

Mono County Housing Element

First Adopted 1993

Update Adopted:

March 16, 2004

Mono County Board of Supervisors

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I. INTRODUCTION

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

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

Unlike the other mandatory elements of the general plan, the housing element is subject to detailed statutory requirements regarding its content and must be updated every five years. The housing element is also subject to mandatory review by a State agency. 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.

PUBLIC PARTICIPATION

The initial draft of the 2003 Housing Element Update was prepared by the Mono County Community Development Department. Housing issues and concerns for the unincorporated area were identified through ongoing discussions with the county's nine community and regional planning advisory committees (RPACs), through discussions with El Foro Latino, a Hispanic activist group, and through facilitated community forums in the Antelope Valley, Bridgeport Valley, June Lake, and Crowley Lake (Nelson\Nygaard Consulting Associates).

Copies of the initial draft were reviewed with community and regional planning advisory committees throughout the County. The County has nine community and regional planning advisory committees (RPACs) that assist the Community Development Department with a variety of planning issues.

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

- Inyo Mono Agency on Aging, Bishop, California;
- Inyo Mono Advocates for Community Action, Bishop, California;
- Inyo Mono Association for the Handicapped, Bishop, California;
- Kern Regional Center, Bishop, California;
- Mono County Department of Social Services, Bridgeport, California.

Notice of the availability of the draft will also be provided through publication in the local newspaper and by posting at county offices and public libraries. The completed draft of the 2003 Housing Element Update will be circulated for public review in accordance with the provisions of the California Environmental Quality Act (CEQA).

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Following the review period, the Draft 2003 Housing Element Update will be scheduled for a public hearing with the Planning Commission, at which time the draft, written comments and public testimony will be considered. The Planning Commission will then submit a recommendation to the Board of Supervisors who will also hold a public hearing to consider the draft element and to hear additional testimony prior to any modifications and final adoption.

CONSISTENCY WITH THE GENERAL PLAN

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

In conformance with state law, the Mono County General Plan has been written to be internally consistent; the goals, objectives, and policies of each element are intended to be consistent with those in other elements. The 2003 Housing Element Update was reviewed for consistency with the Land Use Element to determine if adequate sites are provided to allow for housing for all economic segments of the community. The Land Use Inventory shows that Mono County has more than adequate acreage to accommodate the housing needs projected by HCD in the Regional Housing Needs Plan prepared for the county.

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

Since 94 percent of the land in Mono County is publicly owned, and 90 percent is federally owned, much of Mono County remains open space. As a result, the provision of open space as a part of developed residential areas is not a particular concern in the County. Policies in both the Conservation/Open Space Element and the Land Use Element focus future development in existing community areas, providing additional open space protection.

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

II. HOUSING NEEDS

AREA PROFILE

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

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

SOURCES FOR DEMOGRAPHIC & HOUSING DATA

The majority of the demographic and housing data in the following sections are from the U.S. Census 2000. Some of the data are only available for the unincorporated portion of the county; other data are available for block groups within the county (see Census Terminology section). The census data presented here are a synopsis of the data available from Census 2000. Complete census files can be found at <http://factfinder.census.gov>. Additional demographic and economic information is available from the California Department of Finance (www.dof.ca.gov).

CENSUS TERMINOLOGY

The following census terminology applies to Mono County:

"Census Tract"--A small, relatively permanent statistical subdivision of a county delineated by a local committee of census data users for the purpose of presenting data. Census tract boundaries normally follow visible features, but may follow governmental unit boundaries and other non-visible features in some instances; they always nest within counties. Census Tract 1 in Mono County is the unincorporated area. Census Tract 2 in Mono County is the Town of Mammoth Lakes.

"Block Group"--A subdivision of a census tract, a block group consists of all the blocks within a census tract beginning with the same number. In Mono County, the block groups are roughly equivalent to the county's planning area boundaries (see Figure 1), i.e.:

- Block Group 1 = Antelope Valley west of Hwy. 395
- Block Group 2 = Antelope Valley east of Hwy. 395
- Block Group 3 = Bridgeport Valley
- Block Group 4 = Mono Basin
- Block Group 5 = June Lake
- Block Group 6 = Long Valley and Wheeler Crest
- Block Group 7 = Tri-Valley.

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"Block"--A subdivision of a census tract. Many blocks correspond to individual city blocks bounded by streets, but blocks--especially in rural areas--may include many square miles and may have some boundaries that are not streets.

CENSUS SAMPLING

The census collects data utilizing both short form and long forms. Long forms are sent only to a sample of households and the responses on them must be weighted to reflect the entire population. Each household responding with a long form represents, on average, six or seven other households who reported using short forms. Census statisticians then use the long forms to estimate results for the entire population.

The counts from the short form are identified as 100-Percent Data and are included on Summary File 1 (SF 1) and Summary File 2 (SF 2). The estimates from the long form are identified as Sample Data and are included on Summary File 3 (SF 3) and Summary File 4 (SF 4).

As a result of the way the estimates are prepared, for smaller geographic units such as block groups, the estimates for characteristics that are also counted on the short form will not match the counts reported on the short form (i.e. the long form estimates in SF 3 will not match the values in SF 1 and SF 2). The official values for items reported on the short form come from SF 1 and SF 2. This occurs primarily with population and housing unit data. SF 1 gives exact numbers for even very small groups and areas; SF 3 gives estimates for small groups and areas that are less exact.

In the following analyses, there are instances when the estimates in SF 3 do not match the values in SF 1. These are indicated in the text.

For a complete explanation, see "Comparing SF 3 Estimates with Corresponding Values in SF 1 and SF 2" (factfinder.census.gov/home/en/epss/sf3_compare.html).

FIGURE 1
BLOCK GROUP BOUNDARIES--MONO COUNTY

Block Groups 1 and 2 = Antelope Valley Planning Area
Source: US Census 2000 Block Group Boundaries.

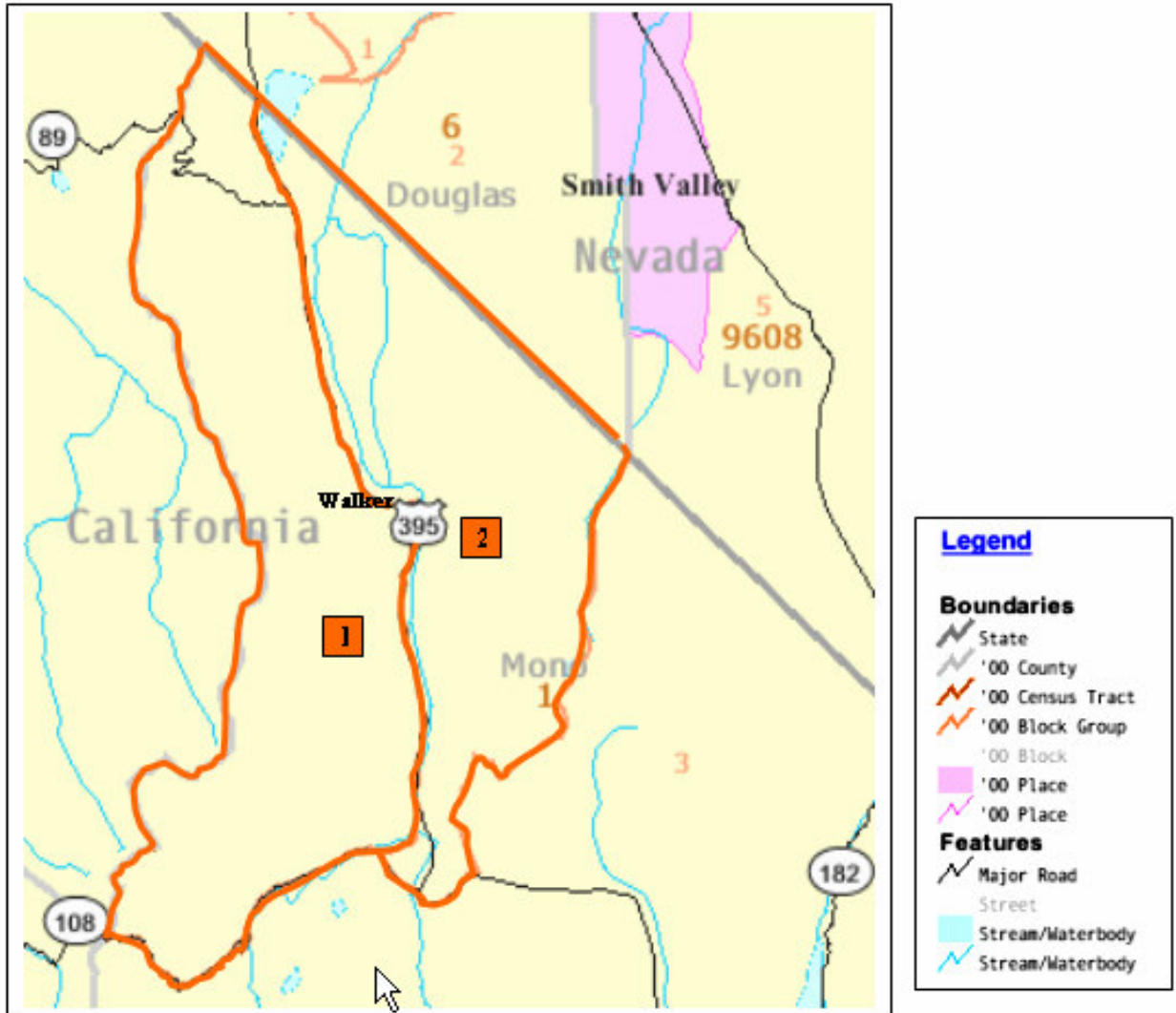


FIGURE 1
BLOCK GROUP BOUNDARIES--MONO COUNTY

Block Group 3 = Bridgeport Planning Area

Block Group 4 = Mono Basin Planning Area

Source: US Census 2000 Block Group Boundaries.



FIGURE 1
BLOCK GROUP BOUNDARIES--MONO COUNTY

Block Group 5 = June Lake Planning Area
Areas

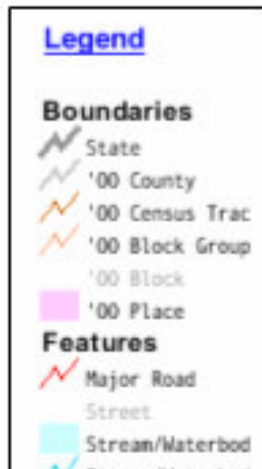
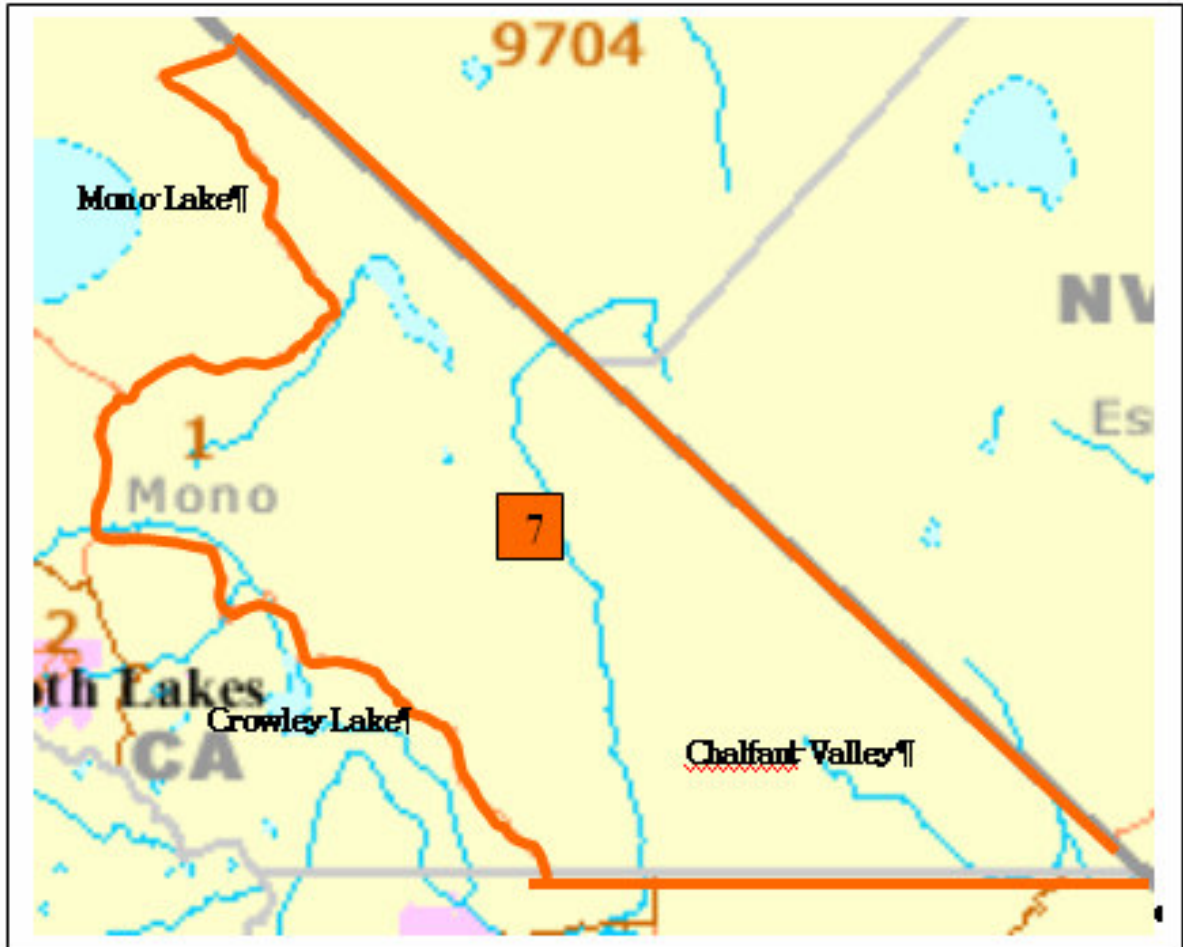
Block Group 6 = Crowley/Wheeler Planning Areas

Source: US Census 2000 Block Group Boundaries.



FIGURE 1
BLOCK GROUP BOUNDARIES--MONO COUNTY

Block Group 7 = Tri-Valley Planning Area
Source: US Census 2000 Block Group Boundaries.



POPULATION CHARACTERISTICS

POPULATION GROWTH

Population growth in the unincorporated areas of Mono County has slowed since 1990 and is projected to continue to grow at a slower rate than in the past (Table 1). During the period 1980-2000, the percentage of the unincorporated population living in Antelope Valley, Mono Basin, and Tri-Valley remained fairly constant (Table 3). The percentage of the population living in Bridgeport Valley increased between 1980 and 1990 but decreased by 2000 to 1980 levels (Table 3). During this period, the percentage of the unincorporated population living in June Lake decreased from 17.98 % to 10.64 % and the percentage of the unincorporated population living in Long Valley/Wheeler Crest increased from 19.64 % to 25.47 % (Table 3). Population growth is anticipated to continue in the Long Valley and Wheeler Crest areas due to the resort growth in Mammoth Lakes and the associated need for low to moderate income housing. Population growth may also occur in the Tri-Valley area due to increased housing pressure from the Bishop area in Inyo County and the anticipated availability of newly subdivided lands.

In recent years, the percentage of the county's total population living in the Town of Mammoth Lakes, the county's only incorporated area, has increased from 48 percent of the total population to 55 percent of the total population (Table 2). Population growth is anticipated to continue to grow in Mammoth Lakes as additional resort development occurs.

Table 1 Population Growth Trends, Unincorporated Mono County, 1980-2003

Year	Population	Numerical Change	Percent Change	Average Annual Change	
				Number	Percent
1980	4,460	---	---	---	---
1990	5,171	711	15.9 %	72	1.6 %
2000	5,759	588	11.4 %	59	1.1 %
2003	5,877	118	2.0 %	39	0.7 %

Sources: US Census 1980 and 1990; US Census 2000, Summary File 1, Table P1: Total Population; California Department of Finance Report E-5.

Table 2 Population Growth Trends, Mono County, 1980-2000

	1980	1990	2000
Mammoth Lakes	4,117/48 %	4,785/48 %	7,094/55 %
Unincorporated Mono Co.	4,460/52 %	5,171/52%	5,759/45 %
Total Mono County	8,577/100 %	9,956/100%	12,853/100%

Sources: US Census 1980 and 1990; US Census 2000, Summary File 1, Table P1: Total Population.

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Table 3		Total Population by Planning Area, Unincorporated Mono County, 1980-2003							
	1980 Pop.	Percent of Total	1990 Pop.	Percent of Total	2000 Pop.	Percent of Total	2003 Pop.	Percent of Total	
Antelope Valley	1,187	26.62	1,328	25.68	1,525	26.48	1,557	26.48	
Bridgeport Valley	573	12.85	843	16.29	704	12.22	718	12.22	
Mono Basin	317	7.11	398	7.7	496	8.6	505	8.6	
June Lake	802	17.98	581	11.24	613	10.64	626	10.64	
Long Valley/Wheeler Crest	876	19.64	1121	21.68	1,467	25.47	1,497	25.47	
Tri-Valley	705	15.81	900	17.40	954	16.57	974	16.57	
Total Unincorporated Area	4,460	100	5,171	100	5,759	100	5,877	100	

Note: The 2000 population for Antelope Valley includes 104 in military housing; the 2000 population for Bridgeport Valley includes 35 in the County Jail; the 2000 population for Mono Basin includes 1 in noninstitutional group quarters.

Sources: US Census 1980; US Census 1990; US Census 2000, Summary File 1, Table P1: Total Population; California Department of Finance, Report E-5.

ETHNICITY

In the 1990 census, the ethnic composition of Mono County was predominantly white (93 percent), with 3.7 percent American Indian, <1 percent Black, 1.3 percent Asian, and 1.9 percent Other Race. Persons of Hispanic Origin, which includes people of all races, encompassed 11.3 percent of the population. In 2000, the population was 85.4 percent white, 4.8 percent American Indian, <1 percent Black, <1 percent Asian, < 1 percent Pacific Islander, 6.0 percent Other Race, and 2.4 percent 2 or more races (Table 5). While this seems a drop in the white population, it probably reflects more of a change in the way ethnicity was tabulated in the census data, rather than a real change in the population.

The percentage of the population identifying themselves as Hispanic or Latino, of whatever race, remained relatively unchanged in the unincorporated area, rising from 11.3 percent of the population in 1990 to 12.4 percent of the population in 2000 (Table 4), a numerical increase of 114 persons, from 585 in 1990 to 699 in 2000. This population is fairly evenly distributed throughout the county's communities (Table 4). Anecdotal data indicates that the hispanic population is employed throughout the county in service jobs and has continued to increase since the 2000 census.

During this same period, the Hispanic/Latino population in Mammoth Lakes increased from 14.5 percent of the Town's population in 1990 to 22.2 percent of the Town's population in 2000. The rise in the Town's Hispanic population could impact housing in the unincorporated area, as many of the hispanic population tend to be lower paid service workers in need of low to moderate income housing.

Table 4 Total Population, Hispanic or Latino, by Planning Area, Mono County, 2000

<u>Planning Area</u>	<u>Hispanic or Latino</u>	<u>Not Hispanic or Latino</u>
Antelope Valley	140	1,385
Bridgeport Valley	105	599
Mono Basin	120	376
June Lake	95	518
Long Valley/Wheeler Crest	132	1,335
Tri-Valley	107	847
Total Unincorporated Area	699	5,060
(Percent of Total Pop.)	12.14 %	87.86 %

Sources: US Census 2000, Summary File 1, Table P4: Hispanic or Latino, and Not Hispanic or Latino by Race.

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Table 5 Total Population by Race, by Planning Area, Mono County, 2000

Planning Area	White Alone	Black Alone	Am. Indian Alone	Asian Alone	Pacific Islander Alone	Other Race Alone	2+ Races
Antelope Valley	1,255	24	110	20	1	61	54
Bridgeport Valley	607	5	39	11	0	35	7
Mono Basin	365	3	38	5	0	78	7
June Lake	546	0	12	4	0	45	6
Long Valley /Wheeler Crest	1,342	0	14	12	0	64	35
Tri-Valley	801	0	61	1	1	63	27
Total Unincorporated Area	4,916	32	274	53	2	346	136
(Percent of Total Pop.)	85.4 %	0.5 %	4.8 %	0.9 %	< 1 %	6.0 %	2.4 %

Sources: US Census 2000, Summary File 1, Table P3: Race.

AGE

The median age in the unincorporated area increased from 33 in 1990 (1990 Census) to 40.1 in 2000 (Table 6). The majority of the population in the unincorporated area remains in the 18-64 age group, 65 % in 2000, 63 % in 1990 (Table 7). The number of children under 5 decreased from 8 percent of the unincorporated population in 1990 to 6 percent in 2000, a 25 percent decrease in that age group. The number of seniors 65 years and older increased from 10 percent of the unincorporated population in 1990 to 12 percent in 2000, a 32 percent increase in that age group.

Antelope Valley had the highest percentage of children under 5, most of them west of Hwy. 395, probably in the Marine Corps housing in Coleville (Tables 8A & B). Antelope Valley also had the highest percentage of seniors 65 years and older (Tables 8A & B). The Long Valley/Wheeler Crest and Tri-Valley planning areas also had high percentages of children under 5 and seniors 65 years and older (Table 8B).

Table 6 Median Age by Sex by Planning Area, Mono County, 2000

Planning Area	Both Sexes	Male	Female
Antelope Valley, west of Hwy. 395	27.9	26.5	30.8
Antelope Valley, east of Hwy. 395	47.8	46.5	49.2
Bridgeport Valley	43.4	43.8	43.0
Mono Basin	36.9	35.0	40.2
June Lake	41.4	40.0	42.4
Long Valley/Wheeler Crest	41.9	42.6	40.9
Tri-Valley	42.9	43.1	42.8
Total Unincorporated Area	40.1	40.4	39.7

Sources: US Census 2000, Summary File 1, Table P13: Median Age by Sex, and Summary File 4, Table PCT 4: Median Age by Sex.

Table 7 Population by Age, Unincorporated Mono County, 1990-2000

Age Group	1990	2000	Change
Under 5	436 (8%)	325 (6%)	- 111(-25%)
5-17	955 (19%)	1,034 (18%)	+79(+8%)
18-64	3,275 (63%)	3,731 (65%)	+456 (+14%)
65 & Over	505 (10%)	669 (12%)	+164 (+32%)
Total	5,171 (100 %)	5,759 (100%)	+533 (+11%)

Note: Percentages for 1990 and 2000 are the percentage of the total population at that time. The percentage change is the percentage change for that age group between 1990 and 2000.

Sources: US Census 2000, Summary File 1, Table P12: Sex by Age.

