



# Mariposa County

## 2019-2024 Housing Element

**DRAFT**

July 2019

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# TABLE OF CONTENTS

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8 HOUSING .....	8-1
8.1 INTRODUCTION.....	8-1
8.1.01 PURPOSE .....	8-1
8.1.02 PUBLIC PARTICIPATION .....	8-1
8.1.03 CONSISTENCY WITH GENERAL PLAN.....	8-3
8.2 HOUSING NEEDS ASSESSMENT.....	8-5
8.2.01 POPULATION CHARACTERISTICS .....	8-5
8.2.02 ECONOMIC CHARACTERISTICS .....	8-6
8.2.03 HOUSING CHARACTERISTICS .....	8-8
8.2.04 AT RISK HOUSING ASSESSMENT .....	8-19
8.2.05 HOUSING NEEDS ASSESSMENT .....	8-20
8.3 HOUSING CONSTRAINTS & OPPORTUNITIES.....	8-25
8.3.01 MARKET CONSTRAINTS .....	8-25
8.3.02 GOVERNMENTAL CONSTRAINTS.....	8-27
8.3.03 NON-GOVERNMENTAL CONSTRAINTS.....	8-44
8.3.04 INFRASTRUCTURE CONSTRAINTS.....	8-44
8.3.05 HOUSING ISSUES .....	8-50
8.4 HOUSING RESOURCES .....	8-58
8.4.01 LAND RESOURCES .....	8-58
8.4.02 FINANCIAL RESOURCES .....	8-60
8.5 HOUSING ELEMENT REVIEW .....	8-68
8.5.01 PROGRESS TOWARD PAST HOUSING NEEDS ALLOCATIONS .....	8-68
8.5.02 REVIEW OF 2014-2019 HOUSING ELEMENT .....	8-70
8.5.03 PROGRESS IN IMPLEMENTING HOUSING ELEMENT PROGRAMS .....	8-70

8.6 HOUSING GOALS, POLICIES AND OBJECTIVES ..... 8-94

    8.6.01 FINDINGS UNIQUE TO THE COUNTY OF MARIPOSA ..... 8-94

    8.6.02 MARIPOSA COUNTY’S HOUSING GOAL..... 8-94

    8.6.03 MARIPOSA COUNTY’S HOUSING POLICIES ..... 8-95

    8.6.04 HOUSING OBJECTIVES AND PROGRAMS..... 8-95

    8.6.05 QUANTIFIED OBJECTIVES ..... 8-116

## TABLES

TABLE 8.2-1: POPULATION GROWTH TRENDS AND FUTURE PROJECTIONS .....	8-5
TABLE 8.2-2: AGE DISTRIBUTION .....	8-6
TABLE 8.2-3: EMPLOYMENT BY INDUSTRY .....	8-6
TABLE 8.2-4: HOUSEHOLDS WITHIN VARIOUS INCOME GROUPS, 2018 .....	8-7
TABLE 8.2-5: HOUSING CHARACTERISTICS .....	8-8
TABLE 8.2-6: MOBILE HOME PARKS WITHIN MARIPOSA COUNTY .....	8-10
TABLE 8.2-7: DEVELOPMENTALLY DISABLED RESIDENTS .....	8-12
TABLE 8.2-8: HOMELESS RESIDENTS SUMMARY .....	8-14
TABLE 8.2-9: MARIPOSA HOUSING COSTS AND RENTS .....	8-18
TABLE 8.2-10: PUBLICLY ASSISTED RENTAL HOUSING UNITS .....	8-19
TABLE 8.2-11: OVERCROWDED HOUSEHOLDS (2012-2016) .....	8-21
TABLE 8.2-12: OVERPAYMENT BY INCOME CATEGORY .....	8-23
TABLE 8.2-13: MARIPOSA COUNTY REGIONAL HOUSING NEEDS ALLOCATION .....	8-24
TABLE 8.3-1: SUMMARY OF TYPICAL FEES PER UNIT - MFD PROJECT .....	8-29
TABLE 8.3-2: SUMMARY OF TYPICAL FEES – SFD PROJECT .....	8-30
TABLE 8.3-3: PERMIT ISSUANCE TIMELINES .....	8-30
TABLE 8.3-4: PLANNING APPLICATION FEES .....	8-31
TABLE 8.3-5: DEVELOPMENT STANDARDS .....	8-33
TABLE 8.3-6: TRAVEL TIME FROM WORK SITES .....	8-53
TABLE 8.3-7: GENERAL SUMMARY OF HOUSING UNITS OCCUPIED BY NPS EMPL ...	8-54
TABLE 8.3-8: PROPOSED CONCESSIONERS, HOUSING, NUMBERS OF BEDS .....	8-56
TABLE 8.3-9: EXISTING CONCESSIONERS, HOUSING, NUMBERS OF BEDS .....	8-56
TABLE 8.4-1: MARIPOSA COUNTY REGIONAL HOUSING NEEDS ALLOCATION .....	8-58
TABLE 8.4-2: LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT .....	8-60
TABLE 8.4-3: FINANCIAL ASSISTANCE PROGRAM DIRECTORY .....	8-61

TABLE 8.5-1: REGIONAL HOUSING NEEDS ALLOCATION 2014-2019 .....	8-68
TABLE 8.5-2: BUILDING PERMITS 2014-2018.....	8-68
TABLE 8.5-3: MEDIAN HOME SALES PRICES 2014-2018.....	8-69
TABLE 8.5-4: PROGRESS TOWARDS PAST RHNA .....	8-69
TABLE 8.5-5: HOUSING POLICIES AND PROGRAMS .....	8-71
TABLE 8.6-1: QUANTIFIED OBJECTIVES.....	8-116

APPENDICES

APPENDIX A: APPENDIX A: AVAILABLE HOUSING SITES..... 8-118

APPENDIX A: FIGURE 4-1A MARIPOSA TPA DEVELOPABLE PARCELS ..... 8-136

APPENDIX A: FIGURE 4-1B MARIPOSA TPA DEVELOPABLE PARCELS ..... 8-137

APPENDIX A: FIGURE 4-1C MARIPOSA TPA DEVELOPABLE PARCELS ..... 8-138

APPENDIX A: FIGURE 4-1D MARIPOSA TPA DEVELOPABLE PARCELS ..... 8-139

APPENDIX A: FIGURE 4-1E MARIPOSA TPA DEVELOPABLE PARCELS ..... 8-140

APPENDIX A: FIGURE 4-1F MARIPOSA TPA DEVELOPABLE PARCELS..... 8-141

APPENDIX A: FIGURE 4-2 FISH CAMP TPA DEVELOPABLE PARCELS..... 8-142

APPENDIX A: FIGURE 4-3 WAWONA TPA DEVELOPABLE PARCELS ..... 8-143

APPENDIX A: FIGURE 4-4 COULTERVILLE TPA DEVELOPABLE PARCELS..... 8-144



# 8 HOUSING

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## 8.1 INTRODUCTION

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**T**he Housing Element is one of seven State mandated general plan elements. The County’s Housing Element is designed to encourage housing development adequate to meet the needs of all its residents. California Government Code Section 65800 declares, “The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farm workers, is a priority of the highest order.” As a result of this declaration, the Legislature has required that all cities and counties must prepare a Housing Element as part of their General Plan. As noted above, the Housing Element is one of the County’s seven State mandated elements in the General Plan, and the only element required to be submitted to the State’s Department of Housing and Community Development (HCD) for review and certification.

