

INYO COUNTY
HOUSING ELEMENT

Adopted July 1, 1992

UPDATED DECEMBER 2001 AND APRIL 2004

2009 Housing Element Update

Adopted August 4, 2009



TABLE OF CONTENTS

Chapter One: Introduction..... 1

 Purpose of the Element..... 1

 Public Participation 2

 Consistency with the General Plan..... 11

Chapter Two: Housing Needs 11

 Population 11

 Race and Ethnicity 13

 Employment..... 14

 Household Characteristics 17

 Housing Stock Characteristics 25

 Special Housing Needs..... 29

 Units At Risk of Converting to Market-Rate Uses..... 35

Chapter Three: Resources and Constraints..... 37

 Regional Housing Need 37

 Land Inventory 39

 Other Housing Resources 47

 Analysis of Governmental Constraints 47

 Analysis of Non-Governmental Constraints..... 64

 Energy Conservation 68

Chapter Four: Review and Revise 69

Chapter Five: Housing Program..... 71

 Goals and Policies 71

 Quantified Objectives..... 84

Appendix A: Housing Program Review Matrix 83

Appendix B: Vacant Land Maps and Alternative Sites 93



LIST OF TABLES

Table 1 Population Growth Trends (1970–2008) – Unincorporated Inyo County..... 13

Table 2 Inyo County Population (1960–2008) 13

Table 3 Inyo County Population by Race/Ethnicity 14

Table 4 Employment by Industry (2000) – Unincorporated Inyo County 15

Table 5 Growing Lower Income Occupations in the Eastern Sierra Region, 2004–2014 16

Table 6 Household Growth Trends (1980–2008) – Unincorporated Inyo County..... 17

Table 7 Population by Household Type (1990–2000) – Unincorporated Inyo County 18

Table 8 Households by Tenure (1980–2000) – Unincorporated Inyo County..... 18

Table 9 Overcrowded Households (2000) – Unincorporated Inyo County 20

Table 10 Households Overpaying (2000) – Unincorporated Inyo County..... 21

Table 11 Inyo County Income Limits by Household Size, 2008..... 22

Table 12 Housing Affordability by Income Level – Inyo County..... 23

Table 13 Point-in-Time Rental Survey (Bishop, Independence, Lone Pine) 24

Table 14 Inyo County Median Home Sales: 2007–2008..... 25

Table 15 Housing Units by Type (2000–2008) – Unincorporated Inyo County..... 26

Table 16 Housing Units by Age – Unincorporated Inyo County..... 27

Table 17 Housing Units by Tenure by Age (2000) – Unincorporated Inyo County 28

Table 18 Housing Conditions 28

Table 19 Unincorporated Inyo County Households by Income Level, 2000..... 29

Table 20 Persons with Disability by Employment Status (2000)..... 30

Table 21 Persons with Disabilities by Disability Type (2000) – Unincorporated Inyo
County 30

Table 22 Householders by Tenure by Age (2000) – Unincorporated Inyo County 31

Table 23 Household Size by Tenure (2000) – Unincorporated Inyo County..... 32



Table 24 Single Parent Headed Households (2000) – Unincorporated Inyo County	33
Table 25 Number of Farmworkers (2002) – Inyo County	34
Table 26 Farmworkers by Days Worked (2002) – Inyo County.....	35
Table 27 Regional Housing Needs (2007 to 2014) – Unincorporated Inyo County	38
Table 28 Progress Toward Regional Housing Needs (2007 to 2014).....	38
Table 29 Vacant Land Inventory – Unincorporated Inyo County.....	44
Table 30 RHNA and Vacant Land Summary.....	47
Table 31 Land Use Designations.....	49
Table 32 General Plan Land Use Designations for Residential and Commercial Uses	51
Table 33 Additional Residential Zoning District Development Standards.....	53
Table 34 Housing Types Permitted by Zoning District.....	55
Table 35 Inyo County Planning Fee Schedule.....	60
Table 36 Hypothetical Fees – Single Family Project (1,500 Square Feet)	62
Table 37 Hypothetical Fees – Multiple-Family Project (4 Units, 700 Square Feet Each).....	62
Table 38 Inyo County Land Costs by Area.....	65
Table 39 Quantified Objectives.....	84



CHAPTER ONE: INTRODUCTION

PURPOSE OF THE ELEMENT

In response to California's critical housing needs, the 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.

Housing element law is the State's primary market-based strategy to increase housing supply. The law recognizes the most critical decisions regarding housing development 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.

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

Inyo County adopted a Housing Element in 1992. That element was updated in 2001 when the County thoroughly updated its General Plan. The 2001 update anticipated State housing element requirements as adapted to meet the intent of the "Frontier County" provisions of housing element law, but did not meet statutory requirements for the next update cycle in 2004. Accordingly, the Goals, Policies, and Implementation Measures included in the 2001 General Plan were incorporated into the 2004 element with very minor revisions. The 2004 Housing Element was subsequently adopted by Inyo County and certified by the State. This 2009 update has incorporated all new statutory requirements affecting housing elements and will guide Inyo County's housing policy through the end of this planning period, which ends in 2014.

Senate Bill (SB) 375 was signed into law in 2008 as a step toward reaching the carbon reductions mandated by Assembly Bill (AB) 32. The bill is designed to reduce greenhouse gas emissions by aligning transportation, housing, and land use planning. The major amendments made to housing element law will not take effect until the next housing element update. SB 375 changed the time frames for updates, which have not yet been established by the State. However, components of SB 375 became effective January 1, 2009. For all draft housing elements submitted to the California Department of Housing and Community Development after March 31, 2009, jurisdictions are required to adopt program timelines that will have a "beneficial impact" during the planning period, identify sites to be rezoned for lower-income housing production by parcel-specific identification, and hold a public meeting to review the annual report on progress toward meeting housing element goals. Other potential SB 375 requirements either do not apply to Inyo County or will not affect this Housing Element update.



PUBLIC PARTICIPATION

The Housing Element reflects the values and preferences of Inyo County residents. The County commenced work on its 2009 update in January 2009. To initiate the outreach process, more than 60 letters were sent to a broad cross-section of stakeholders in the county. The letters briefly described the reason for the update and called upon the stakeholders to provide their input at any time during the update process by visiting the Housing Element update section on the County's website, by directly contacting County staff, or by attending one or both of the stakeholder workshops held in Lone Pine and Bishop or either of the public hearings later that spring.

Public Workshops

The County held two public workshops during the draft stage of the 2009 Housing Element update. The goal of the public workshops was to gather feedback from stakeholders regarding housing concerns of Inyo County residents. The first public workshop was held on March 4, 2009, at Statham Hall in Lone Pine and the second was held on Thursday March 5, 2009, in the City of Bishop Council Chambers.

There were five attendees at the Lone Pine workshop, which consisted of a presentation of the Draft Housing Element as well as an opportunity for attendees to share comments. The comments from the public workshop have been addressed throughout the Housing Element update, including programs. Below is a summary of the comments voiced at the Lone Pine workshop and the County's response in the Housing Element.

- *Comment:* Housing is only being produced in Bishop. More affordable housing is needed elsewhere, including in Lone Pine.

Response: A large share of the county population is concentrated in and around Bishop, thus more housing units are produced to meet the demand. The County has identified an available supply of land suitable for residential development throughout Inyo County, including Lone Pine.

- *Comment:* Affordable housing is a problem in the Owens Valley. Employers such as the Forest Service have problems recruiting due to the lack of housing. Both the quantity and quality of housing are issues.

Response: The Housing Element identifies and addresses the issue of employer-sponsored housing. Program 3.1.3 addresses this concern.

- *Comment:* What is the status of the DWP land releases?

Response: The County continually works with the Department of Water and Power to release publicly (government) owned land (see Program 3.1.1).

- *Comment:* The Forest Service and BLM should also have a responsibility to provide land for housing.



Response: The Housing Element contains programs to work with these agencies to release land, where appropriate, and to work with employers in the development of employer-assisted housing (see programs under Policy 3.1).

- *Comment:* The Lone Pine Economic Development Corporation (LPEDC), which operates the Mt. Whitney Apartments, has been working on obtaining federal funds to assist with another affordable housing complex. The corporation has had difficulty procuring funds because it must demonstrate site control, and therefore anticipates benefits from land release(s). “Sweat equity” should also be taken into account when distributing funds.

Response: The County supports the efforts of the LPEDC to provide future affordable housing developments. Program 3.1.2 implements the County’s efforts to support the efforts of local community organizations.

- *Comment:* The County bureaucracy is a constraint to affordable housing. Examples include zoning controls (height, parking, etc.), the building code (e.g., snow load requirements coupled with height requirements make it difficult to build three-story buildings), infrastructure requirements (like road extensions to small projects), etc. It has been difficult in the past to obtain commitments from County staff to support projects.

Response: The Housing Element evaluates whether the County’s regulations present an undue constraint to the development of housing and if any are determined, programs are developed to address them. In addition, the County has tools such as its newly revised density bonus ordinance, which allows for flexibility in County regulations to facilitate the development of housing.

- *Comment:* There was a previous commitment that should be instituted to dedicate a staff person in the Planning Department to work with applicants to expedite projects and assist applicants in working through the development review process.

Response: The County’s expedited permit processing program dedicates a specific staff person to assist applicants with permit applications.

- *Comment:* The update effort should address future energy sources – propane may become more and more expensive, and projects should incorporate means to accommodate alternative future energy distribution and/or storage. Methods to encourage energy conservation should also be pursued, such as solar water heaters, wind power, and building siting.

Response: The Housing Element update addresses the concerns of residential energy efficiency through the programs created in accord with Policy 1.4.

- *Comment:* The County should consider a transfer-of-development-credit program to encourage preservation of environmentally sensitive sites, provide for greater density for affordable housing, etc.

Response: The County already encourages similar activities, which are land trade deals where land is traded between the private and public sector. A credit program may not be successful in Inyo



County because there are not many buyers and sellers in this market. Programs in the Housing Element dictate the County's continued involvement in land trades.

- *Comment:* The County has a reputation for having a difficult development climate. Due to the low rate of return relative to many other areas, this climate makes it difficult for projects to "pencil out" and discourages development of affordable housing.

Response: The County has taken steps to remove constraints within its purview to create a more attractive development environment. Such steps include minimizing environmental requirements (CEQA) through the provision of a density bonus.

- *Comment:* A previous commitment to provide a map and list of private lands available for development should be carried forward. The update effort should inventory private land in addition to potential DWP land releases.

Response: Program 2.1.1 maintains the County's commitment to maintain and provide interested parties with an inventory of vacant residential parcels.

The second workshop was held the next night in Bishop. There were eight persons in attendance; two were County Supervisors, one was the Chief Administrative Officer and one was a planner from a neighboring county. The remaining four were members of the general public. As in Lone Pine, the Bishop workshop consisted of a presentation of the Draft Housing Element as well as an opportunity for attendees to share comments. The comments from the public workshop have been addressed throughout the Housing Element update, including programs. Below is a summary of the comments voiced and the County's response as reflected in the Housing Element.

- *Comment:* The Assessor's median sales price data should be broken down and presented by year (to indicate trends) and geographic area (to illustrate distinct markets in the county). If available, the rental cost data collected should also be broken down by geographic area. Some indication of current market conditions should also be provided, if possible, given the dramatic changes that have occurred in the real estate markets recently.

Response: Sales data was broken out by geographic area in the housing sales market section within the Household Characteristics section. Housing rental prices are also discussed, but hard data is not readily available by geographic area.

- *Comment:* There has been difficulty in the past attracting employees, particularly in northern Inyo County. This situation has been especially acute for middle-income positions, such as teachers, sheriffs, firefighters, nurses, etc.

Response: The County recognizes this issue and has added Program 3.1.3 to explore how it can facilitate the development or conversion of housing affordable for the workforce in the county.

- *Comment:* The County owns lands that should be considered for release, including near Big Pine and Bishop. The County should share the responsibility of releasing public lands into private ownership with other agencies (e.g., DWP, BLM, and USFS). The County also owns land in



Owens Dry Lake, Saline Valley, and other more remote areas that could be traded for lands near communities that could be developed with housing, if feasible.

Response: The County currently pursues land releases as feasible and appropriate and will continue to pursue these activities.

- *Comment:* The County needs affordable housing for all income levels, including for people with low and low-to-moderate incomes.

Response: The County recognizes this fact. This is the goal of the Housing Element and the motivation for the County to maintain its Housing Element certification.

- *Comment:* Due to sociological changes, the need for commercially zoned land has declined. The City of Bishop and the County should consider rezoning commercial lands to allow for higher density residential development.

Response: The County recognizes this change and has already begun changing the permitted uses on commercially zoned land to open them up to residential uses. The Central Business (CB) and commercial rezones are discussed in the County's review of its previous Housing Element and also in the Governmental Constraints analysis as a provision for a variety of housing types.

- *Comment:* Very low-income housing should be near developed areas with greater access to transit and employment.

Response: The County recognizes this need and attempts to guide development near population centers where employment opportunities and transit are available.

- *Comment:* The County should consider smaller minimum lot sizes, higher density housing, requiring impact fees for affordable housing and/or inclusionary zoning, and senior housing.

Response: The County does encourage higher density and senior housing through its density bonus overlay district. The Review and Revise section discusses the County's density bonus.

- *Comment:* The County's role in housing production is limited. The County can only encourage housing.

Response: The County's role is to ensure appropriate land use policies and development standards are in place to facilitate the development of housing. This is central to the Housing Element.

- *Comment:* There are some good programs in Bishop that can provide direction for affordable housing, including the McGyver Trailer Park for low-income seniors and some of Inyo Mono Advocates for Community Action's (IMACA) existing and pending projects.

Response: Policy 3.1 and Program 3.1.2 in particular are in place for the County to work toward its affordable housing goals by considering a variety of options, which includes identifying and evaluating other successful affordable housing programs in the area.



- *Comment:* The County should consider land trades with equalization to leverage private investment.

Response: The County participates in land release programs to the extent of its ability, including the Land Tenure project, which essentially provides the same opportunity.

- *Comment:* Land tenure changes can encourage development of affordable housing. Trades involving imaginative methods can be useful, such as three-way trades (although in the past in some complicated trades the County has lost private lands). Tools such as rezoning, prioritization of parcels to be privatized, and others can smooth the process.

Response: The County is aware of the pitfalls of land trading and monitors these transactions for appropriate trades as much as possible. The County already utilizes tools such as rezoning and prioritization of parcels to keep the process smoother.

- *Comment:* The County should work to reduce government constraints to affordable housing. Examples could include eliminating CUP requirements for housing, allowing for administrative approvals for housing, reducing processing times, etc.

Response: These concerns are central to the Housing Element and many are already discussed in the Governmental Constraints section and corresponding programs. The County may consider changing CUP requirements in the upcoming General Plan update.

- *Comment:* The County should consider revisiting its vacation home policy, which permits renting out homes only on a 30-day basis.

Response: The County's vacation home policy is approximately 5 years old and limits the renting of vacation homes to 30 days. The County has not seriously considered revising it because short-term rental activities in residential zoning districts constitute commercial uses that are not consistent with the General Plan or the Zoning Ordinance.

Comment Letters

In addition to gathering comments from attendees at both public workshops, residents were invited to submit comments directly to the County regarding the public review draft of the Housing Element update. One letter recommended three areas of improvements (bulleted below) to “contribute to the viability of new development in Inyo County, particularly in Owens Valley.” The three recommendations made are based upon the conclusion that “the process a potential developer must undertake is enough to discourage most, and certainly to minimize the affordability of anything that actually gets completed.” The following recommendations from the letter have been considered in the County's development of policies and programs addressing the housing needs of Inyo County residents:

- The County should carefully review the residential permitting process and streamline wherever absolutely possible. A “Housing Advocate” position should be created, where one very qualified individual would oversee and facilitate each of the few residential projects under way at any time.



The County should also hire the most qualified planning and enforcement staff and do what it takes to keep them here.

- The County should appoint a “Land Advocate” to pursue availability of appropriate federal, State, County, and City of Los Angeles land for residential and commercial development in and around the existing settlements of Owens Valley.
- The County should enforce regulations on existing developments. At the same time the County imposes stringent rules on new developments, existing residences next door are in obvious violation of ordinances, dangerous and/or eyesores.

Public Hearings

The Planning Commission held a public hearing on March 25, 2009, to review the draft Housing Element and receive public comments. Most of the public’s observations involved perceived delay during processing of past unrelated specific projects. These comments indicated a desire that the County work to expedite project processing, especially for housing. One commenter indicated that his experiences with the County’s process have been superior to elsewhere in the state. Based on these comments, the Commission requested modifications to Policy 5.2 to (1) expand the policy to all housing projects and not just affordable housing projects, and (2) include a new program to consider administrative or other procedures in the Zoning Code update to facilitate shorter and less-cumbersome processing.

The Board of Supervisors held a public hearing on April 21, 2009. The Board directed amendments to the draft Housing Element, which have been incorporated, including providing clarification about DWP leases that only permit mobile homes, the improving quality and acceptance of mobile and manufactured homes, investigating the number of mobile homes permitted in mobile home parks, clarifications to the County’s short-term rental policies, modifications to policies to better reflect the County’s role in housing issues, and several technical corrections. The Board also directed staff to consider the appropriateness of Site 11 in the site inventory, given that its release is dependent upon amendments to the Long Term Water Agreement (LTWA). Staff believes it is appropriate to include site 11 in the inventory because it is close to the City of Bishop near existing infrastructure and in an area of the County that has a realistic potential for growth. The site is zoned R-3, which permits a range of housing types and higher densities, including the potential for affordable housing. The County, DWP, and the City of Bishop have identified an appropriate path to amend the OTWA, the site is included in the release schedule, and DWP has committed to expediting the process.

Two members of the public were present and issued the following comments:

- One resident inquired whether there was a draft Housing Element, whether there had been hearings and if they had been televised, and requested to be added to the mailing list
- One resident inquired whether the Element addressed open space and stated that environmental issues are always present, and that they shouldn't be specifically pointed out in the Housing Element.

Neither of the previous public comment items called for additional revisions to the document.



The Planning Commission reviewed the final draft updated Housing Element on July 22, 2009 at a noticed public hearing, and all Commissioners present recommended approval. No members of the public attended the hearing or submitted correspondence. Comments provided by the Commissioners include the following:

- The dust issue in south County is improving, which should be addressed in the Initial Study.
- Should the Element prioritize sites for housing?
- References to limited future demand should be removed from Table B-1.
- Housing programs for moderate-income populations, such as people working as teachers, sheriffs, etc., should be more emphasized.
- What will happen if Bishop annexes Site 11 in the Site Inventory?
- How is coordination with the City of Bishop addressed?