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Table 8A Total Population by Age, by Planning Area, Mono County, 2000 (Percentage of total population in each planning area)

Planning Area	Under 5	5-17	18-64	65 & Over	Total Pop
Antelope Valley	109 (7%)	257 (17%)	925 (61%)	234 (15%)	1,525 (100%)
[Antelope Valley, west of Hwy. 395	82 (10%)	145 (17%)	527 (62%)	95 (11%)	849 (100%)]
[Antelope Valley, east of Hwy. 395	27 (4%)	112 (17%)	398 (59%)	139 (21%)	676 (100%)]
Bridgeport Valley	33 (5%)	114 (16%)	460 (65%)	97 (14%)	704 (100%)
Mono Basin	40 (8%)	84 (17%)	329 (66%)	43 (9%)	496 (100%)
June Lake	25 (4%)	105 (17%)	436 (71%)	47 (8%)	613 (100%)
Long Valley/Wheeler Crest	70 (5%)	281 (19%)	995 (68%)	121 (8%)	1,467 (100%)
Tri-Valley	48 (5%)	193 (20%)	586 (61%)	127 (13%)	954 (100%)
Total Unincorporated Area	325 (6%)	1,034 (18%)	3,731 (65%)	669(12%)	5,759 (100%)

Note: Percentages are the percentage of the total population in that planning area. Percentages may not equal 100 due to rounding. Antelope Valley figures for east and west of Hwy. 395 are provided for information; they are not included in the totals.

Sources: US Census 2000, Summary File 1, Table P12: Sex by Age.

Table 8B Total Population by Age, by Planning Area, Mono County, 2000 (Percentage of total population in each age group)

Planning Area	Under 5	5-17	18-64	65 & Over	Total Pop
Antelope Valley	109 (34%)	257 (25%)	925 (25%)	234 (35%)	1,525 (26%)
[Antelope Valley, west of Hwy. 395	82 (25%)	145 (14%)	527 (14%)	95 (14%)	849 (15%)]
[Antelope Valley, east of Hwy. 395	27 (8%)	112 (11%)	398 (11%)	139 (21%)	676 (12%)]
Bridgeport Valley	33 (10%)	114 (11%)	460 (12%)	97 (15%)	704 (12%)
Mono Basin	40 (12%)	84 (8%)	329 (9%)	43 (6%)	496 (9%)
June Lake	25 (8%)	105 (10%)	436 (12%)	47 (7%)	613 (11%)
Long Valley/Wheeler Crest	70 (22%)	281 (27%)	995 (27%)	121 (18%)	1,467 (25%)
Tri-Valley	48 (15%)	193 (19%)	586 (16%)	127 (19%)	954 (17%)
Total Unincorporated Area	325 (100%)	1,034 (100%)	3,731 (100%)	669(100%)	5,759 (100%)

Note: Percentages are the percentage of the total population in each age group. Percentages may not equal 100 due to rounding. Antelope Valley figures for east and west of Hwy. 395 are provided for information; they are not included in the totals.

Sources: *US Census 2000, Summary File 1, Table P12: Sex by Age.*

HOUSEHOLD CHARACTERISTICS

HOUSEHOLD GROWTH

The total number of households is estimated to be 2,406 in 2003 (California Department of Finance Report E-5), an increase of 84 households (4 %) since 2000, or 28 households per year. Between 1990 and 2000, the greatest increase in households occurred in the Long Valley/Wheeler Crest planning area with an increase of 166 households (37 percent) (Table 9). The Antelope Valley experienced the second highest growth rate, with an increase of 76 houses (15 percent) (Table 9).

Average household size for the unincorporated area in Mono County decreased slightly from 2.51 in 1990 to 2.40 in 2000 (Table 10). Antelope Valley west of Hwy. 395 and the Tri-Valley had the highest average household sizes, with 2.60 persons per household and 2.54 persons/household respectively (Table 10). Bridgeport Valley and Antelope Valley east of Hwy. 395 had the lowest average household sizes, with 2.27 persons/household and 2.28 persons per household, respectively (Table 10).

Table 9 Households by Planning Area, Mono County, 1990-2000

Planning Area	1990 Households	2000 Households	Numerical Change	Percent Change	Annual Change
Antelope Valley	507	583	76	15 %	8
Bridgeport Valley	286	295	9	3 %	< 1
Mono Basin	170	191	21	12 %	2
June Lake	251	264	13	5 %	1
Long Valley/Wheeler Crest	448	614	166	37 %	17
Tri-Valley	347	375	28	8 %	3
Total Unincorporated Area	2,009	2,322	313	16 %	31

Sources: US Census 1990, Summary Tape File 1, Table P003: Households; US Census 2000, Summary File 1, Table P15: Households and Summary File 4, Table PCT6: Households.

Table 10 Average Household Size by Planning Area, Mono County, 2000

Planning Area	Average Household Size
Antelope Valley, west of Hwy. 395	2.60 persons/household
Antelope Valley, east of Hwy. 395	2.28 persons/household
Bridgeport Valley	2.27 persons/household
Mono Basin	2.59 persons/household
June Lake	2.32 persons/household
Long Valley/Wheeler Crest	2.39 persons/household
Tri-Valley	2.54 persons/household
Total Unincorporated Area	2.40 persons/household
Total Unincorporated Area 1990	2.51 persons/household

Sources: US Census 2000, Summary File 1, Table P17.

HOUSEHOLD TENURE

The overall number of renters in the unincorporated area decreased from 40 percent of all households in 1990 to 31 percent of all households in 2000 (Table 12). Between 1990 and 2000, the percentage of households who were renters remained fairly constant in Antelope Valley and June Lake, while the percentage of households who were renters decreased slightly in Bridgeport Valley and Tri-Valley (Table 12). During that period, the percentage of households who were renters decreased significantly in Mono Basin and Long Valley/Wheeler Crest (Table 12).

Between 1990 and 2000, the number of renters in single family residences in the unincorporated area decreased from 533 housing units to 406 units, the number in multiple family residences increased from 118 housing units to 185 units, and the number in mobilehomes increased from 120 housing units to 132 units (Table 11). There is no consistent pattern of change in the type of rental units throughout the county's planning areas during this period. Increases and decreases in each type of rental unit occur throughout the county. The Long Valley/Wheeler Crest area showed the largest decrease in single family rentals (124 units to 30 units) while the Antelope Valley showed the largest increase in multiple family rentals (0 units to 71 units) with the completion of 71 units at the Marine Corps housing site in Coleville (Table 11). Antelope Valley also showed the largest increase in mobilehome rentals (45 units to 73 units) (Table 11).

Table 11 Renters by Housing Type by Planning Area, Mono County, 1990-2000

Planning Area	1990 SFR	2000 SFR	1990 MFR	2000 MFR	1990 MH	2000 MH
Antelope Valley	195	97	0	71	45	73
Bridgeport Valley	73	98	29	24	15	0
Mono Basin	42	20	13	28	20	0
June Lake	44	57	11	22	9	7
Long Valley/Wheeler Crest	124	30	52	40	0	11
Tri-Valley	55	44	13	0	31	41
Total Unincorporated Area	533	406	118	185	120	132

*Notes: SFR = single family residence; MFR = multi-family residence
 In 1990, 9 renters in Antelope Valley, 3 in Bridgeport, 16 in June Lake, and 12 in the Tri-Valley lived in something other than SFR, MFR, or a mobilehome. In 2000, this category was identified as Boat, RV, Van, etc. and there were no renters anywhere in the county living in that type of structure.
 Sources: US Census 1990, Summary Tape File 3, Table H22: Tenure by Units in Structure; US Census 2000, Summary File 3, Table H32: Tenure by Units in Structure.*

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Table 12 Household Tenure by Planning Area, Mono County, 1990-2000

Planning Area	1990 Renters	1990 Owners	Total	2000 Renters	2000 Owners	Total
Antelope Valley	249 (50%)	253 (50%)	502 (100%)	301 (50%)	302 (50%)	603(100%)
Bridgeport Valley	120 (42%)	165 (58%)	285(100%)	122 (39%)	189 (61%)	311(100%)
Mono Basin	75 (45%)	91 (55%)	166(100%)	48 (26%)	135 (74%)	183(100%)
June Lake	80 (35%)	146 (65%)	226(100%)	86 (34%)	166 (66%)	252(100%)
Long Valley /Wheeler Crest	188 (40%)	277 (60%)	465(100%)	81 (14%)	515 (86%)	596(100%)
Tri-Valley	99 (27%)	266 (73%)	365(100%)	85 (23%)	292 (77%)	377(100%)
Total Unincorporated Area	811 (40%)	1,198 (60%)	2,009(100%)	723 (31%)	1,599 (69%)	2,322(100%)

Note: Percentages are the percentage of renters/owners in each planning area.
Sources: US Census 1990, Summary Tape File 3, Table H008:Tenure; US Census 2000, Summary File 3, Table H7:Tenure.

OCCUPANCY STATUS

In Mono County, the unincorporated area had a vacancy rate of 39 percent in 2000, down from 44 percent in 1990 (Table 13). This unusually high rate reflects the large number of vacation homes and seasonal use units in the area, many of which remain vacant for the majority of the year. In 2000, the vacancy rate in the unincorporated area for rentals was 3 percent while the vacancy rate for units for sale was 6 percent (Table 13). Eighty-four (84) percent of the vacant units were seasonal or recreational use units, while 7 percent of the vacant units were vacant for other reasons (including units rented or sold but not occupied and units reserved for migrant workers) (Table 13).

When the census was taken in 2000, only Antelope Valley, Long Valley/Wheeler Crest, and Tri-Valley had units available for rent (Table 14). All of the planning areas except Mono Basin had units available for sale, with the most units available in June Lake and Tri-Valley (Table 14). Mono Basin and June Lake had the highest percentages of vacant units reserved for seasonal use, 100 percent and 95 percent respectively, while Antelope Valley and Tri-Valley had the lowest percentages of vacant units reserved for seasonal use, 51 percent and 55 percent respectively (Table 14).

Vacancy Status	1990	2000	Change
Total Housing Units	3,562	3,791	+ 229
Total Units Occupied	2,009	2,322	+ 313
Total Units Vacant	1,553 (44%)	1,469 (39%)	- 84
(percentage above is the overall vacancy rate for that year)			
Total Units Vacant	1,553 (100%)	1,469 (100%)	- 84
Vacant Units for rent	99 (6%)	38 (3%)	- 66
Vacant Units for sale	40 (3%)	88 (6%)	+ 48
Vacant Units for seasonal use	1,178 (76%)	1,235 (84%)	+ 57
Vacant Units for other use	236 (15%)	108 (7%)	- 128
(percentages above are the percentage of vacant units in each year that are vacant for rent, etc.)			

Sources: *US Census 1990. US Census 2000, Summary File 3, Tables H6 and H8.*

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Table 14 Vacancy Status by Planning Area, Unincorporated Mono County, 2000

Vacancy Status	Antelope Valley	Bridgeport Valley	Mono Basin	June Lake	Long Valley Wheeler	Tri-Valley
Total Housing Units	726	686	253	727	889	510
Total Units Occupied	603	311	183	252	596	377
Total Units Vacant	123 (17%)	375 (55%)	70 (28%)	475 (65%)	293 (33%)	133 (26%)
(percentage in line above is percentage of units that are vacant in that planning area)						
Total Units Vacant	123 (100%)	375 (100%)	70 (100%)	475 (100%)	293 (100%)	133 (100%)
Vacant Units for rent	10 (8%)	0 (0%)	0 (0%)	0 (0%)	19 (6%)	9 (7%)
Vacant Units for sale	10 (8%)	17 (5%)	0 (0%)	23 (5%)	2 (<1%)	36 (27%)
Vacant Units for seasonal use	63 (51%)	318 (85%)	70 (100%)	452 (95%)	259 (88%)	73 (55%)
Vacant Units for other use	40 (33%)	40 (11%)	0 (0%)	0 (0%)	13 (4%)	15 (11%)
(percentages above are the percentage of vacant units in each planning area that are vacant for rent, etc.)						

Note: In the "Vacant for Other Use" category, 38 units in Bridgeport were rented or sold but not occupied, 1 unit in Long Valley/Wheeler Crest was rented or sold but not occupied, and 3 units in Tri-Valley were rented or sold but not occupied. Ten units in Tri-Valley were for migrant workers.

Sources: US Census 1990. US Census 2000, Summary File 3, Tables H6 and H8.

OVERCROWDED HOUSEHOLDS

The U.S. Census Bureau defines an overcrowded household as a housing unit occupied by more than one person per room (not including kitchens and bathrooms). Units with more than 1.51 persons per room are considered severely overcrowded and indicate a significant housing need.

Overcrowding is not a significant housing situation in unincorporated Mono County. In 2000, there were a total of 125 overcrowded households, 5.4 percent of the total households (2,322) in the unincorporated area (Table 15). The statewide overcrowding rate for households in 2000 was 15.2 percent of all households (HCD, Mono County Housing Template, Table 5).

Of the 125 overcrowded households, 32 percent were renters, approximately the same percentage as the overall rate for renters in the unincorporated area (renters = 31 % of all households in 2000). This does not indicate a disproportionate overcrowded situation for renters. Overcrowded renter households represented 5.5 percent of all renter households in the unincorporated area in 2000, significantly less than the statewide overcrowding rate for renters of 23.9 percent in 2000 (HCD, Mono County Housing Template, Table 5).

Less than three percent of all households in the unincorporated area were severely overcrowded in 2000. Of the 67 households identified as being severely overcrowded, 57 of them were owner households and only 10 were renter households.

Table 15 Overcrowded Households by Planning Area, Mono County, 2000

Planning Area	Owners			Renters		
	1-1.5 Persons	1.51+ Persons	Total	1-1.5 Persons	1.51+ Persons	Total
Antelope Valley	0	0	0	0	0	0
Bridgeport Valley	0	11	11	12	0	12
Mono Basin	0	7	7	0	10	10
June Lake	5	7	12	0	0	0
Long Valley/Wheeler Crest	17	8	25	0	0	0
Tri-Valley	6	24	32	18	0	18
Total Unincorporated Area	28	57	85	30	10	40

Total Overcrowded Households = 125 (85 owners + 40 renters)

Total 1.51+ Persons Per Room = 67 (57 owners + 10 renters)

Total 1-1.5 Persons Per Room = 58 (28 owners + 30 renters)

Sources: *US Census 2000, Summary File 3, Table H20: Tenure by Occupants Per Room.*

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HOUSEHOLDS OVERPAYING

Households are considered to be overpaying for housing if payments for rent or mortgage are 30 percent or more of household income. The number of lower income households (those at or below 80 percent of the median income) overpaying is of special concern. In 1999, the median household income for unincorporated Mono County was \$ 45,325 (US Census 2000, Summary File 4, Table PCT 89). Eighty percent of the median household income is \$ 36,260; the closest category available in the census data is \$ 35,000.

In 2000, there were approximately 505 households (22 % of all households) in the unincorporated area of Mono County paying 30 percent or more of their household income for housing (Table 16). Twenty-eight (28) percent of all renter-occupied households were overpaying; 19 percent of all owner-occupied households were overpaying (Table 16). Of the 585 households reporting a household income less than \$ 35,000, 305 (44 percent of households with income less than \$ 35,000 or 13 percent of all households) were overpaying, including all renter-occupied households with income less than \$ 35,000 (Table 16).

In individual planning areas, June Lake had the highest rate of overpayment with 38 percent of all households overpaying (Tables 11 and 14). Long Valley/Wheeler Crest had the second highest rate of overpayment with 28 percent (Table 16). In both planning areas, there were a substantial number of homeowners with incomes greater than \$ 35,000 who were overpaying. Rates of overpayment for the other planning areas were 18 percent of all households in Antelope Valley, 21 percent in Bridgeport Valley, 14 percent in Mono Basin, and 10 percent in Tri-Valley.

Table 16 Households Overpaying by Planning Area, Mono County, 2000

Planning Area	Owners	Renters	Total
Antelope Valley			
Households with Income Less than \$ 35,000	37	185	295
Households Overpaying with Income Less than \$ 35,000	37	73	110
Total Households Overpaying	37	73	110
Bridgeport Valley			
Households with Income Less than \$ 35,000	19	78	97
Households Overpaying with Income Less than \$ 35,000	0	36	36
Total Households Overpaying	30	36	66
Mono Basin			
Households with Income Less than \$ 35,000	19	9	28
Households Overpaying with Income Less than \$ 35,000	19	0	19
Total Households Overpaying	26	0	26
June Lake			
Households with Income Less than \$ 35,000	20	56	76
Households Overpaying with Income Less than \$ 35,000	12	56	68
Total Households Overpaying	40	56	96
Long Valley/Wheeler Crest			
Households with Income Less than \$ 35,000	56	40	96
Households Overpaying with Income Less than \$ 35,000	32	27	59
Total Households Overpaying	142	27	169
Tri-Valley			
Households with Income Less than \$ 35,000	17	49	66
Households Overpaying with Income Less than \$ 35,000	0	13	13
Total Households Overpaying	25	13	38
Total Unincorporated Area			
Households with Income Less than \$ 35,000	168	417	585
Households Overpaying with Income Less than \$ 35,000	100	205	305
Total Households Overpaying	300	205	505

Notes: Number of households overpaying based on the number of households (1,451 total; 514 renter and 937 owner) computed by the Census.

Sources: US Census 2000, Summary File 3, Tables H69, H73, H94 and H97.

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SPECIAL HOUSING NEEDS

PERSONS WITH DISABILITIES

While persons with disabilities do not represent a significant portion of the unincorporated County, adequate housing remains an important concern for the County. In 2000, a total of 861 persons had a disability, approximately a quarter of which (249) were not employed. Further, 222 persons over the age of 65 reported a disability in 2000.

The Inyo Mono Association for the Handicapped (IMAH) serves disabled adults 18 and older, primarily with vocational training, supported employment and similar programs. They currently have one client in Mammoth, two in Tom's Place, and one in Chalfant. IMAH is in the process of developing a needs assessment so they better serve people in their service area. They also hope to begin a group home within the next two to three years.

The Inyo Mono Area Agency on Aging (IMAAA) Linkages and MSSP programs have eight clients in Mono County. They are currently assisting two of them with building wheelchair ramps on their property in conjunction with IMACA (Inyo Mono Advocates for Community Action). IMAAA also helps people with grab bars and other in-home assistive devices. IMAAA also delivers home meals to 28 homes in the Walker area; five to six of those clients live in substandard conditions in motels without adequate cooking facilities.

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

The Inyo Mono Advocates for Community Action (IMACA) provide a variety of services for disabled, low income, and homeless persons in Inyo and Mono Counties. In unincorporated Mono County, they provide help with retrofit programs (wheelchair ramps, assistive devices, etc.), home weatherization programs for low income persons, child care, Head Start, and meals. They operate 25 low income housing units in Mammoth Lakes as well as senior and low income housing units in Inyo County. IMACA has 47 Section 8 vouchers that they use primarily for rental assistance and shelter for homeless persons.

The Mono County Department of Social Services does not maintain information on how many people with disabilities they may assist. Social Services provides the following resources to people in need: CalWORKS, General Assistance, Food Stamps, Medi-Cal, and/or CMSP.

Table 17 Persons with Disability by Employment Status (2000) - Unincorporated Mono County

	Number	Percent
Age 5-64, Employed Persons with a Disability	390	7.5%
Age 5-64, Not Employed Persons with a Disability	249	4.8%
Persons Age 65 Plus with a Disability	222	4.3%
Total Persons with a Disability	861	16.6%
Total Population (Civilian Non-institutional)	5,197	100.0%
Source: Census Bureau (2000 Census SF 3: P42)		

Table 18 Persons with Disabilities by Disability Type (2000) - Unincorporated Mono County

	Number	Percent
<i>Total Disabilities Tallied</i>	<i>1349</i>	<i>100.0%</i>
<i>Total Disabilities for Ages 5-64</i>	<i>979</i>	<i>72.6%</i>
Sensory Disability	104	7.7%
Physical disability	249	18.5%
Mental disability	99	7.3%
Self-care disability	31	2.3%
Go-outside-home disability	125	9.3%
Employment disability	371	27.5%
<i>Total Disabilities for Ages 65 and Over</i>	<i>370</i>	<i>27.4%</i>
Sensory Disability	71	5.3%
Physical disability	126	9.3%
Mental disability	62	4.6%
Self-care disability	18	1.3%
Go-outside-home disability	93	6.9%
Source: Census Bureau (2000 Census SF 3: P41)		

SENIOR HOUSEHOLDS

Senior persons are defined as those 65 years and older. The 2000 Census reported that 436 senior households reside in unincorporated Mono County, 18.8 percent of all households (Table 19). Of the 436 senior households, only 19 were renters, indicating a home ownership rate of 95.7 for seniors (Table 19). In addition, only 18 seniors had incomes under the poverty level in 1999 (Table 19). Home ownership is a significant hedge against the inflationary rental environment which is probably why there are few seniors at or below the poverty level.

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

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

Section 202 financing, Direct Loans for Housing for the Senior or Handicapped, administered by the Department of Housing and Urban Development, is also available to qualified sponsors for

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the financing of construction of rental or cooperative housing facilities for occupancy by senior or handicapped persons.

Table 19 Householders by Tenure by Age by Planning Area, Mono County, 2000

Owner-Occupied Households						
Planning Area	15-24 yrs	25-34 yrs	35-64 yrs	65-74 yrs	75 + yrs	Total
Antelope Valley	0	8	140	33	121	302
Bridgeport Valley	0	11	147	21	10	189
Mono Basin	0	0	108	16	11	135
June Lake	13	9	124	20	0	166
Long Valley/Wheeler Crest	10	57	364	67	17	515
Tri-Valley	0	25	166	59	42	292
Renters-Occupied Households						
Planning Area	15-24 yrs	25-34 yrs	35-64 yrs	65-74 yrs	75 + yrs	Total
Antelope Valley	9	97	195	0	0	301
Bridgeport Valley	0	24	84	14	0	122
Mono Basin	0	0	48	0	0	48
June Lake	7	27	52	0	0	86
Long Valley/Wheeler Crest	0	22	58	1	0	81
Tri-Valley	0	32	49	2	2	85
Total Householders Per Age Group	39	312	1,535	233	203	2,322

Sources: US Census 2000, Summary File 3, Table H14: Tenure by Age of Householder.

LARGE HOUSEHOLDS

Large households are defined as households with more than five persons. When the housing market does not meet large household housing needs, overcrowding can result. Overcrowding is not a significant housing situation in the unincorporated area of Mono County, with only 7.8 percent of all households identified as overcrowded (Table 20). Of the 180 households identified as overcrowded, 78 households (43 percent of all overcrowded households) are occupied by renters (Table 20).

Large households (5 or more persons) are located throughout the county but predominantly in Antelope Valley, Long Valley, and Tri-Valley (Table 21). These areas have large numbers of children and teenagers (Table 21). There are no renter-occupied large households except in Antelope Valley and Tri-Valley. Forty-six of the 52 renter-occupied households in Antelope Valley are located west of Hwy. 395, probably in the Marine Corps housing at Coleville.