### 8.1.01 PURPOSE

The Mariposa County 2019-2024 Housing Element provides solutions to local housing challenges. When implemented, the Housing Element provides measures increasing opportunities for housing affordable to first time homebuyers, improved quality rentals for those who are not ready to be homeowners and solutions for seasonal employee housing and the changing housing needs of seniors.

The County’s Draft Housing Element must be submitted to HCD for review and comment. At the end of the review period, which typically lasts 60 days, HCD will issue a letter to the County identifying any concerns with the analysis or with the proposed goals, policies, and programs. In order to achieve certification, the County must work with HCD to address any outstanding concerns related to the Housing Element. Upon adoption by the Board of Supervisors, the final 2019-2024 Housing Element will be presented to HCD for a final 90-day review and certification.

State certification of the Housing Element provides the County with a number of benefits and opportunities for addressing housing needs. For instance, a certified Housing Element provides priority access to limited State housing funds. In addition, the County is protected from potential financial penalties that may result from future State legislation.

### 8.1.02 PUBLIC PARTICIPATION

Public participation in the Housing Element Update process involves soliciting input from all citizens. The inclusion of County stakeholders and residents alike helps ensure appropriate housing strategies are more efficiently and effectively evaluated, developed, and implemented.

As part of the 2019-2024 Housing Element Update, the County held a public workshop on April 26, 2019, to solicit input from stakeholders and residents. This public workshop was facilitated as a joint workshop with the County’s Planning Commission and the County’s Housing Programs and Advisory Committee (HPAC), which is comprised of an eleven (11) member advisory committee selected by the Board of

Supervisors. A total of twenty-two (22) total attendees, including members of the Planning Commission and HPAC, attended the public workshop.

In summary, input provided at the PC/HPAC public workshop consisted of the following:

- The Housing Element Update process;
- Legal Requirements;
- Regional Housing Needs Allocation background and determination for Mariposa County;
- Income groups and income as a percentage of median income;
- Location of sites used towards RHNA;
- Questions related to the Point-in-Time Count from January 2019;
- Increasing housing costs due to wildland fire hazards;
- New Housing Bills;
- Special Populations and need for maintaining and repairing existing housing stock;
- Potential partnerships for housing development;
- Demonstration Projects and their potential value and opportunity;
- Tourism and workforce housing needs;
- Mariposa County Comprehensive Zoning Code Update;
- Importance of MPUD in development of vacant sites and expansion area in Mariposa County;
- Article 34 Authority;
- No Place Like Home Funding and County's applications for competitive and non-competitive funding sources;
- Barriers to housing;
- Lack of housing and link to positions not being filled;
- Number of vacation rentals in the County;
- Commute times listed in the Housing Element;
- Opportunity for mixed-use projects;
- Location and size of utility lines as a barrier to development of housing;
- Expansion of MPUD services and service area; and
- National Park Service (NPS) and housing related issues.

The topics discussed during the PC/HPAC workshop were integrated into various areas of the Housing Element. For example, recognizing that the existing housing stock in Mariposa County is aging and in need of repairs, Program 4.6 has been added to the 2019-2024 Housing Element, which requires the County to update the 2003 Housing Condition Survey and actively pursue funding for housing rehabilitation programs.

Furthermore, as noted previously, in accordance with State Law, this Housing Element shall be submitted to HCD for a 60-day public review period. The purpose of this review period is to allow HCD the opportunity to provide input on the Housing Element and assist Mariposa County in achieving certification. The Public Review Draft Housing Element was submitted to the HCD on May 6, 2019 and made available to public comment at the County's Planning Department and website. The mandated sixty (60) day review period concluded on July 19, 2019. The County received HCD's review letter on\_\_(TBD)\_\_. This letter is included in this Housing Element as Appendix B.

In addition to submitting the Public Review Draft 2019-2024 Housing Element to HCD, the document was also released for public review. The Draft 2019-2024 Housing Element was provided on the County's website, and notices were posted at County Offices.

The Draft 2019-2024 Housing Element was presented to the County’s Planning Commission on July 26, 2019 at their regularly scheduled meeting. At that time, the Planning Commission held a public hearing to solicit input and comments from the public on the Draft Housing Element. Upon receiving comments from the public, the Planning Commission recommended approval of the Draft 2019-2024 Housing Element to the County’s Board of Supervisors.

On August 20, 2019, the Board of Supervisors held a noticed public hearing to review and consider the 2019-2024 Housing Element. By a vote of \_\_, the Board adopted the County’s 2019-2024 Housing Element, and authorized Staff to submit the document to HCD for the ninety (90) day review period in accordance with Section 65585(g) of the California Government Code.

On\_\_(TBD)\_\_, the adopted 2019-2024 Housing Element was submitted to HCD for the ninety (90) day review and certification process. On\_\_(TBD)\_\_, HCD provided a Letter to the County, which determined the County’s 2019-2024 Housing Element was deemed to be in compliance with State Housing Law.

### **8.1.03 CONSISTENCY WITH GENERAL PLAN**

The Housing Element is a component of the Mariposa County General Plan, which provides guiding policy for all growth and development within the County. The General Plan consists of both State mandated Elements, and optional Elements. These Elements include: Circulation, Infrastructure and Services; Conservation and Open Space; Housing; Land Use; Noise; Safety; Agriculture; Arts and Culture; Economic Development; Local Recreation; Regional Tourism; and Historic and Cultural Resources.

State Law requires consistency among sections of the General Plan. As such, goals and polices contained within the Housing Element should be interpreted and implemented with the goals and policies of the other elements of the General Plan. The County will ensure consistency between the Housing Element and the other General Plan elements so that policies introduced in one element are consistent with other elements. At this time, the Housing Element does not propose significant changes to any other element of the County’s General Plan. However, if over time, it becomes apparent that changes to any element are needed; such changes will be proposed for consideration by the Planning Commission and Board of Supervisors.

Maps published on September 25, 2009 by the Federal Emergency Management Agency (FEMA) have delineated potential flood hazard areas in Mariposa County. In accordance with Section 65302 of the Government Code, the County has addressed the flood plain boundaries from the maps prepared by the Federal Emergency Management Agency (FEMA) and established development policies and regulations to reduce impacts from flooding. A review of the Land Use, Safety and Conservation Elements of the County’s General Plan, for those areas subject to flooding based upon the FEMA maps, did not result in any need to amend the Land Use, Safety, or Conservation Elements. This Housing Element is internally consistent with all elements of the County’s General Plan.

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## 8.2 HOUSING NEEDS ASSESSMENT

**T**his section analyzes the demographic, household, income, employment, and housing stock characteristics for the County of Mariposa. This information is used to determine the County’s existing and future housing needs. It serves as the foundation for the development of the County’s goals, policies, and programs that are designed to achieve its identified housing needs.