The final draft updated Housing Element in Attachment 2 of Exhibit B has been modified to incorporate the last four bullets, as well as several other minor revisions (e.g., incorporating a section summarizing HCD's comments and the County's responses, incorporating a section regarding the Planning Commission hearing, etc.). No revision to the Element is necessary for the first two bullets. For future initial studies, staff will endeavor to include language regarding improving air quality relative to dust in south County, if appropriate. In regards to the second bullet, staff believes that the Element should promote housing production County-wide.

The Board of Supervisors held a public hearing on August 4, 2009. The Board adopted the element with the condition of some changes which have been incorporated into the document. The most significant change was to provide some clarification that there are no formal or informal plans by the City of Bishop to annex the land known as site 11. There has only been a commitment by the City to supply water and sewer services when development occurs on this site whether the development is within the City's or the County's purview at the time of development. Other changes included altering references to coordination to better reflect other agency input in housing planning, and incorporating requested language modifications to Policy No. 2.1 from HCD. No members of the public submitted correspondence on the draft.

HCD Comments

HCD staff provided comments on the draft Housing Element on July 3, 2009. The following analysis provides a summary of the comments, responses to the comments, and an overview of the modifications made. Most of the changes relate to HCD comments, but also include several clarifications and the results of consultation with local Native American tribes.

Summarized HCD Comment: The County relied too heavily on site 11 (i.e., the Hanby site – DWP release site east of Bishop) in the site inventory in chapter 3. This site requires an amendment to the long term water agreement (LTWA), and may not be available during the planning period. The County should consider alternative sites to offset the units provided by site 11.



Response: It is appropriate to include Site 11 in the inventory because it is close to the City of Bishop, near existing infrastructure, and in an area of the County that has a reasonable potential for growth. The site is zoned Multiple Residential (R-3), which permits a range of housing types and higher densities, including the potential for affordable housing.

- The County, DWP, and the City of Bishop have identified an appropriate path to amend the LTWA;
- Amendments to the LTWA have been approved by the County and the DWP Board and now need only be approved by the court;
- The site is included in the release schedule; and
- DWP has committed to expediting the process.

Nevertheless, to offset the units from Site 11, a range of properties appropriate for residential development and located throughout the County have been surveyed and are included in the final draft updated Element, in the unlikely event Site 11 is not available for development during the planning period. In addition, numerous other potential housing sites exist throughout the County, including vacant properties available for infill development in West Bishop, Wilkerson, Lone Pine, Independence, Big Pine, etc. This analysis illustrates that more than adequate sites are available to accommodate the RHNA.

Summarized HCD Comment: The Element should identify a zone in which emergency (i.e., homeless) shelters are permitted without discretionary review as required by California law.

Response: The final revised draft Element identifies the Highway Services and Tourist Commercial (C-2) zone as the most appropriate zone to permit emergency shelters by right. Possible development standards to be required for such facilities are also identified, such as maximum number of beds, lighting, security, hours of operation, distance to other shelters, etc.

The C-2 zoning district is designated for properties on the north side of Bishop and the south side of Lone Pine, and also properties scattered elsewhere throughout the County, such as in Olancha, Charleston View, and Tecopa Hot Springs. Appropriate revisions have been made to Program 2.2.1.

Summarized HCD Comment: The County requires a Conditional Use Permit (CUP) for multiple dwellings of more than 15 units in the R-3 zone. An analysis should be included to indicate why this requirement does not impact the timing approval certainty and supply of affordable housing.

Response: Very few multiple dwelling projects with more than 15 units are processed in the County, so it is difficult to compare processing times between multiple dwelling projects that required a CUP and those that did not. Nevertheless, staff believes that the CUP component is a relatively minor contributor to processing time, and that compliance with other State and Federal regulations, such as the Subdivision Map Act, the Clean Water Act (i.e., wetlands regulations), and the California Endangered Species Act, represents more time-consuming factors.

Approval findings for CUPs relate to consistency with the General Plan and the Zoning Ordinance, and such consistency is required in any case. Conditions imposed for the only recent multiple dwelling project CUP of which staff is aware (i.e., the Arbors on the north side of Bishop – Site 10



in the Housing Element Site Inventory) generally require compliance with existing regulations. Several other minor conditions were required for the Arbors for (1) refuse collection/disposal and (2) design (i.e., lighting, building materials, and landscaping). Additional discussion of the CUP requirement's effect on development of affordable housing was added to the "Provision for a Variety of Housing" section.

Summarized HCD Comment: Deadlines should be provided to amend the Zoning Ordinance to allow second units ministerially and allow residential care facilities serving six or fewer by right in all residential zones.

Response: Specific deadlines have been added to the final draft updated Element for these issues (see Program 3.3.1).

Senate Bill 18 Consultation

Pursuant to Senate Bill 18, the County consulted with the recognized Native American tribes within its boundaries. A list of appropriate Native American contacts in the County was requested from the California Native American Heritage Commission, and upon receipt of the list, correspondence was sent to each contact requesting consultation. In response, representatives from the Bishop and Big Pine tribes met with County staff and discussed the Housing Element update process, the draft Housing Element, and other relevant topics. Representatives from the tribes requested clarifying information, which was provided, and suggested modifications to the draft Element, which have been incorporated, as appropriate. The consultative process continued throughout the update effort.

Other Outreach

Housing Task Force

On January 18, 2005, the Board of Supervisors established the Inyo County Valley Housing Task Force and commissioned it to operate for a six-month period to accomplish the following scope of work:

- Thoroughly review the Eastern Sierra Council of Governments (COG) Regional Housing Needs Assessment.
- Meet with County staff to review Scope of Work and discuss scheduling.
- Hold a public workshop, to discuss implications of Regional Housing Needs Assessment and options for the creation/provision of affordable housing.
- Meet with staff twice a month for three months (open public meetings) to work through options, create a preliminary affordable housing provision plan, and make specific recommendations to the Board of Supervisors.
- Meet with the Eastern Sierra COG in a regional housing workshop to discuss shared objectives and opportunities for mutual work efforts.



- Present a plan and implementation recommendations to the Board at a joint Planning Commission/Board meeting.

The task force met in two housing workshops, including a joint workshop with Mono County, and in nine regular meetings. They invited presentations from housing and finance experts, developers, and affordable housing providers. They reviewed local and state reports and statistics regarding housing issues, discussed and debated numerous topics, and held four additional meetings. All meetings and workshops were public and noticed in accordance with the Brown Act, and the general public was invited to participate. Through this work, the Housing Plan was drafted and then adopted by the Board on August 16, 2005.

Subsequently, the County formed a Housing Plan Committee tasked with accomplishing the objectives of the Housing Plan. This Committee met into 2006, working on issues that eventually led to the County applying for and receiving a grant through the HOME program and an update to the Density Bonus Overlay Zoning District.

This process and the contents of the Housing Plan have informed the 2009 Housing Element update, and the policies and program of this document are meant to be an extension and continuation of the topics discussed during the task force period.

CONSISTENCY WITH THE GENERAL PLAN

The Housing Element is entirely consistent with the goals and policies of the current Inyo County General Plan. Because each element in the General Plan was updated in 2001, there are no General Plan land use designations or regulations that require revision in order to meet the policies and objectives of this element or to provide for the County's fair share of the regional housing need.

In the future, this Housing Element will 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 in 2008 was 18,152. **Table 1** shows population growth trends from 1970 through 2008 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



HOUSING ELEMENT

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. In the eight years since the decennial census, the population of the county has increased at an average annual rate of 0.2 percent, adding an additional 185 persons.



TABLE 1
POPULATION GROWTH TRENDS (1970–2008) – 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%

Source: Census Bureau (2000 Census, SF3: P1 and 1990 Census, STF3: P1), 2008 DOF (Report E-5)

According to the Department of Finance (DOF) information, the total population of Inyo County in 2008 was 18,152. **Table 2** shows how the total county population between 1960 and 2008 was distributed between the City of Bishop, the only incorporated city in the county, and the unincorporated areas of the county. Between 1960 and 2008, the distribution of the county's population between the unincorporated areas and City of Bishop remained relatively stable, with Bishop's share of the population declining slightly. As the table shows, in 2008 80.4 percent of the total county population resided in unincorporated areas, while the balance (19.6 percent) resided in the City of Bishop.

TABLE 2
INYO COUNTY POPULATION (1960–2008)

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%

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).

RACE AND ETHNICITY

Table 3 provides a summary of the population by race/ethnicity for Inyo County (unincorporated and Bishop) from the 2000 Census. Those reporting White, American Indian, and Hispanic/Latino race and/or ethnicity made up the majority of the population in the county with 74 percent, 9



percent, and 13 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 1 percent of the city’s population, which is 10 percent less than their share in the unincorporated county (11 percent). The Hispanic/Latino population in Bishop was 7 percent higher than in the unincorporated county. Other than these noted differences in the dispersion of the population by race and ethnicity, the City of Bishop and the unincorporated county have similar racial and ethnic populations.

**TABLE 3
INYO COUNTY POPULATION BY RACE/ETHNICITY**

Race/Ethnicity	Unincorporated County		Bishop		Total County	
	Number	Percentage	Number	Percentage	Number	Percentage
White	10,614	74%	2,686	76%	13,300	74%
Black or African American	14	< 1%	0	0%	14	< 1%
American Indian or Alaskan Native	1,554	11%	40	1%	1,594	9%
Asian	135	1%	87	2%	222	1%
Hawaiian or Pacific Islander	16	< 1%	0	0%	16	< 1%
Hispanic/Latino	1,617	11%	630	18%	2,247	13%
Some other race	27	< 1%	8	< 1%	35	< 1%
Two or more races	439	3%	78	2%	517	3%
Total Population	14,416	100%	3,529	100%	17,945	100%

Source: Census Bureau (2000 Census SF3; P6 and P7)

EMPLOYMENT

The economic base of the county consists of employers that serve primarily (or in some cases exclusively) the local population. 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 2000 Census.



Of nearly 6,372 total jobs, the service sector was by far the largest employer in the county at 39 percent, including services both to the local population and to visitors. The next largest category is retail trade at 11 percent. Public administration follows with nearly 10 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 a substantial increase 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 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 (2000) – UNINCORPORATED INYO COUNTY

Industry Type	2000	
	Number	Percentage
Agriculture, forestry, fishing and hunting, and mining	237	4%
Construction	548	9%
Manufacturing	246	4%
Wholesale trade	172	8%
Retail trade	676	11%
Transportation and warehousing, and utilities	459	7%
Information	108	2%
Finance, insurance, real estate and rental and leasing	139	2%
Professional, scientific, management, admin.	342	5%
Educational, health and social services	1,394	22%
Arts, entertainment, recreation, and services	1,083	17%
Other services	344	5%
Public administration	624	10%
Total Population of Employment Age	6,372	100%

Source: Census Bureau (2000 Census, SF3: P49)

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 2004 to 2014. **Table 5** displays the occupations that are projected to have the most growth in the three-county region through the end of the Housing Element planning period. The table displays the occupations that have annual median salaries less than Inyo County's median income as shown in **Table 11** in an effort to highlight occupation growth among lower-income occupations.



The fastest growing lower-income occupations in the region are projected to add 550 jobs by 2014, a growth of 22 percent among lower-income occupations. The “Customer Service Representatives” occupation is projected to have the largest growth in the region, at 67 percent between 2004 and 2014, earning an annual median salary of \$29,390, which would fall into the low-income category for a family of four as shown in **Table 11**. “Counter Attendants, Cafeteria, Food Concession, and Coffee Shop” occupations are the lowest wage earners among the fastest growing occupations in the region, earning an annual median salary of \$16,827.

**TABLE 5
GROWING LOWER INCOME OCCUPATIONS IN THE EASTERN SIERRA REGION,
2004–2014**

Occupation	Annual Average Employment		Percentage Change	Annual Median Salary ¹
	2004	2014		
Customer Service Representatives	90	150	67%	\$29,390
Nursing Aides, Orderlies, and Attendants	110	150	36%	\$22,422
Truck Drivers, Heavy and Tractor-Trailer	120	160	33%	\$33,155
Food Preparation Workers	220	280	27%	\$19,406
Stock Clerks and Order Fillers	80	100	25%	\$18,678
Paving, Surfacing, and Tamping Equipment Operators	80	100	25%	\$25,251
Construction Laborers	50	60	20%	\$33,238
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	270	320	19%	\$24,045
Counter and Rental Clerks	110	130	18%	\$20,987
Maintenance and Repair Workers, General	410	480	17%	\$30,763
Cooks, Fast Food	120	140	17%	\$16,973
Counter Attendants, Cafeteria, Food Concession, and Coffee Shop	60	70	17%	\$16,827
First-Line Supervisors/Managers of Personal Service Workers	60	70	17%	\$32,552
Recreation Workers	60	70	17%	\$31,866
Retail Salespersons	600	700	17%	\$20,301
Reservation and Transportation Ticket Agents and Travel Clerks	60	70	17%	\$23,442
Total Occupation Growth	2,500	3,050	22%	--

Source: Employment Development Department, Labor Market Info: “Fastest Growing Occupations,” 2009.

¹ The median hourly wage has been calculated to reflect the median annual salary.



HOUSEHOLD CHARACTERISTICS

Household Growth Trends

In 1980, there were 5,654 households in unincorporated Inyo County. According to the 2000 Census, the county had grown to 6,033 households, representing a 6 percent increase between 1980 and 2000. The Department of Finance estimates Inyo County's 2008 household count to be 6,193, an increase of nearly 3 percent from 2000. As presented in **Table 6**, there was an increase of 539 households from 1980 to 2008.

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 county's population in 2000 was at least 65 years of age. Statewide, only 10.5 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.

TABLE 6
HOUSEHOLD GROWTH TRENDS (1980–2008) – UNINCORPORATED INYO COUNTY

Year	Households	Numerical Change	Annual Numerical Change
1980	5,654	--	--
1990	5,884	230	23
2000	6,033	149	15
2008	6,193	160	20

Source: Census Bureau (2000 Census, SF3: H6 and 1990 Census, STF3: H4) and DOF (E-5 Report)

Of the 2000 population (14,416), the majority (99.5 percent) are in households as opposed to group quarters. **Table 7** presents a summary of the differing household types in the unincorporated county in the years 1990 and 2000. Fifteen percent of the population was in non-family households, 84 percent was in family households, and 0.5 percent was in group quarters.



**TABLE 7
POPULATION BY HOUSEHOLD TYPE (1990–2000) – UNINCORPORATED INYO COUNTY**

Household Type	1990		2000	
	Number	Percentage	Number	Percentage
Population in Households	14,414	97%	14,338	99.5%
Family Households	12,550	85%	12,138	84%
Non-family Households	1,864	13%	2,200	15%
Population in Group Quarters	392	3%	78	0.5%
Institutional	232	2%	76	0.5%
Non-institutional	160	1%	2	0%
Total Population	14,806	100%	14,416	100%

Source: Census Bureau (2000 Census, SF3: P9 and 1990 Census, STF3: P17)

Households by Tenure

According to the 2000 Census, 72.7 percent of the population in unincorporated Inyo County owned their homes. This was an increase of 3 percent since 1980, most likely due to lower interest rates that have made homeownership more accessible. **Table 8** provides a summary of the change in tenure in the unincorporated portion of the county between 1980 and 2000.

**TABLE 8
HOUSEHOLDS BY TENURE (1980–2000) – UNINCORPORATED INYO COUNTY**

	1980		1990		2000	
	Number	Percentage	Number	Percentage	Number	Percentage
Owner	3,941	70%	4,227	72%	4,386	73%
Renter	1,713	30%	1,657	28%	1,647	27%
Total Households	5,654	100%	5,884	100%	6,033	100%

Source: Census Bureau (2000 Census, SF 3: H7; 1990 Census, SF 3: H8; and 1980 Census)

The 2008 vacancy rate reported by the DOF for the county, including Bishop, is reported to be 14.81 percent. Bishop had a 9.71 percent vacancy rate, and the unincorporated county had a 16.12 vacancy rate.

The DOF reports that in 2008, there were 7,383 homes in the unincorporated county, of which 1,190 were vacant. The DOF provides the most current vacancy rate for the county. The DOF does not provide further explanations of vacancy rates, like tenure and seasonal vacancies. However, the Census does provide specific information regarding the county’s vacancy rate.



According to the Census, in 2000 the vacancy rate in the unincorporated portion of the county was 16.11 percent, a difference of only 0.01 percent from the 2008 vacancy rate. As seen in **Table 6**, there have only been 160 housing units added to the county's housing stock. These findings indicate that there has not been a significant change in the characteristics of the housing stock.

In 2000, of the 1,154 vacant units in the unincorporated county, 532 were reported vacant as second homes used for "seasonal, recreational, or occasional use." Vacant second homes represented 46 percent of the vacancies in the unincorporated county, representative of recent trends related to increasing second homeownership.

The Census reports that the homeownership rate was 1.9 percent and the rental vacancy rate was 7.8 percent. The homeowner vacancy rate is a direct reflection of the tight real estate market and lack of private land available for new development. The majority of private land in Inyo County is already developed, and much of the remaining privately owned vacant acreage has infrastructure and/or other physical constraints, which can make development costly and occasionally prohibitive.

As previously stated, the DOF reported that the 2008 vacancy rate for the unincorporated county was 16.12 percent, an increase of only 0.01 percent from 2000. The DOF does not report vacancy rates by tenure, but the small change in vacancy rates between 2000 and 2008 and little housing production indicate that the tenure of the 2008 vacant housing stock is similar to 2000. The 2008 share of second homeowners is also likely to be similar to the 2000 proportion.

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 allows the placement of mobile homes on all residentially zoned lots and has actively rezoned acreage in order to allow mobile homes. As a result, a large share of housing production between 2000 and 2008 was for mobile homes. 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 encourage development of housing units in the places of greatest need 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 2000 Census, only 237 of the total households (6,033), which was 4 percent, were in overcrowded situations. This percentage is very low compared to the statewide average of 15 percent. Overcrowding has been declining since 1980 in the unincorporated areas of Inyo County. In 1990, there were 287 overcrowded households, while the 2000 Census showed 237 overcrowded households.

Table 9 presents overcrowding data for the unincorporated county and California as a whole. As seen in the table, 3 percent of all owner-occupied households were overcrowded, compared to 7 percent of renter-occupied households. The state reported higher percentages of overcrowding for owners (9 percent) and renters (24 percent).