Table 20 Household Size by Tenure, Unincorporated Mono County, 2000

	1-4 persons		5+ persons		Total	
	Number	Percent	Number	Percent	Number	Percent
Owner	1,497	64.5 %	102	4.4 %	1,599	68.9 %
Renter	645	27.8 %	78	3.4 %	723	31.1 %
Total	2,142	92.3 %	180	7.8 %	2,322	100 %

Sources: US Census 2000, Summary File 3, Table H17: Tenure by Household Size.

Table 21 Large Households by Tenure by Planning Area, Unincorporated Mono County, 2000

Planning Area	Large Households		
	Owners--	Renters--	Total--
Antelope Valley	22	52	74
Bridgeport Valley	0	0	0
Mono Basin	7	0	7
June Lake	7	0	7
Long Valley	36	0	36
Tri-Valley	30	26	56

Sources: US Census 2000, Summary File 3, Table H17: Tenure by Household Size.

FARMWORKERS

Agriculture showed an overall decline in Mono County between 1992 and 1997. The number of farms decreased from 73 to 63; acreage in farms decreased from 103,294 acres to 68, 813 acres; the average size of farms decreased from 1,415 acres to 1,092 acres; and hired farm labor decreased from 164 farmworkers on 30 farms to 121 farmworkers on 26 farms (Table 22 and USDA, 1992 and 1997 Census of Agriculture). In 1997, the number of farmworkers was fairly evenly split between seasonal and permanent farmworkers (Table 23).

Large farm owners and ranchers in the Antelope, Bridgeport and Hammil Valleys hire a limited number of farmworkers and ranch hands. Housing for most of these employees is provided on site. If this type of housing were to be eliminated, it would be difficult for farm laborers to find adequate affordable housing. The 2000 Census indicates that when the census was taken, in April 2000, there were 17 vacant units reserved for farmworkers (US Census 2000, Summary File 1, Table H5). This does not indicate how many total units were available for farmworkers.

Table 22 Number of Farmworkers (1997) – Mono County
Hired Farm Labor

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	Farms	26
	Workers	121
Farms with 10 Workers or More		
	Farms	3
	Workers	41
<i>Source: USDA 1997 Census of Farmworkers.</i>		

Table 23 Farmworkers by Days Worked (1997) – Mono County

150 Days or More (i.e. Permanent farmworkers)		
	Farms	19
	Workers	57
Farms with 10 or More Workers		
	Farms	0
	Workers	0
Fewer than 150 Days (i.e. Seasonal farmworkers)		
	Farms	19
	Workers	64
Farms with 10 or More Workers		
	Farms	1
	Workers	(D)
<i>Source: USDA 1997 Census of Farmworkers.</i>		

FEMALE HEADED HOUSEHOLDS

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

In unincorporated Mono County, there were 137 female headed households in 2000 (5.9 percent of all households), down from 144 in 1990 (7.1 percent of all households in 1990) (Table 24). Of the 137 female headed households, 33 were under the poverty level (24.0 percent of female headed households), down from 46 in 1990 (31.9 percent of female headed households in 1990) (Table 24). The 33 female headed households under the poverty represent 49.2 percent of all households under the poverty level.

Antelope Valley and June Lake have the highest numbers of female headed households (Table 25), as well as the highest number of female headed households under the poverty level. Antelope Valley and Tri-Valley have the highest numbers of total families under the poverty level (Table 25).

The Mono County Department of Social Services estimates that approximately 45 families in the unincorporated area with a female head of household receive assistance from CalWorks on an ongoing basis (Julie Timerman). Under this program they are eligible to receive food stamps and Medi-Cal, as well as Welfare to Work services including, but not limited to, mental health, drug

and alcohol counseling, child care, and job skills. There are no direct housing assistance programs.

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

Table 24 Female Headed Households (2000) - Unincorporated Mono County

Household Type	Number	Percent
Female Headed Households	137	5.9 %
Female Headed Households with Own Children	118	5.0 %
Female Headed Households without Children	19	0.8 %
Total Households	2,322	100.0 %
Female Headed Households Under the Poverty Level	33	49.3 %
Total Families Under the Poverty Level	67	100.0 %

Source: US Census 2000, Summary File 3, Table P90.

Table 25 Female Headed Households by Planning Area, Unincorporated Mono County, 2000

Household Type	Antelope Valley	Bridgeport Valley	Mono Basin	June Lake	Long Valley Wheeler	Tri-Valley
Female Headed Households	66	13	0	36	7	15
With Own Children	53	13	0	36	7	9
Without Children	13	0	0	0	0	6
Female Headed Households Under the Poverty Level	17	1	0	11	0	4
Total Families Under the Poverty Level	36	1	0	11	4	15

Sources: US Census 2000, Summary File 3, Table P 10, P90.

EMERGENCY SHELTER NEEDS AND HOMELESS HOUSING

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

Through the joint efforts of the Mono County Department of Social Services and the Inyo-Mono Advocates for Community Action (IMACA) low income residents and transients in Mono County may be placed in a local or nearby motel on an emergency basis for up to 28 days. IMACA has 47 Section 8 vouchers that they use primarily for rental assistance and shelter for homeless persons. IMACA also operates 19 units of low income housing in Mammoth Lakes. The Mono County

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Department of Social Services provides rental assistance to assist individuals with permanent housing or to keep them from being evicted, and provides food vouchers to qualified persons.

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

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

US MARINE CORPS

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

EMPLOYMENT, INCOME, & POVERTY

OVERALL EMPLOYMENT TRENDS

The following discussion of employment trends in Mono County is excerpted from **County Snapshot: Mono 2002** (California Employment Development Department, Labor Market Information Division, www.calmis.ca.gov).

The 2001 annual average statistics show the civilian labor force for Mono to be 6,650 with an unemployment rate of 5.2 percent. This is slightly lower than the state's unemployment rate of 5.3 percent for the same year.

According to the 2001 annual average statistics, services is the largest industry in the county, accounting for 35.7 percent of the total employment. Within the services industry, jobs are primarily concentrated in the hotels and other lodging places sectors. Industry employment projections for 1999–2006 indicate that the services industry will increase by 360 jobs, a growth of 17.1 percent, over the seven-year period. Retail trade will also gain employment; this industry currently accounts for 25.7 percent of employment, with a majority of jobs in the eating and drinking places sector. Over the forecast period, retail trade is projected to add another 180 jobs, an increase of 11.5 percent. Government is the third-largest industry in Mono with over 21 percent of the total employment, most of which is in the local government sector. Employment totals for local government include local education, city and county government, and Indian tribal government. Projections estimate that government will increase by 130 jobs, or 10.5 percent, during the forecast period. Mono County is actively working with the community to encourage economic development. This cooperative environment, a readily available workforce, and competitive wages make Mono County attractive to small and medium-sized businesses.

Since 1997, the annual average unemployment rate for Mono County has declined, suggesting increased employment opportunities in the area. From 1997 to 2001, Mono's unemployment rate dropped 5.1 percentage points, from a high of 10.3 percent in 1997 to 5.2 percent in 2001. California and neighboring Inyo County experienced a similar pattern of decline in unemployment over the years 1997 to 2000. In 2001, Inyo County's rate remained unchanged from the previous year, while the state's rate increased slightly to 5.3 percent.

Job growth creates opportunity and is considered to be one measure of economic health. Over the years 1997 to 2001, Mono County's wage and salary employment added 1,100 jobs, cumulative growth of over 20 percent. In the year 2001, the county recorded an increase of 180 new jobs. Of these, the services and government industries accounted for the largest share, each adding 70 new jobs. The majority of growth in services (50) was in the hotels and other lodging places sector, while within government the majority of growth (50) was in local government.

During the period 1997–2001, Mono County industry employment experienced significant growth (an overall 20 percent increase). The services industry underwent the largest growth during these years, increasing from 1,800 in 1997 to 2,350 in 2001. Within services, each of the three subgroups contributed to the total growth. Spurred in part by tourist activity, the largest gain posted was in the hotels and other lodging places component, which increased by 390 jobs.

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In 2001 Mono County employment was dominated by the services, retail trade and government industries. Together, these three industries accounted for almost 83 percent (5,440) of industry employment (6,580) in the county. With the exceptions of construction and mining, and transportation and public utilities, all other industries in Mono County increased their share of employment during 2001. Industry projections for the forecast period 1999–2006 estimate that 85 percent of the job growth in Mono County, over the seven-year period, will continue to be in services, retail trade and government.

EMPLOYMENT TRENDS UNINCORPORATED AREA

Employment trends for the unincorporated area vary from the county as a whole with higher percentages in agriculture, construction and mining (particularly mining), manufacturing, transportation and public utilities, and services, and lower percentages in wholesale trade, retail trade, finance, insurance, real estate, and government (Table 26). In the unincorporated area, between 1990 and 2000, employment declined in agriculture, mining, manufacturing, finance, insurance and real estate, other services, and public administration (Table 27). During that period, employment remained stable in construction, transportation and utilities, and professional services while it increased in wholesale trade, retail trade, information, educational and health services, and arts, recreation, accommodation and food services (Table 27).

Table 26 Employment by Industry, Mono County

	<u>Total Mono County</u>	<u>Unincorporated Area</u>
Agriculture	0.2 %	4.0 %
Construction and Mining	6.2 %	17.4 %
Manufacturing	1.1 %	3.4 %
Wholesale Trade	0.3 %	0.0 %
Retail Trade	25.7 %	10.5 %
Finance, Insurance, Real Estate	7.9 %	2.9 %
Transportation, Public Utilities	1.8 %	3.7 %
Services	35.7 %	47.1 %
Government	21.3 %	8.7 %

Sources: County Snapshot: Mono 2002; US Census 2000, Summary File 3, Table P49.

MAJOR EMPLOYERS IN MONO COUNTY

The following list of major employers in Mono County was developed using the 2002 America's Labor Market Information System Employer Database (California Employment Development Department, www.calmis.ca.gov). The list is sorted alphabetically by employer name. Aside from June Mountain Ski Area and portions of the Mono County Government offices that are located in Bridgeport, all of these employers are located in Mammoth Lakes, a significant commute from many areas of the county.

<u>Employer Name</u>	<u>Location</u>	<u>Industry</u>
June Mountain Ski Area	June Lake	Hotels & Motels
Mammoth Elementary School	Mammoth Lakes	Schools

Mammoth Hospital	Mammoth Lakes	Hospitals
Mammoth Lakes Fire Dept	Mammoth Lakes	Misc. Business Services
Mammoth Mountain Inn	Mammoth Lakes	Hotels & Motels
Mammoth Mountain Ski Area	Mammoth Lakes	Hotels & Motels
Mono County Government	Bridgeport	Public Administration
Mountainside Grill	Mammoth Lakes	Eating & Drinking Places
Whiskey Creek at Mammoth	Mammoth Lakes	Eating & Drinking Places

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Table 27 Employment by Industry, Unincorporated Mono County, Civilian Population 16 and Older, 2000

Industry Type	1990		2000	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	275	10.8 %	160	5.6 %
Construction	389	15.3 %	449	15.8 %
Manufacturing	79	3.1 %	101	3.4 %
Wholesale trade	25	0.9 %	0	0.0 %
Retail trade	392	15.4 %	297	10.5 %
Transportation and warehousing, and utilities	99	3.9 %	105	3.7 %
Information	0	0.0 %	61	2.1 %
Finance, insurance, real estate and rental and leasing	145	5.7 %	83	2.9 %
Professional, scientific, management, administrative, and waste management services	140	5.5 %	169	5.6 %
Educational, health and social services	263	10.3 %	545	19.1 %
Arts, entertainment, recreation, accommodation and food services	393	15.5 %	549	19.3 %
Other services	84	3.3 %	75	2.6 %
Public administration	258	10.1 %	246	8.7 %
TOTAL	2,542	100.0 %	2,840	100.0 %

Source: US Census 1990, Summary Tape File 3, Table P077; US Census 2000, Summary File 3, Table P 49.

PLACE OF WORK

Many county residents do not work in the community in which they live. Approximately 25 percent (729 persons) of workers 16 and older residing in unincorporated Mono County worked outside of the county and outside of the state in 2000 (Table 28). Mono County workers who worked outside of the state lived predominantly in Antelope Valley; almost one quarter of Antelope Valley workers worked outside of the state, probably in Nevada. The highest numbers of those who worked outside of Mono County but in California lived in Long Valley/Wheeler Crest and Tri-Valley; approximately 17 percent of Long Valley workers and 71 percent of Tri-Valley workers worked outside the county, probably in Inyo County. Twenty percent of Mono Basin workers and 15 percent of June Lake workers also worked outside Mono County. This indicates that there is a significant jobs/housing imbalance in Mono County.

Travel times to work are highest in Antelope Valley and Tri-Valley, reflecting the fact that many residents of those areas work outside of the community (Table 29). A large number of Long Valley/Wheeler Crest workers commute between 30 and 44 minutes, probably to Inyo County.

Mono County's economy is dominated by services, retail trade, and government. Industry projections from the California Employment Development Department estimate that 85 percent of the job growth in Mono County between 1999 and 2006 will continue to be in services, retail trade and government (**County Snapshots: Mono 2002**). Major job centers are located in Mammoth Lakes (services, retail trade, government), June Lake (seasonal services and retail trade) and Bridgeport (government). Despite the availability of Commercial (C) and Mixed Use (MU) zoning throughout communities in the unincorporated area, it is unlikely that sufficient jobs will develop to eliminate the need for workers to commute to jobs outside of their communities.

INCOME

The overall median household income in the unincorporated area in 1999 was \$ 45,325 (US Census 2000, Summary File 4, Table PCT 89). The median household income varied significantly, however, throughout the county depending on the area and the age of the householder (see Table 30), with the southern half of the county having generally higher overall income levels.

Mono County residents in the unincorporated area had income from a variety of sources in 1999 (Table 31). Self-employment income was highest in June Lake and Long Valley/Wheeler Crest. Income from investments (interest, dividends, rentals) was highest in Long Valley/Wheeler Crest, June Lake, and Mono Basin. Social Security income was highest in Antelope Valley and Tri-Valley. Supplemental Security income was highest in Antelope Valley and Tri-Valley while Public Assistance income was highest in Mono Basin and June Lake. Income from retirement funds was highest in Tri-Valley and Long Valley/Wheeler Crest.

POVERTY

The total number of persons with income below poverty level in the unincorporated area decreased from 563 in 1989 to 438 in 1999 (Table 32). The number of persons with income below poverty level decreased for all age groups, except 18-64 years old which increased from 282 to 292 persons, and in all planning areas, except for June Lake which increased from 30 to 39 persons and Long Valley/Wheeler which increased from 19 to 38 persons (Table 32).

The total number of families in the unincorporated area with an income below poverty level also decreased from 100 in 1989 to 67 in 1999 (Table 33). The number of families with an income below

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poverty level decreased for all family types, except for female-headed households with children which increased from 8 families to 33, and in all planning areas, except for June Lake, which increased from 8 to 11 families, and Long Valley/Wheeler Crest, which increased from 25 to 36 families (Table 33). The increases in June Lake and Long Valley/Wheeler Crest were primarily the result of increases in female-headed households with children with incomes below poverty level (Table 33).

Table 28 Place of Work for Workers 16 Years and Older by Planning Area, Unincorporated Mono County, 2000

Place of Work	Antelope Valley	Bridgeport Valley	Mono Basin	June Lake	Long Valley Wheeler	Tri-Valley	Total
Total	768	370	261	335	757	387	2,878
Worked in State of Residence	598	370	255	330	757	385	2,695
Worked in County of Residence	557	370	202	280	629	111	2,149
Worked Outside County of Residence	41	0	53	50	128	274	546
Worked Outside State of Residence	170	0	6	5	0	2	183

Sources: US Census 2000, Summary File 3, Table P 26.

Table 29 Travel Time to Work, Workers 16 Years and Older by Planning Area, Unincorporated Mono County, 2000

Place of Work	Antelope Valley	Bridgeport Valley	Mono Basin	June Lake	Long Valley Wheeler	Tri-Valley	Total
Total	768	370	261	335	757	387	2,878 (11%)
Worked at Home	27	28	39	29	58	29	210 (7.2%)
Less than 30 minutes	380	282	179	220	521	210	1,792 (62.2%)
30 to 44 minutes	249	47	13	57	158	70	594 (20.6%)
45 to 59 minutes	65	2	16	21	15	17	136 (4.7 %)
60 or more minutes	47	11	14	8	5	61	146 (5.1%)

Sources: US Census 2000, Summary File 3, Tables P 31 and P32.

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Table 30 Median Household Income by Age by Planning Area, Mono County, 1999 (dollars)

Planning Area	Householder Age Group						
	under 25 yrs	25-34 yrs	35-44 yrs	45-54 yrs	55-64 yrs	65-74 yrs	75+ yrs
Antelope Valley, west of 395	26,250	31,477	67,500	26,852	8,750	43,750	43,654
Antelope Valley, east of 395	0	21,597	27,070	64,375	39,018	80,109	11,406
Bridgeport Valley	0	50,227	44,010	35,577	36,713	21,346	90,957
Mono Basin	0	0	49,167	44,688	45,250	87,500	11,250
June Lake	36,607	47,143	24,306	72,875	49,357	19,896	0
Long Valley/Wheeler Crest	58,750	38,750	50,938	72,039	52,692	51,563	26,875
Tri-Valley	0	26,667	53,750	49,107	50,139	29,239	30,000
Planning Area	Total						
Antelope Valley, west of 395	31,125						
Antelope Valley, east of 395	38,929						
Bridgeport Valley	36,281						
Mono Basin	45,500						
June Lake	48,214						
Long Valley/Wheeler Crest	54,597						
Tri-Valley	40,278						

Sources: US Census 2000, Summary File 3, Table P56: Median Household Income in 1999 (Dollars) by Age of Householder.

Table 31 Type of Household Income by Planning Area, Mono County, 1999 (dollars)

Planning Area	Wage Income	Self-Emp. Income	Int./Div. Income	SSA Income	SSI Income	Pub. Assist Income	Retirement Income	Total #
Antelope Valley, w. of 395	203/71%	42/15%	53/19%	108/38%	35/12%	0/0%	42/15%	285
Antelope Valley, e. of 395	235/84%	45/16%	107/38%	82/29%	0/0%	9/3%	46/16%	280
Bridgeport Valley	279/78%	69/19%	113/31%	54/15%	3/<1%	1/<1%	93/26%	359
Mono Basin	160/73%	44/20%	99/45%	69/32%	0/0%	10/5%	47/22%	218
June Lake	219/83%	80/30%	121/46%	34/13%	0/0%	16/6%	22/8%	264
Long Valley/Wheeler Crest	428/77%	156/28%	313/56%	103/19%	2/<1%	0/0%	100/18%	556
Tri-Valley	273/73%	54/14%	129/34%	131/35%	28/7%	6/2%	111/30%	374

Notes: Self-Emp. = Self Employment Income SSI = Supplemental Security Income
 Int./Div. = Interest, Divident, or Net Rental Income Pub. Assist. = Public Assistance Income
 SSA = Social Security Income
 Households may have more than one type of income. Percentages are the percentage of total households in that planning area with a specific type of income.

Sources: *US Census 2000, Summary File 3, Tables P59, P60, P61, P62, P63, P64, P65, P66.*

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Table 32 Persons with Income Below Poverty Level, by Planning Areas, Unincorporated Mono County, 1989 and 1999

Age Group	Antelope Valley 1989/1999	Bridgeport Valley 1989/1999	Mono Basin 1989/1999	June Lake 1989/1999	Long Valley Wheeler 1989/1999	Tri-Valley 1989/1999	Total Population 1989/1999
Under 5 years	54/8	12/3	0/0	0/19	0/0	18/20	84/50
5-17 years	67/38	8/2	11/0	0/9	0/8	31/21	117/78
18-64years	127/160	19/33	9/11	30/11	13/30	84/47	282/292
65 + years	50/18	9/0	0/0	0/0	6/0	15/0	80/18
Total persons	298/224	48/38	20/11	30/39	19/38	148/88	563/438

Sources: US Census 1990, Summary Tape File 3, Table 117; US Census 2000, Summary File 3, Table P87.

Table 33 Families with Income Below Poverty Level, by Planning Areas, Unincorporated Mono County, 1989 and 1999

Family Type	Antelope Valley 1989/1999	Bridgeport Valley 1989/1999	Mono Basin 1989/1999	June Lake 1989/1999	Long Valley Wheeler 1989/1999	Tri-Valley 1989/1999	Total Population 1989/1999
Married couple							
With children	15/5	4/0	7/0	8/0	14/4	4/11	52/20
No children	10/14	3/0	0/0	0/0	13/0	11/0	37/14
Male householder							
With children	0/0	0/0	0/0	0/0	0/0	0/0	0/0
No children	0/0	3/0	0/0	0/0	0/0	0/0	3/0
Female householder							
With children	0/17	0/1	8/0	0/11	0/0	0/4	8/33
No children	0/0	0/0	0/0	0/0	0/0	0/0	0/0
Total families	25/36	10/1	15/0	8/11	27/4	15/15	100/67

Sources: US Census 1990, Summary Tape File 3, Table 125; US Census 2000, Summary File 3, Table P90.

HOUSING CHARACTERISTICS

HOUSING TYPES

Housing in unincorporated Mono County is predominantly single family detached units and mobilehomes. Since 1990, all types of housing in the unincorporated area increased except for single family attached units and mobilehomes (Table 34). During that period, multi-family units had the greatest percentage increase, particularly 2-4 unit developments which grew 68.2 percent (120 units) between 1990-2000 (Table 34).

Table 34 Housing Units by Type, Unincorporated Mono County, 1990-2000

Housing Unit Type	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
Single-family-Detached	2,267	63.7%	2,468	65.1%	+ 201	+ 8.8 %
Single-family-Attached	214	6.0%	210	5.5%	- 4	- 1.9%
2-4 units	176	4.9%	296	7.8%	+ 120	+ 68.2%
5 Plus Units	63	1.8%	74	2.0%	+ 11	+ 17.5%
Mobilehome	842	23.6%	743	19.5%	- 99	+ 11.8%
TOTAL	3,562	100 %	3,791	100 %	+ 229	+ 6.4%

*Notes: Mobilehome includes "Other" (i.e.: Boat, RV, van, etc.). The majority are mobilehomes.
Sources: US Census 2000, Summary File 3, Table H30 and US Census 1990, Summary File Tape 3, Table H20.*

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Table 35 Housing Units by Type by Planning Area, Mono County, 1990-2000

Planning Area	SFR-detached 1990/2000	SFR-attached 1990/2000	2-4 Units 1990/2000	5+ Units 1990/2000	Mobilehome 1990/2000	Total 1990/2000
Antelope Valley	394/353	67/71	11/62	12/9	222/231	706/726
Bridgeport Valley	501/506	10/19	24/81	11/0	114/80	660/686
Mono Basin	180/195	0/0	13/28	6/0	78/30	277/253
June Lake	480/480	90/69	52/85	0/38	65/55	687/727
Long Valley/Wheeler Crest	484/655	47/51	63/40	31/27	154/116	779/889
Tri-Valley	228/279	0/0	13/0	3/0	209/231	453/510

Notes: "Mobilehomes" includes "Other" (i.e.: Boat, RV, van, etc.). The majority are mobilehomes.

