



4.0 HOUSING

4.0.1 Goals & Policies

GOAL HE-1

To maintain the existing housing stock and eliminate substandard housing conditions in Inyo County.

Policy HE-1.1 Housing Rehabilitation Funding

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

Policy HE-1.2 Housing Rehabilitation Code Enforcement

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

Policy HE-1.3 Housing Rehabilitation Education

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

Policy HE-1.4 Energy Efficiency

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

GOAL HE-2

To provide adequate sites for residential development.

Policy HE-2.1 Vacant and Underutilized Land

The County will work with the City of Bishop, where appropriate, to facilitate the development of vacant and underutilized residential parcels identified in the Housing Element residential site inventory.

Policy HE-2.2 Emergency Shelters & Transitional & Supportive Housing

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

Policy HE-2.3 Extremely Low-Income Persons

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



**GOAL
HE-3**

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

Policy HE-3.1 Variety of Housing

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

Policy HE-3.2 High Density Housing

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

Policy HE-3.3 Second Units

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

Policy HE-3.4 Manufactured and Mobile Homes

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

Policy HE-3.5 Financial Assistance for Housing

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

**GOAL
HE-4**

Provide increased opportunities for homeownership.

Policy HE-4.1 Self-Help

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

Policy HE-4.2 Purchase Assistance Programs

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

**GOAL
HE-5**

Remove governmental constraints on housing development.

Policy HE-5.1 Residential in Commercial Areas

Encourage the development of residential units in commercial areas.



Policy HE-5.2 Expedited Permit Processing and Project Review

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

Policy HE-5.3 Infrastructure

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

Policy HE-5.4 Residential Care Facilities

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

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| GOAL HE-6 | Promote equal opportunity for all residents to reside in housing of their choice. |
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Policy HE-6.1 Equal Opportunity

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

4.0.2 Implementation Measures

Table 4-0: Housing Implementation Measures

| | Implementation Measure | Implements What Policy | Who is Responsible | Timeframe |
|-------|---|------------------------|--------------------|-----------|
| 1.1.1 | The County supports the provision of rehabilitation assistance to lower-income owner- and renter-occupied household to facilitate unit upgrading. The County will encourage initiation of a rehabilitation program with the goal of improving 15 units over the planning period (3 per year). | HE-1.1 | Planning Dept. | On-going |
| 1.2.1 | The County shall ensure sensitive residential code enforcement and provide information on available rehabilitation assistance to bring substandard units into compliance with County Code. | HE-1.2 | Planning Dept. | On-going |



Table 4-0: Housing Implementation Measures

| | Implementation Measure | Implements What Policy | Who is Responsible | Timeframe |
|-------|---|-------------------------------|---------------------------|------------------|
| 1.3.1 | The County shall continue to provide outreach programs to educate the public about available housing rehabilitation assistance. | HE-1.3 | Planning Dept. | On-going |
| 1.4.1 | The County shall continue to support efforts to improve the energy efficiency of dwelling units by providing weatherization assistance to low-income households. | HE-1.4 | Planning Dept. | On-going |
| 1.4.2 | The County shall work to provide assistance to low-income households with utility bills by encouraging utilities and local housing service providers to continue to implement and expand programs to assist such households, including reductions and other utility assistance programs for income-qualified candidates. Augment current program funding. | HE-1.4 | Planning Dept. | On-going |
| 1.4.3 | The County shall continue to encourage utility providers and local housing service providers in reducing housing cost through energy conservation by providing households with light bulbs, reduced price energy-efficient appliances, energy audits, and other services. | HE-1.4 | Planning Dept. | On-going |
| 2.1.1 | The County shall maintain an up-to-date inventory of sites suitable for residential development and provide this information to residential developers and to the real estate community. This inventory will include DWP land release sites. | HE-2.1 | Planning Dept. | On-going |



Table 4-0: Housing Implementation Measures

| Implementation Measure | Implements What Policy | Who is Responsible | Timeframe |
|------------------------|---|--------------------|-----------------------|
| 2.1.2 | <p>The County will continue to pursue the release of DWP sites, particularly the “Hanby” site, also referred to as site 11 in this document, to ensure appropriately zoned land is available for the County’s lower-income regional housing need. As the site has been approved for release by the DWP Board, the County will monitor the status of the release pending a judge’s approval and the availability of the site for purchase through public auction.</p> | HE-2.1 | <p>Planning Dept.</p> |
| | <p>If the site is not approved for release and made available for purchase through public auction by March 2012, the County will amend the Housing Element to analyze the suitability and availability of identified sites as detailed in Appendix D of this document to demonstrate sufficient capacity to address any identified remaining need for lower-income households while still actively pursuing the release of site 11 as the most appropriate for development for lower-income households.</p> | | On-going |



