Burdened Households</b>
Extremely Low	180	260	69%
Very Low	195	320	61%
Low	160	395	41%
Moderate	20	260	8%
Above Moderate	25	510	5%
Subtotal	580	1,745	31%
<b>Owner-Occupied Households</b>			
Extremely Low	210	345	61%
Very Low	240	500	48%
Low	170	760	22%
Moderate	70	390	18%
Above Moderate	285	2,445	12%
Subtotal	975	4,440	22%
<b>TOTAL</b>	<b>1,510</b>	<b>6,185</b>	<b>24%</b>

*Source: California Department of Housing and Community Development, 2020*

**HOUSEHOLD INCOME**

Household income is one of the most significant factors affecting housing choice and opportunity. Income largely determines a household’s ability to purchase or rent housing. The state and federal government classify household income into several groupings based upon the relationship to the county adjusted median income (AMI), adjusted for household size. The State of California utilizes the income groups presented in Table 11. For purposes of the Housing Element, the state income definitions are used throughout the document.





**Table 11**  
**Inyo County State Income Limits by Household Size, 2020**

	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
Extremely Low (0-30%)	\$15,800	\$18,050	\$21,720	\$26,200	\$30,680	\$35,160	\$39,640	\$44,120
Very Low (31-50%)	\$26,300	\$30,050	\$33,800	\$37,550	\$40,600	\$43,600	\$46,600	\$49,600
Low (51-80%)	\$42,100	\$48,100	\$54,100	\$60,100	\$64,950	\$69,750	\$74,550	\$79,350
Median (100%)	\$52,550	\$60,100	\$67,600	\$75,100	\$81,100	\$87,100	\$93,100	\$99,150
Moderate (81-120%)	\$63,050	\$72,100	\$81,100	\$90,100	\$97,300	\$104,500	\$111,700	\$118,950

*Source: California Department of Housing and Community Development, 2020*

#### AFFORDABILITY OF HOUSING

As shown in Table 11 above, HCD publishes official state income limits each year. The income categories are used as a determinant for qualifying households for housing programs as well as to understand how much households in the county can afford to spend on housing costs. Table 12 provides a summary of the 2020 state income limits for households by household size. The income limits are sorted by income group and presented as monthly income, monthly rent, and maximum (max.) sales price.

Monthly income is determined by dividing the annual income limit by 12-months. Monthly rent is 30-percent of the monthly income, which is the standard for determining affordable monthly housing cost. Maximum sales price is an estimate of the maximum amount a household could afford assuming a 4-percent interest rate over 30 years, in which no more than 30-percent of the household's gross monthly income is spent on housing cost.

For example, a 2-person household with an annual income of \$26,350 has a gross monthly income of \$2,196 and is considered to be a very low-income household. The affordable rent that the 2-person household could afford without being cost burdened is \$659, and the maximum sales price of a home this household can afford is \$79,026.

The affordable monthly rent and the maximum purchase price of homes in each income category will be used to determine the availability of housing affordable to each income group. This analysis can be found in the following sections of this Housing Element: Housing Rental Market and Housing Sales Market.

**Table 12**  
**Housing Affordability by Income Level – Inyo County**



Income Group	1-Person	2-Person	3-Person	4-Person
<b>Extremely Low</b>				
Monthly Income	\$1,317	\$1,504	\$1,808	\$2,183
Monthly Rent	\$395	\$451	\$542	\$655
Max. Sales Price	\$49,817	\$58,313	\$72,121	\$89,266
<b>Very Low</b>				
Monthly Income	\$2,192	\$2,504	\$2,817	\$3,1297
Monthly Rent	\$658	\$751	\$845	\$938
Max. Sales Price	\$89,721	\$103,831	\$118,094	\$132,204
<b>Low</b>				
Monthly Income	\$3,508	\$4,008	\$4,508	\$5,008
Monthly Rent	\$1,053	\$1,203	\$1,353	\$1,503
Max. Sales Price	\$149,653	\$172,412	\$195,170	\$217,929
<b>Median</b>				
Monthly Income	\$4,379	\$5,008	\$5,633	\$6,258
Monthly Rent	\$1,314	\$1,503	\$1,690	\$1,878
Max. Sales Price	\$189,253	\$217,929	\$246,302	\$274,827
<b>Moderate</b>				
Monthly Income	\$5,254	\$6,008	\$6,758	\$7,508
Monthly Rent	\$1,576	\$1,803	\$2,028	\$2,253
Max. Sales Price	\$229,005	\$263,447	\$297,586	\$331,724

Source: 2020 Income Limits, California Department of Housing and Community Development, April 2020

Note: Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

Monthly mortgage calculation: <https://www.zillow.com/mortgage-calculator/house-affordability/#zmm-calc-help>

Note: Affordable housing sales prices are based on the following assumed variables: 30-year fixed rate mortgage at 4% annual interest rate, no money down, \$800 per year homeowners insurance and 1.2 property tax rate.

### Housing Rental Market

A survey of fair market rental rates for single-family and multi-family housing in Inyo County was obtained in October 2020. Comparing the market rental rates with the affordable monthly rent amounts presented in Table 13 helps determine the supply of affordable housing for each income level. According to the results of the surveyed rental rates and the monthly rental amounts that households with 1 to 4 persons can afford, households that fall between the very low-income and low-income category can afford rental rates for multi-family housing. The survey results show that households at or below the very low-income category pay in excess of 30-percent of the monthly gross household income. Households at or above the low-income category earn sufficient monthly



incomes to afford the median monthly rental rates found in the survey for all housing types (single-family, multi-family, and mobile homes).

Table 13 reports median rental rates for the county as a whole. Communities in and around Bishop tend to offer rental rates at or above the county median rental rates. Conversely, the communities of Independence and Lone Pine typically have rental rates that are below the county median rates.

**Table 13**  
**Point-in-Time Rental Survey (Bishop, Big Pine, Independence, Lone Pine)**

NUMBER OF BEDROOMS	SINGLE-FAMILY		MULTI-FAMILY	
	MEDIAN RENT	NUMBER OF UNITS SURVEYED	MEDIAN RENT	NUMBER OF UNITS SURVEYED
1 BEDROOM	\$788	14	\$650	12
2 BEDROOM	\$850	23	\$750	16
3+ BEDROOM	\$1,750	33	N/A	0
TOTAL	\$1,500	49	\$750	31

*Source: Point-in-Time Rental Survey, Inyo County October and December 2020*

### Housing Sales Market

Home sales prices have been analyzed and compared with the affordability data in Table 12. This analysis allows the County to identify which income groups have the most difficult time finding affordable housing.

### New Home Sales

The resale price of homes in the county between 2009 and 2014 as provided by the County Assessor is shown on Table 14. The assessor sales data is shown for the communities of Unincorporated Bishop, Bishop, Big Pine, Independence, Lone Pine, and the county as a whole. According to the Assessor's report, the median sales price for mobile homes situated in mobile home parks in the county as a whole was \$22,000, which means that households at or above the extremely low-income range can afford to purchase a mobile home without being cost burdened. The community with the lowest median mobile home sale price in a park was Lone Pine at \$5,000.

The median price at which condominium units sold in the county as a whole was \$152,500, affordable to households earning above moderate income. The City of Bishop was the only community to have condo sales and the median price was \$152,500. It is difficult to calculate the resale amount of projects with 2 or more units, because the median price reports the total cost of the project and not each individual unit. The median sales price for duplex projects in the county was \$193,500, with the lowest median sale price in Independence at \$117,000. The median sale price of projects with 3 and 4 units in the county as a whole was \$202,500.

Single-family homes have the highest median sales price of all the unit types. Between 2009 and 2014, the median sales price for single-family homes in the county as a whole was \$310,000. This is



up by \$33,500 from the 2010 number of \$276,500. The extremely low household income group identified in Table 12 would be able to afford the median resale price of a single-family home in the very rural areas of south and southeast Inyo County where there are not many services. The community of Independence had the second lowest median sales price of single-family homes at \$175,000 and would be affordable to the Low Income Group. The overall median sales prices for all housing types in the entire county increased from \$150,000 in 2014 to \$215,000 in 2020. The increase in the median sales prices can be attributed to the better economic conditions than what was found for the 2014 Housing Element update analysis. This increase in sales prices also indicates that housing is becoming less affordable to more income groups.

**Table 14  
Inyo County Median Home Sales: 2014-2019**

Community	Single-family	Condo	Two Units	Three Units and Above	Mobile Home	
					In park	On Private Property
Unincorporated Bishop	\$390,000	\$180,000	\$445,000	\$182,850	\$22,000	\$250,000
Bishop	\$284,000	\$137,000	\$300,000	\$336,000	\$23,500	\$275,000
Big Pine	\$265,000	--	\$197,000	362,500	\$53,835	\$179,000
Independence	\$175,000	--	\$150,000	60,000	\$15,250	\$82,000
Lone Pine	\$199,000	--	\$133,000	153,500	\$2,000	\$140,000
Other areas North	\$380,000	--	--	--	--	--
Other areas South	\$65,000	--	\$27,000	--	\$15,000	\$25,000
<b>County Total</b>	<b>\$310,000</b>	<b>\$150,000</b>	<b>\$193,500</b>	<b>\$202,500</b>	<b>\$21,000</b>	<b>\$177,500</b>

*Source: Inyo County Assessor's Office, October, 2020*

**HOUSING STOCK CHARACTERISTICS**

**Housing Units by Type**

As shown in Table 15, unincorporated Inyo County contains a variety of housing types, including 4,689 detached single-family residences, 137 attached single-family residences, 2,267 mobile homes, and 290 multi-family units (includes “2–4 units” and “5 plus units”).

Single-family homes represent the dominant type of housing in the County. Between 2010 and 2020, the number of detached single-family residences increased by less than a percent from 4,850 to 4,879; the number of attached single-family residences increased by 3-percent from 128 to 137 units between 2010 and 2020.

Mobile homes are the second most popular housing type in Inyo County. Between 2010 and 2020 the number of mobile homes increased from 2,206 to 2,226 a 3-percent increase. This shows that mobile homes are still a popular housing type in the county, likely due to their affordability and the rural nature of the County.



Table 15 shows how Inyo County's housing stock has changed between 2010 and 2020. Not a lot of new building occurred during this time. A total of 58 units have been added to the unincorporated portion of Inyo County's housing stock, an increase of less than 1-percent.

**Table 15**  
**Housing Units by Type (2010– 2020) – Unincorporated Inyo County**

Housing Unit Type	2010		2020		Change	
	Number	Percentage	Number	Percentage	Number	Percentage
Single-Family Detached	4,850	64%	4,879	64%	29	0.5%
Single-Family Attached	128	2%	137	2%	4	3%
2–4 units	229	3%	229	3%	84	0%
5 Plus Units	139	2%	139	2%	6	0%
Mobile Home *	2,206	29%	2,226	29%	62	3%
<b>Total Units</b>	<b>7,552</b>	<b>100%</b>	<b>7,610</b>	<b>100%</b>	<b>58</b>	<b>0.7%</b>

Source: HCD Data Package, 2020

\*Mobile home category includes "Other" (e.g., RVs, campers).

Between 2010 and 2020, the county experienced an increase in single-family development and in total mobile homes. This is a little different from the trend since 1990 where single family homes had the highest share of new residential development.

Mobile Homes are, especially in rural areas, a common alternative option for affordable housing. The time between 2010 and 2020 has shown an overall rise in all real estate prices. This would create a need in the housing market for more affordable options. There has also been an increase in single family attached units another more affordable type of housing.

### Housing Stock Conditions

Structures older than 30-years are used as the accepted standard determining the need for "major rehabilitation." Based on the 2020 HCD Date Package, approximately 82-percent of all housing units within the unincorporated areas of the county were older than 30-years of age, indicating that much of the County's housing stock either needs or has had major rehabilitation. It also illustrates the very low rate of new housing construction in the County. This data is presented in Table 16 below.



**Table 16**  
**Housing Units by Age – Unincorporated Inyo County**

Year Structure Built	Number	Percentage
Built 2014 or later	58	1%
Built 2010 to 2013	156	2%
Built 2000 to 2009	567	8%
Built 1990 to 1999	744	10%
Built 1980 to 1989	1,309	18%
Built 1970 to 1979	1,733	23%
Built 1960 to 1969	1,045	14%
Built 1950 to 1959	599	8%
Built 1940 to 1949	697	9%
Built 1939 or earlier	552	7%
<b>Total</b>	<b>7,460</b>	<b>100%</b>

Source: HCD Data Package, 2020

### **SPECIAL HOUSING NEEDS**

Certain segments of the population may have more difficulty in finding decent, affordable housing due to special circumstances. In unincorporated Inyo County, these “special needs” groups include extremely low-income households, senior citizen households, large families, disabled and developmentally disabled persons, single-parent-headed households, the homeless, and farmworkers.

#### **Extremely Low-Income Households**

Table 17 displays the share of households by income category by HUD adjusted median family income (HAMFI) in the unincorporated portion of the county. The data presented in the table is reported by CHAS (Comprehensive Housing Affordability Strategy) in 2018. According to CHAS, between 2013-2017 9-percent of all households were extremely low-income. Of the 755 extremely low-income households, 380 are renters and 375 are owners. In conjunction with local community agencies and nonprofit service providers, the County has supported providing assistance to lower-income households and will continue to work to implement programs providing support that meets the housing needs of all income segments in the county.



**Table 17**  
**Unincorporated Inyo County Households by Income Level**

Income Level	Owners	Renters	Total	Percentage
Extremely low (0–30% HAMFI)	375	380	755	9%
Very low (30–50% HAMFI)	530	525	1,055	13%
Low (50–80% HAMFI)	810	770	1,580	20%
Moderate and above moderate (80% -100% HAMFI)	575	255	830	10%
Above (100% HAMFI)	2,815	990	3,805	47%
<b>Total</b>	<b>5,110</b>	<b>2,915</b>	<b>8,025</b>	<b>100%</b>

*Source: Comprehensive Housing Affordability Strategy (CHAS) HUD Data Report, 2013-2017*

Local nonprofit community agencies and the County Health and Human Service Department organize and operate a number of programs countywide, including low-income housing, emergency shelter, emergency food/commodities, and weatherization programs.

Inyo County has one assisted housing project in its jurisdiction owned by the Lone Pine Economic Development Corporation, the Mt. Whitney Apartments, which is a 33-unit housing project developed with funds from the Farmers Home Administration Section 515 Rental Housing Program and managed by a nonprofit staff.

The Housing Authority of the County of Stanislaus administers the Section 8 Housing Assistance Program - Housing Choice Voucher program, which provides vouchers for local privately owned housing to eligible families. The vouchers represent credit that can be applied to rental cost of any housing unit. Currently, there are approximately 29 vouchers allocated to Inyo County residents.

### **Persons with Disabilities**

As reported by the 2018 ACS 2,489 (14%) of the population reported a disability. As seen on Table 20 below, about less than 1% of people reporting a disability are not employed.



**Table 18  
Persons with Disability by Employment Status**

	<b>Number</b>	<b>Percentage</b>
Total	<b>8,003</b>	<b>100%</b>
In the labor force:	6,433	80%
<b>Employed:</b>	<b>6,092</b>	<b>76%</b>
With a disability	252	3%
No disability	5,804	73%
<b>Unemployed:</b>	<b>341</b>	<b>4%</b>
With a disability	21	>1%
No disability	320	4%
<b>Not in labor force:</b>	<b>1,570</b>	<b>20%</b>
With a disability	324	4%
No disability	1,246	16%

*Source: HCD 2020 Data Package*

Table 21 displays the total number of disabilities reported by type of disability. For persons between the ages of 5 and 64, cognitive disabilities were the most prevalent, followed by ambulatory and independent living difficulties. In the 65-years and over category ambulatory disabilities were the most prevalent, followed by independent living difficulties.

### **Developmentally Disabled**

The Census Bureau does not include developmental disabilities in their data and so it is not shown on Table 21. Developmental disabilities are defined as a continuing disability that originates before an individual becomes 18 years old and includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism. The Kern Regional Center located in Bakersfield, CA provides services to about 8,000 individuals with developmental disabilities who live in Inyo, Kern and Mono Counties. The Kern Regional Center reports that they serve 128-people with developmental disabilities that are from Inyo County.

People with developmental disabilities can often live and work independently. Individuals with more severe developmental disabilities may require group living quarters with supervision. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are also provided. Since developmental disabilities begin before adulthood, housing for persons with developmental disabilities is a progression from the person's living situation as a child to their needs as an adult.

There are several housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and veteran's homes. The design of housing- accessibility modifications, the proximity to services and transit, and the availability of





group living opportunities represent some of the types of considerations that are important in serving the needs of this group. Incorporating 'barrier-free' design in all, new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

The Housing Element contains Program 6.2.1 - Reasonable Accommodation. It ensures the availability of reasonable accommodations for persons with disabilities to make modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities in an effort to eliminate barriers to equal opportunity to housing of their choice. This needs to be updated in the County's zoning code and is included as such in the Housing Programs section.

**Table 19**  
**Persons with Disabilities by Disability Type**  
**Unincorporated Inyo County**

Disability	Number	Percentage
<b>Total Disability Population 5 to 64 years</b>	634	37%
With a hearing difficulty	107	6%
With a vision difficulty	79	5%
With a cognitive difficulty	325	19%
With an ambulatory difficulty	311	18%
With a self-care difficulty	191	11%
With an independent living difficulty	310	18%
<b>Total Disabilities for Ages 65 and Over</b>	1,074	63%
With a hearing difficulty	410	24%
With a vision difficulty	164	10%
With a cognitive difficulty	301	18%
With an ambulatory difficulty	776	45%
With a self-care difficulty	299	18%
With an independent living difficulty	530	31%
<b>Total Disabilities</b>	1,708	100%

*Source: 2020 HCD Data Package*

All forms of disability can hinder access to housing units of conventional design as well as limit the ability to earn adequate income. Although needs can vary widely, disabled persons need special facilities to help them overcome their disability or make their housing units more convenient. Some of these amenities include wide doorways that can accommodate wheelchairs, special bracing for handrails, lower countertops, and switches and outlets at the proper height to allow easy use. Unfortunately, very few housing units have these features, and consequently, they must be remodeled to serve the disabled. The conversion of a conventionally designed housing unit is usually well beyond the financial capability of most disabled persons.