**TABLE 9
OVERCROWDED HOUSEHOLDS (2000) – UNINCORPORATED INYO COUNTY**

Households	Owners		Renters		Total
	Number	Percentage	Number	Percentage	
Total Overcrowded Households	120	3%	117	7%	237
1–1.5 Persons per Room	82	2%	77	5%	159
1.5 or More Persons per Room	38	1%	40	2%	78
Total Households	4,386	73%	1,647	27%	6,033
Statewide Overcrowding Rates	9		24		15

Source: Census Bureau (2000 Census SF 3: H20)

Households Overpaying

Overpayment for housing was calculated using data from the U.S. Census Bureau and HCD guidelines for calculating overpayment. 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 overpayment for housing between owners and renters for different income categories.

According to 2000 Census data, 19 percent of all households (both renter and owner) paid more than 30 percent of their income on housing costs. The table below shows the number of households by income range that spent between 30 and 34 percent (constituting a cost burden) on housing and also those that paid more than 35 percent (constituting a severe cost burden) on housing in Inyo County.

Based on the 2000 median household income for the county of \$35,006, lower-income households (those earning up to 80 percent of the median income) are those making up to \$28,004 per year. These households are shown in the table below in the first two income range categories and approximately half of the third category. According to this data, there were approximately 733 lower-income renter households that suffered from cost burdens in paying housing costs, representing 45 percent of all renter households. The percentage of lower-income owner households that experienced a cost burden was lower with approximately 717 households or 26 percent of all owner households. The exact percentages of households that overpay for housing in 2009 are unknown without updated data to analyze. However, it is likely that because of recent housing market changes and the prevalence of foreclosures, the proportion of people that overpay is higher than it was in 2000.



TABLE 10
HOUSEHOLDS OVERPAYING (2000) – UNINCORPORATED INYO COUNTY

Housing Cost as a Percentage of Household Income				
Renter-Occupied Households				
Income Range	Households Paying 30–34% of Income	Households Paying > 35% of Income	Total Households	% of Total Households Overpaying
\$0 to \$10,000	10	18	279	10%
\$10,000 to \$19,999	58	102	284	56%
\$20,000 to \$34,999	11	47	340	17%
\$35,000 to \$49,999	7	0	288	2%
\$50,000 +	0	0	436	0%
Subtotal	86	167	1,627	15%
Owner-Occupied Households				
\$0 to \$10,000	8	126	194	69%
\$10,000 to \$19,999	19	83	317	32%
\$20,000 to \$34,999	14	76	413	21%
\$35,000 to \$49,999	39	61	424	23%
\$50,000 +	54	38	1,406	6%
Subtotal	134	384	2,754	18%
TOTAL	220	551	3,950	19%

Source: Census Bureau (2000 Census SF 3: H69, H73, H94, and H97)

*Number of households overpaying based on the number of households (4,152 total: 1,429 renter and 2,723 owner) computed by the Census Bureau.

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 INCOME LIMITS BY HOUSEHOLD SIZE, 2008**

	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
Extremely Low (0-30%)	\$12,100	\$13,800	\$15,550	\$17,250	\$18,650	\$20,000	\$21,400	\$22,750
Very Low (31-50%)	\$20,150	\$23,000	\$25,900	\$28,750	\$31,050	\$33,350	\$35,650	\$37,950
Low (51-80%)	\$32,200	\$36,800	\$41,400	\$46,000	\$49,700	\$53,350	\$57,050	\$60,700
Median (100%)	\$40,300	\$46,000	\$51,800	\$57,500	\$62,100	\$66,700	\$71,300	\$75,900
Moderate (81-120%)	\$48,300	\$55,200	\$62,100	\$69,000	\$74,500	\$80,000	\$85,600	\$91,100

Source: California Department of Housing and Community Development, 2008

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 unincorporated county can afford to spend on housing costs. **Table 12** provides a summary of the 2008 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 6 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 \$23,000 has a gross monthly income of \$1,917 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 \$575, and the maximum sales price of a home this household can afford is \$65,065.

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
Extremely Low				
Monthly Income	\$1,008	\$1,150	\$1,292	\$1,438
Monthly Rent	\$302	\$345	\$388	\$431
Max. Sales Price	\$19,581	\$26,687	\$33,792	\$41,097
Very Low				
Monthly Income	\$1,679	\$1,917	\$2,158	\$2,396
Monthly Rent	\$504	\$575	\$648	\$719
Max. Sales Price	\$53,156	\$65,065	\$77,124	\$89,033
Low				
Monthly Income	\$2,683	\$3,067	\$3,450	\$3,833
Monthly Rent	\$805	\$920	\$1,035	\$1,150
Max. Sales Price	\$103,394	\$122,609	\$144,713	\$160,937
Moderate				
Monthly Income	\$4,025	\$4,600	\$5,175	\$5,750
Monthly Rent	\$1,208	\$1,380	\$1,553	\$1,725
Max. Sales Price	\$170,544	\$199,316	\$228,088	\$256,859
Above Moderate				
Monthly Income	>\$4,025	>\$4,600	>\$5,175	>\$5,750
Monthly Rent	>\$1,208	>\$1,380	>\$1,553	>\$1,725
Max. Sales Price	>\$170,544	>\$199,316	>\$228,088	>\$256,859

Source: 2008 Income Limits, California Department of Housing and Community Development, April 2008

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

Monthly mortgage calculation: <http://www.imortgageguide.com/calculators/MortgageMax.aspx>

Note: Affordable housing sales prices are based on the following assumed variables: 30-year fixed rate mortgage at 6% annual interest rate. \$1,200 per year in real estate taxes, \$600 per year in hazard insurance, and \$35 per month for mortgage insurance.

Housing Rental Market

A survey of rental rates for single-family and multi-family housing in Inyo County was conducted in February 2009. 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, INDEPENDENCE, LONE PINE)**

Number of Bedrooms	Single-Family		Multi-Family	
	Median Rent	Number of Units Surveyed	Median Rent	Number of Units Surveyed
1 bedroom	\$750	5	\$643	4
2 bedroom	\$900	5	\$675	6
3+ bedroom	\$1,138	10	\$800	9
Total	\$900	20	\$675	19

Source: Point-in-Time Rental Survey, PMC February 2009

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 require the most financial assistance through County-sponsored housing programs.

New Home Sales

All newly constructed homes are recorded by the assessor by building valuation. Sales prices are also tracked, but as of February 2009, none of the building permits issued matched sales records, indicating that none of the new units have been sold. Therefore, sales price data for newly constructed units is not readily available.

The resale price of homes in the county between 2007 and 2008 as provided by the County Assessor is shown in **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 \$25,000, 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 \$4,794.

The median price at which condominium units sold in the county as a whole was \$215,000, affordable to households earning above moderate income. The community with the lowest



condominium median sales price was Unincorporated Bishop at \$205,000. 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 \$350,000, with the lowest median sale price in Bishop at \$210,750. The median sale price of projects with 3 and 4 units in the county as a whole was \$262,500.

Single-family homes have the highest median sales price for all unit types. Between 2007 and 2008, the median sales price for single-family homes in the county as a whole was \$366,500. The only household income group in **Table 12** that would be able to afford the median resale price of a single-family home in the county is above moderate-income households. The community of Lone Pine had the lowest median sales price of single-family homes at \$186,000. The overall median sales prices for all housing types in the entire county decreased from \$210,000 in 2007 to \$189,500 in 2008.

TABLE 14
INYO COUNTY MEDIAN HOME SALES: 2007–2008

Community	Single-family	Condo	Duplex	Triplex/ Fourplex	Mobile Home	
					In park	Private (with a foundation)
Unincorporated Bishop	\$403,000	\$205,000	\$510,000	--	\$34,900	\$306,500
Bishop	\$320,000	\$261,000	\$210,750	\$481,250	\$13,500	\$292,450
Big Pine	\$303,000	--	--	--	\$23,500	\$284,300
Independence	\$216,500	--		\$195,000	\$6,000	\$124,500
Lone Pine	\$186,000	--	\$274,450	\$175,000	\$4,794	\$270,000
County Total	\$366,500	\$215,000	\$350,000	\$262,500	\$25,000	\$284,300

Source: Inyo County Assessors Office, February 2009

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 2000 and 2008, the number of detached single-family residences increased by 1.7 percent from 4,610 to 4,689. The number of attached single-family residences increased by 2 percent from 134 to 137 units. Most of the single-family unit growth occurred adjacent to the City of Bishop and in the northern portion of the county.

The 2000 Census reported 2,038 mobile homes in the unincorporated county, which represented 29 percent of the total unincorporated county’s housing stock. The percentage of mobile homes in the



county grew by 11 percent between 2000 and 2008 or from 2,038 to 2,267, which represented the largest growth of all housing types during the eight-year period. Mobile homes are immensely popular within Inyo County as they have remained affordable, and the construction quality and public acceptance levels have improved. Mobile homes can exhibit equal or better quality than stick-built homes. The County also actively rezoned acreage in order to allow mobile homes, and the Zoning Ordinance allows the placement of mobile homes on all residentially zoned lots. There are many mobile homes in the County that serve as affordable housing options for its residents. This is partly due to the fact that DWP only allows mobile homes in its leases, thereby encouraging placement of mobile homes.

Table 15 shows how Inyo County’s housing stock has changed since the 2000 Census. A total of 311 units have been added to the unincorporated portion of Inyo County’s housing stock, an increase of 4 percent.

**TABLE 15
HOUSING UNITS BY TYPE (2000–2008) – UNINCORPORATED INYO COUNTY**

Housing Unit Type	2000		2008		Change	
	Number	Percentage	Number	Percentage	Number	Percentage
Single-Family Detached	4,610	65%	4,689	64%	79	2%
Single-Family Attached	134	2%	137	2%	3	2%
2–4 units	145	2%	145	2%	0	0%
5 Plus Units	145	2%	145	2%	0	0%
Mobile Home *	2,038	29%	2,267	31%	229	11%
Total Units	7,072	100%	7,383	100%	311	4%

Source: Census Bureau (2000 Census, SF 3: H30) and 2008 Department of Finance (E-5 report)

**Mobile home category includes “Other” (e.g., RVs, campers).*

Between 1990 and 2000, the county experienced an increase in single-family development and a decrease in total mobile homes, indicating that single-family development replaced mobile homes as the primary unit type in the county. In 1990, there were 2,514 mobile homes in the county. By 2000 that number had declined to 2,038, which was a decline of 476 mobile homes. By 2008 there were 2,267 mobile homes in Inyo County, an increase of 229 homes or a recovery of 48 percent of the mobile homes lost during the period between 1990 and 2000. As previously noted, the 2000 homeowner vacancy rate was only 2 percent and the rental vacancy rate was 8 percent. These figures indicate that there is an increased demand for more affordable rental housing stock.

The County’s response to the diminishing supply of mobile homes can be accredited for the increased production of mobile homes between 2000 and 2008. In response to the increased demand for affordable homes between 1990 and 2000, partially representative of the diminishing supply of available mobile homes, the County offered a variety of policies to address the need for affordable housing. The policies include:



- Expedited project review of residential developments with an affordable housing component
- Provision of technical and financial assistance to mobile home park residents who want to purchase their mobile home park
- Provision of density bonus incentives
- Encouragement of accessory dwelling unit development
- Reductions in site development and/or design standards (e.g., reduction in setback or parking requirements, increase in building coverage requirements)
- Approval of mixed-use development if the non-residential land uses will reduce the cost of the housing project and the non-residential land uses are compatible with the housing project and surrounding development

Housing Stock Conditions

Structures older than 30 years are the accepted standard determining the need for “major rehabilitation.” As of 2008, approximately 59 percent of all housing units within the unincorporated areas of the county were older than 30 years of age. This data is presented in **Table 16** below.

TABLE 16
HOUSING UNITS BY AGE – UNINCORPORATED INYO COUNTY

Year Structure Built	Number	Percentage
2000 to 2008	208	3%
1990 to 1999	934	13%
1980 to 1989	1,375	20%
1970 to 1979	1,653	23%
1960 to 1969	1,154	16%
1950 to 1959	789	10%
1949 or earlier	1,282	15%
Total	7,395¹	100%

Source: Census Bureau (2000 Census, SF 3 H34); 2008 Department of Finance, E-5 Report

¹ This unit total differs slightly from that of the total in Table 14 due to some overlapping of 2000 Census and 2008 DOF unit counts for the first three months of 2000.

As illustrated in **Table 17**, approximately 20 percent more renters than owners inhabited housing which was classified as needing major rehabilitation. Tenure for the inventory of housing units is not available beyond the 2000 Census. Since 2000 the county has added 208 housing units, which does not have a significant impact on the overall condition of units in the county. Therefore, the 2000 data still provides a fair indication of how many and what type of units may require significant rehabilitation. Programs designed to provide rehabilitation funding should address this particular issue.



**TABLE 17
HOUSING UNITS BY TENURE BY AGE (2000) – UNINCORPORATED INYO COUNTY**

Year	Owners		Renters	
	Number	Percentage	Number	Percentage
1990 to 2000	648	15%	191	12%
1980 to 1989	1,020	23%	235	14%
1970 to 1979	1,142	26%	293	18%
1960 to 1969	689	16%	278	17%
1950 to 1959	389	9%	204	12%
Pre-1950	498	11%	446	27%
Total	4,386	100%	1,647	100%

Source: Census Bureau (2000 Census SF 3: H36)

The County Assessor collects a myriad of data regarding the sale of homes in the county, including important information related to the condition of the sold housing unit. The conditions of the sold housing units are categorized as good, average, fair, or poor. **Table 18** provides a summary for all housing units sold in the county between 2005 and 2008. According to the Assessor, there were 1,013 units sold in the three-year period. The majority of housing units were in either good or average condition.

**TABLE 18
HOUSING CONDITIONS**

Condition	Number	Percentage
Good	366	36%
Average	348	34%
Fair	197	19%
Poor	102	10%
Total	1,013	100%

Source: Inyo County Assessor, estimate, 2009

As the county’s housing stock continues to age, ongoing maintenance is vital to prevent widespread deterioration. The Housing Element focuses on expanding rehabilitation efforts by pursuing available federal and state funds to upgrade and maintain the county’s housing stock.

In the northern portion of Inyo County where housing demand is high and property values are escalating, market forces have contributed to the rehabilitation of housing units. Since the start of 2000, many homeowners took advantage of increased property values and low interest rates to reinvest in their homes. However, credit markets have begun to tighten and properties have lost remarkable value, which has led to a decrease in homeowners pursuing financing for rehabilitations.



The availability and activity of financing will be addressed in the Non-governmental Constraints section of this document.

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 persons, single-parent-headed households, the homeless, and farmworkers.

Extremely Low-Income Households

Table 19 displays the share of households by income category by median family income (MFI) in the unincorporated portion of the county. The data presented in the table is reported by CHAS (Comprehensive Housing Affordability Strategy) in 2000. According to CHAS, 12 percent of all households in 2000 were extremely low-income. Of the 696 extremely low-income households, 305 are renters and 391 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 implement programs providing support that meets the housing needs of all income segments in the county.

TABLE 19
UNINCORPORATED INYO COUNTY HOUSEHOLDS BY INCOME LEVEL, 2000

Income Level	Renters	Owners	Total	Percentage
Extremely low (0–30% MFI)	305	391	696	12%
Very low (30–50% MFI)	236	574	810	13%
Low (50–80% MFI)	302	680	982	16%
Moderate and above moderate (80% and above)	804	2,741	3,545	59%
Total	1,647	4,386	6,033	100%

Source: Comprehensive Housing Affordability Strategy (CHAS) Data Report, 2000

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 projects in its jurisdiction owned by the Lone Pine Economic Development Corporation, 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.

A local nonprofit organization also manages the Section 8 Housing Assistance Program, which provides vouchers to eligible families. The vouchers represent credit that can be applied to rental cost of any housing unit. Currently, there are 32 vouchers allocated to Inyo County residents as a whole.



Persons with Disabilities

As seen in **Table 20** and reported by the 2000 Census, 2,612 (19 percent) of the population reported a disability, of which about a third are not employed and another third are over the age of 65. The remaining third are employed persons.

**TABLE 20
PERSONS WITH DISABILITY BY EMPLOYMENT STATUS (2000)**

	Number	Percentage
Age 5–64, Employed Persons with a Disability	907	7%
Age 5–64, Not Employed Persons with a Disability	811	6%
Persons Age 65 Plus with a Disability	894	7%
Total Persons with a Disability	2,612	19%
Total Population (Civilian Non-institutional)	13,589	100%

Source: Census Bureau (2000 Census SF 3: P42)

Table 21 displays the total number of disabilities reported by type of disability. For persons between the ages of 5 and 64, employment-related disabilities were the most prevalent, followed by physical disabilities. This data confirms that reasonable accommodation procedures are needed and, as a result, will be implemented by Program 6.2.1.

**TABLE 21
PERSONS WITH DISABILITIES BY DISABILITY TYPE (2000) –
UNINCORPORATED INYO COUNTY**

	Number	Percentage
Total Disabilities for Ages 5–64	2,431	55%
Sensory disability	346	8%
Physical disability	778	18%
Mental disability	437	10%
Self-care disability	158	4%
Go-outside-home disability	234	5%
Employment disability	878	20%
Total Disabilities for Ages 65 and Over	1,625	37%
Sensory disability	423	10%
Physical disability	585	13%
Mental disability	214	5%
Self-care disability	143	3%
Go-outside-home disability	260	6%
Total Disabilities Tallied	4,456	100%

Source: Census Bureau (2000 Census SF 3: P41)



Disabilities 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. Program 6.2.1 provides a timeline for the development and adoption of a reasonable accommodation procedure or ordinance.

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 citizen 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, the senior renter is at a continuing disadvantage compared to the senior owner. **Table 22** displays householders by tenure and age from the 2000 Census. As shown in the table, 1,741 seniors (age 65 years and older) resided in Inyo County, representing a significant portion of Inyo County's population, 29 percent of the total households. Of this population, only 3 percent rent their home, making the at-risk senior population small in comparison to the state average. In addition, the Census data reported a total of 55 seniors were living in institutional group quarters as of 2000.

TABLE 22
HOUSEHOLDERS BY TENURE BY AGE (2000) – UNINCORPORATED INYO COUNTY

Householder Age	Owners	Renters	Total
15–24 years	33	90	123
25–34 years	221	348	569
35–64 years	2,589	1,011	3,600
65–74 years	791	107	898
75 plus years	752	91	843
Total Households	4,386	1,647	6,033

Source: Census Bureau (2000 Census SF 3: H14 and P87)



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 Families

Large households are defined as households with more than 5 persons. Census data from 2000 indicate that Inyo County has 8 percent of households meeting that criterion. In comparison with the 1990 Census, the percentage of large families had decreased 5 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 families 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 families.