Sources: US Census 2000, Summary File 3, Table H30 and US Census 1990, Summary File Tape 3, Table H20.

HOUSING STOCK CONDITIONS

The Mono County Community Development Department is in the process of conducting a Housing Condition Survey for the unincorporated area of the county. The survey is fairly complete only in June Lake; additional work is needed to complete the survey in other communities. The preliminary results of that survey are listed in Table 36. Housing units determined to be in Good Condition were in overall condition with no repair needed. Units determined to be in Fair Condition were structurally sound but needed some minimal repair and/or paint. Units determined to be in Poor Condition were not structurally sound and needed repairs and/or paint.

Table 36 Housing Conditions, Unincorporated Mono County, 2003

Planning Area	Number of Housing Units			
	Good	Fair	Poor	Vacant
Antelope Valley	227	92	47	93
Bridgeport Valley	22	31	14	22
Mono Basin	86	27	7	0
June Lake	166	273	102	176
Long Valley	99	61	15	5
Tri-Valley	<u>167</u>	<u>116</u>	<u>51</u>	<u>8</u>
Total	767	600	236	304

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

Approximately 39 percent of all housing units in the unincorporated area were built more than 30 years ago (Table 37). Twenty-one percent were built more than 40 years ago, and 13 percent were built more than 50 years ago (Table 47). Bridgeport Valley (65 %) and Mono Basin (47 %) have the highest percentage of housing units built more than 30 years ago, although over a third of the housing units in all planning areas except June Lake were built more than 30 years ago. Bridgeport Valley (33 %), Mono Basin (22 %), and Long Valley (22%) have the highest percentage of housing units built more than 40 years ago. Bridgeport Valley (22 %), June Lake (14 %), and Long Valley (14 %) have the highest percentage of housing units built more than 50 years ago.

In Long Valley and June Lake many of the housing units built more than 40 years ago were originally constructed as seasonal cabins. Over the years, many of those units have been converted to year-round housing. In Bridgeport Valley and Mono Basin, many of the older housing units were constructed as primary residences and have been maintained as such.

In general, Mono County's housing stock is in fair to good condition. Approximately 60 percent of all housing units in the unincorporated area have been built in the past 30 years. There are areas in the county, however, where maintenance and rehabilitation of the housing stock is an issue. Funding is available from the CDBG Rehabilitation Loan Program. Specific programs provide funds for single family home repair loans, emergency repair and accessibility grants, exterior enhancement rebates, weatherization and home security grants for seniors, and a multi-family rehabilitation loan program.

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Table 37 Age of Housing by Planning Area, Mono County, 2000

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

*Notes: Numbers may not equal 100 due to rounding.
Sources: US Census 2000, Summary File 3, Table H34.*

III. RESOURCES AND CONSTRAINTS

REGIONAL HOUSING NEED

The Regional Housing Need allocated to unincorporated Mono County for the period 2001-2008 is shown in Table 38. The income groups are defined as follows:

- Very Low Income = 50 percent of the area's median income
- Low Income = 80 percent of the area's median income
- Moderate Income = 100 percent of the area's median income
- Above Moderate Income = 120 percent of the area's median income

The median income for Mono County in 2003 was \$ 54,500 (HCD, 2003 income limits). Income limits are adjusted depending on the number of people in the household.

Table 38 Regional Housing Needs, Unincorporated Mono County, 2001-2008

Income Group	Number	Percent
Very Low	49 units	21.0%
Low	48 units	20.6%
Moderate	39 units	16.7%
Above Moderate	97 units	41.6%
Total	233 units	100.0%

Source: HCD, Regional Housing Need Plan.

Community housing targets are shown in Table 38A. These figures were determined by dividing the total number of units required by HCD in each income group by the percentage of the total unincorporated area population living in each planning area.

Table 38A Regional Housing Needs by Planning Area--Community Housing Targets

	Very Low 49 units	Low 48 units	Moderate 39 units	Above Moderate 97 units
Antelope	13	13	10	26
Bridgeport	6	6	5	12
Mono Basin	4	4	3	8
June Lake	5	5	4	10
Long Val/Wheeler	13	12	10	25
Tri Valley	8	8	7	16

Source: Total units required by HCD x percent of 2000 population in each planning area.

Table 39 shows the number of housing units by income group built in the unincorporated portion of Mono County between January 2001 and June 2003, based on actual sales and rental prices of the units constructed. These figures were obtained from the Mono County Assessor's Office files for new single family residential construction (including manufactured units/mobilehomes) in the unincorporated area for the period January 2001 through June 2003.

Table 39 Units Constructed, Unincorporated Mono County, January 2001 to June 2003

Income Group	Number of Units Constructed
Very Low	28
Low	33
Moderate	44
Above Moderate	59
Total	164
<i>Source: Mono County Community Development Department.</i>	

Table 40 shows the Mono County Building Official's estimate of the number of units in progress for each income group for the current year. This estimate was developed by utilizing the number of units built in each income group over the past 2.5 years and dividing that figure to achieve an annual number of units constructed. Anecdotal data from the Building Division indicates that building permit applications for single family residential construction, including manufactured homes/mobilehomes, have increased significantly in 2004 over the number of applications received in past years. Due to low interest rates and increased housing demand, Mono County has experienced tremendous housing growth in the past 2-3 years. This trend is anticipated to continue; county staff consider the estimated numbers in Table 40 to be low.

Table 40 Anticipated Construction in the Entitlement Process, Unincorporated Mono County

Income Group	Number of Units Anticipated
Very Low	11
Low	13
Moderate	18
Above Moderate	24
Total	66
<i>Source: Mono County Community Development Department.</i>	

Table 41 shows the progress Mono County has made during 2001-2003 in meeting its regional housing need and the number of units still required in each income group to meet its identified regional housing need for the planning period. Due to the recent rapid growth in housing development, Mono County has made significant progress in meeting its identified regional housing need.

Table 41 Progress Toward the Regional Housing Need, Unincorporated Mono County, 2001-2003

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Income Group	Regional Housing Need	Units Constructed	Units Anticipated	Remaining Housing Need
Very Low	49 units	28	11	10
Low	48 units	33	13	2
Moderate	39 units	44	18	0
Above Moderate	97 units	59	24	14
Total	233 units	164	66	26
<i>Sources: Mono County Community Development Dept, HCD--Regional Housing Need Plan.</i>				

LAND INVENTORY

PHYSICAL AND ENVIRONMENTAL CONSTRAINTS

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

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

- a. **Remote Locations.** Many privately owned undeveloped lands are located in very remote areas where there is not, nor is there expected to be, demand for development. Reasonable legal access cannot be developed or acquired to these lands and most of the time the county would not be able to provide the normal, expected, public services of police and fire protection, schools, etc..
- b. **Hazard Prone Areas.** Mono County currently regulates development in snow avalanche prone areas. Development is also regulated in areas identified as Alquist-Priolo Special Studies Zones (fault hazard zones), in other geologically sensitive areas, and in floodplains.
- c. **Soils with Low Permeability Rates.** Many parts of the county are not served by public sewer systems and must rely on septic systems. In some parts of the county, septic systems cannot be used because the soils have low permeability rates that prevent effective operation of septic tank systems.
- d. **Environmentally Sensitive Areas.** Development is regulated in wetland areas, within stream corridors, in sensitive wildlife habitat, and in other environmentally sensitive areas.

ZONING FOR LOWER INCOME HOUSING

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

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

The MFR-L designation is intended to provide for low density multi-family residential development, such as duplexes and triplexes.

The MFR-M designation is intended to encourage long-term multi-family housing by allowing for higher population densities and by not allowing commercial lodging facilities; i.e., hotels, motels.

The MFR-H designation is intended to encourage multi-family units by allowing for higher population densities and to provide for commercial lodging facilities; i.e., hotels, motels.

All of the designations allow duplexes and triplexes. All of the designations allow condominiums, cooperatives, townhomes, cluster developments, and apartments containing 4 or more units subject to use permit. The MFR-H designation also allows mobilehome parks subject to use permit.

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

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1. Density bonuses are available to residential projects at a rate of 25% over the maximum density or a ratio of 1 bonus unit to 1 affordable/employee housing unit, whichever is greater. Density bonuses will be awarded in a manner consistent with Government Code Section 65915.
2. Units designated as manager/employee housing unit shall not be counted in density calculations.
3. Density bonuses for enclosed, covered parking are available at a rate of 1 bonus dwelling unit per 2 enclosed, covered parking spaces. Projects must provide enclosed, covered parking for at least 50% of the units to qualify for bonuses. Density bonuses would be calculated on the surplus of required covered parking spaces greater than 50%.

Mixed Use (MU)

The MU designation is intended to provide for a wide range of compatible resident and visitor oriented residential and commercial uses, including business, professional, and retail uses; to provide for efficient use of land and increased opportunities for affordable housing; to provide a transition between intensive commercial uses and residential uses; and to be applied to areas with existing mixed use development.

MU transitional areas can limit the size of business establishments and restrict uses incompatible with residential district. Not all areas need contain residential uses. Commercial uses shall conform to strict standards that prohibit obnoxious odors, obtrusive light and glare and excessive noise.

The MU designation allows duplexes and triplexes. Condominiums, townhomes, and apartments are allowed subject to director review permit. Mobilehome parks are allowed subject to use permit.

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

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

1. Density bonuses are available to residential and commercial lodging projects at a rate of 25% over the maximum density or a ratio of 1 bonus unit to 1 affordable/employee housing unit, whichever is greater. Density bonuses will be awarded in a manner consistent with Government Code Section 65915.
2. Units designated as manager/employee housing unit shall not be counted in density calculations.
3. Density bonuses for enclosed, covered parking are available at a rate of 1 bonus dwelling unit per 2 covered parking spaces. Projects must provide enclosed, covered parking for at least 50% of the units to qualify for bonuses. Density bonuses would be calculated on the surplus of required covered parking spaces greater than 50%.

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

The CL-M designation is intended to provide commercial lodging units for short-term occupation in or near residential uses.

The CL-H designation is intended to provide short-term commercial lodging units in close proximity to commercial/recreational centers.

Duplexes and triplexes are allowed in both designations. Mobilehome parks, condominiums, cooperatives, townhomes, cluster developments, and apartments containing 4 or more units are allowed in both designations subject to use permit.

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

1. Density bonuses are available to residential and commercial lodging projects at a rate of 25% over the maximum density or a ratio of 1 bonus unit to 1 affordable/employee housing unit, whichever is greater. Density bonuses will be awarded in a manner consistent with Government Code Section 65915.
2. Units designated as manager/employee housing unit shall not be counted in density calculations.
3. Density bonuses for enclosed, covered parking are available at a rate of 1 bonus dwelling unit per 2 enclosed, covered parking spaces. Projects must provide enclosed, covered parking for at least 50% of the units to qualify for bonuses. Density bonuses would be calculated on the surplus of required covered parking spaces greater than 50%.

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

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

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

AVAILABILITY OF INFRASTRUCTURE TO IDENTIFIED LANDS

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

Antelope Valley	Individual wells and septic systems required.
Bridgeport Valley	Community water and sewer system within community of Bridgeport and Evans Tract with adequate capacity. Individual systems required elsewhere.
Mono City	Mutual water company supplies water; individual septic systems required.
Virginia Lakes	Mutual water company supplies water; individual septic systems required.
Lee Vining	Community water and sewer system with adequate capacity. Individual systems required in the rest of Mono Basin.

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June Lake	Community water and sewer system, currently with adequate capacity. Large developments may be required to make improvements to the water distribution system that is currently inadequate in some areas of the community.
Long Valley	Community sewer system in Crowley; septic systems elsewhere. Mutual water companies in Crowley and Pine Glade; individual wells elsewhere. Some of these water companies have determined that their water supply is insufficient to provide adequate water to their service area and have passed resolutions opposing any new secondary units in the area or lot splits which would increase the potential number of dwelling units in the area.
Wheeler Crest/ Paradise	Mutual water companies at Rimrock, Paradise; individual wells elsewhere. Individual septic systems required.
Tri-Valley	Individual wells and septic systems required.
Outside community areas	Individuals wells and septic systems required. Community systems may be required for large developments (subdivisions, specific plan developments).

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

- Community water and sewer available -- no minimum lot size established by LRWQCB;
- Community water available, individual septic required -- 20,000 square foot minimum lot size required by LRQWCB;
- No community systems available, individual wells and septic required -- 40,000 square foot minimum lot size required by LRWQCB; and
- Minimum lot sizes in cluster subdivisions or similar developments not served by a public sewer system may be reduced if density standards for the whole subdivision are not increased above the gross density specified in the designation; provided that all other health requirements are met.

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

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

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

REDEVELOPABLE SITES

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

SITES & ZONING THAT FACILITATE HOUSING FOR FARMWORKERS & HOMELESS

The Agriculture (AG) designation allows farm labor housing without any type of development permit, other than a building permit. The Scenic Area Agriculture (SAA) designation also allows farm labor housing without any type of development permit, other than a building permit, to the extent the development complies with the **Mono Basin National Forest Scenic Area Private Property Development Guidelines** and with the **Compatibility Determinations for Proposed New Commercial Uses and Developments**. Compatibility determinations are based upon recommendations of the U.S. Forest Service.

The SAA designation applies to only 4 acres within the Mono Basin National Forest Scenic Area. The AG designation applies to 79,156 acres throughout the county, primarily in Antelope Valley, Bridgeport Valley, and Tri-Valley. The minimum parcel size for the AG designation is set at 2.5 acres but actually varies by area. Minimum parcel sizes and densities are established by land use designation maps and policies for the Antelope Valley, Bridgeport Valley, and Tri-Valley. There is a ten-acre minimum in Antelope Valley. Bridgeport Valley and Tri-Valley utilize a transfer of development rights program that allows for more concentrated development in small areas while maintaining large areas in agricultural uses.

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

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

CAPACITY OF AVAILABLE LAND BY ZONING DISTRICT

Chapter V, Projected Buildout, of the Mono County Land Use Element, analyzes the capacity of available land by zoning district and is incorporated herein by reference. That analysis notes that:

The figures for maximum potential dwelling units and maximum potential population are based on the assumption that the maximum number of housing units allowed under general plan land use designations could be developed. This assumption is somewhat unrealistic, however, since large parcels of private land outside of community areas are in many cases unlikely to be developed in the next 20 years due to environmental constraints, lack of access, lack of infrastructure, and community desires to keep large parcels of agricultural lands as open space.

Assuming that the maximum potential number of dwelling units would be developed also assumes that commercially designated lots that are currently developed either with lower density residential uses or with commercial uses would be redeveloped with higher density residential uses. It is probably unrealistic to assume that this would occur on all commercially designated lots.

The anticipated 80 percent buildout figures for dwelling units and population actually assumes an 80 percent buildout in community areas and a 50 percent buildout on private lands outside of community areas. This assumption is also probably high for the reasons stated above.

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(Mono County Land Use Element, Chapter V, Projected Buildout)

Tables 2 and 3 of the Land Use Element show projected buildout figures for each community area and for the private lands outside of community areas. These tables note where maximum densities are not realistic based on environmental constraints, lack of infrastructure, lack of access, and/or community desire to keep large parcels of agricultural land as open space.

REALISTIC CAPACITY

See the previous section.

GOVERNMENTAL CONSTRAINTS

LAND USE CONTROLS

Mono County's Land Use Designations and Land Development Regulations, which are integrated into the Mono County Land Use Element, provide for residential development throughout the unincorporated portion of the county (Table 42). Single family residential development, including mobilehomes, is permitted in almost all designations within developed community areas and in rural areas. Multi-family residential development is permitted in mixed use, commercial, and commercial lodging area designations, primarily in developed community areas. The County's Land Use Element, including the Land Development Regulations, does not contain any growth control measures.

Secondary housing units are permitted in several land use designations subject to ministerial review and meeting development requirements in the Land Development Regulations. Density bonuses are available in multi-family designations, mixed use, and commercial lodging designations for affordable housing and enclosed, covered parking.

Mobilehomes have been identified as an affordable housing type in Mono County. Mobilehomes utilized as single family residences are permitted in many land use designations throughout the county (Table 42). Mobilehome parks are permitted in a number of designations, subject to a Conditional Use Permit, and meeting state requirements for mobilehome parks.

Development standards, including lot size, lot dimensions, lot coverage, setbacks, density, building heights, and parking requirements have remained consistent since the early 1990s and have not been identified as constraints to development.

The Land Development Regulations contain provisions for the establishment of Design Review Districts. Specific design review standards are established for each district; development, including single family residential development, is reviewed to ensure consistency with the established standards.

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

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Table 42 Housing Types Permitted by Land Use Designation

Housing Types Permitted	RR	ER	RMH	SFR	MFR-L	MFR-M	MFR-H	MU	CL-M	CL-H	RU	C	SC	PF	RM	AG	SAA	OS	NHP	RE
Single family dwelling	P	P	P	P	P	P	P	P	P	P	P	P***	P***		P	P	P	P	P	
Mobile home	P	P	P	P	P	---	---	P*			P				P	P	P			
Secondary unit	DR	DR	DR	DR	---	---	---				DR				DR	DR	DR****			
Mobilehome park	UP	UP	UP	UP	---	---	UP	UP	UP	UP										
Duplexes and triplexes					P	P	P	P	P	P		P***	P***							
Condominiums, townhomes, apartments with 4+ units					UP	UP	UP	DR	UP	UP		UP***	UP***						UP*****	
Social care facilities							UP	DR												
Transient rentals (less than 30 consecutive days) of 4+ units							UP		UP**	UP**	UP								DR**	
Conversion of 5 or more apartment units into transient rentals									UP	UP										
Group homes, juvenile facilities, schools and similar facilities														UP						
Farm labor housing																P	P			
Farm labor trailer parks																UP				
Employee housing											UP									P

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

* except in June Lake.

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

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

****attached secondary units.

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

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

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

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

LAND USE REQUIREMENTS IMPOSED BY OTHER AGENCIES

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

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

The **Lahontan Regional Water Quality Control Board (RWQCB)** regulates the placement of septic systems. Recent changes in the Board's water quality regulations have set a maximum of 2 dwelling units per acre in areas which have community water systems but which require individual septic systems. As a result, the minimum lot size in such situations is slightly over 20,000 square feet. The minimum lot size when both individual septic and water systems are required is 40,000 square feet. In some areas in the County where individual lots are 7,500 square feet or smaller, these requirements essentially make it necessary to have more than one lot to build a house.

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

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

CODES AND ENFORCEMENT

The Mono County Building Department currently enforces the following codes:

- Uniform Building Code, 2001 Edition.
- Uniform Plumbing Code, 2001 Edition.
- Uniform Mechanical Code, 2001 Edition.
- National Electric Code, 2001 Edition.
- Title 24, California Administrative Energy Code, 2001 Edition.

Development must also comply with seismic, wind, soils, energy conservation, and sound transmission control standards, which have been established on a countywide basis. Snow load requirements vary depending on the area; they range from 120 lbs. per square foot in June Lake to 40 lbs. per square foot in Chalfant Valley. Building Code requirements are generally state standards and do not create a constraint to the development of housing.

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

The Building Department inspects development during the construction process. Appointments are scheduled and inspections occur generally within 48 hours. Since Mono County is a small county, the inspectors are able to communicate with contractors and owner-builders before and during the

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construction process concerning code requirements. Building inspections are conducted in a timely manner and are not a constraint to development.

ON/OFF SITE IMPROVEMENT STANDARDS

On-site improvements for residential construction are generally limited to improvements required by the county's Fire Safe Regulations, and septic and water improvements required by the County Health Department or by local sewer and water providers. Densities over 1 dwelling unit per acre are dependent on the availability of community water and sewer services. As a result, the maximum allowable buildout is unlikely to occur on parcels with designations that allow multi-family residential development.

These required improvements are based on state requirements and do not create an additional constraint to development. Local fire departments may also require additional on-site improvements. Off-site development requirements for residential construction are generally limited to collection of school district fees and fire protection mitigation fees in areas within fire protection districts.

On-site improvements for subdivisions and land divisions may include the above requirements as well as additional requirements depending on the size and type of the proposed subdivision. Mono County currently does not have a Quimby Act Ordinance, and therefore has no mechanism for requiring land dedications for parks facilities or for collecting in-lieu fees. The General Plan includes policies to provide for additional off-site improvements or the collection of in-lieu fees to mitigate future development impacts on the environment and the local infrastructure.

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

FEES AND EXACTIONS

Table 43 lists project development fees and building permit fees required by the county. The county may also require the following land dedications and exactions, depending on the location and type of the development: street rights-of-way, public utility easements, open space and trail dedications, snow storage easements, employee housing.

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

Total fees for a typical single family and multifamily development will vary depending on where in the county the project is located. Fire departments and school districts throughout the county charge different impact fees for development (see Table 43, Building Department Fees). Fees for an encroachment permit will vary depending on whether the property abuts a county road or a state highway. In addition, fees for sewer and water services will vary depending on whether the project is located in an area served by community sewer and water systems or whether it will require an individual well permit and septic system permit. Permit fees for septic systems vary depending on the type of system required.

Estimated total fees for a 2000 square foot single family residence are shown below. Typical fees for a multi-family residential unit will be approximately 75 percent of the cost for a single family residential unit (Bob Floyd, Mono County Building Official).

Estimated Total Fees for a Typical Single Family Residence

Assumptions: 2,000 square feet of habitable space.
400 square feet of garage.
100 square feet of uncovered deck.
Property is located in Swall Meadows -- fees are applied for Wheeler Crest Fire District
and Bishop Unified School District.
The unit requires an individual well permit and alternative septic system permit.
The unit encroaches on a county road.

Building permit	\$ 2,199.07
Building plan check	\$ 1,429.40
Planning plan check	\$ 30.00
Processing	\$ 235.85
SMIP	\$ 24.67
Fire District	\$ 1,200.00
School District	\$ 4,280.00
Encroachment Permit	\$ 710.00*
Well Permit	\$ 200.00
Alternative Septic Permit	\$ 400.00
Document Archive fee	<u>\$ 40.00</u>
Total initial fees	\$ 10,748.99

* \$ 500 is a refundable security deposit.
Additional fees will be incurred for inspections and additional building plan checks at the following rates:

Hourly inspections	\$ 45/hour
Overtime inspections	\$ 60/hour
Additional building plan check	\$ 45.00

The County is currently conducting a fee impact study in Crowley Lake and June Lake to assess the need for housing impact fees and the potential to utilize in-lieu fees and/or land dedication to provide for affordable housing.

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Table 43 Mono County Development Fees

Mono County Project Development Fee Schedule

Development fees are based on time and materials, and are deposits toward actual costs incurred by Mono County. The fees indicated below are the minimum deposits required; additional fees may accrue during permit processing.