Table 4-0: Housing Implementation Measures

| | Implementation Measure | Implements What Policy | Who is Responsible | Timeframe |
|-------|--|-------------------------------|---------------------------|------------------|
| 2.1.3 | The County will facilitate the development of sites pending release and auction, including sites 11, 12, 13 and 14 as detailed in Table 29, Vacant Land Inventory. In particular, as the County is relying on the availability of site 11 to accommodate a significant portion of its remaining need for lower-income households, the County will work closely with DWP to facilitate the inclusion of this site in the next possible public auction. The County will market the availability of this and other releases site to interested developers, including non-profit developers or other entities looking to construct affordable housing and will be available to provide technical assistance with securing funding for an affordable housing project and other incentives as appropriate to facilitate its development. | HE-2.1 | Planning Dept. | On-going |



Table 4-0: Housing Implementation Measures

| | Implementation Measure | Implements What Policy | Who is Responsible | Timeframe |
|-------|--|-------------------------------|---------------------------|--|
| 2.2.1 | In accordance with SB 2, the County Code will be amended to allow emergency shelters, as defined by Health & Safety Code 50801(e), in the Highway Services & Tourist Commercial (C-2) zone by July 2010. The C-2 is an appropriate zone for emergency shelters because these parcels are located within close proximity to transportation routes through the County, and provides a variety of services that would be useful for persons staying in an emergency shelter. Permitted uses in the C-2 include retail for a variety of goods, social, cultural, religious, or philanthropic institutions, offices, banks, eating establishments, laundry, or dry-cleaning, self-service automatic laundry, and tailor, dressmaking or shoe repair shops among other uses. In addition, there are both vacant and underutilized parcels totaling approximately 193 acres of C-2 land throughout the County, primarily on the north side of Bishop and the south side of Lone Pine. | HE-2.2 | Planning Dept. | Concurrent with Zoning Ordinance Updates |
| 2.2.2 | According to Chapter 633 of the Statutes of 2007, also known as SB 2, the County must explicitly allow both supportive and transitional housing types in all residential zones. The County shall update its Zoning Ordinance to include separate definitions of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14. Both transitional and supportive housing types will be allowed as a permitted use subject only to the same restrictions on residential uses contained in the same type of structure. | HE-2.2 | Planning Dept. | Concurrent with Zoning Ordinance Updates |



Table 4-0: Housing Implementation Measures

| | Implementation Measure | Implements What Policy | Who is Responsible | Timeframe |
|-------|--|-------------------------------|---------------------------|--|
| 2.3.1 | To ensure zoning flexibility that allows for the development of single-room occupancy (SRO) units, the County will update its Zoning Ordinance to explicitly allow for SROs in developed areas near services and transit. | HE-2.2 | Planning Dept. | Concurrent with Zoning Ordinance Updates |
| 3.1.1 | The County shall continue to work with the City of Bishop, DWP, BLM, the Forest Service, the National Park Service, Caltrans and other federal, state, and local agencies to identify appropriate land for release and discourage public acquisition of private lands, as appropriate, thus enabling the County to provide additional sites for housing development. Additionally, the County will continue to work with various Tribal Councils to pursue development of affordable housing units on reservations, including providing logistical support and technical expertise for housing projects, as available and appropriate. | HE-3.1 | Planning Dept. | On-going |
| 3.1.2 | The County shall provide expanded affordable housing opportunities by partnering with local organizations and providing technical assistance and/or pass-through funds as appropriate for the development of units affordable to extremely low-, very low-, and low-income households. | HE-3.1 | Planning Dept. | On-going |



Table 4-0: Housing Implementation Measures

| | Implementation Measure | Implements What Policy | Who is Responsible | Timeframe |
|-------|---|-------------------------------|---------------------------|--|
| 3.1.3 | The County will explore an Employer Assisted Housing Program by forming a working group with major employers in the area to discuss how the County can assist in the development of employer-assisted housing in Inyo County , including housing for lower- and moderate-income households, such as those with teachers, police officers and sheriff’s deputies, nurses, etc. | HE-3.1 | Planning Dept. | Concurrent with Zoning Ordinance Updates |
| 3.1.4 | The County will continue to implement the final Housing Plan developed by the Housing Task Force adopted in 2005 in conjunction with the Housing Element programs. | HE-3.1 | Planning Dept. | On-going |
| 3.1.5 | The County shall support local housing assistance providers in their work to assist in locating roommates to share existing housing. This will be accomplished by contributing to funding and assisting in program outreach to expand program utilization. | HE-3.1 | Planning Dept. | On-going |
| 3.2.1 | The County shall encourage higher density residential development in areas of population concentration by conducting outreach to developers and property owners to encourage higher density residential development. In addition, the County will explore funding options for appropriate housing as funds become available. | HE-3.2 | Planning Dept. | On-going |