**TABLE 23
HOUSEHOLD SIZE BY TENURE (2000) – UNINCORPORATED INYO COUNTY**

	1–4 persons		5+ Persons		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Owner	4,095	68%	291	5%	4,386	73%
Renter	1,434	24%	213	4%	1,647	27%
Total Households	5,529	92%	504	8%	6,033	100%

Source: Census Bureau (2000 Census SF 3: H17)

Single-Parent-Headed Households

According to the 2000 Census, nearly 14 percent of all households within Inyo County are headed by single parents. It has been reported that a large number of these single-parent households are in need of assistance and are often the households most in need of affordable housing, childcare, job training, and rehabilitation funds.

Of the households headed by a single parent, 69 percent are headed by a female. The financial constraints of single-parent households, especially those headed by females, are seen by the share of households reporting to be below poverty level. Single-parent-headed households comprised 55 percent of all households below the poverty line. Of the 190 single-parent households below poverty level, 73 percent were headed by females. **Table 24** provides a summary of single-parent households in the county as reported by the 2000 Census.



TABLE 24
SINGLE PARENT HEADED HOUSEHOLDS (2000) – UNINCORPORATED INYO COUNTY

Householder Type	Number	Percentage
Single-Parent-Headed Householders	509	8%
Total Householders	6,024	100%
Single-Parent-Headed Householders Under the Poverty Level	190	55%
Total Families Under the Poverty Level	343	100%

Source: Census Bureau (2000 Census SF 3: P10 and P90)

The needs of the single, employed parent typically include 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 Housing Element provides for expansion of existing affordability programs, such as rent subsidies, and sets forth several new programs, including supporting 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.

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. In 2008, 4 people were served. So far in 2009, 5 have been served, although only 3 are enrolled now; another participant (for a total of 4) is expected later in the year.

The County does not have a homeless shelter, but assists homeless in finding temporary shelter, long-term housing, and services. For example, the County recently assisted several homeless men in Lone Pine to use existing resources (SSI) plus leveraged funds to locate inexpensive housing. 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 room and assist with finding long-term housing and obtaining services. The least expensive trailers in the Bishop area are rented for \$475 to \$500. There is also a new hostel in Lone Pine that is relatively inexpensive. The hostel employees estimated that they accepted several vouchers in November and December of 2008. No official homeless counts are available for the County. Estimates based on the use of services available reveal that there are probably less than a dozen homeless individuals in the County at any given time.

The County operates two Wellness Centers (587 North 3rd Street in Bishop for 2.5 years, 126 Washington Street in Lone Pine since November of last year). These are operated with Prop. 63



funds (1 percent tax on wealthy for mental health). 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 Inyo Mono Advocates for Community Action (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 2002 USDA Census of Agriculture as shown in **Tables 25** and **26**, there were approximately 189 farmworkers in Inyo County, 56 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.

**TABLE 25
NUMBER OF FARMWORKERS (2002) – INYO COUNTY**

Hired Farm Labor	
Farms	30
Workers	189
Farms with 10 Workers or More	
Farms	7
Workers	119

Source: USDA 2002 Census of Farmworkers



TABLE 26
FARMWORKERS BY DAYS WORKED (2002) – INYO COUNTY

150 Days or More		
	Farms	24
	Workers	84
	Farms with 10 or More Workers	
	Farms	2
	Workers	Not Available
Fewer than 150 Days (Seasonal)		
	Farms	22
	Workers	105
	Farms with 10 or More Workers	
	Farms	4
	Workers	55

Source: USDA 2002 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

In the previous updates to the Housing Element, the County conducted an inventory of affordable housing units available to low-income households. The inventory included all low-income housing units in Inyo County that were at risk of converting to market-rate housing units between July 1, 1992, and December 1, 2003. The inventory included all multi-family rental units assisted under federal, state, and/or local programs, including HUD programs, state and local bond programs, redevelopment programs, local in-lieu fees, and inclusionary, density bonus, or direct assistance programs. The inventory covered all units that are eligible to change to non-low-income housing units due to termination of subsidy contract, mortgage pre-payment, or expiring use restrictions. The inventory was compiled by interviews with County staff and IMACA, and review of “Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion” (California Housing Partnership Corporation) and “The Use of Housing Revenue Bond Proceeds – 1990” (California Debt Advisory Commission).

The inventory indicated that Inyo County had only one assisted housing project in its jurisdiction. Mt. Whitney Apartments 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 cost of preserving the affordability of existing assisted units is generally estimated to be less than replacing units through new construction, which tends to be less cost efficient because of the cost of land, which is often a limiting factor in the development of affordable housing. This may be especially true in Inyo County where lack of infrastructure outside of established communities adds to the cost of new construction. To preserve units is to cover the difference between market rate and assisted rental rates (affordable monthly payments).

Preservation

An analysis of the cost to preserve at-risk units includes determining the cost to acquire and rehabilitate the at-risk project as well as determine the monthly subsidy necessary to preserve affordability. In the event that the affordability terms expire on the units in the seven at-risk properties and the owners of the projects decide to convert the rental rates of the units to be equal to or more than the fair market rental rates, interested parties (such as non-profit entities) may purchase and rehabilitate (if necessary) the property in order to maintain the affordability of the units.

In April 2009, Loopnet.com listed a recently sold 7-unit garden low-rise multi-family complex for between \$400,000 and \$500,000. This equates to an approximate per-unit cost of \$57,142 to \$71,428. At this cost, one can estimate that it would cost approximately \$1,885,686 to \$2,357,124 to acquire the Mt. Whitney project if needed.

Following the acquisition and rehabilitation of the units, the ongoing cost to preserve affordability is determined by identifying the gap (subsidy) between the assisted rent and the market rent. The market rent is based on the results from the PMC rental survey and found in the previous **Table 13**. The exact subsidy is difficult to estimate because the rents are based on a tenant's income and therefore would depend on the size and income level of the household. For instance, a very low-income 3-person household could afford up to \$648 for rent and according to the rental survey market rents for 2 bedroom homes ranged from \$675 for multi-family to \$900 for single family. To preserve assisted units a subsidy of between \$27 and \$252 would be needed. If the family had four persons and was still in the very low-income category, they would be able to afford up to \$790 per month. Market rents for 3 bedroom units were between \$800 and \$1,138, which would require subsidies of between \$81 and \$419.

Replacement

If acquisition and subsidizing rents is not possible, the other way to preserve affordable units is for a non-profit builder to replace the units with new construction. There are very few multi-family developments in the unincorporated County and none that have recently been built. The most recent project in the area is Willow Plaza in the incorporated community of Bishop. Willow Plaza contains four 2-bedroom units and eight 3-bedroom units; three are affordable to very low-income households (earning up to 50 percent AMI) and nine are affordable to low-income households (earning up to 60 percent AMI). The total cost for Willow Creek was \$4,304,875 or \$358,739 per unit. Even though the actual cost for replacing units may differ for the unincorporated county these units in nearby Bishop are the only available measures of replacement costs. Applying the costs for the Willow Plaza units to the 33 Mt. Whitney units in Lone Pine, results in a total replacement cost of approximately \$11,838,387.



Resources Available to Assist in Preservation

Clearly, the costs to preserve or replace housing units that rent at levels significantly below market rates are substantial. Nevertheless, the County must still consider what resources are available to help preserve or replace those units so that lower-income tenants are not displaced in the event that the projects are converted to market rates. If necessary, the County could apply for a variety of different funds that could potentially assist in a preservation effort including:

- CDBG;
- HOME;
- Mortgage Revenue Bonds;
- State Grant Programs;
- Federal Grant Programs;
- Low Income Housing Tax Credits; and
- HUD Housing Choice Vouchers.

There are few entities with the capability to acquire and/or build affordable units in the County. HCD lists one non-profit entity active in Inyo County, Christian Church Homes of Northern California, Inc. out of Oakland, CA that may have interest in the future to preserve or construct new affordable units. As discussed earlier, the LPEDC currently manages the only assisted units in the unincorporated County and will continue to do so in perpetuity.

CHAPTER THREE: RESOURCES AND CONSTRAINTS

REGIONAL HOUSING NEED

A Regional Housing Needs Allocation Plan is required pursuant to Section 65584 of Article 10.6 of California Housing Element law. The housing need is the minimum number of units needed to serve the county's own projected household population and to accommodate a normal vacancy rate and the expected loss of housing stock.

As shown below in **Table 27**, Inyo County has a projected housing unit need of 457 based on household growth expected between 2007 and 2014, with at least 40 percent of these units targeted toward lower-income households. The County was originally allocated 116 units for very low-income households but approximately half of those are presumed to be for extremely low-income households (in accordance with AB 2634, which requires the County to document their projected extremely low-income housing need). Note that in past Housing Element cycles, the County has not experienced the forecasted population increase and therefore the projected housing need has not been realized.



**TABLE 27
REGIONAL HOUSING NEEDS (2007 TO 2014) – UNINCORPORATED INYO COUNTY**

Income Group	Number	Percentage
Extremely Low	58	13%
Very Low	58	13%
Low	70	15%
Moderate	83	18%
Above Moderate	188	41%
Total	457	100%

Source: Regional Housing Need Plan, 2007–2014, HCD

The Regional Housing Needs Allocation (RHNA) period begins approximately two and one half years prior to the Housing Element due date. For this cycle, the due date was January 1, 2007, so 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.

Development in general has been slow throughout the state, and the county has been no exception. As shown in **Table 28**, the County has issued 34 building permits for residential units including 14 mobile homes, none of which are documented to be affordable to lower- or moderate-income households. Therefore, the only RHNA progress in Inyo County so far has been applied to its above moderate-income allocation. Additionally, HCD staff indicated that it has inspected 15 units installed in mobile home parks in the County during the reporting period. It is suspected that most of these units, if not all, replaced previously existing units; therefore, these newly installed mobile homes are not applied towards the RHNA.

**TABLE 28
PROGRESS TOWARD REGIONAL HOUSING NEEDS (2007 TO 2014)**

Income Group	RHNA 2007–2014	Units Built Since 2007	Remaining RHNA 2007–2014
Extremely Low	58	0	58
Very Low	58	0	58
Low	70	0	70
Moderate	83	0	77
Above Moderate	188	34	154
Total	457	34	423

Source: Regional Housing Need Plan, 2007–2014; County of Inyo Planning Department



LAND INVENTORY

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 provides 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, Big Pine, and Bishop. The County and the City of Los Angeles Department of Water and Power are continually cooperating to schedule land for release, and it is anticipated that additional land may become available for residential development within the Housing Element planning period (2009–2014). Some of this land is included in the vacant land inventory below.

Of the DWP land release sites, sites 12, 13, and 14 have been approved for release as of July 2009 and are expected to be available by the end of the year.

In addition, the County had already initiated the process to release site 11 and on June 16, 2009 the DWP Board approved the necessary amendments to the Long Term Water Agreement to include site 11. The only remaining step for this site to be available for development is for a judge to approve its release. Program 2.1.2 states the County will continue to pursue the release of this site to ensure its availability for its regional housing needs allocations. Once the DWP Board has approved the release of a site, the remaining process typically only take a few months. Therefore, the County anticipates the availability of site 11 by no later than March 2010. Even though the County is confident that site 11 will become available within the planning period, alternative sites have been listed in Appendix B to demonstrate additional capacity to meet the County's RHNA. It should be noted, however, that site 11 contains land that is most appropriate for higher density development that can accommodate lower-income households. The alternative sites are also appropriate but not as desirable for this use. The County is determined to facilitate the release of site 11 as stated in Program 2.1.2 of this document.

The County currently has several pending applications for residential development, including approximately 469 acres of residentially designated land. This section of the Housing Element evaluates the potential residential development that is likely to occur in Inyo County under the current General Plan and Zoning Code. The following site summaries and **Table 29** below provide descriptions of housing developments that are currently proposed as well as vacant land considered through the DWP land release program. The table below quantifies the number and type of dwellings that can be constructed on each site and identifies each by zoning district, General Plan designation, size, maximum unit capacity, realistic capacity, and availability of infrastructure.



Most of the sites contained in **Table 29** are currently completely vacant; however, a few have existing structures, which is noted in the table. These existing structures do not affect the potential for the remaining land to be developed. A vacant land inventory was conducted to identify residentially zoned properties that are available for residential development. County Assessor Parcel Maps were reviewed by County staff to determine the precise development potential of residential lots. The following discussion describes those areas in the County with significant remaining development potential.

Analysis of Suitability: 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 or rural communities that do not have water and sewer systems. Of the first 10 sites listed in **Table 29**, all have adequate water and wastewater system infrastructure or plans in place to provide these services. For the DWP land release parcels (sites 11–15) sewer and wastewater infrastructure is available in the vicinity.

One property (site 4) lies within an Avalanche Hazard zone. This is reflected in the lower number of realistic units in relation to the maximum allowed by zoning.

Environmental Attributes – Several of the identified properties have environmental attributes that affect the developable area of the parcels. Wetlands and the presence of endangered species are the most common. These physical attributes do not prohibit development but rather restrict development and increase development costs. The capacity projections for these sites in the land inventory reflect this environmental constraint.

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

Availability of Infrastructure to Identified Lands

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. Infrastructure constraints confronting individual communities are considered in the “Infrastructure Constraints” section of the Housing Element.

The Residential Site Inventory only evaluates those lands that are sufficiently served by existing infrastructure or can be easily connected to sewer and water systems, or will have an individual water well and a septic or leach system installed at the time of development. To comply with Senate Bill (SB) 1087, the County will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

See also Non-Governmental Constraints.



Analysis of Realistic Capacity

Site 1 – Bishop/Summit – This project is located in the Starlite Subdivision near Bishop. The General Plan designation of this parcel is Residential Very Low (RVL) and allows up to 2 dwelling units per acre. This parcel is zoned Rural Residential with a minimum lot size of .5 acre. This project proposes 48 lots that are expected to be priced above \$207,000 (affordable to above moderate-income households). The County has determined that adequate water is available to this parcel. Wastewater disposal may be provided by septic systems.

Site 2 – Whitney Portal – Located west of Lone Pine, this parcel is designated Rural Residential Medium and zoned Rural Residential with a minimum lot size of 2.5 acres. The proposal contains 27 lots that will be priced above \$315,000 (affordable to above moderate-income households). Adequate sewer and water is available to this parcel.

Site 3 – Pine Creek – Located northwest of Bishop, this project contains a variety of housing types in its proposal including Phase III, 47 manufactured homes on 12.3 acres zoned R-3 that are intended to sell between \$150,000 and \$180,000 (moderate). There are also 28 “patio homes” on 6.4 acres on R-3 zoned land in the high \$200,000 (above moderate) range that are planned. Additionally, there is approximately 83 acres of RR-10 zoned land, which require a minimum lot of 10 acres. There are between 8 and 10 above moderately priced lots planned for this lot. The County has determined that adequate sewer and water is available or planned to this parcel.

Site 4 – Hinds – This 70-acre site is located 8 miles west of Big Pine. Currently designated and zoned commercial recreation and rural residential, the proposal is to subdivide the parcel into four lots. Three of the lots will total 50.33 acres of Residential Estate/Rural Residential 5 land. Even though the theoretical capacity based on zoning would be approximately 10 dwelling units, the proposal is for 3 units. There is also an existing summer cabin on the parcel. A Snow Avalanche Hazard Overlay zone applies to portions of the site.

Site 5 – Delaney – This project request is to subdivide a 3-acre property near Wilkerson into 1.73 and 1.27 acres (total of .41 will be offered for dedication to the County for roadways) for a total of 2.59 net acres. The General Plan designation is Residential Rural High and the property is zoned RMH1.0 for a minimum lot size of 1 unit per acre. The project will have individual wells and septic systems.

Site 6 – Dosch – This is an application to subdivide a 1.18-acre parcel in the Starlite Subdivision into two separate parcels of .58 acre and .60 acre. The parcel has a General Plan designation of Residential Very Low and is zoned Rural Residential 5.

Site 7 – Sorrells – This project, located in Chicago Valley, contains a total of 160 acres of OS-40 zoned land, which has a potential for 1 unit per 40 acres as currently zoned. This will allow for up to a maximum of 4 units total.

Site 8 – Barlow – An additional 16 units are possible on these parcels, which are designated as Residential Low and zoned R-1-10,000. The owner proposed to subdivide the two parcels into 17 total parcels but one will have an existing residence. The site is surrounded by existing residential development and is served by community sewer and water services.



Site 9 – Wells/Harboldt – This project is for the subdivision of a 40-acre property located in the Starlite Subdivision near Bishop, which currently contains one recently constructed home into four parcels: two at approximately 5 acres each (5.0 – Parcel 1 and 5.10 – Parcel 3) and two at approximately 15 acres each (15.0 – Parcel 4 and 15.31 – Parcel 2). The recently completed home is on Parcel 2 taking approximately .1 acre and leaving 15.2 net acres on that lot. The County has determined that water and wastewater services are available.

Site 10 – The Arbors – This project is a 22-unit detached condo project in North Bishop on 2 acres that is proposed on a parcel designated Residential Medium-High and Retail Commercial and zoned R-3 2.0, which allows 15 units per acre. Water and wastewater services are available. Litigation regarding water supply is pending.

Site 11 – “Hanby” DWP Land Release – This parcel, located east of Bishop, is zoned R-3 with a General Plan designation of Residential Medium-High permitting a density range of 7.6 to 15. Development to the west is generally single-family, with adjacent development only on the north and southwest. Directly west is parkland and to the east is open space. Although multi-family development is permitted, it seems that most development will be less dense given the nature of the area. Therefore, with a mix of a few multi-family developments, single-family units, second units, and mobile homes, an average density of 10 dwelling units (du) per acre seems appropriate. The parcel is adjacent to the City of Bishop and therefore is a logical place for future residential growth. While annexation in the distant future is a possibility, the City of Bishop does not have any plans in place to annex this land into the City. As the parcel is adjacent to the City of Bishop, water and wastewater services are available in the vicinity. If annexation plans do materialize, it is not anticipated that such plans will materially alter the RHNA for the next update cycle. The release of this site is in progress as of July 2009 and is expected to be available for development by the end of the year. The County anticipates the availability of this site for public auction by March 2012. See Program 2.1.2 for the County’s plan to ensure the availability of this site. **Site 12 – DWP Land Release** – Located east of Lone Pine and zoned RMH 5,800 and designation Residential Medium, this parcel’s permitted density is between 4.6 and 7.5. Development to the west, north, and south is predominantly single-family. No development is adjacent to the east. Given the minimum parcel size, single-family zoning, and surrounding development, it is reasonable to assume that a relatively low density mix of single-family homes and mobile homes will be developed, at an average density of 5 dwelling units per acre. As the parcel is adjacent to the community of Lone Pine, water and wastewater services are available nearby.