The County actively implements state standards for the provision of accessible units in new developments. The County also encourages housing provided for disabled persons to be in close proximity to public transportation and services.

### Seniors

The special needs of many senior households result from limited fixed incomes and from physical disabilities and dependence needs. As a result, seniors experience financial difficulty in coping with rising housing costs. The financial capacity for coping with increased housing costs depends heavily on the tenure status (owner or renter) of the elderly household. With infrequent and small increases in income and potentially large increases in housing costs, seniors who rent are at a disadvantage compared to seniors who own. Table 22 displays householders by tenure and age from the HCD 6<sup>th</sup> Cycle Data Package derived from the 2018 ACS. As shown in the table, 2,043 households had a senior householder (age 65 years and older) in Inyo County, representing a significant portion of Inyo County's household population, 33-percent. Of the over 65-years household population 13-percent rent their home.

**Table 20**  
**Householders by Tenure by Age – Unincorporated Inyo County**

Householder Age	Owners	Renters	Total
Householder 15 to 24 years	17	151	168
Householder 25 to 34 years	205	503	708
Householder 35 to 44 years	485	327	812
Householder 45 to 54 years	670	250	920
Householder 55 to 59 years	578	98	676
Householder 60 to 64 years	704	117	821
Householder 65 to 74 years	913	199	1,112
Householder 75 to 84 years	681	47	728
Householder 85 years and over	181	22	203
<b>Total Households</b>	<b>4,434</b>	<b>1,714</b>	<b>6,148</b>

*Source: HCD 6<sup>th</sup> Element Data Package 2020*

One area of great concern relates to rent increases in mobile home parks. Senior citizens are particularly vulnerable and often cannot afford the cost of moving their mobile homes to less expensive spaces. For example, disassembling, moving, and reassembling a doublewide mobile home can cost several thousand dollars. To troubleshoot this problem, the County supports local assistance organizations in addressing senior housing needs through policies and programs supporting rental subsidies, tenant purchase of mobile home parks, and housing rehabilitation assistance, including weatherization.



## Large Households

Large households are defined as households with 5 or more persons. Data provided by HCD indicates that Inyo County has about 6-percent of households meeting that criterion. In comparison with the 2014 Housing Element data, the percentage of large families has decreased slightly by 1-percent. In circumstances in which the housing market does not meet the unique needs of large families, overcrowding can result. Fortunately, the county's relatively small overcrowding problem does not indicate this trend occurring on a broad scale. Table 23 shows households by tenure including large households in the unincorporated county.

The Housing Element establishes programs such as density bonus incentives for larger units and self-help housing to meet the needs of the county's large households. The County has had Density Bonus in its code for years. It will be update as well to accurately reflect current State law.

**Table 21**  
**Household Size by Tenure – Unincorporated Inyo County**

	Living Alone		2-4 persons		5+ Persons		Total	
	Number	Pct	Number	Pct	Number	Pct	Number	Pct
Owner	1,290	59%	2,937	83%	207	60%	4,434	73%
Renter	902	41%	622	17%	137	40%	1,661	27%
<b>Total Households</b>	<b>2,192</b>	<b>100%</b>	<b>3,559</b>	<b>100%</b>	<b>344</b>	<b>100%</b>	<b>6,095</b>	<b>100%</b>

Source: Source: HCD 6<sup>th</sup> Cycle Data Package

## Female-Headed Households

According to the 2020 HCD data package, 16-percent of all households within Inyo County are headed by a female and 9% of these have children. Female headed households with children are commonly in need of assistance and are often the households in most need of affordable housing, childcare, job training, and rehabilitation funds.

The financial constraints of single-parent households, especially those headed by females, are seen by the share of households reporting to be below the poverty level. The total number of families living below the poverty level is 468. Of the 468 households living below the poverty level, 188 or 5-percent of households were headed by females. Table 24 provides a summary of female headed households in the county as reported by the ACS 2014-2018.



**Table 22**  
**Female Headed Households – Unincorporated Inyo County**

Householder Type	Number	Percentage
Female Headed Households	550	16%
Female Heads with Own Children	301	9%
Female Heads without Children	249	7%
Total Householders	3,524	100%
Female Headed Households Below Poverty Level	188	5%
Total Families Below Poverty Level	468	13%

*Source: 2020 HCD Data Package*

The needs of a single, employed, parent typically includes housing that requires minimal maintenance and is located near employment, schools, transit, shopping, and day care. To address the housing needs of single-parent-headed households, the 2021 Housing Element extends existing affordability programs, such as rent subsidies, and sets forth several new programs, including supporting housing rehab, ADU and affordable housing development to increase the supply.

### **Families and Persons in Need of Emergency Shelter**

There are many social, economic, and physical conditions that have led to an overall increase in the homeless populations throughout the State of California. Factors contributing to the rise in homelessness include the general lack of housing affordable to low, very low, and extremely low-income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to lower-income persons, and the deinstitutionalization of persons with mental illness. The 2020 Point in Time Count found there are 123-homeless individuals who are homeless in the County. Seventeen of these individuals are children and 39 are homeless for the first time. Sixty-one people are living out of their vehicles. Table 25 illustrates the number of homeless people by category.



**Table 23**  
**Homeless Persons - Inyo County**

Category	Number
Total Homeless	<b>123</b>
Sheltered	22
Unsheltered	101
Number of Children	17
Chronically Homeless	26
First Time Homeless	39
Veterans	16
With a Physical Disability	39
With a psychiatric or Emotional Condition	46
Fleeing Domestic Violence	19
In Families with Children	27
Sleeping in Vehicles	61

Inyo County has a transitional housing program (THP+) that serves foster or group home children when they reach age 18. The County helps these populations find an apartment, helps with financial support, and assists with searching for employment. Area non-governmental organizations the Inyo Mono Advocates for Community Action (IMACA) and Wild Iris also operate around 14-transitional housing units.

The County does not have a homeless shelter, but along with IMACA, the Salvation Army and others, provide hotel/motel vouchers for emergency shelter. For homeless families, County Child Protective Services will rent a hotel room for one night then, County Social Services will pay for a longer-term temporary hotel rooms and assist with finding long-term housing and obtaining services.

A housing development currently being planned by IMACA within the City of Bishop will include 5-permanent Supportive Housing Units. There are currently none in Inyo County. IMACA also administers a Rapid Rehousing Project on properties scattered throughout the area. There is currently no Low Barrier Navigation Centers in the County; however IMACA is proposing one that will be located within the City of Bishop.

The County operates two Wellness Centers one on Short Street in Bishop and one on Washington Street in Lone Pine. The centers provide case management services and provide a place for anyone who needs a free shower, coffee, meals, a safe place to be, referrals, bilingual services, and activities. If no temporary shelter can be found, the centers will provide a free sleeping bag and tent. The centers do not advertise their services and instead depend on referrals from the County's Social



Services and Mental Health divisions, the Salvation Army, and IMACA. Wellness Center staff also regularly search for people in need, especially during the summer months when there are more homeless in the area - see the Governmental Constraints section of this Housing Element for more discussion on housing for persons in need of emergency shelter and transitional housing services.

**Farmworkers**

According to the 2017 USDA Census of Agriculture as shown in Tables 25 and 26, there were approximately 193 farmworkers in Inyo County, 57-percent of which are seasonal workers (i.e., less than 150 days). The housing needs of farmworkers do not represent a large portion of the County’s housing needs and can be addressed through existing programs to identify lands and assist in the development of housing for low and moderate-income households. Since farmworkers are mostly found in the unincorporated County, countywide data is representative of it.

**Table 24  
Number of Farmworkers (2012) – Inyo County**

Hired Farm Labor	
Farms	58
Workers	193

*Source: USDA 2017 Census of Farmworkers*

**Table 25  
Farmworkers by Days Worked (2017) – Inyo County**

150 Days or More		
	Farms	34
	Workers	82
Farms with 10 or More Workers		
	Farms	0
	Workers	0
Fewer than 150 Days (Seasonal)		
	Farms	33
	Workers	111

*Source: USDA 2017 Census of Farmworkers*

The 2004 update of the Inyo County Zoning Code included amendments that ensured the County is in compliance with Health and Safety Code Sections 17021.5 and 17021.6, the Employee Housing Act, to facilitate the provision of employee housing, including farmworkers.

**Units at Risk of Converting to Market-Rate Uses**

Affordable housing units in Inyo County consist of one assisted housing project, the Mt. Whitney Apartments. It is a 33-unit housing project developed with funds from the Farmers Home



Administration Section 515 Rental Housing Program. The project was constructed in 1987 and is owned by the Lone Pine Economic Development Corporation (LPEDC). Given its nonprofit ownership and operation, it has been determined that the project is not at risk of converting to market-rate housing. The state of affordable housing in the County has not changed since the 2014 update as no new assisted housing projects have been built since. The County has also not had any developments that have taken advantage of its density bonus program.

### CHAPTER THREE: NEED, RESOURCES AND CONSTRAINTS AND AFFIRMATIVELY FURTHER FAIR HOUSING

#### REGIONAL HOUSING NEED

A Regional Housing Needs Allocation (RHNA) Plan is required pursuant to Section 65584 of Article 10.6 of California Housing Element law and is prepared for jurisdictions in the State by HCD. The housing need is the minimum number of units needed to serve the projected household population and to accommodate a normal vacancy rate and the expected loss of housing stock.

As shown below on Table 27, unincorporated Inyo County has a projected housing unit need of 205 total units based on household growth expected during the 2021 Housing Element timeframe, with at least 42-percent of these units targeted toward lower-income households. The County has been allocated 46-units for very low-income households and approximately half of those are presumed to be for extremely low-income households (in accordance with AB 2634, which requires the County to document its projected extremely low-income housing need).

**Table 26**  
**Regional Housing Needs (2019-2029) – Unincorporated Inyo County**

Income Group	Number	Percentage
Extremely Low	23	11%
Very Low	23	11%
Low	40	20%
Moderate	39	19%
Above Moderate	80	39%
<b>Total</b>	<b>205</b>	<b>100%</b>

*Source: 2020 HCD Data Package*

For the 6<sup>th</sup> cycle Housing Element update, the RHNA for Inyo County covers a planning period of December 31, 2018 through April 30, 2029. Therefore, all units built or permitted between that date and the present day can be credited toward the County's RHNA. For a credit to apply to an extremely low, very low, low, or moderate-income allocation, it must have a deed restriction or otherwise documented sales price or rental rate that falls within the affordable range for those income groups.



## HOUSING ELEMENT

Population growth and development, in general, in the County is low and slow. As shown in Table 28, the County has issued no building permits since January 1, 2021. Also, no development has occurred since 2018 that counts towards the RHNA progress in Inyo County.

**Table 27**  
**Progress toward Regional Housing Needs (2019 to 2029)**

Income Group	RHNA	Units Built Since January 2019	Remaining RHNA 2021-2029
Extremely Low	23	0	23
Very Low	23	0	23
Low	40	0	40
Moderate	39	0	39
Above Moderate	80	0	80
<b>Total</b>	<b>205</b>	<b>0</b>	<b>205</b>

*Source: Regional Housing Need Plan, 2019-2029; County of Inyo Planning Department*

### RESOURCES AND CONSTRAINTS

#### Land Inventory

Inyo County has a very large land area (10,500-sq-miles). More than 98-percent of this land, however, is public land and under Federal and State management or owned by the City of Los Angeles. This leaves less than 2-percent of the land in the County for development. A vacant land inventory conducted by the County in 2020 found that most of the County’s privately owned vacant land is outside of established communities, in areas with environmental constraints, located outside of fire district boundaries (making subdivision impossible), outside of water and sewer service district boundaries (making development prohibitively expensive) and large distances from services. Virtually, all of the vacant land within or adjacent to existing infrastructure, within the communities located along the Highway 395 corridor where a majority of Inyo County’s population lives, is owned by the City of Los Angeles.

Since 1970, Inyo County and the Los Angeles Department of Water and Power (DWP) have been in litigation over the construction of a second aqueduct and associated groundwater pumping and water export. In 1989, the Inyo County Board of Supervisors and Los Angeles City Council gave tentative approval to a groundwater management agreement. An environmental impact report (EIR) was prepared by the two parties to address the impacts of the second aqueduct and the agreement. One of the mitigation measures identified in both the tentative agreement and the EIR was the need to release Department-owned lands in the Owens Valley to lessen the impacts of DWP land ownership patterns on the orderly growth of the county and affordability of housing.

The final agreement provided for the release of 75-acres of land in the county adjacent to communities with access to water and sewer systems. A majority of the properties selected are





currently zoned for residential development and were given General Plan designations appropriate for residential development. The identified parcels are in or adjacent to the communities of Lone Pine, Independence, Big Pine, and Bishop. To date none of these lands located in the unincorporated county has been sold to private interests. Past housing elements have included much of this land in the inventory, but since countless years have passed and none of it has been developed for housing, only one DWP parcel is included in this update.

The LADWP also owns properties located along the main streets of Inyo County towns that could also be considered for sale. Practically all of these properties are zoned for commercial and mixed use development that allows for multi-family dwellings.

For the 2021 update a new site list has been developed. The parcels included on it (for very low to moderate income categories) are: located within fire districts; within or adjacent to water and sewer service districts; are outside of environmentally sensitive areas; and, they are vacant. County Assessor Parcel Maps were reviewed by County staff to determine the development potential of residential lots.

#### **Analysis of Suitability - General: Physical and Environmental**

There are many physical and environmental attributes of land in Inyo County that can impede development. There are potential physical and environmental constraints to consider that can inhibit development on vacant and underutilized sites.

*Physical Attributes* – A majority of vacant parcels in Inyo County have development limitations based on their proximity to existing infrastructure. Most of the undeveloped private land in the county is located in remote areas or rural communities that do not have water and sewer systems nor are they located within a local fire district.

*Vacancy Rates* – Inyo County's reliance on tourism for its economic foundation also plays a part in the lack of available land and/or properties for suitable housing. The County has a rather high vacancy rate (about 18%), which would intuitively equate to more available rentals or sales. This is not the case; however. Many of the County's vacancies are actually second/vacation homes. This keeps them both empty most of the time and off rental and/or sales market exacerbating the already constrained housing inventory.

*Infrastructure* – As previously mentioned, many communities in Inyo County are not served by water or sewer services primarily due to the expense of creating new systems to serve outlying rural areas.

*Environmental Attributes* – Due to the remoteness and the long-term vacancies of undeveloped properties in Inyo County, there are many environmental attributes that affect developable areas. The presence of listed species is the most common. There are also wetlands, earthquake faults and some areas are also prone to avalanches. These physical attributes do not prohibit development but rather restrict development and increase development costs.

The County of Inyo does not have any Williamson Act properties but does have several large tracts of agricultural land. These lands were not considered for the land inventory identifying potential residential development.



### **Affirmatively Furthering Fair Housing (AFFH)**

All Housing Elements adopted on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the now repealed federal Affirmatively Further Fair Housing Final Rule of July 16, 2015.

Affirmatively furthering fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” These characteristics include, but are not limited to: race, religion, age, ancestry, sexual orientation, gender identity, marital status, national origin, color, familial status, or disability.

The California Department of Housing and Community Development prepared 2020 Impediments to Fair Housing Choice (AI) for regions in California. Inyo County is part of Region 8 Eastern Central California Region. It also includes: Alpine, Amador, Calaveras, Mariposa, Mono, and Toulumne counties. Information in the AI has been used, in part, to help prepared this section of the 2021 Housing Element update.

The AI contains a regional analysis of demographics, including Inyo County, for housing and specifically fair housing issues. The County’s demographic and income profile, household and housing characteristics, housing cost and availability, homeless and special needs populations are already discussed in the demographic information at the beginning of the Housing Element. These populations are also addressed in the housing program section.

Most of the counties in the Eastern Central Region had a low number of building permits occurring from 2013 to 2018 and Calaveras was the only county with a significant amount of units built that count towards the very low and low income RHNA allocation. Inyo County had a total of 31 building permits occurring between 2013 and 2018. This is an average of about 6-units per year, illustrating the slow growth and development in Inyo County. There were no very low income units, 1-low income, 8-moderate and 22-above moderate. Only 14-percent of the Inyo County’s RHNA was realized during this 5-year period, including in the above moderate category.

#### *Disproportionate housing needs*

Renters in Inyo County have a much higher percentage of housing problems than owners, according to the AI. This includes factors such as conditions of the units, overcrowding and the percentage of household income spent on rent. Data for all of the Eastern Central California Region shows that Black or African Americans have the highest percentage of cost burden for renters followed by Hispanics and those identifying as ‘other’. Inyo County has a very low Black or African American population, but a high Hispanic.

Information collected by staff for the Housing Element Update concurred with the AI in that Inyo County, as well as, the Region in general, lack an adequate supply of available housing, especially with regard to rentals. In light of this and the fact that the County has a rather high vacancy rate, the County is participating in a land lord incentive program in which low cost and forgivable loans are allocated to the owners of vacant dwelling units to fix them up and rent them out or sell them. These funds can also be used to build ADUs/JADUs. The County will be funding some of these



loans and is managing other housing rehabilitation programs such as *No Place Like Home*. Advertising for these programs will be available in English and Spanish.

#### *Access to opportunity*

Residents in the remote areas of the County have less access to opportunity than those living in the more populated areas. Towns located in the south and east parts of the County range from around 1,800 to 7 people. The people in the larger of these towns: Lone Pine, Independence and Big Pine have better access to opportunity than people in smaller communities. Some of these communities require long distance travel to schools, medical facilities, stores and etc.