Table 4-0: Housing Implementation Measures

| | Implementation Measure | Implements What Policy | Who is Responsible | Timeframe |
|-------|---|-------------------------------|---------------------------|--|
| 3.2.2 | The County shall encourage development of housing for low-income households through provision of density bonus incentives. The County shall provide the updated density bonus chapter of the code as requested to inform applicants of opportunities for density increases. | HE-3.2 | Planning Dept. | On-going |
| 3.3.1 | Chapter 1062 of the Statutes of 2002, also known as AB 1866, requires jurisdictions to allow second units ministerially in all residential zones. The County will amend the County Code to reflect this requirement while maintaining its current standards for second units that require a floor area of up to 30 percent of the principle dwelling unit up to a maximum of 1,200 square feet. | HE-3.3 | Planning Dept. | Concurrent with Zoning Ordinance Updates |
| 3.4.1 | The County shall provide technical assistance to mobile home park residents who want to purchase their mobile home park. To accomplish this, the County will advertise the program to mobile home park residents, including conducting meetings with tenants. | HE-3.4 | Planning Dept. | On-going |
| 3.4.2 | The County will continue to allow manufactured housing as a permitted use in all residential zones. | HE-3.4 | Planning Dept. | On-going |
| 3.5.1 | The County will support the efforts of local housing service providers to assist low-income households with utility bills by providing assistance to a minimum of 150 households annually through the L1 HEAP (Low-income Energy Assistance Program) | HE-3.5 | Planning Dept. | On-going |



Table 4-0: Housing Implementation Measures

| | Implementation Measure | Implements What Policy | Who is Responsible | Timeframe |
|-------|--|-------------------------------|---------------------------|------------------|
| 3.5.2 | The County shall encourage rental subsidies for lower-income families and elderly persons. The County shall encourage listing of rental units with local housing service providers. Work with HCD to receive additional subsidies for rental assistance. | HE-3.5 | Planning Dept. | On-going |
| 3.5.3 | The County shall provide for the continued affordability of the County’s low- and moderate-income housing stock. Although not anticipated, if any deed-restricted affordable units currently serving County residents are at risk of converting to market rates, the County will facilitate a preservation program with the owner and/or operator of the project at risk. The goal will be to identify additional funds to either continue the affordability of the at-risk project or to replace those units once they are no longer affordable to lower-income households. | HE-3.5 | Planning Dept. | On-going |
| 4.1.1 | The County will continue to make efforts to work with established self-help housing groups to solicit interest in developing projects in the county to facilitate self-help housing as a form of homeownership for lower-income households. | HE-4.0 | Planning Dept. | On-going |
| 4.2.1 | The County will annually consider applying for state and federal grant funds to provide homeownership opportunities that may include interest rate write-downs, down payment assistance, and mortgage revenue bond financing through state and federal programs. | HE-4.2 | Planning Dept. | On-going |



Table 4-0: Housing Implementation Measures

| | Implementation Measure | Implements What Policy | Who is Responsible | Timeframe |
|-------|--|-------------------------------|---------------------------|--|
| 4.2.2 | The County shall work with local lenders to provide program information to the public about homebuyer assistance programs such as CalHFA, RCRC, and USDA. | HE-4.2 | Planning Dept. | On-going |
| 5.1.1 | The County shall continue to allow second units, condominiums conversions, density bonuses, and residential units in commercial zones as specified in the County’s Zoning and Subdivision Ordinances. | HE-5.0 | Planning Dept. | On-going |
| 5.1.2 | The County’s 2001 General Plan calls for the provision of mixed and residential uses in commercial areas. The County has approved an amendment to the zoning Ordinance to implement this policy, and will continue to encourage mixed and residential uses in these areas. | HE-5.1 | Planning Dept. | On-going |
| 5.2.1 | The County routinely works with homeowners to expedite their permits and provide flexibility in submittal requirements for owners developing their own homes. The County will also annually review its permit and development plan processing timelines and look for ways to expedite or simultaneously conduct development reviews to ensure timely processing. | HE-5.2 | Planning Dept. | On-going |
| 5.2.2 | The County shall consider alternative processes in updates to the Zoning Ordinance to facilitate housing project, such as administrative approvals of use permits and modifications to setbacks and other development standards, and/or other procedures to otherwise expedite and encourage residential development. | HE-5.2 | Planning Dept. | Concurrent with Zoning Ordinance Updates |



Table 4-0: Housing Implementation Measures

| | Implementation Measure | Implements What Policy | Who is Responsible | Timeframe |
|-------|---|-------------------------------|---------------------------|--|
| 5.3.1 | The County will work to provide adequate infrastructure to accommodate residential development in all areas of the unincorporated county. | HE-5.3 | Planning Dept. | On-going |
| 5.4.1 | Currently residential care facilities are permitted with a conditional use permit in the RR and R-3 zones. Pursuant to Chapter 671 of the Statutes of 2001, also known as SB 520, the County will amend the County Code to allow flexibility for the location of residential care facilities by permitting facilities for 6 or fewer persons by right in all residential zones. | HE-5.4 | Planning Dept. | Concurrent with Zoning Ordinance Updates |
| 6.1.1 | The County shall take positive action to assure unrestricted access to housing. The County will continue to support local housing service providers to provide fair housing services and assist in program outreach. | HE-6.1 | Planning Dept. | On-going |
| 6.2.1 | The County shall incorporate reasonable accommodation provisions into its Zoning Code to provide a means for persons with disabilities to request exceptions to zoning and building regulations that may act as a barrier to their housing choice. | HE-6.2 | Planning Dept. | Concurrent with Zoning Ordinance Updates |



TABLE 4-1: QUANTIFIED OBJECTIVES

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

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

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