Site 13 – DWP Land Release – Located east of Big Pine, this parcel is designated for Residential Medium-High and zoned R-2 6,500MH (Mobile Home Overlay). Its permitted density ranges from 7.6 to 15. No development lies to the north or east, with single-family homes lying to the south and west. However, the parcel is relatively near Main Street and may be appropriate for higher density. The zoning permits single-family and duplexes, so with a mix of these types, an average of 8 units per acre is reasonable. As the parcel is adjacent to the community of Big Pine, water and wastewater services are readily available.

Site 14 – DWP Land Release – This parcel is located east of Big Pine and designated Residential High and zoned R-3-1.0 (minimum 1 acre lots). Its permitted density ranges from 15.1 to 24. No development lies to the north, south, or east, and single-family homes lie to the west. Although the zoning permits multi-family, it is unlikely that it will be developed at the higher end of the permitted



density range given the neighborhood. A relatively small apartment complex is an appropriate assumption and 12 dwelling units per acre is a likely density. As the parcel is adjacent to the community of Big Pine, water and wastewater services are available nearby.

Table 29 below provides a site-by-site inventory of the primarily vacant land that is currently available to provide sites to meet the County’s remaining 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.



**TABLE 29
VACANT LAND INVENTORY – UNINCORPORATED INYO COUNTY**

Site number	APN	Project Name	GP Designation	Zoning	Allowable Density	Acres	Maximum Unit Potential	Realistic/Actual Capacity	Existing Use	Infrastructure Present/On-site Constraints
1	01228002, 01228005, 01228006, 01224006	Bishop/Summit	RVL	RR0.5- Starlite	2	28.72	57.44	48	Vacant	Yes
2	02327011 and 02327010	Whitney Portal	RRM	RR2.5	0.4	74.15	29.66	27	Vacant	Yes
3	00912019	Hooper/Pine Creek Village	RM	R-3	7.5	18.7	140.25	75	Vacant	Water present; wastewater service needs upgrades. Process to determine degree of need in progress and will be resolved well before end of planning period.
	00912021		RR	RR-10MH	0.1	84.8	8.48	8	Vacant	Water present; wastewater service needs upgrades. Process to determine degree of need in progress and will be resolved well before end of planning period.



Site number	APN	Project Name	GP Designation	Zoning	Allowable Density	Acres	Maximum Unit Potential	Realistic/Actual Capacity	Existing Use	Infrastructure Present/On-site Constraints
4	01828025	Hinds	RE	RR5	0.2	50.28	10.066	3	Summer cabin, various outbuildings on western portion	Water and septic available but in Avalanche Hazard zone.
5	01318002	Delaney	RRH	RMH-1.0	1	2.59	2.59	2	Vacant	Yes, individual wells and septic systems
6	01221021	Dosch	RVL	RR0.5-Starlite	2	1.2	2.4	1	Vacant	Yes
7	046-100-02	Sorrells	OSR	OS-40	0.025	160	4	3	Vacant	Yes, provided with wells and septic systems
8	01122014, 01122063	Barlow	RL	R-1-10,000	4.5	7.3	32.85	16	Vacant	Yes
9	01228001	Wells/Harboldt	RVL	RR0.5-Starlite	2	40	80	3	One home under construction - subdivided into four parcels total	Yes
10	01030125	The Arbors	RMH	R-3-2.0	15	2	30	22	Vacant	Yes
11	00801031	DWP Land Release (East Bishop)	RMH	R-3	15	13	195	130	Vacant	Yes, near existing communities although amendment to Long Term Water Agreement needed.
12	02606024	DWP Land Release (East Lone Pine)	RM	RMH 5,800	7.5	13	97.5	65	Vacant	Yes near existing communities



HOUSING ELEMENT

Site number	APN	Project Name	GP Designation	Zoning	Allowable Density	Acres	Maximum Unit Potential	Realistic/Actual Capacity	Existing Use	Infrastructure Present/On-site Constraints
13	00315101	DWP Land Release (East Big Pine)	RMH	R2-6,500MH	15	1.75	26.25	14	Vacant	Yes near existing communities
14	00316301	DWP Land Release (East Big Pine)	RH	R-3-1.0	24	1.5	36	18	Vacant	Yes near existing communities



Numerous small parcels are scattered around the county in developed areas that can accommodate new or additional residential development, including in the Central Business Zoning District in Lone Pine, Independence, Big Pine, and Keeler. The County also has approved a zone text amendment that will permit mixed-use and multiple dwellings in the remaining commercial zoning districts. In addition, the County owns property that may be appropriate for future residential development, including several parcels in the vicinity of Bishop and Big Pine. Communities in southern and southeastern Inyo County, such as Darwin, Cartago, Olancho, Tecopa, Shoshone, Sandy Valley, and Charleston View, include vacant parcels with residential zoning, and limited development of residences in these areas can be anticipated as well. Although not included in the land inventory, these areas provide for additional residential development opportunities throughout the planning period.

Table 30 below provide a summary of the County's remaining RHNA after credit has been given for units built since the beginning of the RHNA period (January 1, 2007) 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 are adequate sites to fulfill the RHNA in surplus.

TABLE 30
RHNA AND VACANT LAND SUMMARY

Income Level	Remaining RHNA Need ⁴	Unit Provided by Land Inventory	Shortfall/Surplus
Extremely Low	58	190 ¹	+4
Very Low	58		
Low	70		
Moderate	83	84 ²	+1
Above Moderate	154	161 ³	+7
Total	423	435	12

¹ The DWP sites are appropriately zoned to allow for medium and higher density development to meet the extremely low-, very low-, and low-income allocations.

² Approximately 37 units from DWP lands and 47 manufactured homes from the Pine Creek proposal

³ The remainder of the sites from the proposed projects (sites 1-10).

⁴ 34 above-moderate units have been built since the beginning of the RHNA period (January 1, 2007).

OTHER HOUSING RESOURCES

Bishop Tribe Housing Department

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 1-acre minimum rural residential designations.

The Zoning Ordinance contains six residential districts that correspond to the residential densities established in the General Plan, plus the Mobilehome Overlay Zone (MH). The MH Overlay Zone enables the County to permit mobile homes as a single-family residential dwelling. 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.
Single Residence or Mobilehome Combined (RMH)	Intended to protect established neighborhoods of one-family dwellings (dwelling includes in its definition a mobile home) and to provide space in suitable locations for additional development of this kind, with appropriate community facilities.
Mobilehome Overlay Zone (MH)	Provides flexibility as to the use of mobile homes as a single-family residential dwelling in various areas of Inyo County. The MH overlay zone is intended to enable the County to selectively permit mobile homes depending on circumstances and the character of existing development, and planning studies indicating the appropriate type of mobile home use in various areas of Inyo County. The MH overlay zone is expected to be applied in the rural communities, special service centers, and other residential areas of Inyo County.

Source: Inyo County Code, 2009



HOUSING ELEMENT

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 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 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.

**TABLE 32
GENERAL PLAN LAND USE DESIGNATIONS FOR RESIDENTIAL AND COMMERCIAL USES**

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							
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.
					Single Residential or Mobilehome Combined	RMH	Varies (5,800 sq. ft. typical)
Residential Medium	RM	4.6–7.5	N/A	N/A	One Family	R-1	1 acre
					Single Residential or Mobilehome Combined	RMH	Varies (5,800 sq. ft. typical)
					Misc.	Misc.	Misc.
Residential Low	RL	2.0–4.5	N/A	N/A	One Family	R-1	1 acre
					Single Residential or Mobilehome Combined	RMH	Varies
					Misc.	Misc.	Misc.
Residential Very Low	RVL	2.0	N/A	0.5	One Family	R-1	None
					Single Residential or Mobilehome Combined	RMH	Varies
					Starlite Estates	RR-0.5 Starlite	0.5 acre



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
					Misc.	Misc.	Misc.
Rural Residential Medium	RRM	0.4	N/A	2.5	Rural Residential	RR	1 acre
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
Rural Protection	RP	0.025	N/A	40 (most cases)	Open Space	OS-40	40 acres
					Misc.	Misc.	Misc.
Commercial							
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.
					Misc.	Misc.	Misc.
Heavy Commercial/Commercial Service	HC	7.6–24.0	0.40	N/A	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.

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 ³	25 ft
Interior Side Yard Setback ²	20 ft	5 ft	5 ft	5 ft	5 ft ¹	5 ft
Street Side Yard Setback ²	20 ft	5 ft	5 ft	5 ft	5 ft ¹	5 ft
Rear Yard Setback ²	30 ft	25 ft	20 ft	20 ft	15 ft	20 ft
Maximum Building Height of Primary Structures ¹	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

¹ 5 feet for one-story. An additional 5 feet per story is required for multi-story projects.

² 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.

³ Exceptions apply.



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 an accessory use. In the CB zone, multi-family uses are conditionally permitted and mixed-use is permitted by right. A single dwelling unit is allowed in the commercial and industrial zones as an accessory use if occupied by the owner, lessee, caretaker, or watchman of the business. Mobile home parks are also permitted in the C-5 zone. The County has approved an ordinance to conditionally permit multiple dwellings and mixed uses in the remaining non-CB commercial zones.

As noted in the table below, a conditional use permit is required for multifamily projects of more than 15 units in the R-3 zone. While the County does not get many proposals for these types of projects, typical conditions based on the only multifamily development to be proposed in recent years include conditions that ensure consistency with surrounding development and existing conditions. They include: submittal of lighting plan, compliance with great basin unified air pollution control district and Inyo county Department of Building and Safety Regulations for Dust Control, Required refuse containers and subscription to regularly schedule waste disposal pickup service, conformance with construction and stormwater runoff requirements, submittal of sample building materials and landscaping plan, compliance with Caltrans' requirements for engineering and construction elements, encroachment permits and sidewalk safety requirements, and submittal of covenants, conditions and restrictions (CC&Rs) for approval. These conditions are in place to only to monitor development to protect the health and safety of county residents and are not based on the multifamily use type.

As demonstrated by the discussion above, the CUP requirement is not a constraint on the development of multifamily projects of more than 15 units; this type of development is not in demand and County staff are not aware of any developers that intend to propose this type of development. As such, the CUP does not negatively affect the timing, approval or supply of affordable housing in the County. Generally, affordable housing types in the county consist primarily of manufactured and mobile homes and single-family attached housing products, which are permitted by right in all residential zones.



**TABLE 34
HOUSING TYPES PERMITTED BY ZONING DISTRICT**

Housing Types	RR	RR-0.5	R-1	R-2	R-3	RMH	C-1	C-2	C-3	C-4	C-5	CB
Single-Family Attached	P	P	P	P	P	P	P ²	P ²	P ²	P ²	P ³	C ¹
Single-Family Detached	P	P	P	P	P	P	P ²	P ²	P ²	P ²	P ²	C ¹
Duplexes	NP	NP	NP	P	P	NP	C	C	C	C	C	C
3 & 4-plexes	NP	NP	NP	NP	P	NP	C	C	C	C	C	C
Multi-family (< 15 units)	NP	NP	NP	NP	P	NP	C	C	C	C	C	C
Multi-family (>15 units)	NP	NP	NP	NP	C	NP	C	C	C	C	C	C
Mobile Homes	P	P	P	P	P	P	P ²	P ²	P ²	P ²	P ³	C ¹
Manufactured Homes	P	P	P	P	P	P	P ²	P ²	P ²	P ²	P ³	C ¹
Second Units ⁴	C	C	C	C	P	C	NP	NP	NP	NP	NP	NP
Emergency Shelters	NP	NP	NP	NP	NP	NP	A	A	A	A	A	A
Single-Room Occupancy (SRO)	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Transitional /Supportive Housing	A	A	A	A	A	A	NP	NP	NP	NP	NP	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	NP	NP	NP
Residential Care Facility	C	NP	NP	NP	C	NP	NP	NP	NP	NP	NP	NP

Source: Inyo County Zoning Code, 2009

- P = Permitted Use
- C = Conditional Use
- A = Accessory Use
- NP = Not permitted

¹ 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.

² 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.

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

⁴ Although the Zoning Code conditionally permits second units in residential zones, the County does not enforce the CUP requirement.



Density Bonus Overlay Zoning District

The State enacted significant changes to the density bonus law, which allows developers to build residential projects at greater densities than the General Plan allows if such projects include low- and moderate-income housing units. Based on the recommendations of the (1) 2004 Housing Element Update, (2) 2005 Eastern Sierra Housing Assessment, and (3) Inyo County Housing Task Force, Inyo County's Density Bonus Overlay Zone District (Inyo County Code Chapter 18.65) was amended accordingly in 2007. Some of the most basic differences between the County's previous density bonus provisions and the updated version include the following:

- The new ordinance allows for densities up to 35 percent above regular zoning, while the previous ordinance allowed for densities only up to 25 percent above regular zoning.
- The new ordinance is more “stepped” in its approach to density calculations than the existing ordinance, allowing a greater range of density possibilities.
- The new ordinance also allows developers increased densities in exchange for donated land to the County, rather than requiring them to actually construct affordable housing units as part of a development. The donated land would be used for affordable housing.
- The new ordinance allows increased densities if child care facilities are constructed as part of a development.
- The new ordinance requires that the affordable units shall “be reasonably dispersed throughout the development” and shall be comparable in number of bedrooms and exterior appearance to the other units in the proposed development.

Central Business Zoning District

The County's General Plan update, 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.

Multiple Dwellings and Mixed Uses in Commercial Zoning Districts

The County's General Plan update included provisions to allow for mixed and residential uses in commercially designated areas. Completion of the CB Zone Reclassification project implemented this policy in most of the unincorporated county's commercial areas. However, there remain a limited number of commercially zoned properties, predominantly outside of Bishop, with other commercial zoning that did not permit such uses. The County recently adopted an ordinance to conditionally permit mixed uses and multiple dwellings in the non-CB commercial zones, thus completing implementation of the General Plan's policy regarding this issue. The Planning



Commission unanimously recommended approval of a draft ordinance for this project on February 25, 2009. The Board of Supervisors approved the ordinance on March 17, 2009.

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

Overarching and General

Inyo County does not currently have a process for individuals with disabilities to make requests for reasonable accommodation with respect to zoning, permit processing, or building laws. The County Building and Safety Division is 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.

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 2004 update of the Zoning Code reviewed and modified the County's policies to ensure compliance with fair housing law, including occupancy standards.

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. In addition, the County does not have special siting requirements for special needs housing which may inhibit the development of such 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 are permitted with a conditional use permit in the RR and R-3 zones. Residential care facilities for 6 persons or less must be permitted without discretionary review in all residential zones. In an effort to ensure compliance with SB 520, the County will implement Program 5.4.1 to allow residential care facilities for 6 or fewer persons by right in all residential zones.

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 parts 2 through 12.

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 any amendments to this code that might diminish the ability to accommodate persons with disabilities.



Conclusion

The county had over 2,600 residents living with a disability according to the 2000 Census. 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 will incorporate a reasonable accommodations ordinance into the Zoning Code per Program 6.2.1. Such an 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 will also incorporate a program to amend the Zoning Code to allow residential care facilities for 6 or fewer persons in all residential zones as permitted uses (reference Program 5.4.1).

Second Residential Units

The County Zoning Code allows for the development of second units with a conditional use permit in the RR, RR-0.5, R-1, R-2, and RMH zones. In all other zones, second unit development is not identified as a use type. The County's process for issuing a conditional use permit is defined by Zoning Ordinance 18.78.340 (Second dwelling units). Part B of 18.78.340 establishes that it is the role of the Planning Commission to issue a conditional use permit for second residential unit development. However, in practice, this requirement is not enforced.

Assembly Bill 1866 (AB 1866) went into effect July 1, 2003, and mandates that all jurisdictions review second unit permit application requests with a ministerial review, which precludes discretionary review by a decision-making legislative body. As a provision of the second unit legislation, the County can apply fixed and objective standards to second units such as height, setback, and lot coverage requirements so the second unit will be compatible with other structures in the neighborhood.

In an effort to ensure compliance with AB 1866 and mitigate the constraints to the development of second residential units, the County will amend ordinances for the RR, RR-0.5, R-1, R2, and RMH zones to allow second dwelling units as permitted uses, which will allow second unit applications to be ministerially reviewed for conformance with the minimum allowable standards under AB 1866 (see Program 3.3.1).

Emergency Shelters, Transitional and Supportive Housing

Following the completion of the 2004 Housing Element update, the County updated the Zoning Code to allow transitional housing as a permitted accessory use in all residential zones and emergency shelters as a permitted accessory use in all commercial and industrial zones (as seen in **Table 34** above). However, in October 2007, Senate Bill 2 (SB 2) was signed into law effective January 1, 2008. This bill changed the requirements for emergency shelters, transitional housing, and supportive housing types. Pursuant to this new legislation, all jurisdictions must permit permanent emergency shelters in at least one zone without discretionary review. Further, the County must demonstrate some capacity for a new shelter in this zone.

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.

Currently, emergency shelters and transitional housing are explicitly defined in the Zoning Code but are allowed as “accessory” uses, and supportive housing is not currently included in the code. To comply with SB 2, the County will expand on its definition of transitional housing and add a separate definition for supportive housing types to ensure clarity in the Zoning Code. Transitional and supportive housing will be regulated as a residential uses and treated the same as other residential uses of the same type in a given zone. Refer to Programs 2.2.1 and 2.2.2 for more information on how the County will ensure compliance with SB 2.

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 19** and its projected need is 58 units, which is half of its official very low-income allocation as discussed in the RHNA section previously. 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 2.3.1 will address the County’s need to facilitate supportive housing types.

The Zoning Code does not explicitly allow for SROs as a use type. SROs are typically meant for occupancy by one person as they are small (200–250 square feet) and may include private food preparation or sanitary facilities, but not both. The most similar use in the Inyo County Zoning Code is boardinghouses. They are defined as buildings other than hotels or restaurants, where meals or lodging or both meals and lodging are provided for compensation for 4 or more persons. Boardinghouses are permitted with a conditional use permit in the R-2 zone.

In an effort to facilitate the development of housing for extremely low-income households and comply with AB 2634, the County will explicitly list single-room occupancy unit as a use type. As stated in Program 2.3.1, the County will amend the definition of boardinghouses to include single-room occupancy units.

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 below 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. Tables 36 and 37 provide typical fees for both a single-family and a multi-family unit. Fees do not present a constraint in the County as the per unit fees for a multi-family unit are significantly less than those for a single-family unit.