Opportunity indicators were also illustrated in the AI. HCD together with the California Tax Credit Allocation Committee (TCAC) created the California Fair Housing Task Force to provide research, policy and other strategic recommendations to further assist public entities in California in affirmatively furthering fair housing. The Task force developed Opportunity Area Maps to examine and demonstrate how resources are geographically distributed. Opportunity Map Indicators include four Domains and eleven Indicators each with a Measure, as shown on Table 28.

**Table 28**  
**Opportunity Map Indicators**

Domain	Indicator	Measure
Economic	Poverty	Percent of population with income above 200% of the federal poverty line
	Adult Education	Percent of adults with a bachelor's degree or above
	Employment	Percent of adults aged 20-59 who are employed in the civilian labor force or in the armed forces
	Job Proximity	Number of jobs filled by workers with less than a BA that fall within a given radius (determined by the typical commute distance of low wage workers in each region) of each census tract population-weighted centroid
	Median Home Value	Value of owner-occupied units
Environment	CalEnviro Screen 3.0 Indicators	CalEnviro Screen 3.0 Pollution indicators (Exposures and Environmental Effect indicators) and processed values
Education	Math Proficiency	Percentage of 4th graders who meet or exceed math proficiency standards
	Reading Proficiency	Percentage of 4th graders who meet or exceed literacy standards
	High School Graduation Rates	Percentage of high school that graduated on time
	Student Poverty Rate	Percent of students not receiving free or reduced-price lunch
Filter	Poverty and Racial Segregation	Poverty: Tracts with at least 30% of the population falling under the federal poverty line Racial Segregation: Tracts with a racial Location Quotient of higher than 1.25 for non-Hispanic Blacks, Hispanics, non-Hispanic Asians, or all people of color in comparison to the county

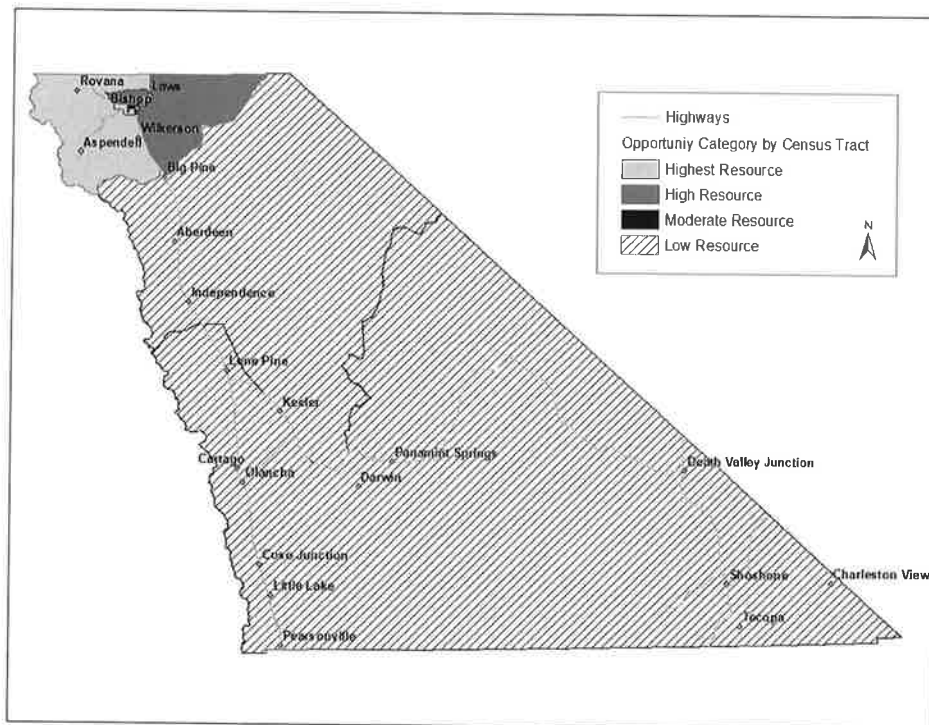


## HOUSING ELEMENT

The Task force defines opportunities as pathways to better lives, including health, education, and employment. The opportunity maps are intended to display which areas, based on the task force's research, offer low-income people (including children) the best chance at economic advancement, high educational attainment, and a healthy physical environment.

As shown below, Inyo County has Census Tracts in the Highest Resource to Low Resource areas. Being in the highest resource area means that the data indicates, if low-income residents could afford to live there, they would have a high opportunity to thrive. This becomes less so as the resource level drops. The sites selection section (follows) identifies 2-sites (Site 1 and Site 2) for very low, low and moderate income units. They are located in moderate (Site 1) and low (Site 2) resource areas. Independent of the resource areas, these sites are in areas that have need of very low, low and moderate income housing opportunities. The County is adding a program to the 2021 Housing Element Update to research possible opportunities and potential funding sources to help develop infrastructure in the more remote locations in the County to help promote more housing development.

### Opportunity Map



As the map indicates, the south part of Inyo County is categorized as low resource. This is a huge area, with much in Death Valley National Park and the Inyo Nation Forest. The communities that are there, are small, Lone Pine is the largest with approximately 1,800 people. Resources in the areas outside of the towns are scarce primarily due to their remoteness. It is also hard to determine where the low resource areas actually are, based on the very large land area these Census Tracts cover.



There are likely much higher resources in the towns, than in the undeveloped areas and therefore the Opportunity Categories might not be fully representative of the County's small towns.

#### *Fair housing enforcement and outreach*

The Fair Housing Act prohibits discrimination in housing because of: Race; Color; National Origin; Religion; Sex; Familial Status; Disability or other protected characteristics. In California the Department of Fair Employment and Housing (DFEH) take complaints regarding employment and fair housing infractions. The annual reports prepared by DFEH for the years 2015-2019 showed there were no fair housing complaints filed in Inyo County.

#### *Segregation and integration (by race, disability, familial status, income)*

Because Inyo County's towns are small and the geographies used to illustrate segregation are too large, it is difficult, at best, to determine whether there are pockets of concentrated protected classes in the County. The small town sizes most likely works to the benefit of better integration than is found in urban areas. For example, all children in a specific Inyo County town go to the same school. Everyone has access to the same stores, transit system, parks, medical facilities and etc. According the DFEH reports 2015-2019 there were no reports of civil rights infractions in Inyo County. At a larger scale, some of the towns located in remote areas do tend to have lower income residents than in the more populated area in the northern part of the County near the City of Bishop. People living in these areas must travel long distances to acquire goods and services, but even in these instances, everyone who lives in these communities face the same limitations.

#### *Racially/ethnically concentrated areas of poverty*

The Housing and Urban Development Department (HUD) Racially and Ethnically Concentrated Areas of Poverty (RECAPs) illustrate the cross sections of poverty and segregation found within a community. These areas are common throughout California; however, the Eastern Central Region does not have any RECAP areas according to the current data used to identify them. This means that there are not intersections of concentrated poverty and race/ethnicity illustrated in Inyo County.

### **Analysis of Realistic Capacity**

The Residential Site Inventory only evaluates those lands that are sufficiently served by existing infrastructure, can be easily connected to sewer and water systems, or have the required area for individual water wells and septic or leach systems.

### **Sites Suitable for Very Low, Low and Moderate Income Units**

Inyo County's RHNA allocation for very-low (includes extremely low), low and moderate-income units is 125, with no carry over units from 2014. The County has identified 2-sites (see Appendix C for maps) that can accommodate the allocations, these include:

**Site 1 – Big Pine Main Street/Bartell** – This is an approximate 2-acre parcel that is located in the community of Big Pine. The General Plan designation of this parcel is Central Business District and



it allows up to 24-dwelling units per acre. This parcel is zoned Central Business and can accommodate housing at the required 20 dwelling units per acre. These units can be a mix of (very-low, low and moderate-income households). Adequate sewer and water is available to this parcel and it is located in a local fire district. It is currently owned by the City of Los Angeles.

**Site 2 – First Street/Bishop** – This parcel is over 5-acres and has General Plan and Zoning designations of Public Facility. These designations conditionally allow for the required 20 dwelling units per-acre. These units can be a mix of (very-low, low and moderate-income households). Adequate sewer and water is available to this parcel and it is located in a local fire district. It is currently owned by Inyo County.

### **Sites Suitable for Above Moderate Income**

The County identified 58 infill parcels that can accommodate the 80 above moderate income dwelling units identified in the RHNA. All of these parcels are located within a local fire district boundary so they can be subdivided where appropriate. These parcels are also either located within or adjacent to a water and sewer service provider, or they are over .5-acres as recommended for septic systems.

Communities in the more remote areas of the county such as Keeler, Darwin, Cartago, Olancho, Tecopa, Shoshone, Sandy Valley, and Charleston View, include vacant parcels with residential zoning. Since limited development of residences in these areas can be anticipated, they are not included in the land inventory. These areas do; however, provide for additional residential development opportunities throughout the planning period.

Accessory Dwelling Units are also a realistic means to provide more housing opportunities in Inyo County. Permits are being applied for more frequently for ADUs in the County and the County has updated its code to reflect all current State regulations regarding ADUs. Although not counted towards the site inventory, they will most likely add to it during the 6<sup>th</sup> Housing Element Cycle. The County's house rehabilitation loan program also includes funding for ADU and JADU development.

Table 29 below provides a site-by-site inventory of the vacant land that is currently available to provide sites to meet the County's 2021 RHNA. Table 30 provides a comparison of the County's remaining RHNA with the capacity provided by the sites in Table 29. The capacity for the following sites is considered a reasonable estimate based on General Plan designation, zoning, surrounding uses, the parcel's location within the County, and general development trends as understood by County staff.



**HOUSING ELEMENT**

**Table 29  
Vacant Land Inventory – Unincorporated Inyo County  
(SEE MAP IN APPENDIX B)**

Site number	APN	Project Type	GP Designation	Zoning	Allowable Density	Acres	General Plan Max. Units	Capacity at 20-unit required capacity	Existing Use	Infrastructure Present/On-site Constraints
1	004-120-11	Big Pine Main Street/Bartell	CBD	CB	7.6-24	2.4	24	40	Vacant	Water and sewer available to property
2	008-240-01	First Street/Bishop	PF	P	N/A	5.69	N/A	100	Vacant	Water and sewer available to property
3	002-036-10	Subdivision	RMH	RMH-5,800	7.6-15	0.17	2	2	Vacant	Water and sewer available to property
4	002-034-07	Infill	RM	RMH-5,800	4.6-7.5	0.15	2.6	1	Vacant	Water and sewer available to property
5	002-095-09	Infill	RM	RMH-5,800	4.6-7.5	0.15	1.1	1	Vacant	Water and sewer available to property
6	002-051-04	Infill	RM	RMH-5,800	4.6-7.5	0.15	1.1	1	Vacant	Water and sewer available to property
7	002-043-14	Infill	RM	RMH-5,800	4.6-7.5	0.15	1.1	1	Vacant	Water and sewer available to property
8	002-055-12	Infill	RM	RMH-5,800	4.6-7.5	0.30	1.1	1	Vacant	Water and sewer available to property
9	004-070-42	Infill	RM	RMH-5,800	4.6-7.5	0.17	2.3	1	Vacant	Water and sewer available to property
10	004-020-48	Infill	RM	RMH-5,800	4.6-7.5	0.23	1.3	1	Vacant	Water and sewer available to property
11	004-031-17	Infill	RM	RMH-5,800	4.6-7.5	0.25	1.7	1	Vacant	Water and sewer available to property



**HOUSING ELEMENT**

Site number	APN	Project Type	GP Designation	Zoning	Allowable Density	Acres	General Plan Max. Units	Capacity at 20-unit required capacity	Existing Use	Infrastructure Present/On-site Constraints
12	004-090-05	Subdivision	RM	RMH-5,800	4.6-7.5	0.60	1.9	3	Vacant	Water and sewer available to property
13	004-101-09	Subdivision	RM	RMH-5,800	4.6-7.5	1.00	4.5	5	Vacant	Water and sewer available to property
14	005-071-09	Infill	RM	RMH-5,800	4.6-7.5	0.16	7.5	1	Vacant	Water and sewer available to property
15	005-071-10	Infill	RM	RMH-5,800	4.6-7.5	0.17	1.2	1	Vacant	Water and sewer available to property
16	005-109-48	Infill	RM	RMH-5,800	4.6-7.5	0.20	1.3	1	Vacant	Water and sewer available to property
17	005-113-32	Infill	RM	RMH-5,800	4.6-7.5	0.25	1.5	1	Vacant	Water and sewer available to property
18	008-270-14	Subdivision	RM	RMH-7,200	4.6-7.5	0.45	1.9	2	Vacant	Water and sewer available to property
19	010-352-15	Infill	RM	RMI-7,200	4.6-7.5	0.31	3.4	1	Vacant	Water and sewer available to property
20	010-352-15	Infill	RM	RMH-7,200	4.6-7.5	0.31	2.3	1	Vacant	Water and sewer available to property
21	010-361-28	Infill	RM	RMH-7,200	4.6-7.5	0.32	2.3	1	Vacant	Water and sewer available to property
22	010-361-27	Subdivision	RM	RMH-7,200	4.6-7.5	0.38	2.4	2	Vacant	Water and sewer available to property
23	010-353-13	Subdivision	RM	RMH-7,200	4.6-7.5	0.41	2.9	2	Vacant	Water and sewer available to property
24	010-550-23	Infill	RM	RMH-7,200	4.6-7.5	0.22	3.1	1	Vacant	Water and sewer available to property
25	010-550-22	Infill	RM	RMH-7,200	4.6-7.5	0.22	1.7	1	Vacant	Water and sewer available to property





**HOUSING ELEMENT**

Site number	APN	Project Type	GP Designation	Zoning	Allowable Density	Acres	General Plan Max. Units	Capacity at 20-unit required capacity	Existing Use	Infrastructure Present/On-site Constraints
26	011-080-55	Infill	RRH	R1-1.0	1	0.56	1.7	1	Vacant	Water and sewer available to property
27	011-080-53	Infill	RRH	R1-1.0	1	0.56	0.6	1	Vacant	Water and sewer available to property
28	011-020-50	Infill	RRH	R1-1.0	1	0.76	0.6	1	Vacant	Water and sewer available to property
29	011-070-51	Infill	RRH	R1-1.0	1	1.05	0.8	1	Vacant	Water and sewer available to property
30	011-080-31	Infill	RRH	R1-1.0	1	1.16	1.1	1	Vacant	Water and sewer available to property
31	011-330-56	Infill	RL	R1-10,000	2.0-4.5	0.64	1.2	1	Vacant	Water and sewer available to property
32	011-480-20	Infill	RVL	R1-0.5	2	0.51	2.9	1	Vacant	Water and sewer available to property
33	011-480-21	Infill	RVL	R1-0.5	2	0.51	1.0	1	Vacant	Water and sewer available to property
34	011-470-04	Infill	RVL	R1-0.5	2	0.71	1.0	1	Vacant	Water and sewer available to property
35	011-470-31	Infill	RVL	R1-0.5	2	0.71	1.4	1	Vacant	Water and sewer available to property
36	011-500-21	Infill	RVL	R1-0.5	2	0.88	1.4	2	Vacant	Water and sewer available to property
37	011-490-09	Infill	RVL	R1-0.5	2	0.99	1.8	2	Vacant	Water and sewer available to property
38	011-480-16	Infill	RVL	R1-0.5	2	1.01	2.0	2	Vacant	Water and sewer available to property
39	011-490-15	Infill	RVL	R1-0.5	2	1.08	2.0	2	Vacant	Water and sewer available to property



**HOUSING ELEMENT**

Site number	APN	Project Type	GP Designation	Zoning	Allowable Density	Acres	General Plan Max. Units	Capacity at 20-unit required capacity	Existing Use	Infrastructure Present/On-site Constraints
40	011-470-17	Infill	RVL	R1-0.5	2	1.13	2.2	2	Vacant	Water and sewer available to property
41	011-500-06	Infill	RVL	R1-0.5	2	1.15	2.3	2	Vacant	Water and sewer available to property
42	011-500-02	Infill	RVL	R1-0.5	2	1.15	2.3	2	Vacant	Water and sewer available to property
43	011-520-23	Infill	RL	R1-14,000	2.0-4.5	0.65	2.3	1	Vacant	Water and sewer available to property
44	011-530-01	Infill	RL	R1-14,000	2.0-4.5	1.17	2.9	2	Vacant	Water and sewer available to property
45	011-430-32	Subdivision	RL	R1-14,000	2.0-4.5	1.33	5.3	3	Vacant	Water and sewer available to property
46	013-100-23	Infill	RRH	RMH-1.0	1	0.67	6.0	1	Vacant	Water and sewer available to property
47	026-044-01	Subdivision	RM	RMH-7,200	4.6-7.5	1.25	0.7	6	Vacant	Water and sewer available to property
48	026-430-01	Infill	RRM	RR-2.5	0.4	2.50	9.4	1	Vacant	Water and sewer available to property
49	026-430-06	Infill	RRM	RR-2.5	0.4	2.50	6.3	1	Vacant	Septic and well required
50	026-430-10	Infill	RRM	RR-2.5	0.4	2.50	6.3	1	Vacant	Septic and well required
51	026-430-03	Infill	RRM	RR-2.5	0.4	2.50	6.3	1	Vacant	Septic and well required
52	026-430-04	Infill	RRM	RR-2.5	0.4	2.50	6.3	1	Vacant	Septic and well required
53	026-430-07	Infill	RRM	RR-2.5	0.4	2.50	6.3	1	Vacant	Septic and well required



**HOUSING ELEMENT**

Site number	APN	Project Type	GP Designation	Zoning	Allowable Density	Acres	General Plan Max. Units	Capacity at 20-unit required capacity	Existing Use	Infrastructure Present/On-site Constraints
54	026-430-02	Infill	RRM	RR-2.5	0.4	2.50	6.3	1	Vacant	Septic and well required
55	026-430-05	Infill	RRM	RR-2.5	0.4	2.50	6.3	1	Vacant	Septic and well required
56	026-430-08	Infill	RRM	RR-2.5	0.4	2.50	6.3	1	Vacant	Septic and well required
57	026-430-09	Infill	RRM	RR-2.5	0.4	2.50	6.3	1	Vacant	Septic and well required
58	002-036-10	Subdivision	RMH	RMH-5,800	0.4	0.15	6.3	2	Vacant	Septic and well required



## HOUSING ELEMENT

Table 30 provides a summary of the County's RHNA needs and the units provided to meet the remaining allocations in the land inventory from Table 29 above. Table 30 shows that based on the reasonable estimates of realistic capacity that were developed by the County, there is a slight surplus of sites to fulfill the RHNA.