### 8.2.01 POPULATION CHARACTERISTICS

#### A. Trends and Projections

Between 2010 and 2018, the County’s population decreased from 18,251 to 18,129 residents, according to the Department of Finance.

Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2020 <sup>2</sup>
Population	18,251	17,942	18,249	18,195	18,218	18,172	18,167	18,137	18,129	18,031
Percent Change	6.5	-1.7	-0.1	-0.2	-0.3	-0.3	-0.03	-0.2	-0.04	-0.5

#### B. Population Composition

Based on the 2018 California Department of Finance race and ethnic population estimates, the ethnic composition of Mariposa County is predominantly white, accounting for 83% of the County’s population. Individuals of Hispanic Origin (10%), Native Americans (2.45%), African American, (0.9%) and Asian American (1%) account for nearly all of the remainder of the population.

#### C. Age Distribution

Based on the 2013-2017 US Census American Community Survey (ACS) Age and Sex Estimates, the median age was 51.6, a significant increase from the 1990 median age of 39.5. Table 8.2-2 below depicts the age distribution in Mariposa County in 2016. The age distribution provided is based on the percentage of each age category from the ACS 2016 estimates.

<sup>1</sup>State of California, Department of Finance: e-5 Population Estimates for Cities, Counties, and State 2011-2018 with 2010 Benchmark; July 1,2011-2018. Sacramento, California, May 2018.

<sup>2</sup> American Community Survey, 2016.

<b>TABLE 8.2-2 AGE DISTRIBUTION</b>	
<b>Age Group</b>	<b>2016</b>
	<b>Estimate</b>
Under 5 years	731
5 to 17 years	2,183
18 to 34 years	2,894
35 to 64 years	7,312
65 to 74 years	2,666
75 years and over	1,689

As noted above in table 8.2-2, adults between the ages of 35 and 64 represent the highest population in Mariposa County, followed by adults 18 to 34 years of age, and children ages 64– 74 yrs.

Many of the new households in the County are from in-migration of retired persons. This creates an entirely different type of housing demand than experienced in other areas of the state where local populations remain after retiring. The County of Mariposa sees more people building homes as the place to spend their post-retirement years.

## **8.2.02 ECONOMIC CHARACTERISTICS**

### **A. Employment**

<b>TABLE 8.2-3: EMPLOYMENT BY INDUSTRY<sup>3</sup></b>	<b>Mariposa County, California</b>	
	<b>Estimate</b>	<b>Percent</b>
Civilian employed population 16 years and over	7,167	100%
Agriculture, forestry, fishing and hunting, and mining	309	4.3%
Construction	340	4.7%
Manufacturing	314	4.4%
Wholesale trade	108	1.5%
Retail trade	812	11.3%
Transportation and warehousing, and utilities	182	2.5%
Information	59	0.8%
Finance and insurance, and real estate and rental and leasing	116	1.6%
Professional, scientific, and management, and administrative and waste management services	734	10.2%
Educational services, and health care and social assistance	1,398	19.5%
Arts, entertainment, and recreation, and accommodation and food services	1,641	22.9%
Other services, except public administration	265	3.7%
Public administration	889	12.4%

According to the 2012 – 2016 American Community Survey, there are an estimated 7,167 civilian employees within the County. The largest employment sector within the County consists of arts, entertainment, recreation, accommodation, and food services, which consists of 1,641 employees, followed by educational services, health care, and social assistance, which consists of 1,398 employees. Other employment sectors such as retail trade and public administration also consist of a larger employment base within the County.

<sup>3</sup> U.S. Census Bureau, 2012 – 2016 American Community Survey 5-Year Estimates, Table DP03, HCD 6<sup>th</sup> Cycle Data Package

B. Household Income

The County’s large number of retirees living on fixed incomes and the lack of high paying jobs resulted in personal income below State levels. Based on the 2010 U.S. Census data, the median household income in 2010 was \$52,584. According to the 2018 Income Limits provided by HCD, Mariposa County’s median household income was \$65,550, 84.5 percent of California’s 2018 median household income of \$77,500.<sup>4</sup>

Since 2010, an increasing number of migrants from higher income urban areas of the state have made their homes in Mariposa County. The percentage of local residents who work at higher paying jobs outside the County has also increased. The latter trend is expected to continue with urban growth in the cities of Modesto, Merced, and the continued development of the University of California, Merced campus.

As part of the Mariposa County Regional Needs Plan, HCD prepared estimates of households in various income groups. These income group estimates are depicted below in table 8.2-4.

<b>TABLE 8.2-4: HOUSEHOLDS WITHIN VARIOUS INCOME GROUPS, 2018<sup>5</sup></b>					
<b>Income Groups</b>					
<b>Total</b>	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>
100%	13%	13%	13.3%	18.8%	41.9%
<i>Notes:</i>					
<b>Median Income</b> is \$65,550 (2018).					
<b>Extremely Low</b> is 0-30% and below the median income, up to \$25,100.					
<b>Very low</b> is 31-50% and below the median income, up to \$32,750.					
<b>Low</b> is 51 - 80% of the median income, up to \$30,951 to \$52,400.					
<b>Moderate</b> Income is 81 - 120% of the median income, \$52,401 to \$78,600.					
<b>Above Moderate</b> Income is over 120% of the median income, more than \$74,280.					

There are a significant number of households in the extremely low-, very low- and low-income groups: 49% of all households. Because of the way these three income groups are defined (80% or below median County income), approximately 49% of households in the County will always be very low- and low-income.

To provide adequate housing for non-retired, low-income households, low-cost housing alternatives must be accommodated and encouraged, such as manufactured housing, higher density rental housing, and attached ownership housing (duplexes, town homes, and condominiums).

The retired population in Mariposa County consists primarily of people relocating to the County for their retirement. This population creates different housing needs in the County of Mariposa when compared to typical California counties and imposes different impacts on the County’s housing market and household incomes.

Lower-income seniors will have different needs than lower-income working households. Although many retirees have low incomes, they typically own their own homes and have low or no mortgage payments. Nevertheless, lower-income seniors may need financial assistance in maintaining their homes or adapting them for greater accessibility. There may also be a growing need in the future for affordable rental housing for seniors who do not or cannot afford to own their homes.

<sup>4</sup> U.S. Housing and Urban Development Department (HUD) 2018 Income Limits, Effective April 26, 2018

<sup>5</sup> Mariposa County Regional Needs Plan

## 8.2.03 HOUSING CHARACTERISTICS

### A. Household Characteristics

According to the 2012-2016 American Community Survey<sup>6</sup>, there were 7,255 households countywide. In the end of the planning period (2024), households will increase to 9,090.<sup>7</sup> This is an increase of 1,835 new households in Mariposa County.

### B. Household Size

According to the Department of Finance, the average number of persons per household in the County was 2.23 in 2018. This decrease represents a steady decline from 2.37 in 2000 and is representative of the County’s aging population.