**TABLE 35
 INYO COUNTY PLANNING FEE SCHEDULE**

COUNTY PLANNING FEE SCHEDULE	
Type of Permit	Application Fee
Conditional Use Permit	\$1,490
Variance	\$900
Rezone	\$1,450
General Plan Amendment	\$1,525
Specific Plan	\$3,080
Road Abandonment	\$1,450
Certificate of Compliance	\$1,000
Parcel Merger	\$415
Parcel Map	\$1,800
Tract Map	\$2,325
Time Extension	\$480
Plan Review	\$50
Environmental	
Initial Study	\$500
Negative Declaration ¹	\$600
Environmental Impact Report	Cost determined by estimate



COUNTY SURVEYOR FEE SCHEDULE	
Type of Permit	Fee
Final Tract Map	\$250 plus \$10 per lot
Final Parcel Map (no dedications)	\$200 plus \$10 per lot
Final Parcel Map (with dedications)	\$250 plus \$10 per lot
COUNTY RECORDER FEE SCHEDULE	
Action	Fee
First page recorded	\$8
Each additional page recorded	\$3
Maps – first page recorded	\$7
Each additional page recorded	\$3

Source: Inyo County Application Fee Deposits, 2009; Inyo County Recorder Fee Schedule, 2009

¹ Combines Initial Study fee and Negative Declaration fee.

Note: The above fees are a deposit only. If the costs for processing the application exceed the amount of the deposit, the applicant will be responsible for payment of additional monies to cover the cost of processing.



**TABLE 36
HYPOTHETICAL FEES – SINGLE FAMILY PROJECT
(1,500 SQUARE FEET)**

Fee Description	Fee
Building Permit	\$1,355.36
SMIP	\$15.41
Continuing Education	\$30.82
Plan Check	\$677.68
SRF	\$6.00
Electrical 1	\$14.17
Mechanical	\$14.17
Plumbing	\$14.17
Electrical 2	\$17.72
Planning Review	\$50.00
Total	\$2,195.50

**TABLE 37
HYPOTHETICAL FEES – MULTIPLE-FAMILY PROJECT
(4 UNITS, 700 SQUARE FEET EACH)**

Fee Description	Fee
Building Permit	\$1,194.21
SMIP	\$26.30
Continuing Education	\$52.60
Plan Check	\$597.10
SRF	\$11.00
Electrical 1	\$14.17
Mechanical	\$14.17
Plumbing	\$14.17
Electrical 2	\$17.72
Planning Review	\$50.00
Total	\$1,991.44
Total Per Unit	\$497.86



On-/Off-site Improvement Standards

The County does not currently charge the type of impact fees common in many developing 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 standards 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 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.

Building Codes and Enforcement

Inyo County enforces the California State Building Codes. These codes are considered to be the minimum necessary to protect public health, safety, and welfare. No amendment to the code has either been initiated or approved which directly affects housing standards or processes.

Enforcement of the UBC is delegated to the County's Building and Safety Division 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.

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.

Local Processing and Permit Procedures

The evaluation and review process required by County procedures may contribute to the cost of housing in that holding costs incurred by developers are ultimately manifested in the unit's selling price. The following describes typical time requirements for project processing in Inyo County.

Ministerial Building Permit: The review of a ministerial building permit typically takes between two days and two weeks. 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.



Tentative Tract Map: The approval process for a tentative tract map requires 45 to 90 days with a negative declaration or 120 days if an environmental impact report (EIR) is required. The process involves five steps. First, the tentative tract maps are submitted to the Planning Department and distributed to the Subdivision Committee and other required agencies. Second, the Subdivision Committee reviews the maps and formulates their recommendation. Third, a negative declaration (or EIR) is prepared. Fourth, Planning staff reviews the issues presented by the Subdivision Committee and environmental documentation, and makes their recommendation to the Planning Commission. And fifth, the Planning Commission hears public testimony on the proposed action and approves or denies the tentative tract map.

Conditional Use Permit and Variance: Forty-five to 60 days is a typical time frame needed for the Planning Commission's final action on both a conditional use permit and variance. The approval process for a conditional use permit and variance is similar to a tentative tract map. After the pre-application discussion with the applicant and review of the initial application, either a negative declaration or EIR is prepared, if the project is not deemed exempt. Planning staff uses this information to formulate their recommendation to the Planning Commission. The Planning Commission action becomes final after a 15-day appeal period.

The County makes all attempts to expedite permit processing and will initiate a program for priority review of housing projects as stated in Program 5.2.1.

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 land has resulted in inflated land values (especially in northern Inyo County). The most significant constraint to provision of additional housing opportunities in Inyo County is the lack of privately owned land.



TABLE 38
INYO COUNTY LAND COSTS BY AREA ¹

Location	Average 1992	Range 1992	Average 2003	Range 2003	% Change (1992- 2003)	Average 2009	Range 2009	% Change (2003- 2009)
Independence, Fort Independence, Aberdeen, Big Pine, Knight Manor, Rolling Green, Lone Pine	\$25,370	\$9,364 to \$61,200	\$49,084	\$21,000 to \$123,000	48.31%	\$80,000	\$60,000 to \$120,000	63%
Alabama Hills	\$49,040	\$26,520 to \$153,000	\$120,967	\$48,000 to \$164,900	59.46%	\$245,000	\$150,000 to \$400,000	103%
Wright's 40 Acres	\$79,798	\$45,900 to \$156,060	N/A	N/A	N/A	\$180,000	\$150,000 to \$300,000	N/A
Mustang Mesa, Alta Vista	\$27,100	\$20,400 to \$30,600	N/A	N/A	N/A	\$170,000	\$160,000 to \$180,000	N/A
Dixon Lane, Meadowcreek, Laws	\$50,633	\$18,025 to \$66,300	N/A	N/A	N/A	\$180,000	\$130,000 to \$210,000	N/A
Bishop, Rocking K	\$65,257	\$33,293 to \$142,800	\$187,834	\$38,922 to \$123,000	188%	\$180,000	\$160,000 to \$300,000	-4%
Starlite	\$49,623	N/A	\$155,000	N/A	67.99%	\$250,000	\$225,000 to \$275,000	61%
Wilkerson, Sierra Grande	\$38,587	\$25,500 to \$71,910	\$128,460	\$15,000 to \$314,000	233%	\$150,000	\$120,000 to \$200,000	17%
Aspendell	\$31,582	\$20,400 to \$85,000	\$92,750	\$42,000 to \$240,000	194%	\$185,000	\$130,000 to \$300,000	99%
Mountain View	\$25,775	\$25,500 to \$26,010	\$69,900	N/A	171%	\$140,000	\$130,000 to \$150,000	100%
Cartago, Olancho, Sage Flat	\$10,790	\$4,162 to \$21,848	\$27,300	\$500 to \$168,000	153%	\$10,000	\$5,000 to \$40,000	-63%
Keeler	\$3,500	N/A	\$9,267	\$6,000 to \$14,000	N/A	\$15,000	\$10,000 to \$24,000	61%
Darwin	\$4,903	\$2,448 to \$9,364	N/A	N/A	N/A	\$4,000	\$4,000	N/A
Trona area, Homewood Canyon, BLM Tract	\$9,282	\$2,500 to \$17,687	\$1,600	\$300 to \$3,935	82%	\$5,000	\$5,000 to \$20,000	213%
Shoshone, Tecopa	\$8,041	\$4,590 to	\$7,500	\$7,000 to	-7%	\$20,000	\$15,000 to	167%



Location	Average 1992	Range 1992	Average 2003	Range 2003	% Change (1992-2003)	Average 2009	Range 2009	% Change (2003-2009)
		\$14,280		\$8,000			\$30,000	
Pahrump Valley, Sandy Valley, Stewart Valley, Resting Spring	\$5,100	N/A	\$38,375	\$30,000 to \$43,500	86.71%	\$50,000	\$40,000 to \$60,000	23.25%
Spring Valley	N/A	N/A	\$17,165	\$300 to \$34,000	N/A	\$12,000	\$5,000 to \$25,000	-43.04%
Round Valley	N/A	N/A	\$63,514	\$34,000 to \$110,000	N/A	N/A	\$80,000 to \$320,000	N/A

Source: County Assessor (1992, 2003, and 2009).

¹. Land costs are estimated by acre.

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.

Building-cost.net uses an on-line calculator to estimate the construction cost of single-family residential homes. The calculator formulates estimates using the cost estimating procedures established by the “National Building Cost Manual.” The cost to construct a 1,200 square foot home with building materials slightly above the minimum needed to ensure full protection of health and safety for occupants in Inyo County is \$169,707 or \$141 per square foot. Material cost (\$95,894) represents 57 percent of the total cost estimate, labor cost (\$71,362) represents 42 percent of the total cost estimate, and equipment cost (\$2,451) represent 1 percent of the total cost estimate. Compared with the average construction cost of new homes in the state, construction cost in Inyo County is approximately \$22,500 less. In California, the average construction cost for new homes is \$192,200.

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. As the number of units developed increases, 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 may be dedicated to the County, Community Service District, or Homeowner's Association, 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.

The remaining vacant lands available for residential development in Inyo County are few due to large land holdings by governmental agencies. Much of the development in unincorporated Inyo County is dependent on adequate on-site sewer (septic tank-leach line systems) and water systems (wells). In some areas of the county, on-site systems cannot operate correctly or there is inadequate water in terms of quantity and quality. Those areas are identified as the following:

Mustang Mesa Area

Located 8 miles northwest of Bishop on Highway 395, the Mustang Mesa Community Service District has entered into a Memorandum of Understanding with the Inyo County Environmental Health Department requiring engineered on-site wastewater treatment systems and annual monitoring of the aquifer due to geological properties in the area.

Wilkerson Area

In the Wilkerson Area, 5 miles south of Bishop and west of Highway 395, variable soils and geological conditions affect water supply regularity and on-site wastewater treatment systems (e.g., faults, poor percolation), and individual lots are evaluated on a case-by-case basis.

Darwin

Located southeast of Owens Dry Lake and Lone Pine, the community of Darwin is experiencing a limited water supply which restricts any significant growth.

Alabama Hills

Alabama Hills serves as a bedroom community of Lone Pine. Some parcels are affected by high water tables, which can alter on-site wastewater treatment requirements.



Cartago

In the north portion of Cartago, small lot sizes can inhibit development due to on-site wastewater treatment requirements. The result is that in most cases several lots need to be combined to accommodate the on-site wastewater treatment system and a well.

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, most homebuyers will secure a mortgage with an interest rate between 5 and 8 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** – 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; however, the County does not prohibit development in avalanche areas, as demonstrated by Tract 2 in Aspendell.
- **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.
- **Endangered 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 nondepleting 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 new 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 continental climates such as those encountered in 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.

IMACA has indicated that its weatherization program installs conservation measures in homes occupied by low-income families at the average rate of 72 homes per year.

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.

According to DWP, IMACA also assists approximately 150 families each year through the L1 HEAP (Low-income Energy Assistance Program), and IMACA is projecting that they will be assisting 300 families in 2009.

CHAPTER FOUR: REVIEW AND REVISE

Since the adoption of the County’s existing Housing Element in 2004, the County has facilitated and participated in a series of housing task force meetings. The Inyo County Board of Supervisors established the Inyo County Valley Housing Task Force in January 2005. The Task Force met in two housing workshops, including a joint workshop with Mono County, and in nine regular meetings. They invited presentations from housing and finance experts, developers, and affordable housing providers. They reviewed local and state reports and statistics regarding housing issues,



discussed and debated numerous topics, and held four additional meetings. The result was a Housing Plan and the formation of a Housing Plan Committee to pursue the objectives of the Plan. The outcome of this committee's efforts was the receipt of a HOME grant and the revision of the County Density Bonus Overlay Zoning District.

Many of the implementation measures were not fully realized due to a lack of staff or appropriate funding or because the service was not requested. One example of this is the rehabilitation program, which was not initiated due to a lack of staff and funding for this type of program. However a local nonprofit housing assistance provider has a weatherization program that is active and the County supports their efforts. Other examples include the mobile home purchase program, which was not an issue during the planning period; housing choice vouchers, which the County does not administer and has little influence over how they are issued; the roommate location program, which is administered by a local nonprofit but the County continues to support when necessary; energy assistance, which the County does not provide directly but refers residents in need of assistance to utility companies and the U.S Department of Health and Human Service's Low-Income Energy Assistance Program); and constructing a rental project, which was not feasible and may not be appropriate for the County to pursue. Instead, the County has focused on land releases to increase capacity for housing opportunities.

Appendix A includes a detailed analysis of the effectiveness of the implementation measures from the 2004 Housing Element. The County's primary accomplishment regarding the Housing Element has been 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, thus increasing the capacity for residential development in the county, which facilitates 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 nearly 500 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 was the revision of the County's Density Bonus Ordinance, which 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 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.

In many cases, the essence of existing programs was 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 will adopt and implement to address a number of important housing-related issues. Six 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. 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 To maintain the existing housing stock and eliminate substandard housing conditions in Inyo County.

Policy 1.1 Housing Rehabilitation Funding

The County may consider seeking additional federal and state funds for housing rehabilitation and weatherization assistance.

Program 1.1.1: 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).

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: Planning Department



Time Frame: Provide technical assistance for funding as NOFAs are released

Policy 1.2 Housing Rehabilitation Code Enforcement

The County shall advocate 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 units into compliance with County Codes.

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: Planning Department

Time Frame: Annually provide information; provide technical assistance for funding as NOFAs are released

Policy 1.3 Housing Rehabilitation Education

The County shall promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.

Program 1.3.1: The County shall continue to provide outreach programs to educate the public about available housing rehabilitation assistance.

Funding: Planning Department Budget

Responsible Party: Planning Department, local housing service providers

Time Frame: Annually according to program funding availability

Policy 1.4 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.

Program 1.4.1: The County shall continue to support efforts to improve the energy efficiency of dwelling units by providing weatherization assistance to low-income households.

Funding: CDBG

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



Time Frame: Ongoing

Program 1.4.2: 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

Funding: CDBG

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

Time Frame: Annually review opportunities to fund energy assistance programs

Program 1.4.3: 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.

Funding: Southern California Edison

Responsible Party: Housing service providers, Southern California Edison, Los Angeles Department of Water and Power (LADWP)

Time Frame: Annually assess ways to encourage energy conservation

Provision of Adequate Sites

Less than 2 percent of the land in Inyo County is available for development due to large public land holdings. Limited land resources severely restrict the amount of residential development that is able to occur in the county. The County will need to play an active role in identifying land suitable for new housing.

Goal 2.0 To provide adequate sites for residential development.

Policy 2.1 Vacant and Underutilized Land

The County will work with the City of Bishop, where appropriate, to facilitate the development of vacant and underutilized residential parcels identified in the Housing Element residential site inventory **Program 2.1.1:** 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: Annually monitor list to add or delete sites as necessary; Ongoing



Program 2.1.2: The County will continue to pursue the release of DWP sites, particularly the “Hanby” site also referred to as site 11 in this document to ensure appropriately zoned land is available for the County’s lower-income regional housing need. As the site has been approved for release by the DWP Board, the County will monitor the status of the release pending a judge’s approval and the availability of the site for purchase through public auction.

If the site is not approved for release and made available for purchase through public auction by March 2012, the County will amend the Housing Element to analyze the suitability and availability of identified sites as detailed in Appendix B of this document to demonstrate sufficient capacity to address any identified remaining need for lower-income households while still actively pursuing the release of site 11 as the most appropriate for development for lower-income households.

Funding: Planning Department Budget

Responsible Party: Planning Department

Time Frame: March 2012

Program 2.1.3: The County will facilitate the development of sites pending release and auction, including sites 11, 12, 13 and 14 as detailed in Table 29 Vacant Land Inventory. In particular, as the County is relying on the availability of site 11 to accommodate a significant portion of its remaining need for lower-income households, the County will work closely with DWP to facilitate the inclusion of this site in the next possible public auction. The County will market the availability of this and other released sites to interested developers, including non-profit developers or other entities looking to construct affordable housing and will be available to provide technical assistance with securing funding for an affordable housing project and other incentives as appropriate to facilitate its development.

Funding: Planning Department Budget

Responsible Party: Planning Department

Time Frame: Marketing to begin upon adoption of housing element; facilitating the auction process with DWP will be ongoing. Support applications as appropriate.

Policy 2.2 Emergency Shelters and Transitional and Supportive Housing

Allow for permanent emergency shelters in at least one zone with land available for development of a facility if the need arises and regulate transitional and supportive housing as residential uses in all residential zones.

Program 2.2.1: In accordance with SB 2, the County Code will be amended to allow emergency shelters, as defined by Health and Safety Code 50801(e), in the Highway Services and Tourist Commercial (C-2) zone by July 2010. The C-2 is an appropriate zone for emergency shelters because these parcels are located within close proximity to transportation routes through the county, serves a variety of services that would be useful for persons staying in an emergency shelter. Permitted uses in the C-2 include retail for a variety of goods, social, cultural, religious or



philanthropic institutions, offices, banks, eating establishments, laundry, or dry-cleaning, self-service automatic laundry; and tailor, dressmaking or shoe repair shops among other uses. In addition, there are both vacant and underutilized parcels totaling approximately 193 acres of C-2 land throughout the County, primarily on the north side of Bishop and the south side of Lone Pine.

The amendment will outline the written objective development and management standards that may be administratively applied to emergency shelter project applications. Those standards include the following:

- The maximum number of beds or persons permitted to be served nightly by the facility;
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone;
- The size and location of exterior and interior on-site waiting and client intake areas;
- The provision of on-site management;
- The proximity to other emergency shelters provided that emergency shelters are not required to be more than 30 feet apart;
- The length of stay;
- Lighting; and
- Security during hours that the emergency shelter is in operation.

Funding: Planning Department Budget

Responsible Party: Planning Department

Time Frame: August 2010

Program 2.2.2: 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.

Funding: Planning Department Budget

Responsible Party: Planning Department

Time Frame: August 2010



Policy 2.3 Extremely Low-Income Persons

The County shall recognize the housing needs of extremely low-income persons (30 percent of AMI) and encourage development of housing to meet these needs.

Program 2.3.1: To ensure zoning flexibility that allows for the development of single-room occupancy (SRO) units, the County will update its Zoning Ordinance to explicitly allow for SROs in developed areas near services and transit.

Funding: Planning Department Budget

Responsible Party: Planning Department

Time Frame: August 2010

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

In consultation with federal, state, and local agencies, the County shall continue to identify and evaluate the best approaches to providing a variety of residential development opportunities in the County including single-family homes, mobile homes, second units, and apartments to fulfill regional housing needs.