**Table 30**  
**RHNA and Vacant Land Summary**

Income Level	Remaining RHNA Need <sup>4</sup>	Unit Provided by Land Inventory	Shortfall/Surplus
Extremely Low	23	140	+15
Very Low	23		
Low	40		
Moderate	39		
Above Moderate	80	80	0
<b>Total</b>	<b>205</b>	<b>220</b>	<b>+15</b>

### OTHER HOUSING RESOURCES

#### Tribal Housing Departments

Local Native American tribes provide housing services, including programs for construction and rehabilitation of residences, relocation assistance, and emergency housing. Although units produced pursuant to these programs on tribal lands cannot be counted toward the RHNA, the programs provide important resources for housing production and support for affordable and emergency housing in Inyo County.

### ANALYSIS OF GOVERNMENTAL CONSTRAINTS

Housing affordability is affected by factors in both the private and public sectors. Actions by the County can have an impact on the price and availability of housing in Inyo County. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development.

#### Land Use Controls

Land use and zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods.

The Land Use Element of the Inyo County General Plan and corresponding zoning provide for a full range of residential types and densities dispersed throughout the county. Residential densities in



Inyo County provide for a wide range of development from Residential High (RH), which has a minimum density requirement of 15.1-dwelling units per acre and a maximum of 24-dwelling units per acre and its corresponding zoning districts for multiple residential, to larger lot 5-acre minimum rural residential designations. The Zoning Ordinance contains six residential districts that correspond to the residential densities established in the General Plan. Further description of each zone can be found in Table 31 below.

**Table 31**  
**Land Use Designations**

Land Use Designation	Description
Rural Residential (RR)	Intended to protect established neighborhoods of one-family dwellings and to provide space in suitable locations for additional development of this kind, with appropriate community facilities.
Starlite Estates Zone (RR-0.5)	Provides suitable areas and appropriate environment for low density, single-family rural residential uses, where certain agricultural activities can be successfully maintained in conjunction with residential uses. The RR (rural residential) 0.5 acre-Starlite Estates zone is intended to be applied to the area known as Starlite Estates and adjoining private lands which may be without fully developed services.
One Family Residence (R-1)	Intended to protect established neighborhoods of one-family dwellings and to provide space in suitable locations for additional development of this kind, with appropriate community facilities.
Multiple Residential (R-2)	Intended to protect established neighborhoods of such dwellings and to provide space suitable in appropriate locations for additional housing developments of duplexes.
Multiple Residential (R-3)	Provides a zone classification for those areas designated for multiple residential development beyond that permitted by the R-2 zoning district. It is intended to provide locations for multiple-housing developments such as apartments, townhouses, condominiums and mobile home parks.

Source: Inyo County Code, 2009

Tables 32 and 33 below show the development standards for each residential land use and zoning designation. Residential densities range from less than 1 dwelling unit per acre in the Residential Ranch, Residential Estate, and Rural Residential designations to between 15.1 and 24 units per acre in the Residential High designation. The maximum height limit for residential units in the R-2 and R-3 zones under the Residential Medium High and Residential High designations allows up to 3 stories or 40 feet, which is appropriate for population centers where higher density development is encouraged in a rural area such as Inyo County. Parking standards for single-family require two off-street parking spaces per unit. The requirements are appropriate for a rural county and are considered vital to preserving the county's character. Therefore, considering the variety of land use



## **HOUSING ELEMENT**

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and zoning designations provided by the County's General Plan and Zoning Ordinance, the development standards displayed in the following two tables do not constrain housing development.



**HOUSING ELEMENT**

**Table 32  
General Plan Land Use Designations for Residential and Commercial Uses**

Land Use Designation	General Plan				Zoning			Minimum Lot Size
	Label	Residential Density (du/acre)	Non-residential Intensity (FAR)	Minimum Parcel Size (Acre)	District	Label	Minimum Lot Size	
<b>Residential</b>								
Residential High	RH	15.1-24.0	N/A	N/A	Multiple Residential	R-3	10,000 sq. ft.	
Residential Medium-High	RMH	7.6-15	N/A	N/A	Multiple Residential	R-2	6,500 sq. ft.	
					Multiple Residential	R-3	10,000 sq. ft.	
Residential Medium	RM	4.6-7.5	N/A	N/A	Single Residential or Mobilehome Combined	RMH	Varies (5,800 sq. ft. typical)	
					One Family	R-1	1 acre	
					Single Residential or Mobilehome Combined	RMH	Varies (5,800 sq. ft. typical)	
Residential Low	RL	2.0-4.5	N/A	N/A	Misc.	Misc.	Misc.	
					One Family	R-1	1 acre	
Residential Very Low	RVL	2.0	N/A	0.5	Single Residential or Mobilehome Combined	RMH	Varies	
					Misc.	Misc.	Misc.	
					One Family	R-1	None	
					Starlite Estates	RR-0.5 Starlite	0.5 acre	



**HOUSING ELEMENT**

General Plan				Zoning			
Land Use Designation	Label	Residential Density (du/acre)	Non-residential Intensity (FAR)	Minimum Parcel Size (Acre)	District	Label	Minimum Lot Size
Residential Rural High	RRH	1.0	N/A	1.0	Rural Residential	RR	1 acre
					One Family	R-1	1 acre
					Single Residential or Mobilehome Combined	RMH	Varies
Rural Residential Medium	RRM	0.4	N/A	2.5	Misc.	Misc.	Misc.
Residential Estate	RE	0.2	N/A	5	Rural Residential	RR	1 acre
Residential Ranch	RR	0.1	N/A	10	Rural Residential	RR	1 acre
<b>Commercial</b>							
Central Business District	CBD	7.6-24.0	1.00	N/A	Central Business	CB	10,000 sq. ft.
Retail Commercial	RC	7.6-24.0	0.40	N/A	General Commercial and Retail	C-1	10,000 sq. ft.
					Highway Services and Tourist Commercial	C-2	10,000 sq. ft.
Heavy Commercial/Commercial Service	HC	7.6-24.0	0.40	N/A	Misc.	Misc.	Misc.
					Heavy Commercial	C-4	10,000 sq ft.
Resort/Recreational	REC	0.4-24.0	0.40	2.5	Open Space	OS	40 acres
					Commercial Recreation	C-5	5.0 acres
					Misc.	Misc.	Misc.
					Misc.	Misc.	Misc.
					Misc.	Misc.	Misc.

Source: Inyo County Zoning Ordinance and General Plan.





**HOUSING ELEMENT**

**TABLE 33  
ADDITIONAL RESIDENTIAL ZONING DISTRICT DEVELOPMENT STANDARDS**

Development Standard	RR	RR-0.5	R-1	R-2	R-3	RMH
Minimum Lot Width	125 ft	100 ft	50 ft	50 ft	75 ft	50 ft
Front Yard Setback	50 ft	25 ft	25 ft	25 ft	15 ft <sup>3</sup>	25 ft
Interior Side Yard Setback <sup>2</sup>	20 ft	5 ft	5 ft	5 ft	5 ft <sup>1</sup>	5 ft
Street Side Yard Setback <sup>2</sup>	20 ft	5 ft	5 ft	5 ft	5 ft <sup>1</sup>	5 ft
Rear Yard Setback <sup>2</sup>	30 ft	25 ft	20 ft	20 ft	15 ft	20 ft
Maximum Building Height of Primary Structures <sup>1</sup>	2.5 stories	2.5 stories	2.5 stories	3 stories (or 40 ft)	3 stories (or 40 ft)	2.5 stories
Parking	2 sp/du	2 sp/du	2 sp/du	2 sp/du	2 sp/du; 1 guest sp/4 du	2 sp/du

Source: Inyo County Code, 2009; Land Use Element of General Plan

<sup>1</sup> 5 feet for one-story. An additional 5 feet per story is required for multi-story projects.

<sup>2</sup> Accessory structures (other than second dwelling units) may encroach into required side and rear yards in the rear half of the property, provided that at least a 5-foot setback from the property line is maintained. In the R-3 zone, no rear yard setback is required. In the RMH zone, primary structure encroachments may be permitted into the rear yard under specified circumstances.

<sup>3</sup> Exceptions apply.

## HOUSING ELEMENT

### PROVISION FOR A VARIETY OF HOUSING TYPES

The Housing Element must identify adequate sites that are available for the development of housing types for all economic segments of the population. Part of this identification is evaluating the County's Zoning Code and its provision for a variety of housing types. Housing types include single-family dwellings, duplexes, guest dwellings, mobile homes, group residential homes, multiple unit dwellings, convalescent homes, accessory structures, supportive housing, and single-room occupancy units. Table 34 below summarizes the housing types permitted, conditionally permitted, and prohibited under the County's Zoning Code.

The Zoning Ordinance permits residential development in the county's non-CB commercial districts as a conditional use. In the CB zone, multi-family uses are conditionally permitted and mixed-use is permitted by right. ADUs and JADUs are allowed in all of the residential and mixed use zones. Single family homes are allowed in the industrial zones as an accessory use if occupied by the owner, lessee, caretaker, or watchman of the business and agriculture worker housing is allow in the Open Space zone. Mobile home parks are permitted in the commercial, C-5 zone. The County has approved an ordinance to conditionally permit multiple dwellings and mixed uses in the remaining non-CB commercial zones.

**Table 34**  
**Housing Types Permitted by Zoning District**

Housing Types	RR	RR-0.5	R1/RMH	R-2	R-3	C-1	C-2	C-3	C-4	C-5	CB	OS
Single-Family Detached	P	P	P	P	P	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	C <sup>1</sup>	P
Accessory Dwelling Units/Junior Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P	P	P
Single-Family Attached	P	P	P	P	P	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>3</sup>	C <sup>1</sup>	NP
Duplexes	NP	NP	NP	P	P	C	C	C	C	C	C	NP
3 & 4-plexes	NP	NP	NP	NP	P	C	C	C	C	C	C	NP
Multi-family (< 15 units)	NP	NP	NP	NP	P	C	C	C	C	C	C	NP
Multi-family (>15 units)	NP	NP	NP	NP	C	C	C	C	C	C	C	NP
Mobile Homes/Manufactured Homes	P	P	P	P	P	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>3</sup>	C <sup>1</sup>	P
Farm Worker Housing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P

**HOUSING ELEMENT**

Housing Types	RR	RR-0.5	R1/RMH	R-2	R-3	C-1	C-2	C-3	C-4	C-5	CB	OS
Emergency Housing/ Shelters	NP	NP	NP	NP	NP	A <sup>5</sup>	A <sup>5</sup>	A <sup>5</sup>	A <sup>5</sup>	A <sup>5</sup>	A <sup>5</sup>	NP
Single-Room Occupancy (SRO)	NP	NP	NP	NP	NP	P	P	P	NP	NP	P	NP
Transitional/ Supportive Housing/ Group Homes	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	NP
Boardinghouse	NP	NP	NP	C	NP	NP	NP	NP	NP	NP	NP	NP
Mobilehome Park	NP	NP	NP	C	C	NP	NP	NP	NP	C	NP	NP
Residential Care Facility	C	NP	NP	NP	P	NP	NP	NP	NP	NP	NP	NP

Source: Inyo County Zoning Code, 2021

P = Permitted Use

C = Conditional Use

A = Accessory Use

NP = Not permitted

P\* = Transitional housing, supportive housing and group homes are permitted in the same manner as other residential dwellings of the same type in the same zone

(Government Code Section 65583(a)(5)).

<sup>1</sup>Conditionally allowed when: A detached residential dwelling unit, if it is for occupancy by the owner or lessee of the business premises on the same parcel, or by a caretaker or watchman.

<sup>2</sup>A dwelling unit within a business building may be qualified as an accessory use if it is for occupancy by the owner or lessee of business premises therein, or by a caretaker or watchman, provided that a minimum fifty percent of the usable floor area is being utilized for the principal permitted use.

<sup>3</sup>As an accessory use: dwellings of persons regularly employed on the premises for commercial recreational activities. Mobile homes may be used for this purpose.

<sup>4</sup>Allow outright if proposal meets the requirements provided for in CA Government Code 65662

<sup>5</sup>Parking requirements can only include for staff working at the facility

**Density Bonus Overlay Zoning District**

The State enacted density bonus law to allow developers to build residential projects at greater densities than a jurisdiction’s General Plan allows if such projects include very low, low and moderate-income housing units. Inyo County’s Density Bonus Overlay Zone District (Inyo County Code Chapter 18.65) was adopted in 2004 and amended in 2007. It follows the provisions of CA Government Code 65915 Density Bonuses and other Incentives, and includes language that *‘the maximum building density for any affordable housing development or senior citizen development shall be as follows or as required by statute . . .’* Or, as required by statute’ causes the County’s Density Bonus Zoning 18.65 to continue to be in compliance as any updates to the building densities made by the state automatically update the code. The County will, however, update its Density Bonus code section to consistently reflect current State law.



### **Central Business Zoning District**

The County's General Plan, which was adopted in 2001, included provisions to allow for mixed and residential uses in commercially designated areas. Subsequently, the County implemented the General Plan's direction to permit such uses in the Central Business (CB) District land use designation. This action instituted a new CB zoning district in the hearts of Big Pine, Independence, Lone Pine, and Keeler that conditionally permits multiple dwellings and permits mixed uses by right. The ordinance creating the new CB zoning district regulations and amending the County's zoning maps accordingly was adopted in early 2007, and it is current. The County will also consider allowing multi-family dwellings in the CB zone by right.

### **Multiple Dwellings and Mixed Uses in all Commercial Zoning Districts**

The County's General Plan and Zoning Code include provisions to allow for mixed and residential uses in all of the County's commercially designated areas as conditional uses, except for the CB zone where mixed use is allow outright. The County will consider allowing for mixed use in additional commercial zones.

### **Constraints to Housing for Persons with Disabilities (Community Care Facilities Act SB 520)**

Inyo County recently updated its Zoning Code with a process for individuals with disabilities to make requests for reasonable accommodation with respect to zoning, permit processing, or building laws. The Planning Director may administratively approve requests for modification to certain standards with regard to reasonable accommodation. The County Building and Safety Division is also responsible for ensuring that all building permit applications for new construction meet the requirements of the Americans with Disabilities Act (ADA) and the California Disabled Accessibility Guidebook (CalDAG). Additionally, any permits for renovation or structure modification require that the structure be brought into conformance with ADA and CalDAG.

### **Senate Bill 812 (Persons with Disabilities)**

In January 2011, California housing element was amended by SB 812. This new law requires an analysis of the special housing needs of persons with disabilities, including an estimate of the number of persons with developmental disabilities, an assessment of their housing needs, and discussion of potential resources. SB 812 defines a "developmental disability" as a continuing disability that originates before an individual becomes 18 years old, and includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism. These estimates can be found in the Person's with Disabilities section.

### **Zoning and Land Use**

In effort to remove any zoning or land use regulations that may inhibit the development of housing and facilities for disabled persons the County updated its Zoning Code with language addressing reasonable accommodation. Also, the 2004 update of the Zoning Code reviewed and modified the County's policies to ensure compliance with fair housing law, including occupancy standards. These are still relevant in this 2021 update.

The Zoning Code does not provide residential parking standards for persons with disabilities that differ from the County's regulated parking standards. However, exceptions to the parking requirements may be granted in conjunction with any discretionary development permit, including a reduction in parking requirements for special needs housing.

Inyo County has made efforts to remove constraints on housing for persons with disabilities by providing flexibility as to the location of group homes, adult day care homes, and residential care homes and facilities. Residential care facilities for more than 6 persons must be permitted without discretionary review in all residential zones. The County will update its zoning code to correctly state this.

### **Permits and Processing**

The County strives to remove any permitting and processing barriers for persons with disabilities by ensuring that requests to retrofit homes for accessibility comply with ADA and CalDAG, and meet all of the development and building standards in Title 24.

### **Building Codes**

The County uses the Uniform Building Code as its local building code as mandated by the State Attorney General. The County has not made amendments to this code that might diminish the ability to accommodate persons with disabilities.

The county had approximately 1,708 residents living with a disability according to the 2020 HCD Data Package American Community Survey and roughly 128 with Developmental Disabilities, also per the HCD data. To better accommodate the needs of this population and provide for persons with disabilities seeking fair access to housing in the application of its zoning and building regulations, the County has incorporated a reasonable accommodations ordinance into the Zoning Code per Program 6.2.1. This ordinance will provide a means of requesting exceptions to the zoning and building regulations that may be a barrier to fair housing opportunities. Additionally, the County has amended the Zoning Code to allow residential care facilities for 6 or fewer persons in all residential zones as permitted uses.

### **State Requirements Regarding Fire Hazards**

Senate Bill 1241 Section 66474.02 was added to the Government Code on September 13, 2012. 66474.02. It requires that before approving a tentative or a parcel map for which a tentative map was not required, the legislative body of a County make three findings regarding areas located in either a state responsibility area or a very high fire hazard severity zone, these findings include:

- (1) A finding supported by substantial evidence in the record that the design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code.
- (2) A finding supported by substantial evidence in the record that structural fire protection and suppression services will be available for the subdivision through any of the following entities:



- (A) A county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity.
- (B) The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4133, 4142, or 4144 of the Public Resources Code.
- (3) A finding that to the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable local ordinance.
- (b) This section shall not supersede regulations established by the State Board of Forestry and Fire Protection or local ordinances that provide equivalent or more stringent minimum requirements than those contained within this section.