### C. Vacancy Rates

#### 1. Overall Vacancy Rate:

The Department of Finance Estimates indicate that the overall vacancy rate in Mariposa County has been stable, or at about 25% from 2010 to 2018. The average rate between 1990 and 2000 was 26%. The 2010 vacancy rate was 24.49% and the 2015 vacancy rate was 24.5%. The 2012-2016 American Community Survey estimated the overall vacancy rate to be to be 29.8%<sup>15</sup>.

#### 2. Owner Occupied/Rental Vacancy Rate:

According to the 2012 – 2016 American Community Survey<sup>8</sup>, of the 10,334 housing units available in Mariposa County, 7,255 were occupied and 3,079 were vacant. 1,379 (45%) of these vacant units were vacant due to seasonal or occasional use, 283 (9%) were vacant for sale, and 393 (13%) units were available for rent. 372 of the 3,079 vacant units were not available for occupancy for other reasons.

<b>TABLE 8.2-5: HOUSING CHARACTERISTICS</b>		
<b>Year</b>	<b>2010<sup>9</sup></b>	<b>2018</b>
Number Units	10,188	10,489
Households	7,693	7,255
Household Size	2.28	2.23
Vacancy Rates Overall	24. 5%	30%
Owner	2.7%	-
Rental	7.4%	-

### D. Tenure

The 2012-2016 American Community Survey data shows that countywide, 5,052 occupied housing units are owner occupied and 2,203 are renter occupied. Statewide, only 56% of housing units are owner

<sup>6</sup> U.S. Census Bureau, 2012 – 2016 American Community Survey 5-Year Estimates, Table B25002, HCD 6<sup>th</sup> Cycle Data Package

<sup>7</sup> Mariposa County Regional Housing Needs Determination dated June 27, 2012.

<sup>8</sup> 2012 – 2016 American Community Survey 5-Year Estimates, Table B25002 and B25004, HCD 6<sup>th</sup> Cycle Data Package

<sup>9</sup> U.S. Census Bureau, 2012 – 2016 American Community Survey 5-Year Estimates, Table B25002 and B25004, HCD 6<sup>th</sup> Cycle Data Package

occupied, 44% are rented. Two reasons for the higher rate of homeownership in Mariposa County may be the large proportion of mobile homes (which tend to cost less than site-built homes) and the relatively low cost of homeownership for all homes in Mariposa County compared to most urban areas of the state. For example, 23% of housing units in the County are mobile homes, compared to about 4.4% statewide. Additionally, in California, less than 2% of all housing units are held for occasional use, whereas in the County of Mariposa, 16.4% are held for occasional use (second homes or vacation rental occupancies).

Another reason for the higher percentage of homeownership locally may be the large number of retirees that moved to the County over the past 20 years and are financially able to purchase homes. Individuals age 55 to 75 tend to have the highest rate of homeownership throughout California. In 2010, individuals over the age of 65 represented 21% of the County's overall population.

#### E. Housing Stock

In 2018, the Department of Finance estimates that there are 10,449 housing units in Mariposa County, which represents a 2.5% increase from 10,188 units in 2010. The vast majority of housing stock in Mariposa County is single-family dwellings. Single-family, detached and attached homes represent 69%, or 7,226 units, of the total housing stock. Multi-family homes represent 8%, or 838 units, of the housing stock. Mobile homes represent about 23%, or 2,385 units, of the housing stock in Mariposa County, 339 of which are located within established mobile home parks.

#### F. Housing For Special Needs Groups

Special housing needs arise due to physical, economic, social, or cultural characteristics or conditions that are present in a substantial percentage of the local population. These characteristics or conditions distinguish individuals from the general population and lead to housing or support service needs not met by the private market acting alone. Examples of special housing needs include accessibility for the mobility impaired and other varied disabilities, transitional housing for those leaving a homeless environment, and housing specifically designed for the physical and social needs of older adults.

Characteristics such as age or physical limitations may be present in a large portion of the population that can affect housing choices and needs. For example, handicapped accessible housing or units designed to aid the physical limitations of the elderly may be needed in a community with a large population of this age group. Conversely, a community may have a large population of large, low-income families needing adequately sized housing at a low cost, or a large number of students attending a nearby college or university. Affordability issues are also important to groups such as female heads of households, farm workers, or seasonal employees.

Section 65583[a] of the California Government Code requires the Housing Element to address the needs of special population groups. State law provides the following examples of special population groups: elderly, persons with disabilities, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter due to homelessness. The County broadened the definition of seasonal employees to include a greater variety of such employees than are defined in examples provided in state law.

#### G. Housing for the Elderly

Mariposa County is an attractive retirement area, and as a result, there are many older persons living in the County. 22% of Mariposa County residents are age 65 or older, compared to 20.5% statewide. About 36% of all the households (owner occupied and rental) in Mariposa County are 65 years of age or older. Since

so many seniors depend on limited income sources such as Social Security, inflation or rent increases will consume a larger share of their income.

As they age, senior households face a number of needs related to their changing physical and financial capacity. As they become less mobile, seniors may require physical modifications to their homes to permit greater accessibility and increase their ability to live independently. It also becomes more difficult for seniors to maintain large acreages of land, which are typical for rural residential parcels in Mariposa County. Seniors need access to health care and other supportive services and transportation access to these services. A common special need for a portion of the elderly population is for assisted living facilities that combine meal, medical, and daily living assistance in a residential environment. The County encourages senior housing, especially in areas in the town of Mariposa where services and facilities are available.

Seniors living independently would benefit from rehabilitation assistance to make their homes more safe and accessible. Mobile home parks also offer lower cost housing options for the elderly. There are fifteen (15) mobile home parks within Mariposa County. During the 2014 – 2019 planning period, one (1) existing Mobile Home Park with thirty-two (32) mobile home spaces in the Buckmeadows area of the County (known as Yosemite Ridge Resort) was converted to a Recreational Vehicle Park (HCD Permit No. 22-0008-MP). Table 8.2-6, below, depicts the mobile home parks within the County, and the number of mobile home spaces provided in each park.

<b>TABLE 8.2-6: MOBILE HOME PARKS WITHIN MARIPOSA COUNTY</b>		
<b>Mobile Home Park</b>	<b>Spaces</b>	<b>Location</b>
Wampum Hill Trailer Village	35	Coulterville
Golden Hills Mobile Home Park	16	Coulterville
Shore Fun Recreation	2	Lake McClure
Oak Mobile Home Park	13	Catheys Valley
Stoneridge Estates	14	Mariposa
Yosemite Gold Country Motel/RV Park	2	Mariposa
49 Mobile Home Park	4	Mariposa
McClure Boat Club	62	Snelling
Midpines Timber Mobile Home Park	10	Midpines
Yosemite Westlake (Terrace Estates)	28	Greeley Hill
Idlewheels Senior Mobile Home Park	111	Mariposa
Coulterville RV Park	1	Coulterville
Porta Yosemite Mobile Home Park	14	Catheys Valley
Yosemite Mobile Home Park	26	Mariposa
<b>Total</b>	<b>338</b>	

#### H. Housing for Persons with Disabilities

3,168 persons within the County are identified as disabled. In 2017, this represented 18.1% of the County’s population.<sup>10</sup> 2.6% of disabled persons in Mariposa County have ambulatory difficulty and a similar percentage have vision, hearing, cognitive or self-care difficulty.