Fees Administered by Planning Department

<u>Type of Fee</u>	<u>Amount</u>
Appeal	\$ 540
Building Permit Plan Check	\$ 30
Categorical Exemption	\$ 50
Commission Interpretation	\$ 400
Director Review	\$ 430
Environmental Impact Report * **	\$ 890
General Plan Amendment **	\$ 1,510
Groundwater Extraction	\$ 930
Lot Line Adjustment	\$ 490
Lot Merger	\$ 280
Map Extension	\$ 490
Mining Operations Permit **	\$ 930
Negative Declaration **	\$ 890
Parcel Map **	\$ 1,500
Reclamation Permit **	\$ 930
Permit Modification	\$ 670
Specific Plan **	\$ 1,750
Time Shares	\$ 930
Tract Map **	\$ 1,800
Use Permit **	\$ 930
Variance **	\$ 780

* EIR amount is deposit for initial study only. Additional deposits may be assessed as needed on a case-by-case basis.

Fees Administered by Public Works Department

<u>Type of Fee</u>	<u>Amount</u>
Encroachment Permit	\$ 710
Grading Permit**	\$ 270
Road Vacation	\$ 270
Solid Waste Fee Appeal	\$ 200

** Indemnification Agreement required.

Fees Administered by Building Department

<u>Type of Fee</u>	<u>Amount</u>
Residential Development	\$ 1.96 per square foot*
School District mitigation fees	
Bishop Unified School District	\$ 2.14 per square foot
Applies to Paradise Estates and Swall Meadows	
Mammoth Unified School District	\$ 2.36 per square foot
Applies to Crowley, Aspen Springs, Sunny Slopes, Alpers Ranch area	
Eastern Sierra Unified School District	\$ 1.56 per square foot
Applies to the rest of the county.	
Fire District mitigation fees	
Antelope Valley, Paradise	\$ 0.30 per square foot
Lee Vining, Mono City,	
White Mountain, Wheeler Crest	\$ 0.50 per square foot
Chalfant	\$ 0.40 per square foot

Long Valley	\$ 2,157.00 flat fee
June Lake	\$ 832.00 flat fee
Public Utility District fees	
Vary depending on district.	
Hourly inspections	\$ 45 per hour
Overtime inspections	\$ 60 per hour
Additional building plan check	\$ 45
Certificate of compliance	\$ 710

* Residential development fees include building permit fees, building plan check fees, processing, and SMIP fees.

Fees Administered by Environmental Health Department

<u>Type of Fee</u>	<u>Amount</u>
Septic system permit	\$ 200
Alternative septic system permit	\$ 400
Well permit	\$ 200

DEVELOPMENT FEE INFORMATION

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

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

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

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

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

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

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

PROCESSING AND PERMITTING PROCEDURES

Development in Mono County is typically individual single family residential construction, which is usually subject to a building permit reviewed and approved by county staff. Development occurring on or adjacent to environmentally sensitive areas such as wetlands or streamsides may also be subject to permit requirements of other state and federal agencies (see Land Use Requirements Imposed by Other Agencies). Mono County does not typically have multifamily development projects.

Residential subdivision projects in Mono County occur infrequently. Several small lot splits may occur within developed community areas each year and are subject to the parcel map permitting process (see Table 44). Large subdivision projects are subject to the Specific Plan and EIR process (see Table 44); one or

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two such projects may occur in a year. Typically in Mono County the land is subdivided and the lots are sold undeveloped.

Mono County has streamlined its permit processing procedures and processes all required permits and or required legislative changes (such as General Plan Amendments) concurrently. This shortens the project review time and expedites the approval process. Information and permit application forms are available online. The County has a **Building/Planning Guide: Buying and Developing Property in Mono County** available online that is designed to assist builders and homeowners through the development process. It includes information on land development regulations, building requirements, and various types of permits. The County also has a Land Technical Advisory Committee (LandTAC), comprised of members of the Community Development staff, Public Works staff, and Environmental Health staff, that meets with project proponents early on in the development permitting process to address project concerns and ensure the project meets all development and environmental criteria.

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

Table 44 shows typical processing times for various permit procedures. Individual single family residential development that requires only a building permit or a Director Review Permit takes only 4-6 weeks. Larger projects, such as subdivisions, take longer, depending on the level of CEQA review required, the responsiveness of project proponents, and whether the project requires permits from other state or federal agencies.

All development projects are first reviewed by staff. Projects requiring discretionary approval, from the Planning Director, the Planning Commission, or the Board of Supervisors, are first processed by staff and then presented to the appropriate entity for approval. Projects are reviewed for their compliance with the Mono County General Plan, the Mono County Code, the Mono County Land Development Regulations, and applicable state and federal laws. The standards of decisionmaking are well established and not burdensome.

Table 44 Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time
Building Permit (including Design Review where required)	4 - 6 weeks
Director Review Permit	45 days
Conditional Use Permit	3 months
Parcel Map	4 months
Tract Map	5 months
General Plan Amendment	4 months
Lot Line Adjustment	2 months
Lot Line Merger	45 days
Variance	3 months
Specific Plan	9 - 12 months
Initial Study/Negative Declaration	3 months
Environmental Impact Report	9 -12 months
<i>Source: Mono County Community Development Department.</i>	

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CONSTRAINTS ON PERSONS WITH DISABILITIES

State housing law requires local jurisdictions to provide "reasonable accommodation" (i.e. "modifications and exceptions") for people with disabilities in their zoning, permit processing, and building regulations and processes. Mono County's development requirements are in compliance with State fair housing standards, i.e.:

- ◆ The County implements and monitors Title 24 of the California Code of Regulations which requires access and adaptability for persons with physical disabilities. These regulations apply to new construction of multi-family units in buildings with three or more units. The County's Land Development Regulations are in compliance with ADA requirements.
- ◆ The County has adopted the Uniform Building Code (2001) and enforces requirements for ADA compliance.
- ◆ Regional social service agencies (IMACA, IMAAA, Kern Regional Center) work with low-income, disabled, and senior clients on an individual basis to retrofit their homes with ramps and other assistive devices. These projects at the most will require a building permit from the county.
- ◆ The County's parking regulations require handicapped parking spaces in compliance with state and federal ADA requirements.
- ◆ The County's Land Use Designations allow for "Social Care Facilities" in the Multi-Family Residential-Medium (MFR-M) designation subject to conditional use permit and in the Mixed Use (MU) designation subject to director review permit. "Group Homes" are permitted in the Public Facilities (PF) designation subject to conditional use permit.

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

NON-GOVERNMENTAL CONSTRAINTS

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

LAND COSTS

There is no one average cost per acre for land in Mono County because the demand for land and the type of lot/site available varies greatly throughout the county. Costs for vacant land may also vary depending on whether community utilities are available to the site and whether infrastructure (access roads, utility lines) are installed onsite. In a survey of all vacant land either sold or for sale over the past three years in the unincorporated area of Mono County, land costs varied significantly as discussed below. In areas that had few undeveloped parcels of land for sale during this period, there were many houses for sale, including mobilehomes.

- ◆ Antelope Valley
Undeveloped land available in the Antelope Valley was predominantly large lot residential parcels over one acre in size. There were also a few parcels over 10 acres in size. The average price per acre was \$ 7,181; the average price per parcel was \$ 40,909. During the past three years, there were a few parcels for sale each year; the majority of them were in Walker.
- Bridgeport Valley
Undeveloped land available in the Bridgeport Valley ranged from small town lots (0.55 to 1 acres) to multiple acre parcels (approximately 40 acres) to large agriculturally zoned parcels (240 to 320 acres). The overall average price per acre was \$ 4,352, with some of the small lots being significantly more per acre. During the past three years, very few parcels were for sale in the Bridgeport Valley; approximately one half of the parcels available have been sold.
- Mono Basin
Undeveloped land available in the Mono Basin ranged from small lots (0.25 to 0.73 acres) to multiple acre parcels (20 to 120 acres). During the past three years, very few parcels were for sale in the Mono Basin; over 90 percent of the parcels available have been sold. The price per acre for those parcels varied widely from \$ 261 to \$ 55,000 per acre with one parcel at \$ 399,600 per acre.
- June Lake
Undeveloped land available in June Lake was predominantly lots under one acre in size, with many of the lots being small town lots under one quarter acre in size. Information on lot size is not available for many lots so an average price per acre cannot be calculated. The overall average price per parcel was \$ 138,955. There were many lots, however, that sold for approximately \$ 27,000 to \$ 60,000, as well as many that sold for \$ 150,000 to \$ 230,000. During the past three years, many lots were for sale in June Lake; over 90 percent of the parcels available have been sold.
- Long Valley/Wheeler Crest
Undeveloped land available in Long Valley/Wheeler Crest was predominantly lots ranging from 0.5 to 2 acres in size with very few larger parcels ranging from 10 to 30 acres in size. During the past three years, many lots were for sale in Long Valley/Wheeler Crest; over 90 percent of the parcels available have been sold. The overall average price per acre was \$ 41,445.

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- Tri-Valley
Undeveloped land available in the Tri-Valley was predominantly large parcels ranging in size from 10 acre residential parcels to agriculturally zoned parcels (694 acres). During the past three years, very few parcels were for sale in the Tri-Valley; approximately one third of the parcels have been sold. The price per acre for those parcels varied widely from \$1,607 to \$5,990 with one parcel at \$ 20,655 and one parcel at \$ 70,375.

CONSTRUCTION COSTS

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

AVAILABILITY OF FINANCING

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

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

- U.S. Department of Housing and Urban Development Federal Housing Administration (FHA) insured loans.
This program generally has higher approval rates than conventional loans, particularly for lower or moderate income households. The FHA program helps low and moderate income families by lowering some of their mortgage loan costs. The property must meet certain minimum requirements for manufactured homes, single family homes or multi-family homes.
- U.S. Department of Agriculture's Rural Development Rural Housing Service programs.
The Rural Housing Service offers a variety of assistance programs to support low income households purchasing homes in rural areas. Rural Housing Direct Loans are directly funded by the USDA and are available to low and very low income households to construct or purchase a home. Housing Guaranteed Loans are administered by a variety of entities and are available to moderate income households that could not obtain credit elsewhere.
- California Department of Housing and Community Development programs.
CalHome Program provides grants to public agencies and nonprofit developers to assist individual households with deferred payment loans and direct, forgivable loans to assist development projects involving multiple ownership units, including single family subdivisions.

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

- Community Development Block Grant (CDBG) programs.
Programs administered by the state and federal housing departments that provide funding for housing activities, generally for lower income households in rural areas. Housing activities may include single and multi-family rehabilitation, rental housing acquisition, homeownership assistance, activities that complement new construction, and housing planning activities.

UNITS AT RISK OF CONVERSION TO MARKET RATE USES

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

- ◆ One condominium dwelling unit in June Lake, owned by Mono County, rented to low income residents, reserved as an employee housing unit. This unit is deed restricted.
- ◆ Thirty-six dwelling units at Camp Antelope, operated by the non-profit Owens Valley Housing Authority, and reserved for Native Americans. These units are single-family attached and detached units.

ENERGY CONSERVATION

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

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

Mono County General Plan policies encourage the "prudent use of energy and allow substitution of alternative energy sources for conventional energy when such substitution would result in minimal environmental impacts"(Mono County General Plan, Conservation/Open Space Element, Energy Policies, Goal VIII). Objectives under Goal VIII allow for the use of alternative energy sources, such as passive and active solar, in new residential construction, and encourage energy conservation, including weatherization programs.

The Inyo Mono Advocates for Community Action (IMACA) administers a weatherization program for low income persons. Although the program provides \$ 5,000 of weatherization assistance for qualified persons, it is not highly utilized (Daniel Steinhagen, IMACA).

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

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The Weatherization Program provides free weatherization services to improve the energy efficiency of homes, including attic insulation, weatherstripping, minor housing repairs, and related energy conservation measures.

The Home Energy Assistance Program (HEAP) provides financial assistance to eligible households to offset the costs of heating and/or cooling dwellings.

The Energy Crisis Intervention Program (ECIP) provides payments for weather-related or energy-related emergencies.

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

- * Low-Income Energy Efficiency Program (LIEEP)
The Low-Income Energy Efficiency Program provides services, or "measures," designed to help low-income households conserve energy and reduce their electricity costs. SCE pays all the cost of purchasing and installing the measures, which are free to eligible customers.
- * Energy Assistance Fund
The Energy Assistance Fund helps qualified customers in financial hardship with winter electric bills.
- * Medical Baseline Allocation
If you or a full-time resident in your home requires the regular use of electrically-operated life-support equipment, you may be eligible for a Medical Baseline Allocation which allows you to be billed at a lower rate for your electric service.
- * CARE
CARE provides a 20% discount on utility rates and charges at a customer's primary home. To qualify, you must meet all income eligibility guidelines, hold the utility account in your name, and not be claimed as a dependent by any other person living in the residence.
- * Air Conditioner Cycling Program (ACCP)
Save money and conserve energy by joining SCE's Residential Air Conditioner Cycling Program (ACCP), in which you receive a credit on your summer season electric bills.
- * Home Energy Survey ("Residential Energy Use Profile")
SCE offers a free do-it-yourself home energy survey. This provides recommendations and practical steps to reduce energy costs and improve the energy efficiency of your home.

SCE also maintains an extensive online library of energy saving tips (www.sce.com) and conducts public outreach to promote conservation and provide information on low income assistance options.

IV. REVIEW AND REVISE

REVIEW REQUIREMENTS

This section reviews housing programs from the existing Housing Element to evaluate the progress made in achieving those programs, to determine the effectiveness of the programs, and to describe what has been learned from the analysis. Specifically, the review addresses the following:

1. Progress. For each program, the review compares the significant differences between what was projected or planned in the earlier element and what was achieved.
2. Effectiveness. The review summarizes the actual results or outcomes of the earlier element's goals, objectives, policies, and programs (i.e. what happened). The results are quantified where possible and are qualitative where necessary.
3. Appropriateness. The review describes what has been learned based on the analysis of progress and effectiveness and how the housing element will be updated to incorporate what has been learned.

PROGRESS REPORT 1993 HOUSING ELEMENT

This section reviews the policies and programs of the 1993 Housing Element and notes what was or was not achieved.

1993 HOUSING ELEMENT POLICIES AND PROGRAMS

GOAL

To provide an adequate supply of sound, affordable housing units in a safe and satisfying environment for all residents of the county, both present and future.

QUANTIFIED OBJECTIVES:

	New Construction	Rehabilitation	Conservation*
Very Low	138	10	100
Other Low	108	17	50
Moderate	110	10	50
Above Moderate	172	0	0

*The County has no restricted or assisted units.

POLICY A

Ensure that there are adequate sites and facilities to support future housing needs.

OBJECTIVE 1

Ensure that the County's General Plan, Zoning and Subdivision regulations allow for the development and maintenance of a variety of housing types.

Program 1.1: Review and revise the county's General Plan to achieve consistency among its elements and to ensure that its policies allow for the development and maintenance of a wide variety of housing types.

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Responsible Agencies: Planning Department with Planning Commission and regional and community planning advisory committees.
Timeframe: Review annually, revise as needed.

PROGRESS: A comprehensive update of the General Plan Land Use Element was enacted in November 2000 following several years of meetings with local communities. That update included integration of the zoning code with the General Plan and revisions to the zoning code to achieve consistency between zoning code and general plan requirements. The entire unincorporated area was also rezoned at that time. In many instances, zoning that required discretionary approval for housing development was replaced with zoning that allows residential uses outright. The rezoning and code/plan integration strengthened consistency in accordance with Program 1.1. Densities allowing a buildout population of over 70,000 far exceed projected population growth for the next 20 years.

In addition, the county adopted revisions to its secondary housing ordinance to eliminate the need for a use permit for second units. A ministerial director review process is now followed to streamline permitting of second units.

Program 1.2: Revise the county's Zoning and Development Code to ensure consistency with the updated General Plan.

Responsible Agencies: Planning Department with Planning Commission and regional and community planning advisory committees.
Timeframe: Within one year of adoption of the General Plan Update.

PROGRESS: As discussed above, the rezoning process and code integration with the general plan has been completed.

Program 1.3: Rezone the unincorporated area to ensure consistency with the updated General Plan.

Responsible Agencies: Planning Department with Planning Commission and regional and community planning advisory committees.
Timeframe: Within one year of adoption of the revised Zoning and Development Code.

PROGRESS: As discussed above, the rezoning has been completed.

Program 1.4: Revise the County's Subdivision Ordinance to ensure consistency with the updated General Plan.

Responsible Agencies: Planning Department with Planning Commission and regional and community planning advisory committees.
Timeframe: Within one year of adoption of the General Plan Update.

PROGRESS: A revision to the subdivision ordinance has been drafted and procedural changes proposed to provide improved consistency with the general plan. The changes will be subject to a legal review by county counsel prior to amending the Mono County Code.

Program 1.5: Continue to require Specific Plans for large-scale development outside of community areas. Specific Plans allow for a variety of development and streamline the development process.

Responsible Agencies: Planning Department and Planning Commission.

Timeframe: Ongoing, 1991-1997.

PROGRESS: Ongoing. Specific plans were recently adopted for the June Lake Highlands, which provides for up to 153 residential lots/units, several of which must be affordable units, and for the Crowley Lake Estates, which provides for 38 affordable housing units (Very Low) and 15 market rate units/lots. Several specific plans are currently being prepared for residential subdivisions in the Chalfant and June Lake areas and to facilitate seasonal Forest Service lease housing transferring into year-round privately owned housing ownership in the June Lake and Crowley areas.

Program 1.6: Implement general plan policies which focus new development in and adjacent to developed areas in order to reduce transportation costs.

Responsible Agencies: Planning Department and Planning Commission.

Timeframe: Ongoing, as projects are proposed, 1991-1997.

PROGRESS: Ongoing. This program is reinforced by new transportation policies adopted in the Mono County Regional Transportation Plan (RTP).

Program 1.7: Ensure that development on public lands does not adversely impact the county's existing housing supply by reviewing and commenting on all environmental documents prepared for projects on public lands.

Responsible Agency: Planning Department.

Timeframe: Ongoing, as projects are proposed, 1991-1997.

PROGRESS: Ongoing. The County has established a Collaborative Planning Team to provide a coordinated planning process with the Forest Service, the Bureau of Land Management (BLM), the Los Angeles Department of Water and Power (LADWP), and other agencies. The June Lake Area Plan also requires that housing for employees at the June Mountain Ski Area be provided on the adjacent Rodeo Grounds private property, for which a specific plan is currently underway.

OBJECTIVE 2

Ensure the provision of adequate services for housing development.

Program 2.1: Encourage and assist special districts to secure grants to improve and expand sewer and water capabilities and fire protection services. The county's participation will entail aiding districts in the preparation of grant applications and in compliance with environmental requirements.

Responsible Agencies: Planning and Health Departments.

Timeframe: As the opportunity arises.

PROGRESS: Ongoing. As an example, Mono County recently assisted homeowners in a Walker area subdivision and the Bridgeport Public Utility District to apply for CDBG grants to study infrastructure upgrades. Both studies were completed to set the stage for subsequent grants to upgrade infrastructure systems. In addition, Mono County has transferred County property tax revenues to fire districts in Mammoth Lakes, June Lake and Bridgeport to allow for the extension of fire services to unserved areas.

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Program 2.2: Implement policies in the Land Use Element pertaining to the provision of services and the coordination of development with service capability.

Responsible Agencies: Planning Department and Planning Commission.

Timeframe: As development occurs.

PROGRESS: Ongoing.

POLICY B

Work towards attainment of the identified regional housing needs.

OBJECTIVE 1

Meet basic housing construction needs by the construction or placement of approximately 528 units by 1997, if population growth is achieved as expected.

Program 1.1: Continue to conduct pre-application conferences with project proponents to assist them in understanding permit procedures and to resolve potential difficulties early in the review process.

Responsible Agencies: Planning Department, Building Department, Land Technical Advisory Committee (LTAC) = Planning Department, Public Works Department, Health Department, and Code Enforcement Office.

Timeframe: As necessary. Ongoing, 1991-1997.

PROGRESS: Ongoing. The County provides these conferences at no cost to the applicant to encourage early consultation and communication.

Program 1.2: Review permit processing procedures of the Planning and Building Departments to ensure continued streamlining of the permit process. Review and revise application packets, as needed, to ensure that they are comprehensive, clear, and easy to use.

Responsible Agencies: Planning and Building Departments.

Timeframe: Annually.

PROGRESS: Ongoing. The creation of the Community Development Department (CDD), which includes the Planning, Building, and Compliance divisions, streamlined permit processing. The recent consolidation of the Planning and Building departments has resulted in the development of a one-stop permit counter in both the Bridgeport and Mammoth offices. The County's Land Development Technical Advisory Committee also provides a regular forum to review processing procedures on an ongoing basis.

The CDD also recently updated and revised all application forms and packets to ensure they are comprehensive, clear and easy to use. Application forms and information are also available online on the department's website, along with contact information for all CDD staff.

Program 1.3: In conformance with state law, permit mobilehomes on all parcels zoned for conventional single-family residences.

Responsible Agencies: Planning Department and Planning Commission.

Timeframe: Ongoing, 1991-1997.

PROGRESS: Ongoing. County regulations concerning mobilehomes have been revised to better distinguish between mobilehomes and manufactured units. To promote acceptance of

these units in local neighborhoods, the County has established architectural requirements for manufactured units to ensure compatibility with the prevalent conventional stick-built housing inventory throughout the unincorporated area.

Program 1.4: Amend the Zoning and Development Code to clarify the procedures for permitting the installation of mobilehomes in various zoning designations other than single-family residential designations.

Responsible Agencies: Planning Department and Planning Commission.

Timeframe: Within one year of adoption of the General Plan Update.

PROGRESS: Recent changes to development regulations adopted by the Mono County Board of Supervisors allow for manufactured homes in several land use designations other than single-family residential designations. The Planning Commission has also held meetings in which they have recommended that manufactured housing be of an acceptable quality to ensure compatibility with the surrounding neighborhood.

Program 1.5: Continue to permit mobilehome parks on all land planned and zoned for residential land use, in conformance with State law. This also applies to mobilehome developments intended for sale as mobilehome condos or cooperative parks, or as mobilehome planned unit developments.

Responsible Agencies: Planning Department and Planning Commission.

Timeframe: Ongoing, 1991-1997.

PROGRESS: Ongoing.

Program 1.6: Continue to implement regulations regarding Manufactured Housing Subdivisions and Mobilehome Parks and Recreational Vehicle Parks. These regulations provide for a reduction in development standards.

Responsible Agencies: Planning Department and Planning Commission.

Timeframe: As projects are proposed. Ongoing, 1991-1997.

PROGRESS: Ongoing.

Program 1.7: Adopt the proposed "Mixed Use" General Plan land use designation and zoning district in order to provide for mixed commercial--residential uses and to allow for maximum development of housing, particularly employee housing.

Responsible Agencies: Planning Department and Planning Commission.

Timeframe: During revision of the Zoning and Development Code, within one year of adoption of the General Plan Update (see Policy A, Program 1.2).