These new requirements have already affected the County's ability to subdivide land, as the findings have proven impossible to meet due to the County's very rural nature and the fact that Cal Fire will not enter into agreements to provide service to residential areas. Fire Districts in the County are all volunteer organizations. This makes providing additional facilities and firefighters extremely difficult. Currently, no subdivision applications affected by SB-1241 include those that have been identified in this updated Housing Element for meeting the County RHNA, the County anticipates, however, that the fire findings will continue to be an issue until there are changes or clarifications in SB-1241.

### **Second Residential Units/Accessory Dwelling Units**

To ensure compliance with new State ADU laws and to mitigate the constraints to the development of ADUs, the County amended the Zoning code to allow for ADUs as permitted uses, in all Residential and Mixed Use zones, and allows all ADU applications to be ministerially reviewed for conformance with the minimum allowable standards. The County is also participating in a loan program for housing rehabilitation and ADU and JADU development.

### **Emergency Shelters, Transitional and Supportive Housing**

The County's zoning code allows transitional housing as a permitted use in all residential zones and emergency shelters as a permitted use in the Commercial Zone – Highway Services and Tourist Commercial (C2). This complies with Senate Bill 2 (SB 2) that was signed into law effective January 1, 2008. The C2 zoning encompasses approximately about 490-acres over 166-parcels. Currently, there are 8-vacant parcels of land with the C2 Zoning designation. They range in size from about 100,000-sq-ft to 8,000-sq-ft. Any of these could be used as a whole parcel or the parcel could be partially used for emergency shelters. They also range in location and are found in Pearsonville, Olancho, Cartago, and there are several in the City of Bishop. This indicates there is potential for emergency shelters to be built on each end of the County and in the most populated area – Bishop.

Additionally, transitional and supportive housing types must be considered residential uses and be subject only to the restrictions that apply to other residential uses of the same type in the same zone. Both "transitional" and "supportive" housing must be explicitly defined as they are in the California Health and Safety Code Sections 50675.2 and 50675.14, respectively. Transitional housing may take many forms, including group housing or multi-family units, and may provide supportive services for its recipients but with a limited stay of up to 6-months. Supportive housing is more permanent in nature, is linked to either on-site or off-site services, and is occupied by a target population as defined

by Health and Safety Code 53260 such as persons with AIDS, low-income persons with mental disabilities, person recovering from substance abuse, or persons with chronic illnesses.

To comply with current State regulations, the County will expand its definition of transitional housing and will add a separate definition for supportive housing types to ensure clarity in the zoning code. Transitional and supportive housing will also be listed as permitted accessory uses in each residential zone. To satisfy the requirement that these use types must be regulated the same as other residential uses of the same type in the same zone the County will review and update its code where necessary.

AB 2162 requires that supportive housing meeting specific criteria be permitted by right where multi-family housing is permitted including in mixed use and nonresidential zones. And if such housing is located within half mile from transit, no minimum parking can be required. The County will update the zoning code to ensure compliance with AB 2162.

### **Extremely Low-Income Households**

Assembly Bill 2634 (AB 2634) (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. The County's existing need is documented in Table 30 and its projected need is 23-units, which is half of its official very low-income allocation as discussed in the RHNA section. Housing Element updates must also identify zoning to encourage and facilitate housing for extremely low-income households. These housing types tend to be supportive housing and single-room occupancy units (SROs). As noted in the discussion of transitional and supportive housing above, Program 3.1.4 addresses the County's need to facilitate supportive housing types.

In an effort to facilitate the development of housing for extremely low-income households and comply with AB 2634, the County has explicitly listed single-room occupancy unit as a use type in the updated Zoning Code. SROs are typically meant for occupancy by one person as they are small (200–250 square feet) and may include food preparation or sanitary facilities, or both. The update includes SROs has a permitted use in the C1, C2, C3 and CBD Zones.

### **Fees and Exactions**

Inyo County charges various fees and assessments to cover the cost of processing permits and providing certain services and utilities. Table 35 summarizes the County's fee requirements for residential development. These fees are considerably lower than fees charged in most jurisdictions throughout the state. Fees do not impose an unreasonable burden upon applicants, as Inyo County has one of the lowest fee structures in the state.



**Table 35  
Inyo County Typical Fees for a Typical Residential Development**

<b>TYPICAL FEES FOR TYPICAL RESIDENTIAL DEVELOPMENT</b>		
<b>FEE CATEGORY</b>	<b>FEE AMOUNT</b>	
<b>PLANNING AND APPLICATION</b>	<b>Single-Family</b>	<b>Multifamily</b>
Plan Check	\$50	\$50
Conditional Use Permit – A conditional use permit is required by the County for Multi-family structures over 15-units (R-3 zone)	Not Typical	\$1,490
<b>SUBDIVISION</b>		
Certificate of Compliance	\$1,000	\$1,000
Parcel Merger	\$600	\$600
Parcel Map	\$1,800	\$1,800
Tract Map	\$2,325	\$2,325
<b>ENVIRONMENTAL</b>		
Initial Study	\$500	\$500
Negative Declaration	\$600	\$600
Environmental Impact Report	Cost deemed by estimate	Cost deemed by estimate
<b>IMPACT</b>		
List typical fees, e.g., Police, fire, water and sewer, etc.	N/A	N/A

**On/Off-site Improvement Standards**

The County does not currently charge the type of impact fees common in many municipalities. Instead, it requires each land developer to mitigate only the problems that their subdivision or project creates. For example, if a subdivision is located in an area where drainage may be an issue, the developer is required to mitigate the problem so that it will not adversely affect surrounding properties. For roads, the County’s requirements are based on Caltrans requirements which specify only those on- and off-site improvements necessary to maintain an efficient and safe road system.

The exclusion of costly impact fees effectively reduces the cost of developing housing in Inyo County. More specifically, the County subdivision ordinance requires 60-foot street widths for local and collector streets, with curbs, gutters and sidewalks (40 feet with a waiver). However, “rolled curbs” are permitted, and the Planning Commission often waives requirements for sidewalks where



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circumstances warrant, such as in lower density developments. The County also provides flexibility in these requirements for affordable housing projects. Circulation improvements in mobile home parks are governed by Title 25, which allows for gravel roads and reduced street widths, resulting in lower development costs.

In addition to County fees charged at the time building permits are issued, fees for sewer and water connections and school impact fees are collected by each individual district. These fees vary widely by district according to the services they provide, individual financial and project objectives, and the special circumstances of each district. The fees these districts charge are not under the control of the County.

**Table 36  
Process, Procedures and Timeframes**

	Process/Procedure	Time/Approximately
Single Family Dwellings	A Plan check review is conducted for zoning and general plan compliance, including: density, height, setbacks, use, parking and environmental factors.	One week
Multi Family Dwellings	A Plan check review is conducted for zoning and general plan compliance, including: density, height, setbacks, use, parking and environmental factors.	One week
Ministerial Building Permit	For new homes, building permits typically can be reviewed and approved in two to three weeks. The permit is reviewed by both the Building and Planning Departments before final approval.	2-3-weeks
Tentative Tract Map	Reviewed by Subdivision Committee and other required agencies; CEQA evaluation is conducted; Planning staff presents to Planning Commission; if approved Final Map must be approved by Board of Supervisors	45-90-days Negative Declaration 120 and up for Environmental Impact Report The applicant then has 2-years to complete and submit the Final Map.
Tentative Parcel Map	Reviewed by Subdivision Committee and other required agencies; CEQA evaluation is conducted; Planning staff presents to Planning Commission; if approved Final Map must be approved by Board of Supervisors	45-90-days Negative Declaration 120 and up for Environmental Impact Report The applicant then has 2-years to complete and submit the Final Map.
Conditional Use Permit and Variance	Reviewed by County departments, planning staff and other required agencies; CEQA evaluation is conducted; Planning staff presents to Planning Commission.	45-60-days with a Negative Declaration, 90-120 and up for Environmental Impact Report.
Enforcement	Inyo County enforces the California State Building	30-days and up



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	<p>Codes (UBC). These codes are considered to be the minimum necessary to protect public health, safety, and welfare. Enforcement of the UBC is delegated to the County's Building and Safety Department and is carried out at the plan review stage and at the time of building/site inspection. All work for which a building permit is issued must be inspected at the time of completion or at specified stages of construction.</p> <p>Inyo County primarily enforces housing code violations through inspections performed on a complaint basis. Where code citations are issued, property owners are given a reasonable time frame in which to correct deficiencies.</p>	
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### ANALYSIS OF NON-GOVERNMENTAL CONSTRAINTS

Fees, site improvement costs, processing and permit procedures, building codes, land use controls, availability of public services, and environmental considerations are necessary considerations but do not impose significant constraints to development in Inyo County in comparison to non-governmental factors such as limited private land resources and high housing costs in relation to incomes. These variables are national in scope and widely recognized. The discussion below focuses on these non-governmental and market constraints to housing development.

#### Land Costs

While land costs in Inyo County are well below highly urbanized areas, the scarcity of privately owned vacant land has resulted in inflated land values (especially in northern Inyo County near Bishop). The most significant constraint to provision of additional housing opportunities in Inyo County is the lack of privately owned vacant land. Currently land costs in the County, based on Zillow listings, range from around \$11,000 for a third of an acre in Olancho to \$225,000 for just over a third of an acre in the Bishop area. These land costs are lower than the State average, but can still constrain development. According to the Federal Housing Finance Agency, the average land value in California in 2019 was \$512,500 for a quarter-acre lot.

#### Construction Costs

Construction costs include materials, labor, construction financing, and builder profit. These costs will vary depending on structural requirements and by the quality of the construction (such as roofing materials, carpeting, cabinets, bathroom fixtures, and other amenities). Because of these factors, it is hard to establish an absolute measure of construction cost.

The International Code Council provides estimates of construction costs. The average cost to construct a one-two residential unit home (2020) is \$124-\$157 per square foot. Multi-family buildings average \$114-\$169 per square foot. Based on previous evaluations, the material costs represents about 57-percent, labor costs approximately 42-percent, and equipment 1-percent of the total cost estimate. This would make a modest 1,200-square-foot house cost about \$148,800 to build.

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Custom homes and units with extra structural requirements or amenities can run much higher. Lower costs can be achieved by reducing amenities and using less costly building materials, decreasing construction financing costs, and use of alternative construction methods such as manufactured housing or mobile homes. Additional savings can be realized through use of mass production methods. This can be of particular benefit when density bonuses are used for the provision of affordable housing.

Though the County does not have much control over market conditions, lower housing costs can be achieved by encouraging (a) reduction in amenities and quality of building materials (above a minimum acceptability for health, safety, and adequate performance); (b) availability of skilled construction crews who will work for reasonable wages; and (c) use of manufactured housing (including both mobile home and modular housing).

An additional factor related to construction costs is the number of units built at the same time. When the number of units developed is increased, construction costs over the entire development are generally reduced based on economies of scale. This reduction in costs is of particular benefit when density bonuses are used for the provision of affordable housing.

### **Infrastructure Constraints**

Another factor adding to the cost of new construction is the cost of providing adequate infrastructure including major and local streets, curbs, gutters, sidewalks, water and sewer lines, and street lighting. In many cases, these improvements are dedicated to the County which is then responsible for their maintenance. The cost of these facilities is borne by developers and added to the cost of new housing units. These expenses are eventually passed on to the homebuyer or property owner.

### **Availability of Financing**

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. Although Inyo County cannot affect interest rates charged by lending institutions, they can assist developers of low cost housing in finding more favorable financing, such as financing through the Community Reinvestment Act. According to lending institutions in the county, currently, most homebuyers will secure a mortgage with an interest rate between 2.5 and 4 percent, depending on the financial position of the mortgage applicants.

### **Environmental Constraints**

Some land in Inyo County is unavailable for development because of environmental features. These features either pose a hazard to those who may choose to build in the area or diminish valuable resources. As a result, County regulations limit development in these areas because of the danger involved. Environmental constraints to development include the following:

- Geologic Hazards – Earth quake zones, landslide and avalanche areas and other geologic hazards may pose a threat to property and lives. County policy discourages development in these areas to ensure the public's safety, although it does not prohibit it.



- Soils with Low Permeability Rates – Many parts of the county are not served with public sewer systems and therefore must rely on septic systems. In some parts of the county, non-engineered septic systems cannot be used because the soils have low permeability rates which prevent effective operation of septic tank systems.
- Excessive Slope – In areas of 30-percent slope, improvements for accessibility, site preparation, and sewage disposal are very difficult.
- Listed Species – In some areas of the county, private land is situated within endangered or threatened species habitats. Development within these areas requires mitigation measures that may be costly to implement.

### Energy Conservation

Inyo County has adopted and implemented Title 24 of the California Code of Regulations through its Building and Safety Department. This allows the County to apply the most up-to-date energy conservation standards to all new residential buildings (and additions to residential buildings) except hotels, motels, and buildings with four or more habitable stories. The regulations specify energy-saving design for walls, ceilings, and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards, and the use of non-depleting energy sources, such as solar energy or wind power.

Opportunities for additional energy conservation practices include the implementation of “mitigation measures” contained in environmental documents prepared on residential projects in Inyo County. The energy consumption impacts of housing developments may be quantified within the scope of these reports, prepared by or for the County. Mitigation measures to reduce energy consumption may be proposed in the appropriate section of the reports. These mitigation measures, in turn, may be adopted as conditions of project approval.

Although the standards seem extensive and costly, builders and consumers realize that the benefits in energy savings over the long run outweigh the initial cost, especially in climates like that of Inyo County. Utilities now account for a substantial amount of the total monthly cost of maintaining a house. Building energy-efficient homes and encouraging weatherization programs will over time reduce residents’ monthly housing expenses.

Zoning Ordinance 18.79 governs the installation of small wind energy conversion systems in the unincorporated portion of the county. The ordinance is designed to allow residents to take advantage of generating power via wind while ensuring that the placement and installation of wind energy conversion systems does not have an adverse impact on public health and safety.

The county encourages small-scale renewable energy facilities in the Government Element and through the Renewable Energy General Plan Amendment. The County also provides for streamlined permitting for small-scale, such as roof-top and ground mount solar energy generation.

### **Energy Conservation Programs for Low-Income Households**

Southern California Edison (SCE) operates numerous programs that are available to assist low-income families with conserving energy and reducing expenditures for electricity. The High Bill Helper provides for rebates for new air conditioners, refrigerators, swamp coolers, and pool pumps. The Energy Star Lighting program provides compact fluorescent bulbs. Through its Energy Management Assistance program, SCE pays for purchase and installation of certain appliances for income-qualified applicants. SCE's CARE and FARE programs provide for utility bill reductions for income-qualified applicants as well. Additionally, local SCE staff will undertake on-site energy audits upon request to advise how to reduce energy consumption and associated costs.

LADWP has similar programs to help with rebates for inefficient appliances and assistance for low-income rate payers through its Lifeline program. LADWP staff will also provide energy audits upon request.

## **CHAPTER FOUR: REVIEW AND REVISE**

Appendix B includes a detailed analysis of the effectiveness of the implementation measures from the 2014 Housing Element. The County's primary accomplishments regarding the Housing Element has been updating the zoning code to make Accessory Dwelling Units and Junior Accessory Dwelling Unit development, only subject to County design guidelines when they are not in conflict with State regulation; beginning a rehabilitation program for affordable housing and ADU/JADU development, and working with the Los Angeles Department of Water and Power (DWP) to release land located in the county to increase the amount of buildable land. An increase in available vacant land in populated areas would, in turn, increase the capacity for residential development in the county, which would help facilitate development of housing for all income levels. Another major accomplishment was the reclassification of the Central Business (CB) zone in the County Code to allow for mixed and residential uses, thus increasing the residential development capacity throughout the county. In addition, amendments to the remaining commercial zones have been approved that will open up land in these zones to residential development as well. These actions will provide additional capacity for residential units. As stated previously, the result of the Housing Plan Committee was a HOME award, which was used for four first-time homebuyer activities between 2005 and 2008.

Another important change that came out of the Housing Plan Committee's work was the revision of the County's Density Bonus Ordinance, which was updated in 2007. This will be updated again bring it into compliance with new State regulations.

In many cases, the essence of existing programs has been continued but may have been combined with other programs or the language may have been modified to better reflect the County's role in the housing market and to focus on the tools it has at its disposal to facilitate the development of housing affordable to all income levels.

## **CHAPTER FIVE: HOUSING PROGRAM**

This section of the Housing Element contains goals and policies the County has adopted and will continue to implement as practicable to address a number of important housing-related issues. Six



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major issue areas are addressed by the goals and policies of the Housing Element: (1) maintain the supply of sound, affordable housing through the conservation of existing sound housing stock; (2) provide adequate sites for housing; (3) ensure that a broad range of housing types are provided to meet the needs of both existing and future residents; (4) increase opportunities for homeownership; (5) remove constraints to the development of affordable housing; and (6) promote equal opportunity of housing choice for all residents. Each issue area and the supporting goals and policies are identified and discussed in the following section. Implementation measures identifying the time frame in which each policy will be implemented and the responsible entity follows the discussion of each program.

### GOALS AND POLICIES

#### **Maintenance and Preservation of Housing**

Existing housing conditions vary considerably throughout Inyo County. Although much of the housing stock may be sound, there are many dwelling units that are dilapidated or require substantial repairs. As the County's housing stock continues to age, ongoing maintenance is vital to prevent widespread deterioration. It is also important to focus on what is already built as the County has very little available, vacant, land. The Housing Element focuses on expanding rehabilitation efforts by pursuing available federal and state funds to upgrade and maintain the County's housing stock.

#### **Goal 1.0 - Maintain the existing housing stock and eliminate substandard housing conditions in Inyo County.**

##### **Policy 1.1 - Housing Rehabilitation Funding**

In addition to its own investment, the County shall seek and manage additional federal and state funds for housing rehabilitation and weatherization assistance. The County will also continue to provide outreach programs to educate the public about available housing rehabilitation and weatherization assistance and fire safety issues.