These persons need special facilities to help them overcome their disability or make their housing units more convenient, including wider doorways and ramps that can accommodate wheelchairs; special bracing for handrails; lower counter tops; and, switches and outlets at the proper height to allow easy access. The

<sup>10</sup> U.S. Census Bureau, 2013-2017 American Community Survey, TableS1810: Disability Characteristics

conversion of a conventionally designed housing unit is usually well beyond the financial capability of most disabled persons.

Individuals with self-care limitations (which can include persons with mobility difficulty) are typically lower income than the population at large and may require residential environments including on-site support services typically available, and perhaps more financially feasible, through congregate housing or in-home or institutional convalescent care. Support services include medical therapy, daily living assistance, congregate dining, and other related support.

The County regularly updates its building codes consistent with Title 24 standards to reflect new provisions facilitating accessibility improvements for the disabled. The County Building Official will, upon request and through a building permit process, approve modifications to structures needed to accommodate the needs of the disabled. This service is routinely requested with new construction, renovation, or rehabilitation on behalf of those needing the accommodations.

The County's zoning and subdivision regulations contain no provision limiting the siting, placement, number, and location of group homes and other special needs housing, and no related special permits are required. On October 25, 2016, the County Board of Supervisors adopted an amendment to the Zoning Ordinance, establishing a new Chapter (Chapter 17.146) of the Zoning Code to include a Reasonable Accommodation Ordinance, which establishes procedures for persons with disabilities to request a reasonable accommodation to provide relief from various land use, zoning, or building regulations that may constrain the housing needs of persons with disabilities. In general, these procedures are to identify who may request a reasonable accommodation (i.e. persons with disabilities) and criteria in which the reasonable accommodation is reviewed.

The County of Mariposa Health and Human Services Agency provides information to the disabled regarding available resources.

## I. Developmental Disabilities

A "developmental disability" is defined as a disability that originates before an individual becomes eighteen (18) years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual.

Senate Bill 812, statutes of 2010, which took effect in January 2011, amended State Housing Element law to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities.

The U.S. Census does not have specific information regarding persons with developmental disabilities; however, each nonprofit regional center contracted with the California Department of Developmental Services (DDS) maintains an accounting of the number of persons served by zip code. DDS currently provides community-based services to approximately 248,000 persons with developmental disabilities and their families through a statewide system of twenty-one (21) regional centers, three (3) developmental centers (DC), and one (1) community-based facility. However, the DDS has announced preparations to initiate the closure planning process for the three (3) remaining developmental centers. The DDS submitted a closure plan to the Legislature on October 1, 2015 with the goal of closing the Sonoma DC by the end of 2018. The closure of the Fairview DC will follow the closure of the Sonoma DC and lastly, the closure of the General Treatment Area of Porterville DC. Services provided to Mariposa are via the Central Valley Regional Center in Fresno.

**TABLE 8.2-7: DEVELOPMENTALLY DISABLED RESIDENTS**

ZIP	Community	County	0-17 yrs	18+ yrs	Total Age
93623	Fish Camp	Mariposa	<11	0	>0
95306	Catheys Valley	Mariposa	<11	<11	>0
95311	Coulterville	Mariposa	<11	<11	>0
95318	El Portal	Mariposa	<11	0	>0
95338	Mariposa	Mariposa	31	31	62
95345	Midpines	Mariposa	<11	<11	>0

Mariposa County recently applied for and was awarded funding for Permanent Supportive Housing. HUD Continuum of Care funds will be utilized in the amount of approximately \$62K annually, to provide permanent supportive housing for mentally ill adults and adults with other disabilities. Based on the level of income of the clients served, Mariposa County may be able to serve 4-5 people. The permanent supportive housing model is a proven, effective means of reintegrating chronically homeless and other highly vulnerable homeless families and individuals with psychiatric disabilities or chronic health challenges into the community by addressing their basic needs for housing and providing ongoing support.

#### J. Female Heads of Households

In 2016, there were 519 female heads of households countywide, about 6.7% of all households. Statewide, approximately 9.5 % of households are female heads of households. Approximately 296 of the female heads of households in Mariposa County also have children.<sup>11</sup>

9% of female heads of households are below the poverty level. Such households have a greater need for housing with convenient access to child-care facilities, public transportation, schools, and other public facilities and services.<sup>12</sup> Assuming housing costs would not exceed more than 30% of household income, rents for low and very low income persons earning from \$32,750 – \$52,400 would range from \$761 – \$1,200.

Approximately 77% (1,553 of the 2,026 available rental units) are 2 or more bedroom units with rents affordable to low and very low income households (see table 8.2-4).

Female heads of households with children and no spousal support frequently depend on public assistance or work in jobs that pay low wages. In addition, they must arrange for child day care, which may consume a sizable portion of their pay. These female heads of households must seek suitable housing with less disposable income than some families earning the same amount. As a result, their housing choices are very limited, and most are likely paying more than 30% of their total incomes for housing. Construction of multi-family rental housing would help this group.

#### K. Large Families

Large families (usually defined as family households with five (5) or more persons) can have difficulty securing adequate housing due to the larger number of bedrooms they need (three or more) to avoid overcrowding. It becomes even more difficult when large families try to find adequate rentals within their

<sup>11</sup> U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, tableB17012

<sup>12</sup> U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, tableB17012 and S1101

budget, because rentals typically have fewer bedrooms than ownership housing. Low-income large families typically need financial assistance to secure affordable housing that meets their space needs.

In 2016, 485 occupied housing units were occupied by households of five (5) or more persons. Of these 485 housing units with five (5) or more persons, 234 units were owner occupied and 251 units were renter occupied.

Although the vacancy rate included vacation homes, the vacancy rate for larger homes was lower and reflects a tighter housing market for these types of homes. While no official data exists, local realtors indicate that finding a large home to rent at a reasonable rate is nearly impossible and renters that occupy them tend not to move. Based on this information it appears that there is need for additional larger rental units. The County should encourage the development of additional larger multi-family units to accommodate larger families.

#### L. Farm Workers

The U.S. Department of Agriculture reported 218 farm jobs in agriculture in Mariposa County in 2012, less than 5% of all jobs in the County. Given the small number of farm jobs in the County, additional seasonal farm worker housing is likely not needed at this time. There is limited labor-intensive agriculture that would attract seasonal farm workers and Mariposa County is not one of the counties that traditionally attract large numbers of migrant seasonal workers. Mariposa County Planning Department staff is unaware of any significant need in this area. Based on the limited data, it does not appear that this type of seasonal employee housing is a problem in the County. Farm workers however do typically earn less than the County's median income, and are likely to be within the extremely low, very low and low-income categories. The County has four (4) publicly assisted rental multi-family housing complexes: Whispering Pines Apartments, Mariposa Apartments, Mariposa Terrace Apartments, and Mariposa Terrace II. These housing complexes are intended to provide below market-rate housing for persons meeting the income categories. Collectively, the County has 102 public assisted rental housing units. Based on the reported farm jobs within the County, it is not anticipated that additional housing for farm workers is required.