Program 3.1.1: The County shall continue to work with the City of Bishop, DWP, BLM, the Forest Service, the National Park Service, Caltrans and other federal, state, and local agencies to identify appropriate land for release and discourage public acquisition of private lands, as appropriate, thus enabling the County to provide additional sites for housing development. Additionally, the County will continue to work with various Tribal Councils to pursue development of affordable housing units on reservations, including providing logistical support and technical expertise for housing projects, as available and appropriate.

Funding: Planning Department Budget

Responsible Party: Planning Department, local housing service providers, Tribal Councils, Bureau of Land Management (BLM), DWP, Forest Service, National Park Service, Caltrans, and other local, State, and Federal agencies, as appropriate

Time Frame: Annually monitor and ongoing



Program 3.1.2: 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: Planning Department, local housing service providers

Time Frame: At-minimum, review opportunities annually and ongoing or as opportunities arise

Program 3.1.3: 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, including housing for lower- and moderate-income households, such as those with teachers, police officers and sheriff's deputies, nurses, etc.

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

Responsible Party: Planning Department, local housing service providers

Time Frame: Form a working group by August 2011

Program 3.1.4: 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.

Funding: Planning Department Budget

Responsible Party: Planning Department, local housing service providers

Time Frame: Per Housing Element implementation schedule; ongoing

Program 3.1.5: The County shall support local housing assistance providers in their 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.

Funding: Planning Department Budget

Responsible Party: Planning Department, local housing service providers

Time Frame: Assess the need of local housing assistance providers annually.

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: Planning Department, local housing service providers

Time Frame: Assess potential funding sources semi-annually and work with developers on an 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 provide the updated density bonus chapter of the code as requested to inform applicants of opportunities for density increases.

Funding: Planning Department Budget (development fees)

Responsible Party: Planning Department, local community agencies, local nonprofit organizations

Time Frame: As requested by interested developers; ongoing

Policy 3.3 Second Units

Encourage the development of second units as another way to promote housing opportunities for lower-income households.

Program 3.3.1: 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.

Funding: Planning Department Budget

Responsible Party: Planning Department

Time Frame: September 2010

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: Planning Department, 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 continue to allow manufactured housing as a permitted use in all residential zones.

Funding: Planning Department Budget

Responsible Party: Planning Department

Time Frame: Ongoing

Policy 3.5 Financial Assistance for Housing

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 L1 HEAP (Low-income Energy Assistance Program).

Funding: State Department of Economic Opportunity, CDBG

Responsible Party: Planning Department, 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. Work with HCD to receive additional subsidies for rental assistance.

Funding: HUD Section 8 Housing Choice Vouchers

Responsible Party: Planning Department, local housing service providers

Time Frame: Semi-annually and ongoing as opportunities arise.

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: HUD Section 8 Housing Choice Vouchers

Responsible Party: Planning Department, local housing service providers

Time Frame: Annually monitor and assist with preservation on an as-needed basis.

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 facilitate the creation of affordable homeownership opportunities in its jurisdiction.

Goal 4.0 Provide increased opportunities for homeownership.

Policy 4.1 Self-Help

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 work 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: Planning Department, local housing service providers

Time Frame: Annually

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 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.

Funding: Planning Department Budget, CDBG, HOME

Responsible Party: Planning Department

Time Frame: Annually



Program 4.2.2: The County shall work with local lenders to provide program information to the public about homebuyer assistance programs such as CalHFA, RCRC, and USDA.

Funding: Planning Department Budget, CDBG

Responsible Party: Planning Department, local housing service providers

Time Frame: Set meeting with lenders to develop strategy by July 2010. Provide information to public on a quarterly basis.

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 Residential in Commercial Areas

Encourage the development of residential units in commercial areas.

Program 5.1.1: The County shall continue to allow second units, condominium conversions, density bonuses, and residential units in commercial zones as specified in the County's Zoning and Subdivision Ordinances.

Funding: Planning Department Budget

Responsible Party: Planning Department

Time Frame: Ongoing

Program 5.1.2: The County's 2001 General Plan calls for the provision of mixed and residential uses in commercial areas. The County has approved an amendment to the Zoning Ordinance to implement this policy, and will continue to encourage mixed and residential uses in these areas.

Funding: Planning Department Budget

Responsible Party: Planning Department

Time Frame: Ongoing as projects are submitted for review

Policy 5.2 Expedited Permit Processing and Project Review

The County shall expedite project review and facilitate timely building permit and development plan processing for residential developments, including those with an affordable housing component.



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: Planning Department

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: Planning Department

Time Frame: Concurrently with Zoning Ordinance updates

Policy 5.3 Infrastructure

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

Program 5.3.1: The County shall facilitate provision of infrastructure to accommodate residential development where such actions are at least revenue-neutral and consistent with Land Use Element Goals and Policies.

Funding: Planning Department Budget

Responsible Party: Planning Department

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

Policy 5.4 Residential Care Facilities

The County will continue efforts to mitigate or remove constraints on housing for persons with disabilities.

Program 5.4.1: 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.

Funding: Planning Department Budget



Responsible Party: Planning Department

Time Frame: May 2010

Accessibility of Housing

In order to make adequate provision for the housing needs of all economic 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, or household composition.

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: Planning Department, local housing service providers

Time Frame: Ongoing

Policy 6.2 Reasonable Accommodation

Ensure 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.

Program 6.2.1: 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 act as a barrier to their housing choice.

Funding: Planning Department Budget

Responsible Party: Planning Department

Time Frame: December 2010



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 39
QUANTIFIED OBJECTIVES

Task	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Fair Share Allocation	58	58	70	83	188	457
Residential Permits Issued 1/07 to 2/09	0	0	0	0	34	34
New Construction Objectives	58	58	70	83	154	423
Rehabilitation	--	5	5	5	0	15 ¹
Preservation (at-risk)	0	0	0	0	0	0
Total	58	63	75	88	154	438

Source: HCD, 2008 and Inyo County Planning Department, 2009

¹ Per Program 1.1.1, the County will encourage the rehabilitation of approximately 15 units over the planning period.



APPENDIX A HOUSING PROGRAM REVIEW

2004 Housing Program	Time Frame	Accomplishments	Continue/Modify/ Delete
<p><i>Implements Policy 1.1</i> The County shall provide rehabilitation assistance to lower income owner- and renter-occupied households to facilitate unit upgrading. The County will initiate a rehabilitation program with the goal of improving 10% of units in need (50 units). Funding: CDBG</p>	<p>2005–2006</p>	<p>Effectiveness/Progress: 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. A local community agency administers a weatherization program in the county and that program assists an average of 72 units per year.</p>	<p>Appropriateness: The County will continue to support local housing assistance providers’ efforts when called upon but is unable to initiate its own rehabilitation program at this time.</p>
<p><i>Implements Policy 1.2</i> The County shall provide outreach programs to educate the public about available housing rehabilitation assistance.</p>	<p>2004–2005</p>	<p>Effectiveness/Progress: The County coordinated a series of task forces to educate the public and stakeholders about housing programs, including housing rehabilitation (weatherization) assistance.</p>	<p>Appropriateness: The County will continue to support outreach efforts for rehabilitation or weatherization efforts in the county.</p>
<p><i>Implements Policy 3.4</i> The County shall provide technical assistance to mobilehome park residents who want to purchase their mobilehome park. To accomplish this, the County will advertise the program to mobilehome park residents, including conducting meetings with tenants. Funding: HCD</p>	<p>2004–2005</p>	<p>Effectiveness/Progress: The County has not had any mobile home purchase projects in the past few years. If inquiries about this were made, the County would work with the residents to refer them to the appropriate entity or provide technical assistance if appropriate.</p>	<p>Appropriateness: Continue to support the efforts of local nonprofits who may utilize the Mobilehome Park Resident Ownership Program (MPROP) funds for mobile home owners to purchase their mobilehome parks.</p>
<p><i>Implements Policy 3.1</i> The County shall extend rental subsidies to lower income families and elderly. The County shall encourage listing of rental units with IMACA. Continued subsidy of 3 County households. Coordinate with HCD to receive ten additional subsidies. Funding: HUD Section 8 Certification and Housing Vouchers</p>	<p>Ongoing</p>	<p>Effectiveness/Progress: One local housing service provider administers Housing Choice Vouchers (Section 8) for the County. The County routinely refers inquiries to local housing service providers.</p>	<p>Appropriateness: The County will modify this program because it does not have resources to extend subsidies to lower-income families and the elderly but coordinates with local housing service providers and supports their programs.</p>



APPENDIX A HOUSING PROGRAM REVIEW

2004 Housing Program	Time Frame	Accomplishments	Continue/Modify/ Delete
<p><i>Implements Policy 3.1</i></p> <p>The County shall support IMACA in assisting in locating roommates to share existing housing. This will be accomplished by contributing to funding and assist in program outreach to expand program utilization.</p> <p>Funding: State of California Older Americans Act CDBG</p>	<p>Ongoing</p>	<p>Effectiveness/Progress: 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>Appropriateness: This program will be continued.</p>
<p><i>Implements Policy 1.1</i></p> <p>The County shall improve the energy efficiency of dwelling units by providing weatherization assistance to a minimum of 50 low-income households, annually.</p> <p>Funding: CDBG</p>	<p>Ongoing</p>	<p>Effectiveness/Progress: The County does not administer the weatherization program but supports local housing service providers' and utilities' efforts to implement this program, which for one provider averages 72 units per year. Other service and utility programs also work to improve residential weatherization.</p>	<p>Appropriateness: The County will continue to support weatherization efforts administered by other entities in the county.</p>
<p><i>Implements Policy 3.1</i></p> <p>The County shall assist low-income households with utility bills by providing assistance to a minimum of 150 households, annually. Augment current program funding</p> <p>Funding: State Department of Economic Opportunity CDBG</p>	<p>Ongoing</p>	<p>Effectiveness/Progress: According to DWP, one local housing service provider assists approximately 150 households per year through the L1 HEAP (Low-income Energy Assistance Program). The utilities also provide assistance to income-qualified families. They intend to continue and expand these programs, which will be continued with some minor language modification.</p>	<p>Appropriateness: This program will be continued.</p>



2004 Housing Program	Time Frame	Accomplishments	Continue/Modify/ Delete
<p><i>Implements Policy 3.1</i></p> <p>The County shall continue to support IMACA reduce housing cost through energy conservation by providing 100 households with light bulbs and provide concessions to 50 “all electric” households, annually.</p> <p>Funding: Southern California Edison</p>	<p>2004–2005</p>	<p>Effectiveness/Progress: 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>Appropriateness: The program will be modified to reflect what the County is currently able to implement.</p>
<p><i>Implements Policy 3.1</i></p> <p>The County shall provide for the continued affordability of the County’s low and moderate-income housing stock. The County shall enter into contracts or file affordable covenants/deed restrictions on future affordable projects.</p> <p>Funding: Planning Department budget</p>	<p>Ongoing</p>	<p>Effectiveness/Progress: The County has not deed restricted any affordable units but encourages continued affordability of the low- and moderate-income housing stock by working with DWP and other agencies to release lands for housing and commercial development.</p>	<p>Appropriateness: This program will be modified to reflect the County’s role in facilitating affordability, which is in regulatory controls such as land use regulations, processing requirements, and applying for funding.</p>
<p><i>Implements Policy 3.2</i></p> <p>The County shall encourage higher density residential development. Conduct outreach to developers and property owners to encourage higher density residential development.</p> <p>Funding: Planning Department budget</p>	<p>2004–2005</p>	<p>Effectiveness/Progress: The County coordinated a series of task forces to educate the public and stakeholders about housing issues. The CB zone change allowed higher density housing in Lone Pine, Big Pine, Independence, and Keeler. The County has approved a zone text amendment allowing housing in the remaining commercial zones. County staff routinely meets with developers, stakeholders, and applicants, and discuss housing issues.</p>	<p>Appropriateness: The County will continue to facilitate higher density residential development where appropriate.</p>



APPENDIX A HOUSING PROGRAM REVIEW

2004 Housing Program	Time Frame	Accomplishments	Continue/Modify/ Delete
<p><i>Implements Policy 3.2 & 3.6</i></p> <p>The County shall encourage development of housing for low-income households through provision of density bonus incentives. To do this, the County shall create a handout to inform applicants of opportunities for density increases. The County shall also revise the density bonus program to include incentives for units for larger families.</p> <p>Funding: Planning Department budget (development fees)</p>	<p>Ongoing</p>	<p>Effectiveness/Progress: 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 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>	<p>Appropriateness: The County will continue to provide information about the density bonus provisions to developers.</p>
<p><i>Implements Policy 3.1 & 3.5</i></p> <p>The County shall provide additional sites for housing development. The County shall coordinate with various Tribal Councils to pursue development of affordable housing units on Indian Reservations.</p> <p>Funding: Planning Department budget</p>	<p>Ongoing</p>	<p>Effectiveness/Progress: 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>The County coordinated a series of task forces to educate the public and</p>	<p>Appropriateness: Continue to work with DWP and various federal, state, and local agencies to identify appropriate government land for release.</p>



2004 Housing Program	Time Frame	Accomplishments	Continue/Modify/ Delete
		stakeholders about housing issues, and the tribes were among those invited to attend. The tribes work to provide affordable housing and institute programs to provide for low-cost housing and related services.	
<p><i>Implements Policy 4.1</i> The County shall achieve affordable homeownership housing for lower income households. The County shall contact established self-help housing groups to solicit interest in developing projects in County. Funding: Planning Department budget</p>	2004–2005	<p>Effectiveness/Progress: The County does not have an ongoing first-time homebuyer program. However, four HOME grants were awarded in the past few years, three in 2008. \$1,000,000 in funds was granted in 2005. HOME funds were not applied for in FY 08/09.</p> <p>The County routinely works with potential housing developers to increase housing supply. The County coordinated a series of task forces to educate the public and stakeholders about housing issues, which were open to self-help housing groups.</p>	<p>Appropriateness: This program will be continued to facilitate the provision for affordable homeownership opportunities.</p>
<p><i>Implements Policy 3.2 & 3.5</i> The County shall apply for funding to construct new rental housing for lower income households. Funding: Respond to NOFAs for MHP, HOME program</p>	2005–2006	<p>Effectiveness/Progress: The County did not directly apply for any funding to construct new rental housing for low-income households. Funding the County received included HOME funds used for homeownership assistance discussed above.</p>	<p>Appropriateness: 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.</p>
<p><i>Implements Policy 3.1</i> The County shall provide expanded affordable housing opportunities. To do this, the County shall facilitate development of one 25-unit very low-income rental project. Form a partnership with IMACA for affordable housing. Funding: Available State, Federal, and local funds (HOME, MHP, CDBG, etc.)</p>	2005–2006	<p>Effectiveness/Progress: The County has not been involved in any plan to construct a rental project. The County has focused on land releases to increase capacity for housing opportunities.</p>	<p>Appropriateness: This program is not appropriate for the County to continue.</p>



APPENDIX A HOUSING PROGRAM REVIEW

2004 Housing Program	Time Frame	Accomplishments	Continue/Modify/ Delete
<p><i>Implements Policy 1.1 & 3.1</i></p> <p>The County shall finance housing rehabilitation efforts and affordable housing construction. To do this, the County shall complete grant applications for CDBG during fiscal year 2005/06, and HOME in 2004/05. Research available State funds by mid-2005 and pursue as appropriate.</p> <p>Funding: Planning Department budget, HOME, MHP</p>	2005–2007	<p>Effectiveness/Progress: Four HOME grants were awarded, three in 2008. \$1,000,000 in funds was granted in 2005. These were used for homeownership assistance. The County did not respond to the FY 08/09 HOME NOFA due to the potential liabilities involved, given the current instability of the housing market.</p>	<p>Appropriateness: The program will be continued as appropriate.</p>
<p><i>Implements Policy 3.1</i></p> <p>The County shall encourage the development of affordable rental and ownership housing.</p> <p>Funding: Pursue FmHA funds</p>	2005–2006	<p>Effectiveness/Progress: The County coordinated a series of task forces in part to encourage development of affordable rental and homeownership housing. In addition, a number of parcels were offered for release by DWP and the County made text amendments to its commercial zones to allow for mixed-use and multi-family development.</p>	<p>Appropriateness: The objective of this program will be continued but will likely contain modified language.</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.</p> <p>Funding: Planning Department budget</p>	2004–2005	<p>Effectiveness/Progress: Site information was provided through the housing task forces, as well as upon request. The Planning Department provides information about property that is available for housing development upon request. The County coordinated with DWP and other public agencies for land releases of property available for housing development.</p>	<p>Appropriateness: This program will be continued.</p>
<p><i>Implements Policy 2.2, 3.1, & 3.2</i></p> <p>The County shall annually update an inventory of suitable residential sites to the development community and solicit development to fulfill the County’s share of regional housing needs.</p>	Ongoing	<p>Effectiveness/Progress: The County works with housing developers to provide for housing, has coordinated a series of task forces to encourage housing development, and is working with DWP and other agencies to release land for housing</p>	<p>Appropriateness: The essence of this program is continued in the updated program for providing adequate sites for housing development.</p>



2004 Housing Program	Time Frame	Accomplishments	Continue/Modify/ Delete
<p>Funding: Planning Department budget</p>		<p>development. Available lands are available upon request.</p>	
<p><i>Implements Policy 4.3</i> The County shall disseminate information to the public to inform them of CalHFA, RCRC, USDA and other homebuyer assistance programs available through local lenders. Funding: Planning Department Budget, CDBG</p>	<p>Ongoing</p>	<p>Effectiveness/Progress: The County has disseminated materials through its Housing Task Force, has provided assistance (see HOME grant discussion above), and refers interested residents to the appropriate service provider.</p>	<p>Appropriateness: The County will continue to provide homeownership information to county residents.</p>
<p><i>Implements Policy 5.4</i> The County shall continue to expedite permit processing for affordable housing projects. Funding: Planning Department budget</p>	<p>Ongoing</p>	<p>Effectiveness/Progress: 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>Appropriateness: This program will be continued.</p>
<p><i>Implements Policy 6.1</i> The County shall take positive action to assure unrestricted access to housing. The County will continue to support IMACA to provide fair housing services and assist in program outreach.</p>	<p>Ongoing</p>	<p>Effectiveness/Progress: The County coordinated the housing task forces in part to promote unrestricted access to housing. The County also participated in the HOME grant (see discussion above). The County refers fair housing complaints to the appropriate entity.</p>	<p>Appropriateness: The program will continue.</p>
<p><i>Implements Policy 6.5</i> The County shall incorporate reasonable accommodations provisions into its Zoning Code to provide a means for persons with disabilities to requesting exceptions to zoning and building regulations that may be a barrier to</p>	<p>2004–2005</p>	<p>Effectiveness/Progress: Due to staff turnover, this amendment was not accomplished.</p>	<p>Appropriateness: The program to develop a reasonable accommodation procedure will be continued.</p>