**Program 1.1.1:** The County supports the provision of rehabilitation assistance to owner and renter-occupied households to facilitate unit upgrading. The County has initiated a rehabilitation program with the goal of encouraging owners of vacant houses to rehabilitate them and rent or sell them. This program also includes funding for ADUs/JADUs as well as the management of other rehabilitation funding such as No Place Like Home that focuses on low-income rentals and owner occupied dwellings.

**Funding:** Community Development Block Grant (CDBG). The County shall encourage financing housing rehabilitation efforts and affordable housing construction. To do this, the County shall consider and if appropriate complete grant applications for CDBG and possibly HOME funds at least twice during the planning period. Research available state funds on an annual basis as Notice of Funding Availability (NOFA) is released.

**Responsible Party:** County Planning Department; Department of Health and Human Services.

**Time Frame:** Twice during the planning period as appropriate and as NOFAs are released.

**Policy 1.2 - Housing Rehabilitation Code Enforcement**

The County shall advocate for the rehabilitation of substandard residential properties by homeowners and landlords.

**Program 1.2.1:** The County shall ensure sensitive residential code enforcement and provide information on available rehabilitation assistance to bring substandard residential structures and neighborhoods into compliance with County Codes and to be improved to meet current fire safe ordinances pertaining to access, water flow, signing, and vegetation clearing. Fire safety is also enforced by the County Building and Safety officials as a required element of their inspections of new buildings and is commonly an element of subdivision applications.

**Funding:** Community Development Block Grant (CDBG). The County shall encourage financing housing rehabilitation efforts and affordable housing construction. To do this, the County shall consider and if appropriate, complete grant applications for CDBG and possibly HOME funds. Research available state funds on an annual basis and pursue as appropriate (as Notice of Funding Availability (NOFA) is released).

**Responsible Party:** County Planning Department and Building and Safety Department

**Time Frame:** 2021-2029 as NOFAs are released

**Policy 1.3 - Energy Efficiency**

The County will focus efforts to promote energy efficiency by supporting programs such as weatherization and utility assistance programs that alleviate energy costs for households. The County shall maintain its webpage dedicated to energy efficiency education and programs.

**Program 1.3.1:** The County shall continue to support efforts to improve the energy efficiency of dwelling units by providing an informational webpage dedicated to energy efficiency and programs that support providing weatherization and utility bill assistance to low-income households; encouraging reduction of housing costs through energy conservation by providing households with light bulbs, reduced price energy-efficient appliances, energy audits, and other services.

**Funding:** CDBG, LIHEAP, Southern California Edison, and the Los Angeles Department of Water and Power.

**Responsible Party:** Planning and Building and Safety Departments, local housing service providers, Southern California Edison, Los Angeles Department of Water and Power (LADWP)

**Time Frame:** Ongoing

**Goal 2.0 - Provide adequate sites for residential development.**

For the 2021 update the County reevaluated its site inventory. No sites identified in the 4<sup>th</sup> or 5<sup>th</sup> Cycle Update were re-used as most relied on land that cannot be subdivided and/or is not near necessary infrastructure, or services. None of sites identified in the 4<sup>th</sup> or 5<sup>th</sup> Cycle Update have been developed;



therefore, none identified to meet the very low, low or moderate income RHNA have developed at inappropriate densities.

**Policy 2.1 – Adequate Sites 2021-2021, monitoring:** The County will monitor the sites identified for very low, low and moderate income units.

**Program 2.1.1 –** If monitoring indicates that development has occurred on any of the parcels identified in the site inventory, the County shall ensure there is existing adequate capacity or identify additional sites to compensate for the loss.

**Funding:** Planning Department Budget

**Responsible Party:** Planning Department

**Time Frame:** Ongoing

**Program 2.1.2:** The County shall maintain an up-to-date inventory of sites suitable for residential development and provide this information to residential developers and to the real estate community. This inventory will include DWP land release sites.

**Funding:** Planning Department Budget

**Responsible Party:** Planning Department

**Time Frame:** Ongoing

### **Housing Opportunities**

Inyo County encourages the construction of new housing units to ensure that an adequate housing supply is available to meet the County's existing and future needs. Providing a balanced inventory of housing in terms of unit type (single-family, mobile home, multi-family, etc.), cost, and location will allow the County to fulfill a variety of housing needs.

**Goal 3.0 - Encourage the adequate provision of housing by location, type of unit, and price to meet the existing and future needs of Inyo County residents.**

### **Policy 3.1 - Variety of Housing**

The County shall continue to identify and evaluate the best approaches to providing a variety of residential development opportunities to meet the needs of all its citizens. This includes all housing types, such as: single-family homes, mobile homes, accessory dwelling units (ADU/JADU), apartments, to accommodate special needs and income levels.

**Program 3.1.1:** The County shall continue to work with DWP, BLM, the Forest Service and other federal, state, and local agencies to identify appropriate land for release, thus enabling the County to provide additional sites for housing development. Additionally, the County will continue to coordinate with various Tribal Councils to pursue development of affordable housing units on reservations.



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**Funding:** Planning Department Budget

**Responsible Party:** County, local housing service providers, Tribal Councils, Bureau of Land Management (BLM), DWP, Forest Service

**Time Frame:** Ongoing

**Program 3.1.2:** The County shall continue to encourage ADU/JADU development. Since development opportunities are mostly available through infill, the County has consistently followed State law regarding ADUs, although it has had outdated ADU language in its zoning code. In March 2021 the zoning code was updated to accurately reflect State ADU regulations, by incorporating the State regulations by reference. Along with this work, ideas were brought forward related to additional allowances for ADU/JADUs (2 per parcel) in the County beyond the State's. The County will continue to explore ideas for allowing expanded ADU/JADU development.

**Funding:** Planning Department Budget

**Responsible Party:** Planning Department

**Time Frame:** During the 2021-2029 Housing Element timeframe

**Program 3.1.3:** Tiny Homes are currently not defined in the County code. They are allowed by right as the County does not regulate the minimum size of residential units. They are also allowed as ADU/JADUs. To make tiny home development more accessible the County shall update the zoning code to include a definition of Tiny Homes.

**Funding:** Planning Department Budget

**Responsible Party:** Planning Department

**Time Frame:** Within 2-years of adoption of the 6th Cycle Housing Element a definition for Tiny Homes will be added to the code.

**Program 3.1.4:** Based on new State law, Low Barrier Navigation Centers, and Transitional and Supportive Housing will be added to the County code definitions. These along with Emergency Shelters will have language added and/or updated to accurately match requirements provided for by State law. This includes: Transitional housing, supportive housing and group homes are permitted in the same manner as other residential dwellings of the same type in the same zone. Low Barrier Navigation Centers and Emergency shelters cannot have parking requirements beyond spaces needed for employees and cannot be required if located within one-half-mile of a transit stop.

**Funding:** Planning Department Budget

**Responsible Party:** Planning Department

**Time Frame:** Within 2-years of adoption of the 6th Cycle Housing Element the code will be updated include these changes.



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**Program 3.1.5:** The County shall provide expanded affordable housing opportunities by partnering with local organizations and providing technical assistance and/or pass-through funds as appropriate for the development of units affordable to extremely low, very low, or low-income households.

**Funding:** Available State, Federal, and local funds (HOME, MHP, CDBG, etc.)

**Responsible Party:** County, local housing service providers

**Time Frame:** Ongoing as opportunities arise

**Program 3.1.6:** The County will continue to explore Employer Assisted Housing Programs by forming a working group with major employers in the area to discuss how the County can assist in the development of employer-assisted housing in Inyo County.

**Funding:** Planning Department Budget; available state, federal, and local funds (HOME, MHP, CDBG, etc.)

**Responsible Party:** County, local housing service providers

**Time Frame:** Ongoing

### Policy 3.2 - High Density Housing

The County shall encourage the development of higher density housing in appropriate locations throughout the communities. Locate higher density residential development within close proximity to services, jobs, transit, recreation, and neighborhood shopping areas.

**Program 3.2.1:** The County shall encourage higher density residential development in areas of population concentration by conducting outreach to developers and property owners to encourage higher density residential development. In addition, the County will explore funding options for appropriate housing as funds become available.

**Funding:** Planning Department Budget

**Responsible Party:** County, local housing service providers

**Time Frame:** Ongoing basis as development applications are processed

**Program 3.2.2:** The County shall encourage development of housing for low-income households through provision of density bonus incentives. The County shall prepare updates to the density bonus chapter (18.65) of the County code as required by the State and inform applicants of new opportunities for density increases.

**Funding:** Planning Department Budget (development fees)

**Responsible Party:** Planning Department

**Time Frame:** Within 2-years of adoption of the 6th Cycle Housing Element

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**Program 3.2.3:** Encourage high density residential development in specific Commercial Zones. The County will continue to explore ideas brought forth during its SB2 Vacant Lands grant work in allowing for outright permitting of multi-family units in the Central Business zone, as well as, explore opportunities for permitted by right mixed use and high density housing in other commercial zones.

**Funding:** Planning Department Budget

**Responsible Party:** Planning Department

**Time Frame:** During the 2021-2029 Housing Element timeframe

**Program 3.2.4:** Encourage higher density in established residential neighborhoods by evaluating current residential codes for the appropriateness of increasing the number of rooms allowed to be used for long term rentals.

**Funding:** Planning Department Budget

**Responsible Party:** Planning Department

**Time Frame:** During the 2021-2029 Housing Element timeframe

### **Policy 3.4 - Manufactured and Mobile Homes**

The County will continue to promote the utilization of manufactured housing and mobile home purchase and placement as an affordable homeownership opportunity.

**Program 3.4.1:** The County shall provide technical assistance to mobile home park residents who want to purchase their mobile home park. To accomplish this, the County will advertise the program to mobile home park residents, including conducting meetings with tenants.

**Funding:** Planning Department Budget, Mobilehome Park Resident Ownership Program (MPROP)

**Responsible Party:** County, local housing service providers

**Time Frame:** Ongoing on an as-needed basis and as NOFAs for MPROP are released

**Program 3.4.2:** The County will remove its Mobile Home overlay as it is not used and is non-compliant. Language clarifying that mobile/manufactured homes on a foundation are to be processed the same as the process applicable to a conventional single dwelling unit in the same zone.

**Funding:** Planning Department Budget

**Responsible Party:** County

**Time Frame:** Within 2-years of adoption of the 6th Cycle Housing Element the Mobile Home overlay will be removed.

### **Policy 3.5 - Financial Assistance for Housing**



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Provide financial assistance for the conservation and/or development of housing affordable to extremely low, very low, and low-income households.

**Program 3.5.1:** The County will support the efforts of local housing service providers to assist low-income households with utility bills by providing assistance to a minimum of 150-households annually through the LIHEAP (Low-income Energy Assistance Program).

**Funding:** State Department of Economic Opportunity, CSBG

**Responsible Party:** County, local housing service providers

**Time Frame:** Ongoing

**Program 3.5.2:** The County shall encourage rental subsidies for lower-income families and elderly persons. The County shall encourage listing of rental units with local housing service providers.

**Funding:** HUD Section 8 Housing Choice Vouchers

**Responsible Party:** County, Stanislaus Housing Authority

**Time Frame:** Ongoing

**Program 3.5.3:** The County shall provide for the continued affordability of the County's low and moderate-income housing stock. Although not anticipated, if any deed-restricted affordable units currently serving County residents are at risk of converting to market rates, the County will facilitate a preservation program with the owner and/or operator of the project at risk. The goal will be to identify additional funds to either continue the affordability of the at-risk project or to replace those units once they are no longer affordable to lower-income households.

**Funding:** County, local housing service providers

**Responsible Party:** County, local housing service providers

**Time Frame:** Ongoing

### Homeownership

The option of homeownership in California has become a privilege which is often not available to lower-income households or potential first-time homebuyers. Rising construction and land costs due to the scarcity of land for residential development in Inyo County have greatly contributed to the cost of housing. In addition, interest rates can exclude certain households from qualifying for loans. The County will continue to help facilitate the creation of affordable homeownership opportunities in its jurisdiction.

**Goal 4.0 - Provide increased opportunities for homeownership.**

**Policy 4.1 - Self-Help**

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The County shall encourage “self-help” housing to allow lower-income households to build their own homes.

**Program 4.1.1:** The County will continue to make efforts to coordinate with established self-help housing groups to solicit interest in developing projects in the county to facilitate self-help housing as a form of homeownership for lower-income households.

**Funding:** Planning Department Budget

**Responsible Party:** County, local housing service providers

**Time Frame:** Ongoing

### **Policy 4.2 - Purchase Assistance Programs**

The County will facilitate the availability of home purchase assistance programs for low and moderate-income households.

**Program 4.2.1:** The County will consider, as appropriate, applying for state and federal grant funds to provide homeownership opportunities that may include interest rate write-downs, down payment assistance, and mortgage revenue bond financing through state and federal programs.

**Funding:** Planning Department Budget, CDBG, HOME

**Responsible Party:** Planning Department

**Time Frame:** Ongoing, with a goal of completing at least one project benefiting low income households.

### **Removal of Constraints on Housing Development**

Governmental and non-governmental constraints to development can impede both the supply and affordability of housing. Certain governmental constraints can be minimized to facilitate new construction.

**Goal 5.0 - Remove governmental constraints on housing development.**

### **Policy 5.1 - Compliance with new State Regulations**

**Program 5.1.1:** The County shall update its zoning code to properly address new State laws regarding Density Bonus, Low Barrier Navigation Centers, Emergency Shelters and Transitional and Supportive Housing.

**Funding:** Planning Department Budget

**Responsible Party:** County



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**Time Frame:** Within 2-years of adoption of the 6th Cycle Housing Element the code updates will be completed.

**Program 5.2.1:** The County routinely works with homeowners to expedite their permits and provide flexibility in submittal requirements for owners developing their own homes. The County will also annually review its permit and development plan processing timelines and look for ways to expedite or simultaneously conduct development reviews to ensure timely processing.

**Funding:** Planning Department Budget

**Responsible Party:** County

**Time Frame:** Annually and ongoing as projects are submitted for review

**Policy 5.2 - Expedited Permit Processing and Project Review:** The County shall continue to expedite project review and facilitate timely building permit and development plan processing for residential developments, especially those with an affordable housing component or density bonus proposal.

**Program 5.2.1:** The County routinely works with homeowners to expedite their permits and provide flexibility in submittal requirements for owners developing their own homes. The County will also annually review its permit and development plan processing timelines and look for ways to expedite or simultaneously conduct development reviews to ensure timely processing.

**Funding:** Planning Department Budget

**Responsible Party:** County

**Time Frame:** Annually and ongoing as projects are submitted for review

**Program 5.2.2:** The County shall consider alternative processes in updates to the Zoning Ordinance to facilitate housing projects, such as administrative approvals of use permits and modifications to setbacks and other development standards, and/or other procedures to otherwise expedite and encourage residential development.

**Funding:** Planning Department Budget

**Responsible Party:** County

**Time Frame:** Concurrently with Zoning Ordinance updates

### Policy 5.3 - Infrastructure

The County will work to identify new ways provide adequate infrastructure to accommodate residential development in all areas of the unincorporated county.

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**Program 5.3.1:** The County shall explore ways to help to facilitate the provision of infrastructure to accommodate residential development by researching opportunities for providing the necessary infrastructure in more remote locations for residential development.

**Funding:** Planning Department Budget

**Responsible Party:** County, local housing service providers.

**Time Frame:** on-going

### Accessibility of Housing

In order to make adequate provision for the housing needs of all segments of the community, the County must ensure equal and fair housing opportunities are available to all residents.

**Goal 6.0 - Promote equal opportunity for all residents to reside in housing of their choice.**

### Policy 6.1 - Equal Opportunity

The County shall work to prohibit discrimination in the sale or rental of housing with regard to race, ethnic background, religion, handicap, income, sex, age, household composition or other protected characteristics.

**Program 6.1.1:** The County shall take positive action to assure unrestricted access to housing. The County will continue to support local housing service providers to provide fair housing services and assist in program outreach.

**Funding:** Planning Department Budget

**Responsible Party:** County, local housing service providers, Stanislaus Housing Authority

**Time Frame:** Ongoing

**Policy 6.2 - Residential Care Facilities** The County shall work to ensure that equal and fair housing opportunities are available to all residents.

**Program 6.2.1:** The County will continue efforts to mitigate or remove constraints on housing for persons with disabilities and will update its code to accurately follow new State regulations.

**Funding:** Planning Department Budget

**Responsible Party:** County

**Time Frame:** Within 2-years of adoption of the 6th Cycle Housing Element

**Policy 6.3 - Reasonable Accommodation** – The County shall ensure the availability of reasonable accommodations for persons with disabilities, including developmental disabilities.

### Program 6.3.1



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The zoning code will be updated to more clearly state that the Planning Director may administratively approve requests for modification to certain standards with regard to reasonable accommodation.

**Funding:** Planning Department Budget

**Responsible Party:** County

**Time Frame:** Within 2-years of adoption of the 6th Cycle Housing Element

### Goal 7.0 – Affirmatively Furthering Fair Housing.

**Program 7.1.1:** Housing Mobility - The County will first evaluate the low opportunity areas to make sure they are appropriately designated. The Census Tracts identified as low opportunity areas cover very large land areas in which a majority is not inhabited. If the towns can be re-evaluated based on 'Place' geography, all of them might not be low opportunity areas. Once this is accomplished, the County will identify methods and potentially funding sources to remove barriers to low-income families and seniors in finding housing in high opportunity areas. The high opportunity areas in the County are also areas that are severely constrained for development. The County will also promote programs that can help to raise opportunity levels.

**Funding:** Planning Department Budget

**Responsible Party:** County, local housing service providers, Stanislaus Housing Authority (Section 8).

**Time Frame:** During the 6<sup>th</sup> Cycle Housing Element timeframe.

**Program 7.1.2:** Place-based Strategies for Community Revitalization - The County shall explore how place-based strategies might work within its rural/small town logistics. An evaluation of where and what "Place" this sort of effort would be suitable for in the context of Inyo County would need to be conducted first. Then a process for identifying what type of programs might be fitting and what funding sources there are to improve communities would be performed. Once these steps are accomplished, community outreach would be carried out and a plan on how to reach the goals identified from relating to revitalization could be created.