The County recognizes that farm worker housing and temporary/seasonal housing (relating to tourism industry) is a Special Housing Need, and therefore, has incorporated Program No. 2.7 to allow the County to assist in facilitating new development of this special housing need within the County during the 2019-2024 planning period.

This program is consistent with General Plan Policy LU 5.3.03.B (1) – (3), enabling the County to consider residential land uses as accessory to primary Rural Economic Commercial, Resort or Recreation land uses. Rural Economic Recreation land uses are required to ensure that housing is available for employees and that such housing will be provided on the same site if employee housing is not available in the local community. General Plan Land Use Element Section 5.3.03.D(1) provides that a developer of resort land uses shall incorporate an analysis of the housing market to ensure that there is adequate housing for the total number of employees. Zoning Ordinance Section 17.148.010 defines employee housing as: "Housing for workers employed on land owned by the owner of the property on which such housing is located". The Agriculture Exclusive Zone (AEZ), County Code Chapter 17.40, allows employee housing as a permitted use. The Mountain Preserve Zone (MPZ), County Code Chapter 17.36 and the General Forest Zone (GFZ), County Code Chapter 17.32 allow employee housing with a Conditional Use Permit.

General Plan policies referenced above are interpreted to enable Area Plan policies and Zoning District regulations that implement these policies to consider employee housing as either conditional or permitted uses on lands designated for these uses. Program 5.6 provides that the County will revise Zoning Ordinance standards accordingly.

M. Emergency and Homeless Housing

Homelessness is caused by a number of social and economic factors, including a breakdown of traditional social relationships, unemployment, shortage of low-income housing, and the deinstitutionalization of the mentally ill. A homeless person lacks consistent and adequate shelter. Homeless persons can be considered resident (those remaining in an area year-round), or transient. Emergency and transitional shelters can help to address the needs of the homeless. Emergency shelters provide a short-term solution to homelessness and involve limited supplemental services. In contrast, transitional shelters are designed to remove the basis for homelessness. Shelter is provided for an extended period of time, and is combined with other social services and counseling, to assist in the transition to self-sufficiency.

The nature of the homeless population, especially in rural communities, makes exact counting difficult. The Mariposa County Department of Human Services conducted a point in time of the homeless population in 2019 and found the following:

<b>TABLE 8.2-8: HOMELESS RESIDENTS SUMMARY</b>	
49% male; 50% female; 1% Gender Neutral	20% work full- or part-time
<u>Age:</u> 60+: 14% 25-59: 61% 18-24: 3% 6-17: 11% 0-5: 4%	<u>Ethnicity:</u> Caucasian: 90% Native American/Alaskan Native: 1% Hispanic: 9% Black: 1%
<u>Length of Time Homeless:</u> Unknown	<u>Health needs:</u> Serious health problem or concern: 80%
<u>Veterans:</u> 10%	
<u>History of domestic violence experience:</u> 34%	
<u>Reasons for difficulty obtaining/maintaining housing:</u>  Lack of Income/Employment Lack of Affordable Housing Health or Mental Health Issue	

The 2010 Census found no “visible” persons living on the streets and no people in homeless shelters; however, Census counts are not generally accepted as an accurate reflection of homelessness. Because the homeless move around and are not always visible on the street, it is difficult to get an accurate count of homeless persons in a community. Even though during the point in time count of 2017, 55 people were counted, it is estimated that this number is low. Every two years the Mariposa County Health and Human Services Agency conducts a Point-in-Time survey. An update to the 2017 Point-in-Time survey was conducted in January 2019 and a total of 86 people were counted.

For a variety of reasons, individuals and families may have a need for emergency short-term housing. There are three primary reasons why they are homeless, including: domestic violence; mental illness; and chronic

homelessness. Of the 86 people who were counted, 26 use the emergency shelter, 18 use their vehicle, 16 are in transitional housing, 12 are couch surfing, 9 live outside, and 5 use other means for shelter.

The County provides for homeless persons through several voucher or assistance programs. Persons in need of shelter are able to obtain vouchers from the County's Health and Human Services Agency that enables them to stay in a local motel for a short period of time. Because there are different programs that fund this type of assistance, individuals may be approved for differing amounts of time based on their specific needs and what they are eligible for. The County, through the Stanislaus County Housing Authority, has approximately 165 Housing Choice Vouchers (formerly Section 8 Vouchers), and recipients of the program are required to be 50% or below the County's median income level. Qualifiers under the Housing Choice Voucher Program are typically within the extremely low, very low, and low-income categories. Currently, of the 165 Vouchers in Mariposa County, only 98 have been issued. The remainder have yet to be issued due to the shortage of housing stock and the limited amount of time individuals have to find homes once their voucher is issued. The program can accommodate families as well as single persons in need. Based on individual eligibility factors, the County also provides financial support and assistance in order to help persons remain in their present housing or to help them establish themselves in new housing. Funds are provided through CalWORKs, Mental Health Services Act, Social Services Program Realignment and various other sources depending upon which programs persons are eligible for and are participating in. The County recently contracted with a non-profit, Alliance for Community Transformations, to open a Wellness Center, where homeless individuals could eat lunch, stay warm or cool during inclement weather and connect with services and support. For low income seniors in the North County area, the County also provides meal vouchers that enable persons to purchase meals at local restaurants for the day the vouchers are issued.

Currently, there are no permanent homeless shelters located within Mariposa County. However, since December 3, 2018, the County has operated a temporary homeless shelter facility on Frank Wilson Drive. The shelter includes two large heated tents with space for up to 32 clients. There is additional tent pad space for tents. The facility provides porta-potties with hand washing stations, and electricity. This facility was established in response to the Governor's Homeless Emergency Proclamation and Board of Supervisors' Declaration of Shelter Crisis on November 5, 2018. The shelter will be provided for a one year time period. Meals and showers will continue to be available via the Heritage House.

Mountain Crisis Services is located in the town of Mariposa and has offices in Merced County as well. Mountain Crisis Services manages and operates three homes for individuals/families in danger of domestic violence. These three homes have capacity for a total of twenty (20) beds. Between October 1, 2017 and September 18, 2018 Mountain Crisis Services provided 1,170 bed nights for 170 clients of Mariposa County<sup>13</sup>. Mountain Crisis Services staff have reported longer shelter stays in Mariposa County than in Merced County due to a difficulty in finding housing and qualifying for low-income apartments in Mariposa County.

Senate Bill 2, effective January 1, 2008, was enacted by the State Legislature to "ensure zoning encourages and facilitates emergency shelters and limits the denial of emergency shelters and transitional and supportive housing under the Housing Accountability Act."