PROGRESS: Completed. The application of the Mixed Use designation was also expanded from its original application in June Lake to include additional areas in Bridgeport, Walker and Crowley.

Program 1.8: Implement the proposed "Mixed Use" zoning designation in areas with existing mixed uses.

Responsible Agencies: Planning Department and Planning Commission.

Mono County Housing Element

Timeframe: Upon adoption of the General Plan Update, during the subsequent re-zoning of the unincorporated area.

PROGRESS: Ongoing. As noted, the application of the Mixed Use designation was expanded from its origin in June Lake to include additional areas in Bridgeport, Walker and Crowley during the Land Use Element update and county rezoning.

Program 1.9: In communities with a limited private land base and with limited vacant land available for additional residential development, study the possibility of acquiring surrounding public lands for community expansion.

Responsible Agency: Planning Department.

Timeframe: Ongoing, 1991-1997.

PROGRESS: Ongoing. Current efforts include a Master Land Adjustment Specific Plan to transfer a number of seasonal units on federal lease land adjacent to the Crowley and June Lake communities into private ownership for year-round occupancy.

Program 1.10: Designate potential areas as community expansion areas/specific plan in the Land Use Element.

Responsible Agency: Planning Department.

Timeframe: During current general plan update.

PROGRESS: Completed. Community expansion areas for the Antelope Valley, Lee Vining, June Lake and Crowley areas are supported either by land use map designations and/or land use policies.

Program 1.11: Study the desirability and feasibility of implementing a redevelopment agency in the County.

Responsible Agency: Planning Department.

Timeframe: Ongoing, 1991-1997.

PROGRESS: Several years ago Mono County, after investigating the desirability and feasibility of redevelopment in Mammoth Lakes, withdrew its opposition to the redevelopment project in Mammoth Lakes. The growth in property tax dollars normally received by the County in this area was to be diverted to Mammoth Lakes, and a portion of this revenue was to be devoted to affordable housing. An independent lawsuit brought against the Town's redevelopment plan was successful, significantly delaying implementation of Town redevelopment activities. It does not appear that a redevelopment agency is financially feasible elsewhere in the County.

OBJECTIVE 2

Encourage the provision of affordable housing to meet the needs of all economic segments and special housing groups. By July 1997, encourage the construction of approximately 138 units for very low income households, 108 units for low income households, and 110 units for moderate income households.

Program 2.1: Provide a 25 percent density bonus for projects in which 20 percent or more of the units will be constructed for lower income households; or 10 percent or

more of the units will be constructed for very low income households; or 50 percent or more of the units will be constructed for senior citizens.

Responsible Agencies: Planning Department and Planning Commission.

Timeframe: Upon receipt of an application for an affordable housing project.
Ongoing, 1991-1997.

PROGRESS: Ongoing.

Program 2.2: Amend the Zoning and Development Code, to reflect recent changes in state requirements for density bonuses.

Responsible Agency: Planning Department.

Timeframe: Within one year of adoption of the General Plan Update.

PROGRESS: Completed.

Program 2.3: Provide a density bonus for the provision of enclosed, covered parking, including underground parking. Density bonuses for enclosed, covered parking are available at the rate of 1 bonus dwelling unit per 2 enclosed, covered parking spaces. Projects must provide enclosed, covered parking for at least 50 percent of the units to qualify for bonuses. Density bonuses will be calculated on the surplus of required covered parking spaces greater than 50 percent.

Responsible Agencies: Planning Department and Planning Commission.

Timeframe: Upon receipt of a project application. Ongoing, 1991-1997.

PROGRESS: Ongoing.

Program 2.4: In the MU, mixed use, district provide an additional lot coverage bonus of 10 percent (for a total lot coverage of 70 percent) for structures that contain mixed commercial and residential (employee or long-term rental) uses.

Responsible Agencies: Planning Department and Planning Commission.

Timeframe: Upon receipt of a project application. Ongoing, 1991-1997.

PROGRESS: Ongoing.

Program 2.5: In addition to providing density bonuses, reduce or waive processing fees for qualifying affordable housing projects in order to facilitate processing.

Responsible Agency: Board of Supervisors.

Timeframe: Upon receipt of an application for an affordable housing project.
Ongoing, 1991-1997.

PROGRESS: Ongoing. The County waived certain fees for affordable housing rehabilitation projects as part of its CDBG grant several years ago.

Program 2.6: During the pre-application process, inform project applicants of the density bonus provisions and encourage their use.

Responsible Agencies: Planning Department and Planning Commission.

Timeframe: Upon receipt of a project application. Ongoing, 1991-1997.

PROGRESS: Ongoing.

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Program 2.7: Continue to allow secondary housing units in single-family residential areas as provided by State law and by the County's Secondary Housing Ordinance.

Responsible Agencies: Planning Department and Planning Commission.

Timeframe: Upon receipt of an application for a secondary housing unit.
Ongoing, 1991-1997.

PROGRESS: Ongoing. The recent Land Use Element Update also relaxed the permitting requirements for secondary units, allowing for an administrative director review permit instead of the more expensive and time consuming use permit process.

Program 2.8: The County shall not impose any requirements for housing construction other than those mandated by State law or those determined necessary to protect the health and safety of the residents of the county.

Responsible Agencies: Public Works Department, Health Department, Planning Department, Building Department.

Timeframe: Ongoing, 1991-1997.

PROGRESS: Ongoing.

Program 2.9: Maintain an up-to-date file of federal and state housing related programs and funding opportunities. Investigate the possible use of the following programs, among others:

HOME Investment Partnership Program

HCD's Housing Assistance Program

Rural set-aside funds in the state's rehabilitation and rental housing construction program

CDBG program for infrastructure and land acquisition.

Assist developers in applying for grants, loans, or other funding opportunities for affordable housing.

Responsible Agency: Planning Department.

Timeframe: Ongoing, 1991-1997.

PROGRESS: Ongoing. The County obtained a CDBG grant several years ago to establish a low interest housing rehabilitation loan program. Two years ago the County assisted the developer of the proposed affordable housing units within the Crowley Lake Estates Specific Plan apply for HOME funds.

Also, as mentioned previously, the County has assisted several communities obtain CDBG infrastructure funds. Most recently, the County applied for and received a jobs-housing grant for rehabilitation of two housing units in Benton.

Program 2.10: Work with local social service agencies such as the Inyo-Mono Area Agency on Aging (IMAAA) and the Inyo-Mono Advocates for Community Action (IMACA) to participate in and coordinate housing programs, such as "share a house," which are designed to ease the burden of housing costs for the elderly and disabled.

Responsible Agencies: Department of Social Services, IMAAA, IMACA.

Timeframe: Ongoing, 1991-1997.

PROGRESS: Ongoing. IMACA has assisted the County in its housing rehabilitation needs assessment and in the preparation of CDBG grant applications. IMACA also assisted the County in program delivery and administration of its CDBG housing rehabilitation loan program.

Program 2.11: Work with IMACA, IMAAA, Inyo County, the Town of Mammoth Lakes and other appropriate entities to study the feasibility of establishing a regional housing authority or a regional nonprofit corporation or trust for affordable housing.

Responsible Agency: Planning Department.

Timeframe: Complete study by 1994.

PROGRESS: Ongoing. Recent discussions with the Town of Mammoth Lakes have contributed to the formation of Mammoth Housing Inc, a non-profit housing organization that includes a member of the Board of Supervisors on its governing board. A regional Council of Governments, including Mono and Inyo counties, the Town of Mammoth Lakes, and Bishop, has been resurrected to assist in addressing housing needs in the Eastern Sierra. To facilitate the process, Mono County applied for a HCD Interregional Planning Partnership Grant in past years to study related jobs/housing imbalances; it was not clear why the application was not funded. Most recently, Mono County, in conjunction with the Town of Mammoth Lakes, Inyo County and the City of Bishop, applied for and will receive CDBG grant funds to study the regional characteristics of the local and regional housing market, including the jobs/housing balance.

Program 2.12: During the permit review process, encourage developers and property owners to construct homes on an east-west axis to capitalize on solar heating advantages and reduce utility costs.

Responsible Agencies: Building and Planning Departments.

Timeframe: When an application is received.

PROGRESS: Ongoing.

OBJECTIVE 3

Ensure that future development provides a sufficient number of affordable employee housing units so that the existing housing stock is not adversely impacted by such development.

Program 3.1: Require developers of large scale development, such as large multi-family residential projects, commercial lodging projects, or resort projects, to construct affordable employee housing; the continued affordability of employee units shall be assured through enforceable documents which flow with the sale or ownership transference of the property. Unit ratio recommended: one employee unit for 10-50 units; one employee unit per each 50 units thereafter. Employee housing units provided for projects will not be considered in determining the maximum density permitted for development projects.

Responsible Agencies: Planning Department and Planning Commission.

Timeframe: Ongoing, as development is proposed.

PROGRESS: Ongoing.

Mono County Housing Element

POLICY C

Maintain and improve the existing housing stock through rehabilitation, replacement, and conservation.

OBJECTIVE 1

Provide for the rehabilitation of approximately 37 existing units, and the replacement of approximately 15 units, by 1997.

Program 1.1: Participate in the State's Community Development Block Grant (CDBG) program for rehabilitation and weatherization assistance.

Responsible Agencies: Planning Department, IMACA, Board of Supervisors.

Timeframe: Available funding cycles between 1991 and 1997.

PROGRESS: As mentioned, a CDBG grant was obtained and implemented.

Program 1.2: Encourage the private rehabilitation of housing by establishing a tax code enforcement program.

Responsible Agencies: Code Enforcement, Building Department, Board of Supervisors.

Timeframe: FY 1993-94.

PROGRESS: Initial investigations have been completed but not yet implemented. This issue will be re-examined this year by the Compliance Division and reviewed with the Board of Supervisors.

Program 1.3: Increase the public's awareness of rehabilitation programs. The Building Department will work with appropriate agencies and entities to maintain information about these programs and make them available to the public.

Responsible Agencies: Building Department, Code Enforcement, IMACA.

Timeframe: Ongoing, 1991-1997.

PROGRESS: Ongoing.

Program 1.4: Enforce housing code requirements and develop a housing rehabilitation program.

- a. Abatement of unsafe residential units; replacement with safe and affordable units.
- b. Seek home repair grants and low interest loans, including rental rehabilitation grants.
- c. Technical assistance grant from CDBG to begin/address this work.
- d. Identification of neighborhoods needing concentrated housing rehabilitation assistance and public facility improvements.

Responsible Agencies: Planning Department, Building Department, Code Enforcement.

Timeframe: Develop program by 1993. Apply for grants/loans beginning in 1994.

PROGRESS: A technical assistance and housing rehabilitation grant was obtained. Both the Building Division and Compliance Specialist enforce housing requirements on an ongoing

basis. Most recently, the Building and Compliance Divisions conducted a housing condition survey for this housing element update.

Program 1.5: Continue to enforce the requirements of Title 24 of the California Administrative Code, pertaining to energy conservation.

Responsible Agency: Building Department.

Timeframe: Ongoing, 1991-1998.

PROGRESS: Ongoing.

OBJECTIVE 2

Conserve at least 200 existing housing units by 1997.

Program 2.1: Increase the use of home weatherization programs offered by utility companies and other groups by distributing information to homeowners and renters regarding weatherization and other programs that may assist in maintaining the affordability of housing units.

Responsible Agencies: Planning and Building Departments, in cooperation with the Los Angeles Department of Water and Power (DWP), Southern California Edison (SCE), Sierra Pacific Power, and IMACA.

Timeframe: Ongoing, 1991-1997.

PROGRESS: Ongoing. This function has been assumed by the Mono County Energy Department.

Program 2.2: Continue to enforce regulations in the Mono County Zoning and Development Code concerning the conversion of residential facilities or mobilehome spaces in a mobilehome park to other uses.

Responsible Agencies: Planning Department and Planning Commission.

Timeframe: Ongoing, 1991-1997.

PROGRESS: Ongoing.

POLICY D

Provide emergency shelter to citizens in need of short-term emergency housing.

OBJECTIVE 1

Provide emergency shelter for victims of natural hazard occurrences or accidents, and the homeless.

Program 1.1: Revise the Zoning Code to provide for emergency shelters and transitional housing in Commercial, Commercial Lodging, and Mixed Use districts. Monitor the need for permanent emergency shelters. Apply for or encourage and assist a nonprofit organization to apply for emergency housing funds available from the Department of Housing and Community Development or other state or federal agencies when it is determined that there is a need for emergency housing.

Responsible Agency: Planning Department.

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Timeframe: Revise the Zoning Code within one year of adoption of the General Plan Update. Monitor need on an annual basis. Apply for grants when needed.

PROGRESS: In progress. CDBG funding was obtained for emergency generators at two fire houses to assist in providing emergency shelter.

Program 1.2: Ensure that the County's Multi-Hazard Functional Plan, prepared by the County's Office of Emergency Services, remains up-to-date. The Multi-Hazard Functional Plan contains policies and procedures for housing victims of natural hazards or accidents.

Responsible Agency: Office of Emergency Services.

Timeframe: Review annually; revise as needed.

PROGRESS: Ongoing.

Program 1.3: Continue to provide short-term housing for homeless persons.

Responsible Agencies: Department of Social Services, IMACA.

Timeframe: Ongoing, 1991-1997.

PROGRESS: Ongoing.

Program 1.4: Monitor the need to increase services for homeless persons.

Responsible Agencies: Department of Social Services, IMACA.

Timeframe: Monitor annually; revise procedures as needed.

PROGRESS: Ongoing.

POLICY E

Promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color.

OBJECTIVE 1

The County shall not allow housing discrimination to interfere with the attainment of its housing goals and objectives.

Program 1.1: Disseminate information on fair housing laws.

Responsible Agencies: IMACA, Department of Social Services, County Library System.

Timeframe: Ongoing, 1991-1997.

PROGRESS: Ongoing.

Program 1.2: Refer persons with complaints of housing discrimination to appropriate agencies, such as IMACA, the Department of Social Services, or the district office of the Department of Fair Employment and Housing.

Responsible Agencies: IMACA, Department of Social Services.

Timeframe: Ongoing, 1991-1997.

PROGRESS: Ongoing.

Program 1.3: Continue to enforce federal and state requirements pertaining to handicapped accessibility.

Responsible Agency: Building Department.

Timeframe: Ongoing, 1991-1997.

PROGRESS: Ongoing.

Program 1.4: Work with appropriate agencies to increase the number of Section 8 vouchers available in the county, if possible.

Responsible Agencies: Department of Social Services, IMACA, IMAAA, Housing and Urban Development.

Timeframe: Ongoing, 1991-1997.

PROGRESS: Ongoing.

EFFECTIVENESS & APPROPRIATENESS OF 1993 POLICIES & PROGRAMS

Although Mono County permit tracking systems do not provide information on an individual's income and the percent of that income that is devoted to housing, the following observations can be made regarding the effectiveness of housing programs for our residents. With the exception of June Lake, land use and housing goals for unincorporated communities call for retaining a rural residential life style and setting. The trend over the past ten years has been that a majority of new housing units have been constructed on residential lots large enough to accommodate an individual well and septic system. A good number of these units have been manufactured homes, which the County allows through a streamlined permit process, and which we assume are more affordable to Mono County residents. Generally, these larger lots lack significant infrastructure and have thus been more affordable for local residents. Mono County policies also allow for waiving costly infrastructure requirements, such as paved roads, paved parking, and underground utilities. A number of infrastructure improvement waivers have been granted to make housing more affordable over the past ten years.

County policies requiring specific plans for large developments have been effective in preserving subdivision concepts and generally higher residential densities in several community areas by establishing comprehensive and long term policies and development standards for these sites. Unlike most other planning permits, specific plans do not expire, generally use a master environmental document that streamlines subsequent subdivision approvals, and are effective in an area such as Mono County where a relatively small number of units are constructed each year. A good example of the use of a specific plan for a large development is a 48 unit project that includes 38 very low income units--the project has been approved through a specific plan, but has run into financing difficulties. The specific plan preserves the permit approvals that were extremely controversial and would be become more difficult to obtain as time goes by. Over 350 residential units have been approved through the specific plan process over the last planning period, and construction of many of these units is anticipated in this next planning period.

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Mono County's second unit ordinance was amended several years ago to allow for ministerial approval of second units. This has streamlined the process for second units, and although the number of second unit permits has been small we expect increasing numbers of second unit applications in this next planning period as our land values, particularly in the southern part of the county, continue to increase.

The Mono County Building Division and Compliance Division have been active in monitoring housing conditions and allowing for health and safety upgrades without applying excessive requirements to bring all non-conforming characteristics up to current standards. This has encouraged unit retention over demolition.

The same policies that have led to rural affordable housing development this past planning period may also hinder affordable housing in the long term if property values continue to escalate at the same rate as they have the past two years. Given the limited private land base, particularly in southern Mono County, an increase in densities where allowed by infrastructure may be necessary to meet resident needs in the longer term. Such increases in density, however, will require support from local communities, possible amendments to local area plans, and in some cases, comprehensive and costly upgrades to the supporting infrastructure. The unincorporated communities are just beginning to come to terms with the new development pressures radiating from Mammoth Lakes and it is unlikely they will abandon their visions of a rural small town lifestyle. Integrating new residential development into these community plans will be a planning challenge during future planning periods.

The June Lake community is facing a major resort development proposal of up to 900 units across from June Mountain Ski Area that could significantly impact the existing character of the community and place further pressures on resident housing availability. Policies from the housing element and June Lake Area Plan will be instrumental in ensuring that sufficient housing is provided. The fee impact study currently underway for southern Mono County, that is intended to address proposals such as this, will soon result in recommendations to the Board of Supervisors to adopt inclusionary housing criteria and to perform an associated housing impact analysis. It is anticipated that a housing element amendment will be necessary to address these inclusionary criteria recommendations.

V. SUMMARY OF CONCLUSIONS

SUMMARY OVERVIEW

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

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

Population Characteristics

- **Population Growth**

Population growth in the unincorporated areas of Mono County has slowed since 1990 and is projected to continue to grow at a slower rate than in the past. Between 1980 and 2000, the percentage of the unincorporated population living in Antelope Valley, Mono Basin, Bridgeport, and Tri-Valley remained fairly constant while the percentage of the population living in June Lake decreased and the percentage of the population living in Long Valley/Wheeler Crest increased.

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

- ◆ **Ethnicity**

The population in the unincorporated area of Mono County remains predominantly white (85.4 percent of the population), with 4.8 percent American Indian and the remainder other races.

The percentage of the population identifying themselves as Hispanic or Latino, of whatever race rose slightly between 1990 and 2000. This population is fairly evenly distributed throughout the county's communities. Anecdotal data indicates that the hispanic population is employed throughout the county in service jobs and has continued to increase since the 2000 census.

During this same period, the Hispanic/Latino population in Mammoth Lakes increased from 14.5 percent of the Town's population in 1990 to 22.2 percent of the Town's population in 2000, an increase of 881 persons. The rise in the Town's Hispanic population could impact housing in the unincorporated area, as many of the hispanic population tend to be lower paid service workers in need of low to moderate income housing.

- **Age**

The median age in the unincorporated area increased from 33 in 1990 to 40.1 in 2000. Sixty-five percent of the unincorporated population is in the 18-64 age group. The number of children under 5 decreased while the number of seniors 65 years and older increased.

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Antelope Valley had the highest percentage of children under 5, most of them west of Hwy. 395, probably in the Marine Corps housing in Coleville. Antelope Valley also had the highest percentage of seniors 65 years and older. The Long Valley/Wheeler Crest and Tri-Valley planning areas also had high percentages of children under 5 and seniors 65 years and older.

KEY FINDINGS-- Population

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

Household Characteristics

● **Household Growth**

The number of households in unincorporated Mono County continues to increase. Between 1990 and 2000, the greatest increase in households occurred in the Long Valley/Wheeler Crest area and the Antelope Valley.

Average household size for the unincorporated area in Mono County decreased slightly from 2.51 in 1990 to 2.40 in 2000. Antelope Valley west of Hwy. 395 and the Tri-Valley had the highest average household sizes; Bridgeport Valley and Antelope Valley east of Hwy. 395 had the lowest average household sizes.

● **Household Tenure**

The overall number of renters in the unincorporated area decreased from 40 percent of all households in 1990 to 31 percent of all households in 2000. Between 1990 and 2000, the percentage of households who were renters remained fairly constant in Antelope Valley and June Lake, decreased slightly in Bridgeport Valley and Tri-Valley, and decreased significantly in Mono Basin and Long Valley/Wheeler Crest.

Between 1990 and 2000, the number of renters in single family residences in the unincorporated area decreased while the number in multiple family residences and mobilehomes increased.

● **Occupancy**

Mono County has a high vacancy rate (39 percent in 2000) due to the large number of vacation homes and seasonal use units in the area. In 2000, the vacancy rate for rentals was 3 percent while the vacancy rate for units for sale was 6 percent. Eighty-four (84) percent of the vacant units were seasonal or recreational use units.

When the census was taken in 2000, only Antelope Valley, Long Valley/Wheeler Crest, and Tri-Valley had units available for rent. All of the planning areas except Mono Basin had units available for sale, with the most units available in June Lake and Tri-Valley. Mono Basin and June Lake had the highest percentages of vacant units reserved for seasonal use while Antelope Valley and Tri-Valley had the lowest percentages of vacant units reserved for seasonal use.

- **Overcrowding**

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

Overcrowding is not a significant housing situation in unincorporated Mono County. In 2000, there were a total of 125 overcrowded households. Of those 125 households, 32 percent were renters, approximately the same percentage as the overall rate for renters in the unincorporated area. Less than three percent of all households in the unincorporated area were severely overcrowded in 2000. Of the 67 households identified as being severely overcrowded, 57 of them were owner households and only 10 were renter households.

- **Overpayment**

Households are considered to be overpaying for housing if payments for rent or mortgage are 30 percent or more of household income. The number of lower income households (those at or below 80 percent of the median income) overpaying is of special concern. In 1999, the median household income for unincorporated Mono County was \$ 45,325. Eighty percent of the median household income is \$ 36,260; the closest category available in the census data is \$ 35,000.

In 2000, there were approximately 505 households (22 % of all households) in the unincorporated area of Mono County paying 30 percent or more of their household income for housing. Twenty-eight (28) percent of all renter-occupied households were overpaying; 19 percent of all owner-occupied households were overpaying. Of the 585 households reporting a household income less than \$ 35,000, 305 (44 percent of households with income less than \$ 35,000 or 13 percent of all households) were overpaying, including all renter-occupied households with income less than \$ 35,000.

June Lake and Long Valley/Wheeler Crest had the highest percentages of households overpaying. In both planning areas, there were a substantial number of homeowners with incomes greater than \$ 35,000 who were overpaying.

Affordable housing for low and moderate income households has been identified as the single most important housing issue throughout the county. Since the 2000 US Census, housing prices have continued to rise in the county, particularly in Mammoth Lakes, increasing housing pressures on surrounding communities in the county.