**Funding:** Planning Department Budget

**Responsible Party:** County

**Time Frame:** During the 6<sup>th</sup> Cycle Housing Element timeframe.

**Program 7.1.3:** New Housing Choices in Areas of High Opportunity – This 6<sup>th</sup> Cycle Update has identified two sites for very low, low and moderate income units. Site 1 is located in a moderate opportunity area and Site 2 in a low opportunity area. They were chosen based on a process that looked for vacant, privately owned land, as part of an SB2 grant project, and that met the criteria set forth by HCD, as well as, did not have a high level of development constraints. There were no parcels of land that were privately owned and met the rest of the criteria. This is especially true in the Census Tracts identified as Highest and High Opportunity Areas. To work towards providing development opportunities in these areas, the County will continue its efforts for DWP, Federal and State land divestments, as well as, promote the infill opportunities already discussed.



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**Funding:** Planning Department Budget

**Responsible Party:** County

**Time Frame:** During the 6<sup>th</sup> Cycle Housing Element timeframe.

**Program 7.1.4:** Protecting Existing Residents from Displacement – The County’s level of constrained land, popularity for second home ownership and land ownership/management patterns are putting more of its low-income households at risk of being displaced. The County will work to be more proactive in protecting economically vulnerable residents who have few options for affordable housing due to increasing housing costs. The rehabilitation and ADU development loan program was developed and is being funded by the County to encourage property owners to fix up derelict homes for rental or sale. In addition to this program, the County will work on identifying where the greatest threats of displacement are occurring and what the best available programs and funding sources would address them based on location.

**Funding:** Planning Department Budget

**Responsible Party:** County

**Time Frame:** During the 6<sup>th</sup> Cycle Housing Element timeframe.

### QUANTIFIED OBJECTIVES

Housing Element law requires quantified objectives that establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period. These objectives include private activity as well as County-planned activity.

**Table 37  
Quantified Objectives**

Task	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Fair Share Allocation	23	23	40	39	80	205
Residential Permits Issued Since December, 2018	0	0	0	0	0	0
New Construction Objectives	23	23	40	39	80	205
Rehabilitation	0	5	5	5	0	15 <sup>1</sup>
Preservation (at-risk)	0	0	0	0	0	0
Total	23	28	45	44	80	220

Source: HCD, 2020 and Inyo County Planning Department, 2020



**Appendix A  
Public Out Reach**

The County began work on the 2021 update in November 2020. Staff took questions and comments related to housing issues during a public outreach meeting for a Vacant Lands Inventory and Evaluation of General Plan and Zoning Designations for Possible Rezoning to Encourage Affordability through Higher Density Housing. A meeting was also held with County Health and Human Services and Mammoth Lakes Housing (a local affordable housing non-profit) in November 2020 and a meeting with the Inyo Mono Advocates for Community Action (IMACA) in January 2021, a low income (focus on extremely low), special needs and housing non-profit. These meetings focused on the barriers to providing housing for the populations they work with. The issues they identified were:

- No land for development
- No developer interest/affordable housing not profitable
- Infrastructure issues to support development are too expensive to address
- Rural area non-profits have a difficult time competing for funding
- Rural areas cannot get the necessary points for grant opportunities due to transit requirements among others. Funding geared to urban areas.

Possible solutions:

- Continue to work with the Los Angeles Department of Water and Power (DWP) on land divestments and long term leases for mobile home parks located on their land
- Grants for infrastructure improvements
- More opportunities for re-purposing and rehabilitating properties, especially multi-family, with restrictions on raising rents
- Include the communities in the remote southeast part of the County, primarily Tecopa
- Incentives for owners of vacant houses to rent, IMACA can provide property rehabilitation funding if rented to homeless or at risk people
- Encourage ADU development.

To initiate the formal outreach process, more than 20-letters/emails were sent to a broad cross-section of stakeholders in the County. Consultation invitations were also sent to 10-tribal representatives. The letters briefly described the reason for the update and requested the stakeholders provide input at any

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time during the update process by visiting the Housing Element update section on the County's website, directly contacting County staff, requesting a meeting, or by attending a virtual public workshop.

### **Tribal Consultations**

One Tribe, the Big Pine Paiute Tribe of the Owens Valley, requested consultation, but never responded to scheduling requests.

### **Public Workshops**

In addition to the several meetings County staff held with local non-profits. A meeting with: IMACA and Mammoth Lakes Housing; a local realtor; property manager; developer; a representative from DWP; and a representative from the Northern Inyo Hospital District (a major employer in the County) was held in February 2021. An additional public workshop was hosted by the Planning Commission during the draft stage of the 2021 Housing Element in March 2021. The goal of these workshops was to gather feedback from stakeholders and the attending public regarding the housing concerns of Inyo County residents and housing service providers.

At the first meeting staff posed several questions, including:

1. What do you see as the most limiting factor in your organizations' ability to succeed in its housing mission?
2. What sort of policies or programs do you think would be the most effective in improving your organization's ability to succeed your housing mission?
3. What do you think local governments should do to help your organization achieve its mission?
4. Other relevant questions, thoughts, ideas?

Responses included:

1.
  - I deal primarily with moderate and above moderate properties; there is never enough rental stock
  - All but one attendee agreed that there is not enough housing stock or land for development in the County
  - DWP has to balance. Their land is considered essential for water provision for the City of Los Angeles



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- State regulations regarding fire protection puts limitations on subdivision and the affordability of building
- The lack of housing opportunity is a challenge for local employers. It affects their ability to secure and retain employees. This includes even at the high end of housing opportunities
- DWP employees leave the area too, due to the lack of available housing
- It took IMACA over 10-years to purchase property from DWP for a permanent supportive housing project, this is too long
- There is a growing homeless population
- There needs to be more gap funding from local jurisdictions to make up for what grants do not cover.

2.

- Change County zoning to allow for more than one ADU per property (restrict to long term rentals)
- Relax zoning to allow for more units in general
- Create incentives for developers
- Creation of more Community Service Districts – fire protection
- Infrastructure planning
- Infrastructure financing
- DWP needs to release more land, especially in the Bishop City limits
- Down payment assistance programs by employers (DWP)
- Assistance for rehabilitation of rundown and/or vacant properties
- Loan fund for ADU development or vacant houses (income restricted)
- New taxes or fees to create a pool of money to grant or loan to developers
- Self-build housing projects and co-ops.

3.

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- It is easier for DWP to release land to other jurisdictions than to private parties
- Create a twenty-year housing plan identifying areas for development, rezoning, etc. Community input would be very beneficial. Plan should include south County as well
- Put limitations on the number of short-term rental permits per year and limit the number of nights they can be rented
- Work on vacancy issues (second homes)
- Landlord incentives to rent to low income and get more to participate in Section 8 housing
- Rehabilitation funding can create more habitable space
- Allow for more residential use on commercially zoned property
- Get DWP properties zoned for residential development prior to divestment. Chose by infrastructure availability
- Target properties that are easiest to develop for General Plan and zoning designation changes
- Taxation programs for vacant properties with a very targeted program for allocation these funds to affordable housing projects.

4. There were no additional questions, thoughts or ideas.

### **Planning Commission Workshop**

The Planning Commission hosted a public workshop on the Housing Element Update on March 24, 2021. Staff prepared a number of questions for the attendees to respond to. These questions were:

1. Have you or someone you know experienced housing discrimination in Inyo County?
2. If so, were there barriers to reporting it?
3. What barriers exist locally to access to housing?
4. What do you think the County can do to improve access to housing?
5. Is access to services an issue where you live?



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6. If you have a disability, does your home have reasonable accommodations?
7. What housing types does the County need more of?
8. What housing types does the County need less of?
9. What has been the most difficult barrier for you, personally, in finding housing opportunities in the County?
10. Where should additional housing be located in the County?
11. What is your dream home?

### Responses included:

1. No one had experiences with housing discrimination
2. There may be barriers to reporting. People might not know where to report and there may also be a lack of legal aid.
3.
  - As a property manager the barriers to getting rental housing I find are: income, credit, a lack of rental housing and multi-family units, and pets. As for ownership: out of price range, no workforce housing or down payment assistance, not enough land for development.
  - The hospital has contract employees that need shorter rental periods and lower costs as many have homes and mortgages elsewhere, pets. The hospital has had to purchase property so there contract employees have housing
  - The costs of development here are too high for non-profit developers to be interested
  - The lack of land has made it impossible for the hospital to build housing for their workers
  - Look into vacant commercial buildings and sites for residential development. Local gap funding for grants, makes getting the points for low-income housing easier to get
  - Look into land transfer concept and lots sales DWP-USDA
  - Allow for 2 ADUs per parcel and make rezoning requirements easier for smaller lots so more units can be built per parcel.
  - Limit ADUs rented for short-term
4.
  - Reasonable accommodations for disabled is expensive there need to be programs to help financially

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5. There were no responses to this question
  
6.
  - Small infill, affordable rentals and ownership opportunities, first time buyer help
  - Look into homeowner land trust model
  - Senior housing
  - 1 and 2 bedroom units are in high demand – not enough of them
  - Encourage repurposing vacant commercial properties
  - Empty DWP homes should be rented or sold
  - Help people who want to move here from somewhere else without community connections to find available housing a housing availability clearinghouse
  - Local online rental finder
  - Approach owners of vacant homes to try to get them to rent or sell
  - Create a vacant building tax to help fund affordable housing projects
  - The lack of land supply creates the biggest barrier, maybe use eminent domain to get land and/or units in disrepair, etc.
  
7.
  - County does not need more large lot developments, there are plenty
  
8.
  - I just had the opportunity to get a job in the County and a rental in Big Pine that is my dream home.
  - Safe and warm that costs no more than 35% of monthly incomes.

### **Planning Commission Hearing**

### **Board of Supervisors Hearing**

### **Comment Letters**

In addition to gathering comments from attendees at the public workshop, residents were invited to submit comments directly to the County regarding the draft of the Housing Element update. No comment letters were received by the County during the housing element update process.



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**Appendix B Housing Program Review 2014-2020**

2014 Housing Program	Time Frame	Accomplishments	Continue/Modify/ Delete
<p><i>Implements Policy 1.1</i> The County supports the provision of rehabilitation assistance to lower-income owner and renter-occupied households to facilitate unit upgrading. The County will encourage initiation of a rehabilitation program with the goal of improving 15 units over the planning period (3 per year). <b>Funding: CDBG</b></p>	2014-2019	<p><b>Effectiveness/Progress:</b> The County did not initiate a rehabilitation program during the planning period due to a lack of staff and funding for this type of activity.</p>	<p><b>Appropriateness:</b> The County will continue to support local housing assistance providers' efforts and is in the process of initiating its own rehabilitation loan program.</p>
<p><i>Implements Policy 1.2</i> The County shall ensure sensitive residential code enforcement and provide information on available rehabilitation assistance to bring substandard units into compliance with County Codes and to meet current fire safe ordinances. <b>Funding: County</b></p>	Ongoing	<p><b>Effectiveness/Progress:</b> The County continued to educate the public and stakeholders about housing programs, including housing rehabilitation and weatherization assistance.</p>	<p><b>Appropriateness:</b> The County will continue to support outreach efforts for rehabilitation, fire safety or weatherization efforts in the county. These are primarily conducted by Building and Safety and Planning staff.</p>
<p><i>Implements Policy 1.3</i> The County shall continue to provide outreach programs to educate the public about available housing rehabilitation assistance and fire safety issues.</p>	Ongoing	<p><b>Effectiveness/Progress:</b> The County continued to educate the public and stakeholders about housing programs, including housing rehabilitation and weatherization assistance.</p>	<p><b>Appropriateness:</b> Will continue this program. It has been added to the one above to reduce repetition.</p>
<p><i>Implements Policy 1.4</i> The County shall continue to focus efforts on promoting energy efficiency through participation in weatherization, utility assistance and maintaining an energy efficiency webpage. <b>Funding: County, local utility providers</b></p>	Ongoing	<p><b>Effectiveness/Progress:</b> The County works with local non-profits and utility providers to raise awareness of energy efficiency, utility assistance and weatherization programs.</p>	<p><b>Appropriateness:</b> The County will continue to support outreach efforts for energy efficiency programs and maintain its webpage.</p>
<p><i>Implements Policy 1.4</i> The County shall continue to support efforts to improve the energy efficiency of dwelling units by providing weatherization assistance to low-income households. <b>Funding: HUD Section 8 Certification and Housing Vouchers</b></p>	Ongoing	<p><b>Effectiveness/Progress:</b> The County does not provide funding for this activity but if a need for this service arises, the County would refer inquiries to local housing service providers. The County coordinated a series of task forces to educate the public and stakeholders about housing programs, which may have included roommate location assistance.</p>	<p><b>Appropriateness:</b> This program will be continued.</p>



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2014 Housing Program	Time Frame	Accomplishments	Continue/Modify/ Delete
<p><i>Implements Policy 1.4</i></p> <p>The County shall work to provide assistance to low-income households with utility bills by encouraging utilities and local housing service providers to continue to implement and expand programs to assist such households, including reductions and other utility assistance programs for income-qualified candidates. Augment current program funding. <b>Funding: State of California Older Americans Act, CDBG</b></p>	Ongoing	<p><b>Effectiveness/Progress:</b> According to DWP, one local housing service provider assists approximately 150 households per year through the LIHEAP (Low-income Energy Assistance Program). The utilities also provide assistance to income-qualified families. They intend to continue and expand these programs.</p>	<p><b>Appropriateness:</b> This program will be continued.</p>
<p><i>Implements Policy 1.4</i></p> <p>The County shall continue to encourage utility providers and local housing service providers in reducing housing cost through energy conservation by providing households with light bulbs, reduced price energy-efficient appliances, energy audits, and other services. <b>Funding: CDBG</b></p>	Ongoing	<p><b>Effectiveness/Progress:</b> The County is not aware of the effectiveness or progress of this light bulb program. However, if possible, the County would continue to support this program if implemented. Alternatively, the County refers interested residents to the Southern California Edison (SCE) California Alternate Rates for Energy (CARE) and Family Electric Rate Assistance (FERA) program.</p>	<p><b>Appropriateness:</b> The County will continue to support weatherization and energy efficiency efforts administered by other entities in the county.</p>
<p><i>Implements Policy 2.1</i></p> <p>The County shall facilitate the development of vacant and underutilized residential parcels identified in the Housing Element residential site inventory.</p>	Ongoing	<p>This program has been implemented, however, no sites in the inventory were developed.</p>	<p><b>Appropriateness:</b> This program has been revamped to meet new state regulations and will continue.</p>
<p><i>Implements Policy 2.1</i></p> <p>The County shall maintain an up-to-date inventory of sites suitable for residential development and provide this information to residential developers and to the real estate community. This inventory includes DWP land release sites. <b>Funding: State Department of Economic Opportunity, CDBG</b></p>	Ongoing	<p><b>Effectiveness/Progress:</b> Site information was provided through a Vacant lands inventory and general plan and zoning designation assessment. The Planning Department provides information about property that is available for housing development upon request. The County has continued to try to coordinate with DWP and other public agencies for land releases of property available for housing development.</p>	<p><b>Appropriateness:</b> This program is updated and will be continued.</p>



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2014 Housing Program	Time Frame	Accomplishments	Continue/Modify/ Delete
<p><i>Implements Policy 3.1</i></p> <p>The County shall continue to work with DWP, BLM, the Forest Service and other federal, state, and local agencies to identify appropriate land for release, thus enabling the County to provide additional sites for housing development. Additionally, the County will continue to coordinate with various Tribal Councils to pursue development of affordable housing units on reservations. <b>Funding: Planning Department budget</b></p>	Ongoing	<p><b>Effectiveness/Progress:</b> The County has worked with DWP to release lands for residential development. The County is currently working with a variety of local, state, and federal agencies to identify appropriate government lands for release.</p>	<p><b>Appropriateness:</b> Continue to work with DWP and various federal, state, and local agencies to identify appropriate government land for release. This program will continue.</p>
<p><i>Implements Policy 3.1</i></p> <p>The County shall provide expanded affordable housing opportunities by partnering with local organizations and providing technical assistance and/or pass-through funds as appropriate for the development of units affordable to extremely low, very low, or low-income households. <b>Funding: Planning Department budget</b></p>	Ongoing	<p><b>Effectiveness/Progress:</b> The County did apply for CDBG funding in 2013, but was not awarded. The County will continue to facilitate the application for funding with local partners.</p>	<p><b>Appropriateness:</b> The County will continue to pursue funding opportunities as appropriate.</p>
<p><i>Implements Policy 3.1</i></p> <p>The County will explore an Employer Assisted Housing Program by forming a working group with major employers in the area to discuss how the County can assist in the development of employer-assisted housing in Inyo County. <b>Funding: Planning Department budget</b></p>	Ongoing	<p><b>Effectiveness/Progress:</b> The County was not able to make progress on this program due to the depressed economy and subsequently Covid.</p>	<p><b>Appropriateness:</b> The County will facilitate discussions with employers regarding housing assistance.</p>