Emergency Shelter is defined in the Zoning Ordinance, Chapter 17.148 as, "A facility for 7 or more persons, which provides temporary housing by homeless individuals or families, victims of domestic violence, or persons requiring temporary housing, and may involve supplemental services...." Standards for emergency shelters are contained in Zoning Ordinance Section 17.336.130. Emergency shelters are permitted land

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<sup>13</sup> *Phone conversation with Mountain Crisis Services, April 11, 2019*

uses in the Mariposa Town Plan Area within the General Commercial Zone (GC) and the Public-Quasi Public Zone (P-Q).

Section 50801(e) of the California Health and Safety Code defines “Emergency Shelters” as, “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.” To allow for compliance with the California Health and Safety Code, Program 8.2 has been incorporated into the Housing Element, which will allow the County to amend Mariposa County Code, Zoning Chapter 17.148 to update the definition of “Emergency Shelters.”

Transitional housing is defined in the Zoning Ordinance, Chapter 17.148 as, “A facility or use that provides housing and support services for persons and families but restricts occupancy to no more than 24 months. Support services may include meals, counseling, and other services, as well as common areas for residents of the facility. Transitional housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. Transitional housing programs may utilize small Residential Care Facilities wholly or as part of their overall facilities.”

In accordance with Section 65582 of the Government Code, “Transitional Housing” is defined as “buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of assistance.” To allow for compliance with the California Government Code, Program 8.2 has been incorporated into the Housing Element, which will allow the County to amend Mariposa County Code, Zoning Chapter 17.148 to update the definition of “Transitional Housing.”

Supportive housing is defined in the Zoning Ordinance, Chapter 17.148 as, “A facility of use that provides housing with no limit on length of stay, that is occupied by the target population, as defined by Section 53260(d) of the California Health and Safety Code, and that is linked to onsite or offsite services that assist the tenant to retain the housing, improve his or her health status, maximize their ability to live and, when possible, to work in the community. Supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. Supportive housing programs may utilize small and large residential care facilities wholly or as part of their overall facilities.”

Section 17.108.210 of the County’s Zoning Ordinance states, “Transitional and supportive housing shall be a permitted use in any zone district in which residential uses are permitted. Transitional and supportive housing shall only be subject to those restrictions that apply to other residential uses of the same type in the same zone district. There shall be no additional discretionary approval process required for transitional and supportive housing.”

Section 65582 of the California Government Code defines “Supportive Housing” as, “housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her life, and maximizing his or her ability to live and, when possible, work in the community.” To allow for compliance with the California Government Code, Program 8.2 has been incorporated into the Housing Element, which will allow the County to amend Mariposa County Code, Zoning Chapter 17.148 to update the definition of “Supportive Housing.”

Rapid re-housing is a best practice that the Health and Human Services Agency is implementing to assist homeless families. The Health and Human Services Agency submitted and was awarded a proposal for approximately \$125,000 to rapidly re-house 10 homeless families who are enrolled or eligible for

CalWORKs (TANF). The funding period for this current effort is November 1, 2018 - June 30, 2019, with anticipated ongoing funding. The County was also just awarded Housing and Urban Development (HUD) Continuum of Care (CoC) funds for a Permanent Supportive Housing project and will apply for HCD Emergency Solutions Grants Program (ESG) funds to support this or similar models of returning people to housing.

#### N. Housing Conditions

In 2017, 4,679 of the County's 10,378 units (45%) were over 40 years old.<sup>14</sup> In March 2003, the County prepared a Housing Conditions Survey Report, which was funded by Community Development Block Grant (CDBG) funds. As part of the 2003 Housing Conditions Survey, approximately 27%, or 2,345 of the County's housing stock was surveyed. Of the 2,345 housing units surveyed, 69% were determined to be in sound condition, while 31% need some degree of rehabilitation. The Housing Conditions Survey also determined that 15%, or 341 housing units, are in need of moderate to substantial rehabilitation, and 9%, or 202 housing units, are dilapidated with the likely potential for demolition.

In 2003, mobile homes were estimated to make up 26% of the County's housing stock. The majority of mobile homes surveyed were located within the communities of Mariposa, Greeley Hill, El Portal, and the surrounding rural areas. Of the 379 mobile homes surveyed, 2% were in need of minor rehabilitation, 13% were in need of moderate rehabilitation, 25% were in need of substantial rehabilitation, and 38% were considered dilapidated. The most common problems found included the need for re-roofing and/or complete roof structure replacement, lack of permanent foundations, replacement and painting of siding, and the need for electrical repairs. 186 (approximately 51%) of the mobile homes surveyed were built after the 1976 Mobile Home Construction Standards Act.

Within the 2019-2024 planning period, Mariposa County will seek CDBG funds to complete a new survey and thereafter seek housing rehabilitation grant funds. Program 4.6 has been added to the 2019-2024 Housing Element, which requires the County to update the Housing Conditions Survey and to apply for HOME, CDBG and Senate Bill 2 funding to 1) update the Survey and 2) rehabilitate homes identified in the Survey.

#### O. Housing Costs

One factor regarding housing in Mariposa County is that it is relatively affordable when compared to housing costs statewide. According to the 2018 American Community Survey which annually updates the 2010 Census, the County's median house value was \$259,500 compared to a median value of \$443,400 statewide. A March 2019 search of various real estate listings from Zillow (Zillow.com) indicates that on average, a two (2) bedroom home on a lot less than five (5) acres is listed for \$417,557, while three (3) and four (4) bedroom homes on the same size lot are listed for \$354,148 and \$504,795, respectively. Mobile homes on average are listed for \$148,340. Table 8.2-9, Housing Costs and Rents, provides the number of listings and home prices in Mariposa County.

In addition, based on sales information from Zillow.com, for the calendar year 2018, the cost of land for a residential parcel less than five (5) acres with no public water and sewer services, ranged from \$14,000 to \$150,000 with an average cost of \$48,792. For residential parcels between five (5) and ten (10) acres with no public water and sewer service, the cost ranged from \$49,000 to \$125,000 with an average cost of \$77,536. For residential parcels above ten (10) acres with no public water and sewer service, the cost of land ranged from \$39,800 to \$699,000 with an average of \$212,812.

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<sup>14</sup> U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, table B25034: Year Structure Built. Total housing units differ from table 8.2-5 due to a difference in source – table 8.2-5 is a Department of Finance Estimate (2018).

Defining the rental market in Mariposa County does not match statewide models. Nearly 15% of the County’s housing stock is owned and managed by the National Park Service. Additionally, the Park Service owns all of the multi-family units in El Portal, and the National Park Service owns all housing in Yosemite Valley—multi-family and single family.

Table 8.2-9, Housing Costs and Rents, summarizes housing prices in Mariposa County based on information from the Mariposa County Board of Realtors, as well as an MLS search in April 2019, web site Zillow <http://www.zillow.com/research/data> and the Rental Network Mariposa <http://www.therentalnetwork.net/index.html>.