APPENDIX A HOUSING PROGRAM REVIEW

2004 Housing Program	Time Frame	Accomplishments	Continue/Modify/ Delete
fair housing opportunities.			
<p><i>Implements Policy 5.6</i></p> <p>The County shall identify and rezone to R-3, at least 3 acres of land; and identify and rezone to R-2, at least 2 acres of land to facilitate development of at least 100 housing units affordable to lower income households.</p>	2005–2006	<p>Effectiveness/Progress: The County’s previous housing needs assessment did not indicate a shortfall of appropriate land to accommodate the last RHNA. Therefore, this program was treated as a guideline policy to provide for more capacity for residential development. To provide for more residential capacity in the unincorporated areas of the county, the decision was to direct higher density growth to the population centers, particularly to the commercial areas to facilitate mixed uses and multi-family development. The County rezoned the commercial areas in Lone Pine, Big Pine, and Independence to Central Business (CB), which allows for residential development at R-3 densities (up to 24 du/acre). The area rezoned was approximately 43 acres. A similar rezoning is being carried forward for the remainder of the commercial zoning districts.</p> <p>Assuming 43 acres in the CB Zone, with a density of 24 du/acre, the total capacity is 1,032 units. The County assumes that between 10 and 20 percent of the parcels in the CB zone are vacant. For a low-case scenario, it can be assumed that 5 percent will develop with residential uses at 20 du/acre = 43 units. For the remaining commercial zones (except for C-5), it is estimated that 20-30% of the parcels are vacant. Maximum capacity is 24 du, and assuming 280 acres of non-CB/nonC-5 commercially zoned land, the total capacity is 6,720 units. Assuming 10 percent of this</p>	<p>Appropriateness: This program has been completed.</p>

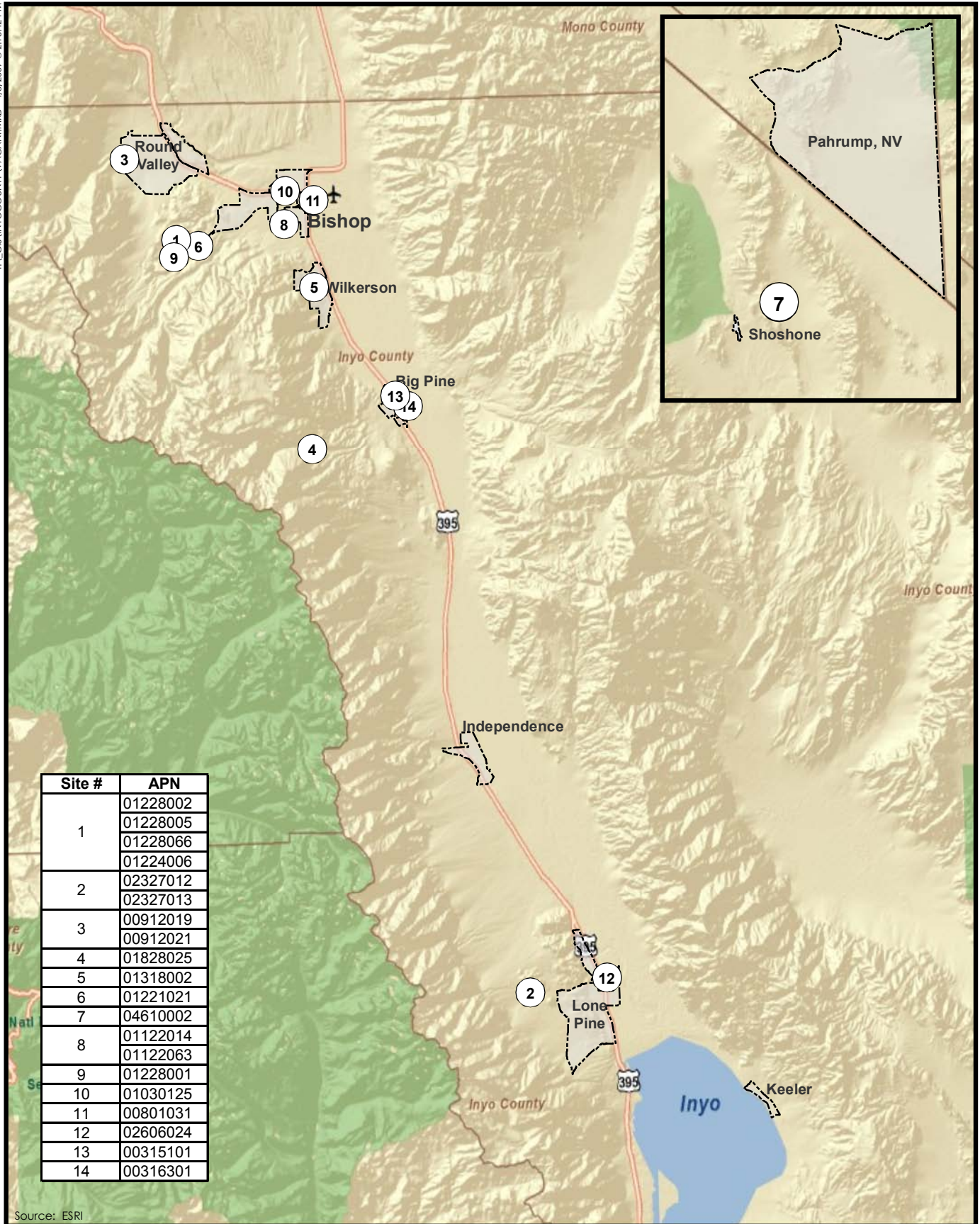


2004 Housing Program	Time Frame	Accomplishments	Continue/Modify/ Delete
		acreage develops with residential at 15 du per acre, the total would be 420 units. Combined, these two actions have created realistic capacity for approximately 463 residential units.	



APPENDIX A HOUSING PROGRAM REVIEW

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Source: ESRI

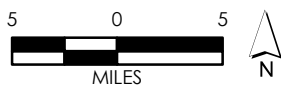


Figure 1
Appendix B



**TABLE B-1
ALTERNATIVE SITES TO USE OF SITE 11**

Community	Parcels	Zoning	General Plan Land Use Designation	Estimate of Development Potential	Discussion
Charleston on View	Assessor Book 48, Pages 12, 36-45, 50-53, and 60-71	OS-40, RR-2.5-MH, C-2-2.5-MH	OSR, REC, RRM	6	Although potential exists for approximately 2,200 units on existing lots, this area is isolated and may be subject to environmental constraints. Existing development is extremely low- income.
Tecopa Heights	046-411-33, 046-411-28, 046-411-03, 046-411-27, 046-411-29, 046-422-11, 046-422-06, 046-413-24, 046-413-25, 046-413-14, 046-412-08, 046-412-12, 046-412-13, 046-401-07, 046-401-01	OS-40, RR-1.0-MH, RR-2.5-MH, RMH-0.5	RR-1.0-MH	4	Potential for extremely low- income development.
Tecopa Hot Springs	046-380-04, 046-380-05, 046-370-14, 046-370-13, 046-370-03, 046-370-10, 046-370-02, 046-360-20, 046-360-19, 046-360-18, 046-360-03, 046-360-29, 046-360-06	RR-1.0-MH	RRH	5	Affordability more moderate and higher development potential than Tecopa Heights due to availability of hot spring water.
Homewood Canyon	038-320-07, 038-320-15, 038-320-36, 038-320-24, 038-240-25, 038-240-06, 038-240-32, 038-240-04, 038-240-03, 038-320-14	OS-40, RR-5.0-MH, RR-10.0-MH	RR, RE, OSR	2	Potentially affordable.
Valley Wells	Assessor Book 38, Pages 30, 33, 34	RR-5.0-MH, C-2-5.0-MH, C-4-5.0-MH,	RE, RC, HC	4	Approximately 112 lots, 90% vacant, and potential for low income development, but limited demand.
Pearsonville	Assessor Book 37, Pages 18-22, 24, 25	R-2-5.0-MH, RR-2.5-MH, RR-5.0-MH, RR-10.0-	RRM, RRH, REC, RR, RE, RC, HC	4	Approximately 40 vacant lots, potentially for low- income.



APPENDIX B VACANT LAND MAPS AND ALTERNATIVE SITES

		MH, R-3-5.0-MH, R-3-5.0, C-2-1.0, C-2-6.0, C-4-6.0			
Haiwee	Assessor Book 33, Pages 27-36	RR-5.0-MH	RE	5	Approximately 85 vacant lots; little demand anticipated; relatively large average lot size.
Olancha	Assessor Book 33, Pages 2, 5, 8-13, 38-43, 45-51	OS-40, RR-1.0, RR-1.0-MH, RR-2.5-MH, RR-5.0-MH, RMH-1.0, C-2-1.0, C-5-5.0	OS-40, RR-1.0, RR-1.0-MH, RR-2.5-MH, RR-5.0-MH, RMH-1.0, C-2-1.0, C-5-5.0	8	Approximately 70 vacant lots; potential for mixed income development.
Cartago	Assessor Book 29, Pages 20-24; Assessor Book 33, Pages 20 and 44	RR-1.0-MH, RMH-10,000, C-2-10,000, C-2-10,000-MH	RL, RRH	8	Approximately 60 vacant lots; lot size constraints; potential for mixed income development.
Keeler	Assessor Book 31, Pages 308	RMH-10,000, RMH-5,800, C-2-10,000, CB	RL, RMH, CB, RC	5	Approximately 40 vacant assessor parcels, potentially for low-income.
Darwin	Assessor Book 35, Pages 11-18	RR-1.0-MH, C-1-10,000, C-2-10,000	RRH, RC	6	Approximately 90 vacant lots, potentially for very low-income.
Lone Pine CBD	005-065-01, 005-067-07, 005-067-08, 005-106-09, 005-106-10, 005-032-07, 005-032-06, 005-032-07, 005-066-01, 006-108-02, 005-106-04, 005-146-07	CB	CBD	11	Total vacant parcels = 1.6 acres; assume 1/3 develop with residential = 0.5 acres * 20 du/acre = 11 units.
Independence CBD	002-052-04, 002-085-11, 002-102-08, 002-186-10, 002-122-03			9	Total vacant parcels = 1.8 acres; assume 1/4 develop with residential = 0.45 acres * 20 du/acre = 9 units.
Big Pine CBD	003-155-16, 003-210-30, 003-155-14, 004-040-15, 004-040-22, 004-032-13, 004-070-48, 004-040-04,	CB	CBD	13	Total vacant parcels = 5.2 acres; assume 1/4 develop with residential = 1.3 acres * 10 du/acre = 13 units; lower density and development potential relative to Lone Pine and Independence assumed due to different character.

APPENDIX B VACANT LAND MAPS AND ALTERNATIVE SITES



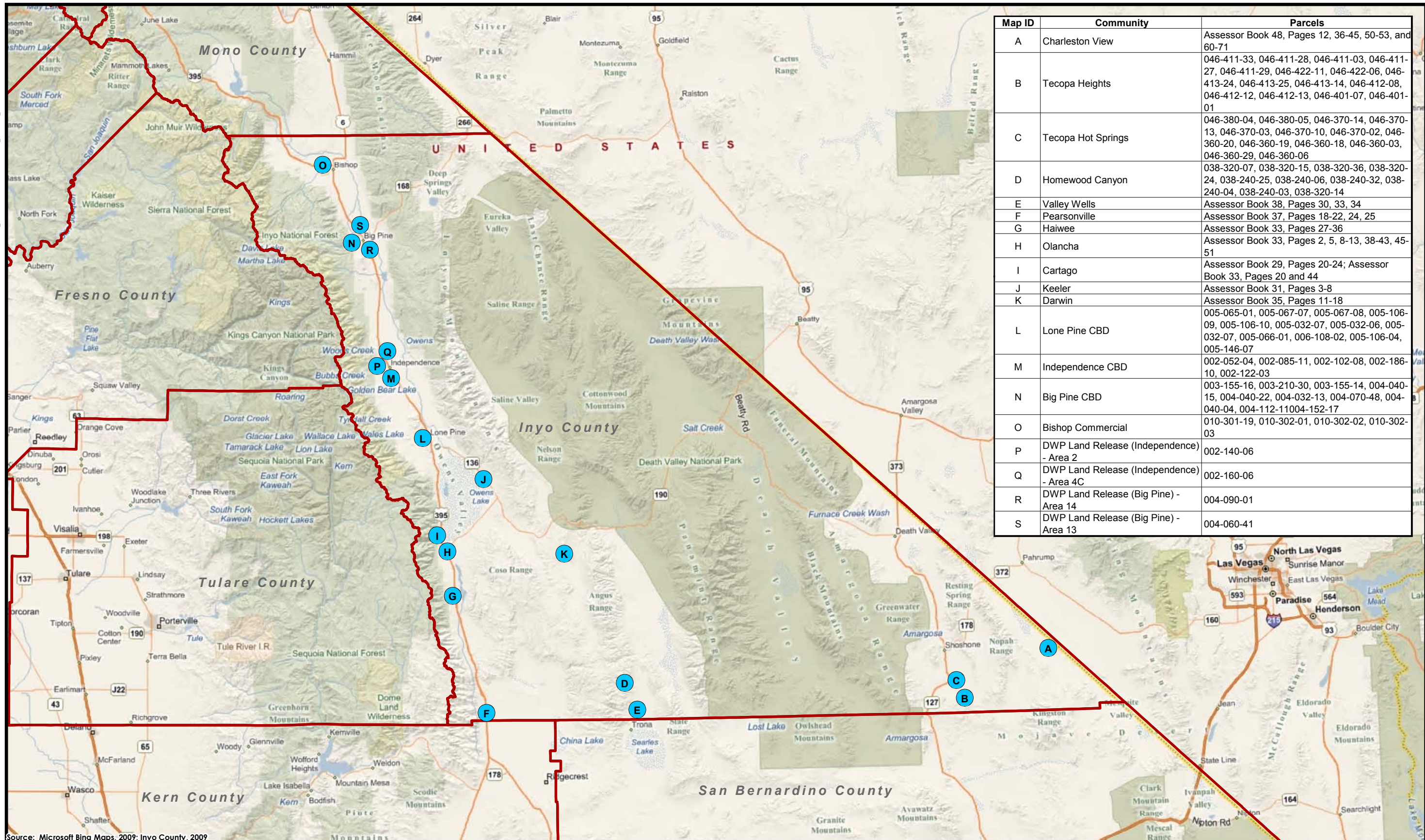
	004-112-11004-152-17				
Bishop Commercial	010-301-19, 010-302-01, 010-302-02, 010-302-03,	C-1-10,000, C-2-10,000, C-3-7,500	RC	9	Total vacant parcels = 1.8 acres; assume 1/3 develop with residential = 0.55 acres * 15 du/acre = 9 units
DWP Land Release (Independence) – Area 2	002-140-06	RMH-5,800, R-2-6,500-MH	RM	6	Site = 1 acre; nearby development is relatively dense, but site may need street extensions- RM permits up to 7.5 du/acre and mixed zoning permits up to between 7 and 7.5 du/acre, including the potential for duplexes on those areas zone R-2 - 6 du seems appropriate
DWP Land Release (Independence) – Area 4C	002-160-06	RR-1.0	RE	10	Site = 12.3 acres; no nearby development/edge of town; RE permits up to 5 du/acre, and zoning permits up to 1 du/acre; 10 du seems appropriate
DWP Land Release (Big Pine) - Area 14	004-090-01	RMH-5,800	RM	6	Site = 1.2 acres; near edge of town and undeveloped land; nearby developed areas do not appear to exceed density of 3 du/acre; zoning and GP permit 7.5 du/acre; 5 du/acre seems appropriate = 6 units
DWP Land Release (Big Pine) - Area 13	004-060-41	RMH-5,800	RM	17	Site = 4.2 acres; near edge of town and undeveloped areas; nearby developed areas do not appear to exceed density of 3 du/acre; zoning and GP permit 7.5 du/acre; 4 du/acre seems appropriate = 17 du
Total Unit Potential				138	



APPENDIX B VACANT LAND MAPS AND ALTERNATIVE SITES

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Map ID	Community	Parcels
A	Charleston View	Assessor Book 48, Pages 12, 36-45, 50-53, and 60-71
B	Tecopa Heights	046-411-33, 046-411-28, 046-411-03, 046-411-27, 046-411-29, 046-422-11, 046-422-06, 046-413-24, 046-413-25, 046-413-14, 046-412-08, 046-412-12, 046-412-13, 046-401-07, 046-401-01
C	Tecopa Hot Springs	046-380-04, 046-380-05, 046-370-14, 046-370-13, 046-370-03, 046-370-10, 046-370-02, 046-360-20, 046-360-19, 046-360-18, 046-360-03, 046-360-29, 046-360-06
D	Homewood Canyon	038-320-07, 038-320-15, 038-320-36, 038-320-24, 038-240-25, 038-240-06, 038-240-32, 038-240-04, 038-240-03, 038-320-14
E	Valley Wells	Assessor Book 38, Pages 30, 33, 34
F	Pearsonville	Assessor Book 37, Pages 18-22, 24, 25
G	Haiwee	Assessor Book 33, Pages 27-36
H	Olancha	Assessor Book 33, Pages 2, 5, 8-13, 38-43, 45-51
I	Cartago	Assessor Book 29, Pages 20-24; Assessor Book 33, Pages 20 and 44
J	Keeler	Assessor Book 31, Pages 3-8
K	Darwin	Assessor Book 35, Pages 11-18
L	Lone Pine CBD	005-065-01, 005-067-07, 005-067-08, 005-106-09, 005-106-10, 005-032-07, 005-032-06, 005-032-07, 005-066-01, 006-108-02, 005-106-04, 005-146-07
M	Independence CBD	002-052-04, 002-085-11, 002-102-08, 002-186-10, 002-122-03
N	Big Pine CBD	003-155-16, 003-210-30, 003-155-14, 004-040-15, 004-040-22, 004-032-13, 004-070-48, 004-040-04, 004-112-11004-152-17
O	Bishop Commercial	010-301-19, 010-302-01, 010-302-02, 010-302-03
P	DWP Land Release (Independence) - Area 2	002-140-06
Q	DWP Land Release (Independence) - Area 4C	002-160-06
R	DWP Land Release (Big Pine) - Area 14	004-090-01
S	DWP Land Release (Big Pine) - Area 13	004-060-41

Source: Microsoft Bing Maps, 2009; Inyo County, 2009



Figure 2
Appendix B
PMC