**HOUSING ELEMENT**

2014 Housing Program	Time Frame	Accomplishments	Continue/Modify/ Delete
<p><i>Implements Policy 3.1</i> The County will continue to implement the final Housing Plan developed by the Housing Task Force adopted in 2005 in conjunction with the Housing Element programs. <b>Funding: Planning Department budget (development fees)</b></p>	Ongoing	<p><b>Effectiveness/Progress:</b> The County has continues to monitor the Home program and potential opportunities for additional housing funding as well as provide information to developers about the density bonus provisions in the code.</p>	<p><b>Appropriateness:</b> The County will continue this program.</p>
<p><i>Implements Policy 3.1</i> The County shall support local housing assistance providers to work to assist in locating roommates to share existing housing. This will be accomplished by contributing to funding and assisting in program outreach to expand program utilization. <b>Funding: Planning Department budget</b></p>	Ongoing	<p><b>Effectiveness/Progress:</b> The County does not provide funding for this activity but if a need for this service arises, the County would refer inquiries to local housing service providers.</p>	<p><b>Appropriateness:</b> This program will be continued.</p>
<p><i>Implements Policy 3.2</i> The County shall encourage higher density residential development in areas of population concentration by conducting outreach to developers and property owners to encourage higher density residential development. In addition, the County will explore funding options for appropriate housing as funds become available. <b>Funding: Planning Department budget</b></p>	Ongoing	<p><b>Effectiveness/Progress:</b> The County works with land owners and develops to encourage and aid in the development of high density residential construction.</p>	<p><b>Appropriateness:</b> This program will be continued to facilitate the provision for affordable home opportunities.</p>
<p><i>Implements Policy 3.2</i> The County shall encourage development of housing for low-income households through provision of density bonus incentives. The County shall provide the updated density bonus chapter of the code as requested to inform applicants of opportunities for density increases. <b>Funding: Respond to NOFAs for MHP, HOME program</b></p>	Ongoing	<p><b>Effectiveness/Progress:</b> The County does offer a density bonus to developers. The ordinance was updated in 2007. It includes guidelines for one, two, or three concessions for affordable housing: one concession for housing developments that include at least 5 percent of the total units for very low-income households, at least 10 percent for lower-income households, or at least 10 percent for moderate-income households in a common interest development; two concessions for housing developments that include at least 10 percent of the total units for very low-income households, at least 20 percent for lower-income households, or at least 20 percent for moderate-income households in a common interest development; three concessions</p>	<p><b>Appropriateness:</b> This program is not appropriate to continue because the County is not a developer. However, it does support the efforts of developers planning to build homes affordable to low- or moderate-income households. The County will also update the Code to reflect current State Law.</p>



**HOUSING ELEMENT**

2014 Housing Program	Time Frame	Accomplishments	Continue/Modify/ Delete
		for projects that include at least 15 percent for very low-income households, at least 30 percent of the total units for lower-income households, or at least 30 percent for persons or families of moderate income in a common interest development. The density bonus chapter of Title 18 of the County Code is distributed upon request.	
<p><i>Implements Policy 3.4</i></p> <p>The County shall provide technical assistance to mobile home park residents who want to purchase their mobile home park. To accomplish this, the County will advertise the program to mobile home park residents, including conducting meetings with tenants. <b>Funding: Available State, Federal, and local funds (HOME, MHP, CDBG, etc.)</b></p>	Ongoing	<b>Effectiveness/Progress:</b> The County provides information to mobile home park residents and provides referrals to HCD, USDA and other mobile home advocacy groups, as well as local real estate lenders.	<b>Appropriateness:</b> This program will continue.
<p><i>Implements Policy 3.4</i></p> <p>The County will continue to allow manufactured housing as a permitted use in all residential zones. <b>Funding: Planning Department budget, HOME, MHP</b></p>	Ongoing	<b>Effectiveness/Progress:</b> County Code allows for manufactured housing in all residential zones.	<b>Appropriateness:</b> This will continue as practice, but since it is not a program, it will be removed.
<p><i>Implements Policy 3.5</i></p> <p>The County will support the efforts of local housing service providers to assist low-income households with utility bills by providing assistance to a minimum of 150 households annually through the LIHEAP (Low-income Energy Assistance Program). <b>Funding: Pursue FmHA funds</b></p>	Ongoing	<b>Effectiveness/Progress:</b> The County works with local non-profit recipients of LIHEAP funding to continue this program	<b>Appropriateness:</b> This program will be continued.
<p><i>Implements Policy 3.5</i></p> <p>The County shall encourage rental subsidies for lower-income families and elderly persons. The County shall encourage listing of rental units with local housing service providers. Coordinate with HCD to receive additional subsidies for rental assistance. <b>Funding: Planning Department budget</b></p>	Ongoing	<b>Effectiveness/Progress:</b> One local housing service provider administers Housing Choice Vouchers (Section 8) for the County. The County routinely refers inquiries to local housing service providers.	<b>Appropriateness:</b> This program will be continued.
<p><i>Implements Policy 3.5</i></p>	Ongoing	<b>Effectiveness/Progress:</b> The County	<b>Appropriateness:</b> This

**HOUSING ELEMENT**

2014 Housing Program	Time Frame	Accomplishments	Continue/Modify/ Delete
<p>The County shall provide for the continued affordability of the County's low and moderate-income housing stock. Although not anticipated, if any deed-restricted affordable units currently serving County residents are at risk of converting to market rates, the County will facilitate a preservation program with the owner and/or operator of the project at risk. The goal will be to identify additional funds to either continue the affordability of the at-risk project or to replace those units once they are no longer affordable to lower-income households. <b>Funding: Planning Department budget</b></p>		<p>works with housing developers to provide for and maintain housing, in the event that deed restricted units are at risk, the County will work to preserve the units and educate the public regarding the importance of low-income units.</p>	<p>program will continue</p>
<p><i>Implements Policy 4.1</i> The County will continue to make efforts to coordinate with established self-help housing groups to solicit interest in developing projects in the county to facilitate self-help housing as a form of homeownership for lower-income households. <b>Funding: Planning Department Budget, CDBG</b></p>	<p>Ongoing</p>	<p><b>Effectiveness/Progress:</b> The County routinely works with potential housing developers to increase housing supply. This includes to self-help housing groups.</p>	<p><b>Appropriateness:</b> The County will continue to provide homeownership information to county residents.</p>
<p><i>Implements Policy 4.2</i> The County will annually consider applying for state and federal grant funds to provide homeownership opportunities that may include interest rate write-downs, down payment assistance, and mortgage revenue bond financing through state and federal programs. <b>Funding: Planning Department budget</b></p>	<p>Ongoing</p>	<p><b>Effectiveness/Progress:</b> The County did not directly apply for any funding to provide homeownership opportunities that include interest rate write-downs, down payment assistance, and mortgage revenue bond financing through state and federal programs.</p>	<p><b>Appropriateness:</b> This program will be continued.</p>
<p><i>Implements Policy 4.2</i> The County shall coordinate with local lenders to provide program information to the public about homebuyer assistance programs such as CalHFA, RCRC, and USDA.</p>	<p>Ongoing</p>	<p><b>Effectiveness/Progress:</b> The County works with local lenders, real estate professional and housing providers to provide information to the public on loan opportunities available.</p>	<p><b>Appropriateness:</b> Lenders do not work with these programs – Removed.</p>
<p><i>Implements Policy 5.1</i> The County shall continue to allow second units, condominium conversions, density bonuses, and residential units in commercial zones</p>	<p>Ongoing</p>	<p><b>Effectiveness/Progress:</b> Zoning code allows for all of these affordable options to be available to County residents.</p>	<p><b>Appropriateness:</b> This practice will continue, but since it is not a program it is being removed.</p>



**HOUSING ELEMENT**

2014 Housing Program	Time Frame	Accomplishments	Continue/Modify/ Delete
as specified in the County's Zoning and Subdivision Ordinances.			
<p><i>Implements Policy 5.1</i></p> <p>The County shall continue to expedite project review and facilitate timely building permit and development plan processing for residential developments, including those with an affordable housing component.</p>	Ongoing	<p><b>Effectiveness/Progress:</b> The County routinely works with homeowners to expedite their permits and provides flexibility in submittal requirements for owners developing their own homes. Typical processing times are relatively short. County staff attempt to do all plan processing as efficiently as possible. A planner is assigned to a project when it is first submitted as follows it through permitting to minimize some inefficiency.</p>	<p><b>Appropriateness:</b> This program will continue.</p>
<b>COMPLETED PROGRAMS</b>			
<p>Chapter 633 of the Statutes of 2007, also known as SB 2, requires jurisdictions to allow for permanent emergency shelters as a permitted use in at least one zone. This zone may be residential, commercial, or industrial but must be appropriate for this type of use and not be completely built out. In accordance with SB 2, the County will evaluate the most appropriate zone to permit shelters and amend the County Code accordingly within one year of the adoption of this Housing Element.</p>	Completed		
<p>According to Chapter 633 of the Statutes of 2007, also known as SB 2, the County must explicitly allow both supportive and transitional housing types in all residential zones. The County shall update its Zoning Ordinance to include separate definitions of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14. Both transitional and supportive housing types will be allowed as a permitted use subject only to the same restrictions on residential uses contained in the same type of structure.</p>	Completed		
<p>To ensure zoning flexibility that allows for the development of single-room occupancy (SRO) units, the County</p>	Completed		

**HOUSING ELEMENT**

2014 Housing Program	Time Frame	Accomplishments	Continue/Modify/ Delete
will update its Zoning Ordinance to explicitly allow for SROs in developed areas near services and transit.			
Chapter 1062 of the Statutes of 2002, also known as AB 1866, requires jurisdictions to allow second units ministerially in all residential zones. The County will amend the County Code to reflect this requirement while maintaining its current standards for second units that require a floor area of up to 30 percent of the principal dwelling unit up to a maximum of 1,200 square feet.	Completed		
Currently residential care facilities are permitted with a conditional use permit in the RR and R-3 zones. Pursuant to Chapter 671 of the Statutes of 2001, also known as SB 520, the County will amend the County Code to allow flexibility for the location of residential care facilities by permitting facilities for 6 or fewer persons by right in all residential zones.	Completed		
The County shall incorporate reasonable accommodation provisions into its Zoning Code to provide a means for persons with disabilities to request exceptions to zoning and building regulations that may be act as a barrier to their housing choice.	Completed		



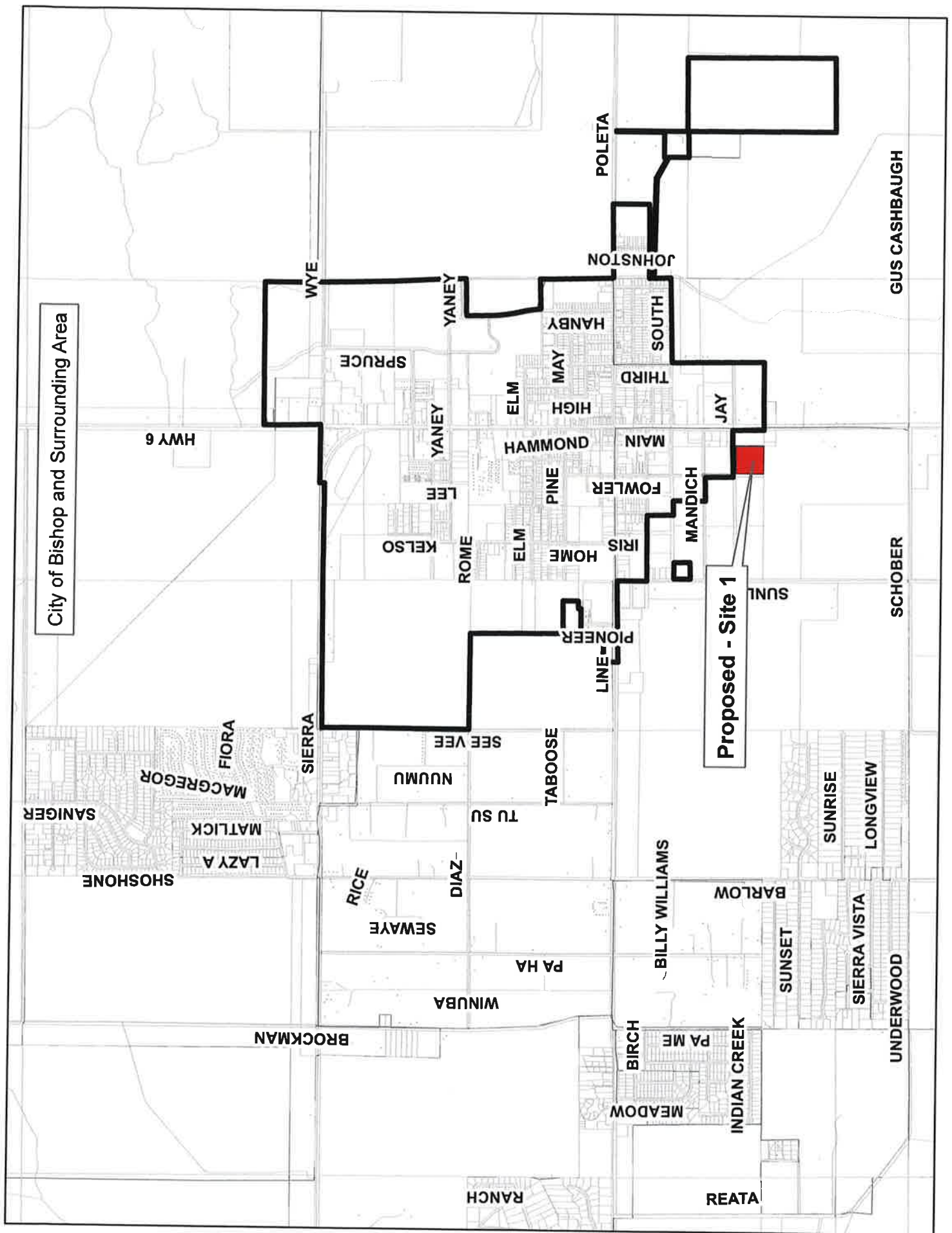
**HOUSING ELEMENT**

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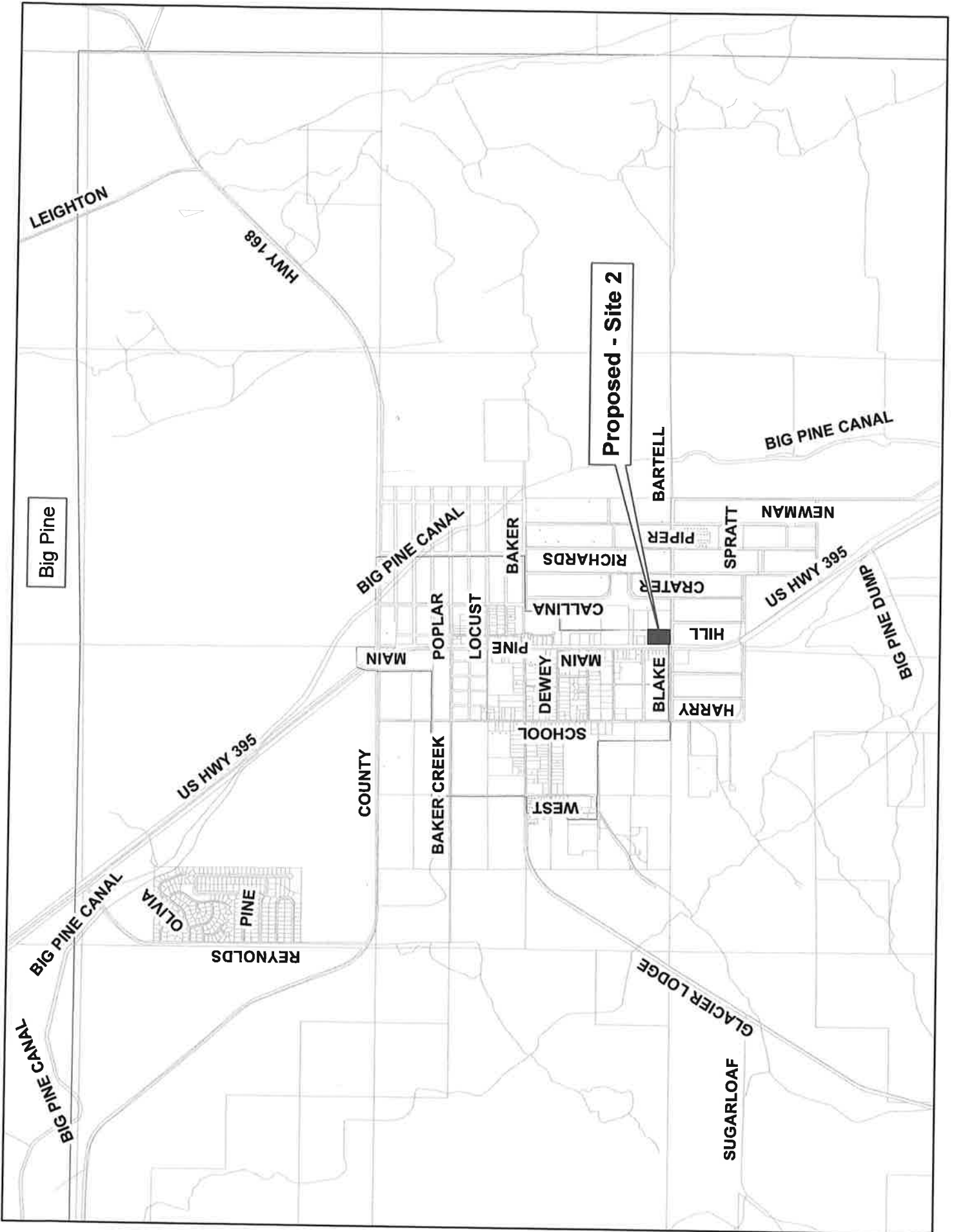
**Appendix C – Proposed RHNA Sites Maps**



City of Bishop and Surrounding Area



Proposed - Site 1



LEIGHTON

HWY 168

Big Pine

Proposed - Site 2

BIG PINE CANAL

BARTELL

NEWMAN

SPRATT

US HWY 395

BIG PINE DUMP

BIG PINE CANAL

BAKER

RICHARDS

PIPER

CRATER

CALLINA

HILL

MAIN

POPLAR

LOCUST

PINE

DEWEY

MAIN

BLAKE

HARRY

SCHOOL

WEST

US HWY 395

COUNTY

BAKER CREEK

OLVIA

PINE

REYNOLDS

BIG PINE CANAL

BIG PINE CANAL

GLACIER LODGE

SUGARLOAF