- **Disabled Persons**

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

- **Seniors**

There were 436 senior households (65 years and older) in unincorporated Mono County in 2000, 18.8 percent of all households. Of the 436 senior households, only 19 were renters,

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indicating a home ownership rate of 95.7 for seniors. In addition, only 18 seniors had incomes under the poverty level in 1999.

- **Large Households**

Large households are defined as households with more than five persons. Overcrowding is not a significant housing situation in the unincorporated area of Mono County, with only 7.8 percent of all households identified as overcrowded. Of the 180 households identified as overcrowded, 78 households (43 percent of all overcrowded households) are occupied by renters.

Large households (5 or more persons) are located throughout the county but predominantly in Antelope Valley, Long Valley, and Tri-Valley. These areas have large numbers of children and teenagers. There are no renter-occupied large households except in Antelope Valley and Tri-Valley. Forty-six of the 52 renter-occupied households in Antelope Valley are located west of Hwy. 395, probably in the Marine Corps housing at Coleville.

- **Farmworker Housing**

Agriculture showed an overall decline in Mono County between 1992 and 1997. The number of farms, acreage in farms, average size of farms, and hired farm labor all decreased during that period.

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

- **Female Headed Households**

In unincorporated Mono County, there were 137 female headed households in 2000, down from 144 in 1990. Of the 137 female headed households, 33 were under the poverty level, down from 46 in 1990. The 33 female headed households under the poverty represent 49.2 percent of all households under the poverty level.

Antelope Valley and June Lake have the highest numbers of female headed households, as well as the highest number of female headed households under the poverty level. Antelope Valley and Tri-Valley have the highest numbers of total families under the poverty level.

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

- **Emergency Housing**

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

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

KEY FINDINGS -- Households

- ◆ The number of households in the unincorporated area is continuing to grow as the population grows.
- ◆ The number of renters is decreasing.
- ◆ Average household size remains approximately the same.
- ◆ The unincorporated area continues to have a high vacancy rate due to the large number of seasonal use units throughout the County.
- ◆ Overcrowding is not an issue in Mono County.
- ◆ Overpayment occurs in Mono County, including for many renters. Some households overpaying have moderate level incomes.
- ◆ Affordable housing for low and moderate income households has been identified as the single most important housing issue throughout the county. Since the 2000 US Census, housing prices have continued to rise in the county, particularly in Mammoth Lakes, increasing housing pressures on surrounding communities in the county.
- ◆ Housing needs for special population groups in Mono County are not a priority concern. Disabled persons are not a significant portion of the population--their housing needs are addressed by regional social service agencies.
 - Seniors in Mono County are predominantly homeowners.
 - There are few large households and overcrowding is not a problem.
 - There are relatively few farmworkers and housing is generally provided for them.
 - The number of female headed households is decreasing slightly and many of them have incomes above the poverty level.
 - There are no emergency shelters in Mono County and generally only one or two homeless assistance cases in the unincorporated area per year.

Employment

- **Employment Trends**

In 2001, Mono County's overall employment was dominated by the services, retail trade and government industries. Industry projections for the forecast period 1999–2006 estimate that 85 percent of the job growth in Mono County, over the seven-year period, will continue to be in services, retail trade and government.

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

- **Place of Work**

Many county residents do not work in the community in which they live. Approximately 25 percent (729 persons) of workers 16 and older residing in unincorporated Mono County worked outside of the county and outside of the state in 2000. Mono County workers who worked outside of the state lived predominantly in Antelope Valley. The highest numbers of those who worked outside of Mono County but in California lived in Long Valley/Wheeler

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Crest and Tri-Valley. Significant portions of June Lake and Mono Basin residents also worked outside Mono County. This indicates that there is a significant jobs/housing imbalance in Mono County.

Travel times to work are highest in Antelope Valley and Tri-Valley, reflecting the fact that many residents of those areas work outside of the community. A large number of Long Valley/Wheeler Crest workers commute between 30 and 44 minutes, probably to Inyo County.

- **Income**

The overall median household income in the unincorporated area in 1999 was \$ 45,325. The median household income varied significantly, however, throughout the county depending on the area and the age of the householder, with the southern half of the county having generally higher overall income levels.

Mono County residents in the unincorporated area had income from a variety of sources in 1999. Self-employment income was highest in June Lake and Long Valley/Wheeler Crest. Income from investments (interest, dividends, rentals) was highest in Long Valley/Wheeler Crest, June Lake, and Mono Basin. Social Security income was highest in Antelope Valley and Tri-Valley. Supplemental Security income was highest in Antelope Valley and Tri-Valley while Public Assistance income was highest in Mono Basin and June Lake. Income from retirement funds was highest in Tri-Valley and Long Valley/Wheeler Crest.

- **Poverty**

The total number of persons with income below poverty level in the unincorporated area decreased from 563 in 1989 to 438 in 1999. The number of persons with income below poverty level decreased for all age groups, except 18-64 years old which increased from 282 to 292 persons, and in all planning areas, except for June Lake which increased from 30 to 39 persons and Long Valley/Wheeler which increased from 19 to 38 persons.

The total number of families in the unincorporated area with an income below poverty level also decreased from 100 in 1989 to 67 in 1999. The number of families with an income below poverty level decreased for all family types, except for female-headed households with children which increased from 8 families to 33, and in all planning areas, except for June Lake, which increased from 8 to 11 families, and Long Valley/Wheeler Crest, which increased from 25 to 36 families. The increases in June Lake and Long Valley/Wheeler Crest were primarily the result of increases in female-headed households with children with incomes below poverty level.

KEY FINDINGS -- Employment

- ◆ Mono County's overall employment continues to be dominated by services, retail trade, and government.
- ◆ There is a significant jobs/housing imbalance in Mono County. Many residents in the unincorporated area work outside of their communities, outside of the county, or outside of the state. Commute times are significant for large portions of the population.
- ◆ Major employment centers are located in Mammoth Lakes (services, retail trade, government), June Lake (seasonal services and retail trade) and Bridgeport (government). Despite the availability of Commercial (C) and Mixed Use (MU) zoning throughout communities in the unincorporated area, it is unlikely that sufficient jobs will develop to eliminate the need for workers to commute to jobs outside of their communities.
- ◆ The overall median household income in the unincorporated area in 1999 was \$ 45,325. The median household income varied significantly, however, throughout the county

- depending on the area and the age of the householder, with the southern half of the county having generally higher overall income levels.
- ◆ The total number of persons and families with income below poverty level decreased between 1989 and 1999.

Housing Characteristics

- **Housing Types**
Housing in unincorporated Mono County is predominantly single family detached units and mobilehomes. Since 1990, all types of housing in the unincorporated area increased except for single family attached units and mobilehomes. During that period, multi-family units had the greatest percentage increase, particularly 2-4 unit developments which grew 68.2 percent (120 units) between 1990-2000.
- **Housing Stock Conditions**
The Mono County Community Development Department is in the process of conducting a Housing Condition Survey for the unincorporated area of the county. The survey is fairly complete only in June Lake; additional work is needed to complete the survey in other communities. In general, Mono County's housing stock is in fair to good condition. Approximately 60 percent of all housing units in the unincorporated area have been built in the past 30 years. There are areas in the county, however, where maintenance and rehabilitation of the housing stock is an issue.

KEY FINDINGS -- Housing Characteristics

- ◆ Housing in the unincorporated area of Mono County is primarily single family residences including mobilehomes. Between 1990 and 2000, the number of multi-family units had the highest percentage increase of any type of housing.
- ◆ The Mono County Community Development Department is in the process of conducting a Housing Condition Survey for the unincorporated area of the county. The survey is fairly complete only in June Lake; additional work is needed to complete the survey in other communities. In general, Mono County's housing stock is in fair to good condition. Approximately 60 percent of all housing units in the unincorporated area have been built in the past 30 years. There are areas in the county, however, where maintenance and rehabilitation of the housing stock is an issue.

Regional Housing Need

- **Regional Housing Need**
The Department of Housing and Community Development (HCD) established Regional Housing Needs for the unincorporated area of Mono County for the planning period (2001-2008): 49 units for very low income households, 48 units for low income households, 39 units for moderate income households, and 97 units for above moderate income households.

KEY FINDINGS -- Regional Housing Need

- ◆ Due to the recent rapid growth in housing development, Mono County has made significant progress in meeting its identified regional housing need. The remaining housing need is 10 units for very low income households, 2 units for low income households, 0 units for moderate income households, and 14 units for above moderate income households.

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- ◆ County staff expects the trend of increased housing development to continue due to low interest rates and increased demand for housing.

Land Use Inventory

- **Physical and Environmental Constraints**

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

- **Zoning for Lower Income**

Mono County has several land use designations that provide density bonuses for affordable housing and that are intended to provide for the efficient use of land and to increase opportunities for affordable housing. The following land use designations promote the provision of affordable housing: Multi-Family Residential-Low, Moderate, High (MFR-L, M, H); Mixed Use (MU); and Commercial Lodging-Moderate, High (CL-M, H).

- **Infrastructure Availability**

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

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

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

- **Redevelopable Sites**

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

- **Sites & Zoning that Facilitate Housing for Farmworkers and Homeless**

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

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

- **Realistic Capacity**

Mono County's Land Use Element, in Chapter V, Projected Buildout, discusses land available for development by zoning district and the realistic buildout figures for that land. Tables 2 and 3 of the Land Use Element show projected buildout figures for each community area and for the private lands outside of community areas. These tables note where maximum densities are not realistic based on environmental constraints, lack of infrastructure, lack of access, and/or community desire to keep large parcels of agricultural land as open space.

KEY FINDINGS -- Land Use Inventory

- ◆ There are areas within Mono County that are unavailable for residential development because of site constraints such as natural hazards or environmentally sensitive lands. The high cost of building on these lands, coupled with environmental constraints, in many cases would make them unsuitable for development.
- ◆ Mono County has several land use designations that provide density bonuses for affordable housing and that are intended to provide for the efficient use of land and to increase opportunities for affordable housing.
- ◆ Water and sewer systems are available in some communities. If individual septic systems are required, the minimum lot size required is 20,000 square feet. If individual wells and septic systems are required, the minimum lot size is 40,000 square feet. In some areas of the county, these requirements make it necessary to have more than one lot to build a house.
- ◆ Mono County has sufficient undeveloped sites available to meet its identified regional housing needs. There is no need to include redevelopable sites as part of this analysis.
- ◆ Mono County's Land Development Regulations allow farm housing and multi-family residential units, such as homeless housing, in several land use designations. There are many acres of agriculturally zoned land in the county. There are not significant homeless or farm workers population in the county, however, so those types of housing are not a high priority.
- ◆ Maximum densities are not realistic in some areas based on environmental constraints, lack of infrastructure, lack of access, and/or community desire to keep large parcels of agricultural land as open space.

Governmental Constraints

- ◆ **Land Use Controls**

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

- **Requirements Imposed by Other Agencies**

A number of other agencies (e.g. Southern California Edison, Lahontan Regional Water Quality Control Board, U.S. Army Corps of Engineers, California Department of Fish and Game) impose land use controls that affect development in Mono County. These regulations may constrain development by affecting the location and/or cost of development.

- **Codes and Enforcement**

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

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

- **On/Off Site Improvement Standards**

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

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

- **Fees and Exactions**

Mono County collects development fees and building permit fees to cover the actual cost of services rendered. While they increase the cost of housing, they are not a constraint to development. The County streamlines its permit processing in order to expedite the

development process and minimize the fees involved in a project. The county may also require the following land dedications and exactions, depending on the location and type of the development: street rights-of-way, public utility easements, open space and trail dedications, snow storage easements, employee housing.

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

The County is currently conducting a fee impact study in Crowley Lake and June Lake to assess the need for housing impact fees and the potential to utilize in-lieu fees and/or land dedication to provide for affordable housing.

KEY FINDINGS -- Governmental Constraints

- ◆ Although Mono County's land development regulations and development standards have not been identified as constraints to development, there may be opportunities to increase the flexibility of those regulations in order to increase housing opportunities countywide.
- ◆ A number of other agencies impose land use controls that may constrain development in Mono County by affecting the location and/or cost of development.
- ◆ The Mono County Building Department enforces a variety of building standards established on a countywide basis. Building Code requirements are generally state standards and do not create a constraint to the development of housing. The County has an on-going code enforcement program to ensure compliance with the County Code, including the Mono County Land Development Regulations, and the codes enforced by the Building Department. It does not create a constraint to development.
- ◆ On-site improvements for residential construction are generally limited to improvements required by the county's Fire Safe Regulations, and septic and water improvements required by the County Health Department or by local sewer and water providers. These required improvements are based on state requirements and do not create an additional constraint to development. Local fire departments may also require additional on-site improvements. Off-site development requirements for residential construction are generally limited to collection of school district fees and fire protection mitigation fees in areas within fire protection districts.
- ◆ On-site improvements for subdivisions and land divisions may include the above requirements as well as additional requirements depending on the size and type of the proposed subdivision. Due to the environmental sensitivity of much of the land in the County, additional development requirements may be imposed through the environmental review process on discretionary projects (this does not apply to the construction of a single-family residence by an individual). Additional development requirements to mitigate significant environmental impacts from a proposed project may increase the overall cost of the project that in turn may increase the cost of housing within the project.
- ◆ Mono County collects development fees and building permit fees to cover the actual cost of services rendered. While they increase the cost of housing, they are not a constraint to development. The County streamlines its permit processing in order to expedite the development process and minimize the fees involved in a project. The county may also require the land dedications and exactions, depending on the location and type of the development.
- ◆ The County is currently conducting a fee impact study in Crowley Lake and June Lake to assess the need for housing impact fees and the potential to utilize in-lieu fees and/or land dedication to provide for affordable housing.

Non-Governmental Constraints

- **Land Costs**

Land costs vary significantly depending where a parcel is located, whether community utilities are available to the site, whether infrastructure (access roads, utility lines) are installed onsite, on the type of parcel (small town lot, large agricultural parcel), and on the housing demand in the area. No one area has overall lower or higher land costs; it depends on the parcel in question.

- ◆ **Construction Costs**

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

- **Availability of Financing**

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

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

- **Units At Risk of Conversion to Market Rate Uses**

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

- **Energy Conservation**

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

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

KEY FINDINGS -- Non-Governmental Constraints

- ◆ Land costs vary significantly throughout Mono County depending on a number of factors. No one area has overall lower or higher land costs; it depends on the parcel in question.
- ◆ Due to the wide range of land costs, fees, and development requirements throughout the county, it is very difficult to estimate a "typical" total development cost for single family residential development.
- ◆ Financing for home construction or purchase is now generally available to Mono County residents at competitive rates. A number of government-assisted loan programs to enable low and moderate income households to construct or purchase housing are generally available to Mono County residents.
- ◆ Mono County does not have any multifamily rental housing that could be converted to market rate rents.
- ◆ All new development and major remodeling in Mono County must comply with state energy code requirements. The Mono County General Plan promotes alternative energy sources and encourages energy conservation. Local and state agencies provide energy assistance and weatherization programs for low income residents in Mono County.

KEY FINDINGS BY PLANNING AREA

Antelope Valley

- ◆ Population has remained relatively stable. Growth pressures not anticipated.
- ◆ Higher numbers of Hispanic and American Indian persons than elsewhere in the unincorporated area.
- ◆ Higher numbers of seniors and children under 5 than elsewhere.
- ◆ Rental rate -- 50 %.
- ◆ Overpayment -- 18 % of households.
- ◆ Higher numbers of large households and female headed households than elsewhere.
- ◆ High travel times to work and high numbers working outside of the county and outside of the state.
- ◆ Higher number of persons below poverty level than elsewhere although that number has decreased.
- ◆ Higher number of persons with Social Security and Supplemental Security income than elsewhere.
- ◆ Higher numbers of 2-4 unit multifamily residences and mobilehomes than elsewhere.
- ◆ Some Mixed Use (MU) zoning in Walker that allows multifamily units.
- ◆ Individual wells and septic systems required.

Bridgeport Valley

- ◆ Population has remained relatively stable. Growth pressures not anticipated.
- ◆ Some Hispanic and American Indian population.
- ◆ Rental rate -- 39 %.
- ◆ Overpayment -- 21 % of households.
- ◆ High number of seasonal use units--Twin Lakes area.
- ◆ Moderate number of female headed households.
- ◆ Low travel times to work.
- ◆ Low number of persons below poverty level.
- ◆ Higher number of 2-4 unit multifamily residences than elsewhere.
- ◆ Higher numbers of units built 30+ years ago, 40+ years ago, or 50+ years ago than elsewhere.
- ◆ Some Mixed Use (MU) zoning in Bridgeport community that allows multifamily units.
- ◆ Community sewer and water in Bridgeport community and Evans Tract; individual wells and septic systems elsewhere.

Mono Basin

- ◆ Population has remained relatively stable. Growth pressures not anticipated.
- ◆ Higher number of Hispanic persons than elsewhere.
- ◆ Rental rate --26 %.
- ◆ Overpayment -- 14 % of households.
- ◆ No female headed households.
- ◆ Low travel time to work.
- ◆ Low number of persons below poverty level but greater number of persons with Public Assistance income.
- ◆ Higher number of units built 30+ and 40+ years ago than elsewhere.
- ◆ Some Commercial zoning in Lee Vining that allows multifamily units subject to use permit.
- ◆ Community sewer and water in Lee Vining. Mutual water company in Mono City. Individual wells and septic systems elsewhere.

June Lake

- ◆ Population has decreased. Need for affordable housing anticipated.
- ◆ Slightly lower number of Hispanic persons than elsewhere.
- ◆ Rental rate -- 34 %.
- ◆ High number of seasonal use units.
- ◆ Overpayment -- 38 % of households.
- ◆ Higher number of female headed households.
- ◆ Low travel time to work.
- ◆ Low number of persons below poverty level but they are in female headed households and greater number of persons with Public Assistance income than elsewhere.
- ◆ Higher number of persons with self-employment income than elsewhere.
- ◆ Higher number of 2-4 unit multifamily units and 5+ multifamily units than elsewhere.
- ◆ Higher number of units built 50+ years ago than elsewhere.
- ◆ Various zoning that allows multifamily units, i.e. Multifamily Residential--Low, Moderate, and High, Mixed Use, and Commercial Lodging--Moderate and High.
- ◆ Community sewer and water but distribution system needs improvements.

Long Valley

- ◆ Population has increased and is expected to continue to increase. Growth pressures anticipated including a need for affordable housing.
- ◆ Higher number of Hispanic persons than elsewhere.
- ◆ Higher numbers of seniors and children under 5 than elsewhere.
- ◆ Rental rate -- 14 %.
- ◆ High number of seasonal use units.
- ◆ Overpayment -- 28 % of households.
- ◆ Higher number of large households (5+ persons) than elsewhere.
- ◆ Low number of female headed households but the number is increasing.
- ◆ Medium travel time to work.
- ◆ Low number of persons below poverty level but they are in female headed households.
- ◆ Higher number of persons with self-employment income than elsewhere.
- ◆ Higher number of 5+ multifamily units than elsewhere.
- ◆ Higher number of units built 40+ and 50+ years ago than elsewhere.
- ◆ Some Mixed Use and Multifamily Residential-Moderate zoning along Crowley Lake Drive that allows multifamily residential units.
- ◆ Water and sewer available in Crowley Lake. Water available in Sunny Slopes. Water available in Rimrock Ranch area of Wheeler Crest. Individual wells and septic systems required elsewhere.

Tri-Valley

- ◆ Population has remained relatively stable. Growth pressures anticipated, particularly in Chalfant.
- ◆ Slightly lower numbers of Hispanic persons than elsewhere.
- ◆ Higher numbers of American Indians than elsewhere in the unincorporated area.
- ◆ Higher number of seniors than elsewhere.
- ◆ Rental rate -- 23 %.
- ◆ Overpayment -- 10 % of households.
- ◆ Higher number of large households (5+ persons) than elsewhere.

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- ◆ Moderate number of female headed households.
- ◆ High travel time to work; many residents work outside the county.
- ◆ Higher number of persons below poverty level than elsewhere but the number has declined.
- ◆ Higher number of persons with Social Security and Supplemental Security income than elsewhere.
- ◆ Higher number of mobilehomes than elsewhere.
- ◆ Extremely limited Commercial and Mixed Use zoning that would allow for multifamily residential units.
- ◆ Individual wells and septic systems required.

VI. HOUSING PROGRAM

STATUTORY REQUIREMENTS

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

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

- immediate, short-term and long-term action steps;
- proposed measurable outcomes; and
- specific funding sources, where appropriate.

HOUSING POLICIES AND PROGRAMS

OVERALL HOUSING GOAL

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

PROVISION OF ADEQUATE SITES

- Goal** Plan for adequate sites and facilities to support future housing needs.
- Policy 1** Facilitate the provision of housing in unincorporated communities to meet local housing demand.
- Policy 2** Ensure that adequate infrastructure exists or will be provided to support future housing development.
- Policy 3** Identify potential housing sites, including seasonal housing units on public lands, agency employee housing (USFS, BLM, Caltrans, DWP and Mono County), and under-utilized sites.
- Policy 4** Seek adequate sites for housing in Mono County and the Eastern Sierra through coordination with other public agencies (i.e. Town of Mammoth Lakes, Inyo County, USFS, BLM, Caltrans, DWP, DFG, State Parks and Marine Corps), private concerns, nonprofit entities and tribal governments.
- Policy 5** Plan for adequate sites and facilities are available for housing all segments of the population, including the homeless; citizens in need of short-term emergency shelter housing (e.g. victims of natural hazard occurrences or accidents and temporarily homeless); and seasonal workers, including farm workers and ski industry workers.
- Policy 6** Utilize a Regional Housing Authority or similar entity to develop, implement, and manage housing programs in Mono County and the Eastern Sierra.
- Policy 7** Consistent with the Land Use Element, designate adequate sites for a variety of residential development in each community to help establish self sufficient communities that balance job locations with housing, i.e. develop a sufficient year

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round residential population in communities to support local schools, commercial services, and other services.

- Program 1 Pursue land exchanges of existing seasonal housing units on public lands into private ownership so those units may become available for local year round housing.

Responsible Agencies: Community Development Department, Board of Supervisors.
Timeframe: Ongoing, 2001-2008.
Funding: Mono County, Forest Service, and permit holders.

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

Responsible Agencies: Community Development Department.
Timeframe: 2004.
Funding: Grants, General Fund.

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

Responsible Agencies: Community Development Department, Public Works Department, Board of Supervisors.
Timeframe: 2004-2005.
Funding: Grants, General Fund.

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

Responsible Agencies: Community Development Department.
Timeframe: 2004.
Funding: Grants, General Fund.

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

Responsible Agencies: Community Development Department.
Timeframe: Ongoing.
Funding: General Fund.

- Program 6 Implement policies in the Land Use Element pertaining to the provision of services and the coordination of development with service capability. Work with local service providers (public utility districts, fire protection districts, gas/electric power

providers, telephone/communications systems providers, etc.) to ensure that adequate services are or will be available for housing development.

Responsible Agencies: Community Development Department, Environmental Health Department.

Timeframe: Ongoing, 2001-2008.

Funding: Grants, General Fund.

Program 7 Encourage and assist special districts to secure grants to improve and expand sewer and water capabilities and fire protection services. The county's participation will entail aiding districts in the preparation of grant applications and in compliance with environmental requirements.

Responsible Agencies: Community Development Department, Environmental Health Department.

Timeframe: Ongoing, 2001-2008.

Funding: Grants, General Fund.

Program 8 Identify sites for emergency shelters in this Housing Element. Monitor the need for permanent emergency shelters. Apply for emergency housing funds available from the Department of Housing and Community Development or other state or federal agencies when it is determined that there is an unmet need for emergency housing.

Responsible Agencies: Community Development Department; Housing Authority.

Timeframe: Ongoing, 2001-2008.

Funding: Grants.

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

Responsible Agencies: Community Development Department, Office of Emergency Services.

Timeframe: Ongoing, 2001-2008.

Funding: Grants, Homeland Security Funds, General Fund.

Program 10 Continue to provide short-term housing for homeless persons.

Responsible Agencies: Department of Social Services, IMACA.

Timeframe: Ongoing, 2001-2008.

Funding: State & Federal Social Service Funds, General Fund.

Program 11 Monitor the need to increase services for homeless persons.

Responsible Agencies: Department of Social Services, IMACA.

Timeframe: Ongoing, 2001-2008.

Funding: State & Federal Social Service Funds, General Fund.

Program 12 Establish a Regional Housing Authority or similar entity to develop, implement and manage housing programs in Mono County and the Eastern Sierra. The housing authority should address regional housing programs, including those for the County, the Town of Mammoth Lakes, agencies (e.g. USFS, BLM, Caltrans, special districts, DWP), and special needs groups (e.g. disabled, seniors).

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Responsible Agencies: Community Development Department, Board of Supervisors.

Timeframe: 2004-2005.

Funding: Grants, Developer Impact Fees, Donations, General Fund.

Program 13 Implement housing policies contained in area plans, such as the June Lake Area Plan.

Responsible Agencies: Community Development Department, Planning Commission.

Timeframe: Ongoing, 2001-2008.

Funding: Application Fees, Compliance Fees, General Fund.

Program 14 Consistent with the Land Use Element, continue to require Specific Plans for large-scale development within community expansion areas. Specific Plans allow for a variety of development and can streamline the development process.

Responsible Agencies: Community Development Department, Planning Commission.

Timeframe: Ongoing, 2001-2008.

Funding: Application Fees.

Program 15 In conformance with state law, continue to permit manufactured housing on all parcels zoned for conventional single-family residences.

Responsible Agencies: Community Development Department, Planning Commission.

Timeframe: Ongoing, 2001-2008.

Funding: Application Fees.

Program 16 Continue to permit mobilehome parks on all land planned and designated for residential land use, in conformance with State law. This also applies to mobilehome developments intended for sale as mobilehome condos or cooperative parks, or as mobilehome planned unit developments.

Responsible Agencies: Community Development Department, Planning Commission.

Timeframe: Ongoing, 2001-2008.

Funding: Application Fees.

Program 17 Continue to implement the land development regulations regarding Manufactured Housing Subdivisions. These regulations provide for a higher density of single family development and a relaxation of development standards.

Responsible Agencies: Community Development Department, Planning Commission.

Timeframe: Ongoing, 2001-2008.

Funding: Application Fees.

Program 18 Support a balance of jobs and housing in Mono County communities and the associated reduction in resident commute times by facilitating community job growth through economic development programs. Pursue grant funding for economic development projects that grow jobs and healthy communities capable of supporting more resident housing.

Responsible Agencies: Community Development Department.
Timeframe: Ongoing, 2001-2008.
Funding: Grants, Economic Development Funds, General Fund.

Program 19 Pursue a master land adjustment planning program to expand the private land base within or immediately adjacent to existing communities lacking a sufficient private land base for housing. The land adjustment program, which is coordinated through the Collaborative Planning Team, also seeks to reduce private in-holdings in open space or resource management areas outside community areas.

Responsible Agencies: Community Development Department.
Timeframe: Ongoing, 2001-2008.
Funding: Grants, Federal Planning Funds, General Fund.

Program 20 Consider amending the general plan and subdivision ordinance to permit smaller minimum lot sizes where consistent with area plans and available infrastructure.

Responsible Agencies: Community Development Department.
Timeframe: Ongoing, 2001-2008.
Funding: Grants, General Fund.

Program 21 Re-examine residential limitations in area plans where new sewer, water or other infrastructure requirements, such as fire-flow requirements, allow for greater single family densities. Consider amending the general plan and area plans to allow for higher single family densities in these areas.

Responsible Agencies: Community Development Department.
Timeframe: Ongoing, 2001-2008.
Funding: Grants, General Fund.

Program 22 Continue to allow for mixed use development as a method of increasing the land base available for housing.

Responsible Agencies: Community Development Department.
Timeframe: Ongoing, 2001-2008.
Funding: Application Fees.

Program 23 Continue to allow for residential development in the commercial land use designation to more efficiently and economically utilize our limited land base for housing.

Responsible Agencies: Community Development Department.
Timeframe: Ongoing, 2001-2008.
Funding: Application Fees.

Program 24 Consider amending the general plan and subdivision ordinance to allow for greater flexibility in subdivision design to encourage clustering, zero lot line and common-wall developments, and other residential design strategies that allow for development at the gross allowable density while preserving sensitive site features.

Responsible Agencies: Community Development Department.
Timeframe: Ongoing, 2001-2008.

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Funding: Grants, General Fund.

Program 25 Examine the potential of allowing additional densities in existing specific plan areas within or adjacent to communities to better utilize available infrastructure and limited private land base.

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2001-2008.

Funding: General Fund.

Program 26 Consider establishing minimum allowable densities (in addition to retaining maximum density restrictions) in appropriate community areas to encourage resident housing.

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2001-2008.

Funding: Grants, General Fund.

Program 27 In concert with other agencies in the region, assess commuting and employment patterns in the Eastern Sierra to determine the level of the imbalance between job locations and housing locations. Use this assessment as a basis for adjustments to planning and transportation policies to achieve a jobs/housing balance consistent with state law.

(Note: Mono County, Inyo County and the Town of Mammoth Lakes are in the process of combining recent CDBG grant awards to conduct such a study.)

Responsible Agencies: Community Development Department, Inyo County, Town of Mammoth Lakes.

Timeframe: Ongoing, 2001-2008.

Funding: CDBG Grant and General Fund Match.

Program 28 Continue development credit programs in agricultural valleys such as Bridgeport and Hammil that promote the retention of large agricultural parcels for farming purposes by requiring clustered residential development on smaller parcels. To further promote housing development, consider amending the land use element to clarify development credit programs, including their inapplicability to genuine farm labor housing projects, and their ability to transfer development credits to offsite parcels more suitable for development.

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2001-2008.

Funding: General Fund, Application Fees.

Program 29 Consider providing incentives and/or instituting other methods of encouraging second home owners to make vacation units available for resident use or seasonal employee housing.

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2001-2008.

Funding: Grants, General Fund.

Program 30 Consider alternative methodologies that include projected job creation and existing jobs-housing imbalances for allocating regional housing needs to unincorporated

communities. (Note: This policy is recommended in response to the concerns of the Antelope Valley Regional Planning Advisory Committee.)

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2001-2008.

Funding: Grants, General Fund.

Program 31 To facilitate multifamily development, establish a ministerial process such as director review permits to allow multifamily in multifamily designations and designations such as MFR-M and MFR-H.

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2004-2005.

Funding: General Fund.

Program 32 In order to clarify permit processes for emergency shelters and transitional housing, revise land use regulations to define emergency shelters and transitional housing as group homes.

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2004-2005.

Funding: General Fund.

Mono County Housing Element

HOUSING FOR LOW AND MODERATE INCOMES

- Goal** Consistent with state requirements, pursue creative, economical and sustainable ways to house low and moderate income groups.
- Policy 1** Facilitate the provision of affordable housing to meet the needs of all economic segments and special housing groups.
- Policy 2** Plan for a sufficient number of affordable employee housing units, including affordable family sized units to meet resident needs in each community.
- Policy 3** Increase the housing stock to provide for affordable/employee housing units by promoting the use of existing recreational second home units for permanent residents.
- Policy 4** Promote a jobs/housing balance by awarding residents employed in their community preferential access to community housing programs, such housing purchases or rentals in that community.
- Policy 5** Require new development projects to provide their fair share of affordable housing units – an amount sufficient to accommodate the affordable housing demand created by the development project. Refine and continue use of inclusionary housing requirements to reflect a fair share contribution of units, in-lieu fees, land, etc. Coordinate regional housing mitigation and fee impact programs with those of the Town of Mammoth Lakes.
- Policy 6** Pursue a variety of techniques, such as equity sharing, deed restrictions, and public or non-profit ownership of affordable housing units in order to maintain the affordability of those units.
- Policy 7** Develop a range of approaches to affordable housing that address rental units, home ownership and alternative approaches to affordable housing, such as:
- ◆ a threshold fund that provides zero interest security deposit loans for tenants;
 - ◆ apartments for fixed income seniors;
 - ◆ a community land trust used to acquire land for housing;
 - ◆ sweat equity programs that enable first-time buyers to contribute their time/labor towards the purchase of a home;
 - ◆ co-housing for income qualified buyers;
 - ◆ deed restrictions;
 - ◆ energy efficient designs; and
 - ◆ "share a house" programs designed to ease the burden of housing costs for residents, including the senior and disabled.
- Policy 8** Work to develop a variety of affordable housing unit types within community areas.
- Policy 9** Based upon state regional housing need allocations, assign proportionate housing targets to unincorporated communities. Assist each community in meeting these targets and providing for its fair share of the unincorporated housing need.
- Program 1** Consistent with state law, the Board of Supervisors may provide a 25 percent density bonus for projects in which 20 percent or more of the units will be constructed for lower income households; or 10 percent or more of the units will be constructed for very low income households; or 50 percent or more of the units will be constructed for senior citizens.

Award density bonuses at a ratio of 1 bonus unit to 1 affordable unit for projects that designate at least 25 percent of the total residential units for affordable (very low and low income) or employee housing (see Action 4.2 of the June Lake Area Plan).

Units set aside for employee housing or for very-low and low income tenants shall be excluded from project density calculations (see Action 4.3 of the June Lake Area Plan).

Responsible Agencies: Community Development Department, Board of Supervisors.
Timeframe: Ongoing, 2001-2008.
Funding: Application Fees, General Fund.

Program 2—The Board of Supervisors may reduce or waive development processing fees for qualifying affordable housing projects in order to facilitate processing. Promote similar fee reductions and waivers by other agencies and special districts.

Responsible Agencies: Community Development Department, Board of Supervisors.
Timeframe: Ongoing, 2001-2008.
Funding: Grants, General Fund.

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

Responsible Agencies: Community Development Department, Planning Commission.
Timeframe: Ongoing, 2001-2008.
Funding: Application Fees.

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

Responsible Agencies: Public Works Department, Environmental Health Department, Community Development Department, Planning Commission.
Timeframe: Ongoing, 2001-2008.
Funding: Not applicable.

Program 5 Maintain an up-to-date database of federal and state housing related programs and funding opportunities.

Responsible Agencies: Community Development Department.
Timeframe: Ongoing, 2001-2008.
Funding: Grants, General Fund.

Program 6 Encourage local non-profit (Mammoth Housing Inc, Eastern Sierra Land Trust, etc) and social service agencies such as the Inyo-Mono Area Agency on Aging (IMAAA) and the Inyo-Mono Advocates for Community Action (IMACA) to participate in and coordinate housing programs, such as "share a house", that are designed to ease the burden of housing costs for residents, including the senior and disabled.

Responsible Agencies: Community Development Department, IMAAA, IMACA.
Timeframe: Ongoing, 2001-2008.
Funding: Grants, General Fund.

Mono County Housing Element

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

Responsible Agencies: Community Development Department.
Timeframe: Ongoing, 2001-2008.
Funding: Application Fees.

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

Responsible Agencies: Community Development Department, Planning Commission.
Timeframe: Ongoing, 2001-2008.
Funding: Application Fees.

Program 9 Require development projects to construct affordable housing. The continued affordability of these units shall be assured through enforceable documents/deed restrictions that flow with the sale or ownership transference of the property. Until the results of the County Fee Impact Study are adopted, unit ratio minimum requirements are as follows: one unit for 10-50 units; one unit per each 50 units thereafter. Affordable (very low and low income) housing units provided for projects will not be considered in determining the maximum density permitted for development projects. Smaller projects shall contribute their fair share via in-lieu housing mitigation fees or other comparable mechanisms.

When the results of the County Fee Impact Study are adopted, this program shall be amended to reflect the results of that study.

Responsible Agencies: Community Development Department, Planning Commission, Board of Supervisors.
Timeframe: Ongoing, 2001-2008.
Funding: Development Fees.

Program 10 The majority of housing units required by Program 9 must be appropriate for families, i.e. not dormitory style units, and must be reserved for families/households employed in the local economy.

Responsible Agencies: Community Development Department, Planning Commission.
Timeframe: Ongoing, 2001-2008.
Funding: Development Fees.

Program 11 Implement housing impact fees and other applicable mitigation strategies based on recommendations from fee impact studies that document the fair share impact of new development on the limited housing supply. Coordinate regional housing mitigation and fee impact programs with those of the Town of Mammoth Lakes.

(Note: Mono County is presently conducting a Fee Impact Study.)

Responsible Agencies: Community Development Department, Board of Supervisors.
Timeframe: 2004-2005.
Funding: Development Fees.

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

- ◆ a threshold fund that provides zero interest security deposit loans for tenants;
- ◆ apartments for fixed income seniors;
- ◆ a community land trust used to acquire land for housing;
- ◆ sweat equity programs that enable first-time buyers to contribute their time/labor towards the purchase of a home;
- ◆ co-housing for income qualified buyers;
- ◆ deed restrictions;
- ◆ energy efficient designs; and
- ◆ "share a house" programs designed to ease the burden of housing costs for residents, including the senior and disabled.

Responsible Agencies: Mono County, future housing authority, Eastern Sierra Land Trust, Council of Governments.

Timeframe: Ongoing once Housing Authority is established.

Funding: Grants and as noted above.

Program 13 The County will meet with developers and encourage the development of housing for low and moderate income households. The County will maintain an inventory of suitable sites, conduct pre-application meetings to facilitate development, provide technical assistance, support appropriate funding applications and offer regulatory incentives and concessions to contribute to the feasibility of development of housing for lower income households.

Responsible Agencies: Community Development Department.

Timeframe: Ongoing.

Funding: General Fund.

Mono County Housing Element

PROGRAMS TO ADDRESS AND REMOVE GOVERNMENTAL CONSTRAINTS ON HOUSING [Government Code Section 65583 (c)(3)]

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

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

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

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

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

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

Timeframe: 2004.

Funding: Grants, General Fund.

Program 2 Consider revising Chapter 16, Development Standards--Secondary Housing, of the Land Development Regulations, to clarify the permitting and use of secondary housing units. Clarify occupancy requirements, their use as rental units, and methods to ensure the continued affordability of those units.

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

Timeframe: 2004.

Funding: Grants, General Fund.

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

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

Timeframe: 2004.

Funding: Grants, General Fund.

Program 4 Revise the county's Subdivision Ordinance to provide greater flexibility in the division of land for a variety of housing types and to ensure consistency with the General Plan.

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

Timeframe: 2004-2005.

Funding: Grants, General Fund.

Program 5 Conduct pre-application conferences with project proponents to assist them in understanding permit procedures and to resolve potential application difficulties early in the review process.

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

Timeframe: Ongoing, 2001-2008.

Funding: General Fund, Development Fees.

Program 6 Review permit processing procedures to ensure streamlining of the permit process. Review and revise application packets, as needed, to ensure that they are comprehensive, clear, and easy to use.

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2001-2008.

Funding: General Fund.

Program 7 The County will establish a formal policy and procedure to provide reasonable accommodation for exception requests to building codes, permit processes, land use controls, zoning and fees for the development, maintenance, and improvement of housing for persons with disabilities.

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2004-2005.

Funding: General Fund.

Mono County Housing Element

CONSERVATION AND REHABILITATION

- Goal** Ensure the supply of safe, decent, sound housing for all residents.
- Policy 1** Promote energy conservation in all residential neighborhoods.
- Policy 2** Promote public awareness of the need for energy conservation.
- Policy 3** Support development of programs and policies that achieve a high level of energy conservation in all new and rehabilitated housing units.
- Policy 4** Ensure that housing for all residents is safe and sound.
- Policy 5** Maintain the existing affordable housing stock through rehabilitation, replacement, and conservation.

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

Responsible Agencies: Community Development Department.
Timeframe: Ongoing, 2001-2008.
Funding: Development Fees.

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

Responsible Agencies: Economic Development and Special Projects Department in cooperation with IMACA, Southern California Edison, Sierra Pacific Power, and the Los Angeles Department of Water and Power.
Timeframe: Ongoing, 2001-2008.
Funding: Grants.

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

Responsible Agencies: Community Development Department.
Timeframe: Ongoing, 2001-2008.
Funding: Grants, General Fund.

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

Responsible Agencies: Community Development Department.
Timeframe: June 2004.
Funding: Grants, General Fund.

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

Responsible Agencies: Economic Development and Special Projects Department, Community Development Department, IMACA.

Timeframe: Ongoing, 2001-2008.
Funding: Grants.

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

Responsible Agencies: Community Development Department, IMACA.
Timeframe: Ongoing, 2001-2008.
Funding: Grants, General Fund.

- Program 7 Assist applicants in accessing home rehabilitation loans.

Responsible Agencies: Economic Development and Special Projects Department,
Community Development Department, IMACA.
Timeframe: Ongoing, 2001-2008.
Funding: Grants, General Fund.

- Program 8 Encourage the private rehabilitation of housing, particularly rental housing, by establishing a tax code enforcement program.¹

Responsible Agencies: Community Development Department.
Timeframe: Ongoing, 2001-2008.
Funding: Compliance Fees.

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

Responsible Agencies: Community Development Department.
Timeframe: 2008.
Funding: Inspection Fees, Grants (CDBG).

- Program 10 Encourage the private rehabilitation of housing through enforcement of the property maintenance provisions of the Uniform Housing Code and the Uniform Code for the Abatement of Hazardous Buildings. Also, consider adopting the Uniform Code for Building Conservation as a building conservation guideline.

Responsible Agencies: Community Development Department.
Timeframe: Ongoing, 2001-2008.
Funding: Compliance Fees.

¹Complaints of substandard housing should be referred to the Building Department, who will then notify the State. California Revenue and Taxation Code Section 17299 denies deductions to owners of substandard rental property; denying the deductions for interest, taxes and depreciation is an effective tool for upgrading rental units .

Mono County Housing Element

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

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

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2001-2008.

Funding: Compliance Fees, General Fund.

EQUAL HOUSING OPPORTUNITIES

Goal Promote equal housing opportunities for all persons.

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

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

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

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2001-2008.

Funding: General Fund.

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

Responsible Agencies: IMACA, Social Services.

Timeframe: Ongoing, 2001-2008.

Funding: Grants, General Fund.

Mono County Housing Element

PRESERVING UNITS AT RISK OF CONVERSION TO MARKET RATE USES

Goal Preserve development reserved for low income and/or employee housing uses at risk of conversion to market rates.

Policy 1 Ensure that units designated for low income and/or employee housing uses remain restricted to those uses.

Policy 2 Ensure that units generally considered affordable, i.e. mobilehomes, remain as residential uses.

Policy 3 Ensure that units participating in state or federal rental assistance or subsidy programs remain in those programs to retain affordability.

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

Responsible Agencies: Community Development Department, Planning Commission.

Timeframe: Ongoing, 2001-2008.

Funding: Grants, General Fund.

Program 2 Continue to enforce regulations in the Mono County Zoning and Development Code concerning the conversion of residential facilities or mobilehome spaces in a mobilehome park to other uses.

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

Timeframe: Ongoing, 2001-2008.

Funding: Application Fees.

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

Responsible Agencies: Community Development Department, Planning Commission.

Timeframe: Ongoing, 2001-2008.

Funding: As noted above.

QUANTIFIED OBJECTIVES

Table 45 presents Mono County's quantified housing objectives for the planning period. Due to the recent explosive growth in new residential construction in the unincorporated area, much of the county's identified regional housing need has already been met by new construction. As a result, the quantified objectives for new construction are low, reflecting only the additional units needed to meet the regional housing need. New construction for all income groups is anticipated to be much higher over the planning period.

TABLE 45 QUANTIFIED OBJECTIVES

Income Group	New Construction	Rehabilitation	Conservation and Preservation
Very Low	10	20	25
Low	2	15	15
Moderate	0	0	0
Above Moderate	14	0	0
Total	26	35	40
<i>Source: Mono County Community Development Department.</i>			

The rehabilitation objectives reflect the anticipated rehabilitation of a number of low income Indian Authority housing units in the Antelope Valley as well as rehabilitation efforts in community areas. The conservation and preservation objectives reflect ongoing conservation efforts such as weatherization programs.

VII. REFERENCES

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County Profiles: Mono County. 2003.
Report E-5: City/County Population and Housing Estimates. 2003.

California Employment Development Department (EDD), Labor Market Information Division (LMID)
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US Department of Agriculture
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Daniel Steinhagen, Director

Inyo Mono Agency on Aging, Bishop.
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Walker River Real Estate.
Rose Murray, Owner Broker

INTERNET REFERENCE SITES

The current internet address at the time of printing is listed for these sources; the address may have changed since printing.

STATE AGENCIES

Board of Equalization

Economic statistics (countywide level).

www.boe.ca.gov

Department of Community Services and Development (CSD)

Information on energy assistance programs.

www.csd.ca.gov

Department of Finance (DOF)

Demographic Research Unit, population and socio-economic statistics and forecasts, California Statistical Abstract.

www.dof.ca.gov

Department of Housing and Community Development (HCD)

Housing policies and programs. State and Federal housing finance, rehabilitation and economic development programs.

www.hcd.ca.gov

Department of Industrial Relations

Labor statistics and research (countywide level).

www.dir.ca.gov

Employment Development Department (EDD)

Labor market information, socio-economic data, income and poverty statistics (countywide level).

www.calmis.ca.gov

FEDERAL AGENCIES

U.S. Census Bureau

Population, income, and poverty data.

www.factfinder.census.gov

U.S. Department of Agriculture, National Agricultural Statistics Service

Census of agriculture data.

www.nass.usda.gov

U.S. Department of Commerce, Bureau of Economic Analysis

Income, poverty, and other socioeconomic data (countywide level).

www.bea.gov

OTHER SITES

Southern California Edison

Energy conservation and assistance

www.sce.com