<b>TABLE 8.2-9: MARIPOSA HOUSING COSTS AND RENTS</b>		
<b>Homes for Sale – Five Acres or Less</b>		
<b>Home/Listings</b>	<b>Average</b>	<b>Range</b>
2 bedroom/15	\$417,557	\$299,000-\$2,100,000
3 bedroom/31	\$354,148	\$160,000-\$1,099,000
4+ bedroom/8	\$222,782	\$150,000-\$395,000
<b>Homes for Sale – Five Acres or More</b>		
<b>Home/Listings</b>	<b>Average</b>	<b>Range</b>
2 bedroom/8	\$412,021	\$140,000-\$1,900,000
3 bedroom/17	\$468,805	\$349,900-\$3,900,000
4+ bedroom/4	\$509,475	\$399,000-\$2,195,000
<b>Mobile Homes on Individual Lots</b>		
	<b>Average</b>	<b>Range</b>
Under 5 acres/5	\$116,780	\$59,000-\$249,900
5+ acres/1	\$179,900	\$179,900
<b>Lots For Sale</b>		
	<b>Average</b>	<b>Cost Per Acre</b>
Lots For Sale – Ave. Acreage 67.83	\$154,487.32	\$2,277.56
<b>Homes– For Rent</b>		
	<b>Average</b>	<b>Range</b>
1 Bedroom	One listing	\$1,195
2 Bedroom	Three listings	\$950-1,295
3 Bedroom	Two listings	\$1,650-\$1,750
<b>Apartments – For Rent</b>		
	<b>Basic</b>	<b>Market</b>
1 Bedroom	\$645	\$738
2 Bedroom	\$777	\$891
3 Bedroom	No Data	No Data
<p><b>Note:</b> These figures represent average housing and rental costs in April 2019. It must be realized that great differences in lot sizes exist throughout the County. These data, although completely unrepresentative of actual sales data, are required by state law and Housing Element guidelines. For additional data, please refer to a member of the Mariposa County Multiple Listing Service. Data on homes for rent is from the April 2019 Mariposa Rental Network listings. Data on apartments for rent is from Mariposa Oaks Apartments (Basic &amp; Market). No values of over \$1,000,000 were used in calculating the average.</p>		

## 8.2.04 AT RISK HOUSING ASSESSMENT

### A. Publicly Assisted Rental Housing

State legislation (Chapter 1451, Statutes of 1989) requires that all housing elements include an analysis of at-risk housing within their jurisdiction. At risk housing are those subsidized rental units whose subsidy terms may expire within the next ten (10) years. For the purposes of this Housing Element, at-risk housing consists of any housing units at-risk of losing their affordability status before 2029. Many subsidized units are multi-family rental units that provide below market rental housing. When the subsidies on these units terminate, the owners of the properties may increase the rents of these units to market rates. Should this occur, low-income housing might be lost, making it difficult for the County to meet its goals for providing adequate housing.

In Mariposa County, there are three (3) publicly assisted multi-family rental housing developments: Mariposa Apartments, Mariposa Terrace I, and Mariposa Terrace II. Below, Table 8.2-10 provides information on the County's three (3) publicly assisted multi-family residential developments.

<b>Complex Name</b>	<b>Assisted Units</b>	<b>Total Units</b>	<b>Financing</b>	<b>Expiration of Affordability<sup>15</sup></b>
Mariposa Apartments	34	34	Federal and State	2050
Mariposa Terrace I	32	32	Federal	2040
Mariposa Terrace II	36	36	Federal	2018/2039
Mariposa Village	42	42	Federal	TBD
<b>Total</b>	<b>144</b>	<b>144</b>	<b>--</b>	<b>--</b>

The *Mariposa Terrace I* apartment complex was funded in 1989 and contains 32 very low-income family units. Some of the occupants have HUD Housing Choice Vouchers. According to the California Housing Partnership, the expiration date of affordability (date of conversion) is in 2040. The affordability was extended to 2040 with a USDA Loan. The *Mariposa Terrace II* apartment complex, also funded in 1989, contains 36 very low-income senior units. The tax credit restriction for *Mariposa Terrace II* apartments expired in 2018. However, the use restriction expires in 2039. According to Kelly at CBM Group, Inc., *Mariposa Terrace II* continues to be a deed-restricted affordable housing project. The *Mariposa Apartments* complex was funded in 1994 and contains 34 very low-income family units. The date of conversion for this project is scheduled for year 2050. The occupants may have HUD Housing Choice Vouchers. Each of these properties is managed by the CBM Group, Inc., a private, for-profit developer and property management firm that specializes in affordable housing.

These projects have affordability covenants ranging from 30 years to 40 years. According to the CBM Group, Inc., the expiration of affordability is not scheduled to occur within the 2019-2024 planning period.

The *Mariposa Oaks Apartments* complex provides 24 units of very low-income rental housing, ranging in size from 1 bedroom/1 bathroom to 2 bedrooms/1 bathroom. This apartment building was completed in 1980 with a 40 year federally subsidized loan, which terminated in 2018. Self-Help Enterprises, a Non-Profit Housing and Community Development Organization from Visalia, Ca, has submitted an application to the California Tax Credit Allocation Committee (TCAC) on March 1, 2019 for Round 1 of Low-Income Housing Tax Credits (LIHTC). The request is for the acquisition and rehabilitation of Mariposa Oaks. To assist Self-Help Enterprises, Program 5.12 has been incorporated into the 2019-2024 Housing Element, to

<sup>15</sup> California Housing Partnership, LIHTC and USDA Assisted Housing, HCD 6<sup>th</sup> Cycle Data Package

provide support to Self-Help Enterprises in processing the Round 1 of Low-Income Housing Tax Credits for the acquisition and rehabilitation of Mariposa Oaks. In addition to Mariposa Oaks, the County is currently working with Self-Help Enterprises on the development of a forty-two (42) unit low-income apartment project, *Mariposa Village*, in the town of Mariposa. The County continues to submit applications for both competitive and non-competitive funding sources for retaining and developing low-income housing.

The *Mariposa Village* complex is a project that was approved by the Mariposa County Board of Supervisors on June 11, 2019. The project included a request for a General Plan/Area Plan/Zoning Map Amendment (GPZA) No. 2019-036 Application to change the designation of a 2.39 acre parcel from Single Family Residential to Multi Family Residential and Conditionally Approving Design Review No. 2019-035 to develop forty-two (42) multifamily units. The project is located at 5118 Fournier Road (APN: 012-140-024) and will provide multi-family housing units targeted to low-, very-low, and extremely-low income households and intends to submit a nine (9) percent low-income housing tax credit application to complete funding for the project no later than July 1, 2019. If funded construction is proposed to begin in March of 2020. Potential funding sources for the project include, but are not limited to: No Place Like Home (NPLH), Low-Income Housing Tax Credits, HOME, CDBG, Project-Based Section 8 and other HUD vouchers, Continuum of Care funding, National Housing Trust Fund (NHTF) and other State/Federal resources.

The federal government owns and provides low-cost rental housing for employees of Yosemite National Park, concessioners, and their families. Housing units are provided within Yosemite National Park in areas such as Wawona, as well as the El Portal Administrative Site which is located on federal land owned by the National Park Service.

Based on recent housing data provided by the National Park Service (NPS), in March 2019, Yosemite's NPS workforce included 1,000 persons on average, including 558 permanent employees and 542 seasonal employees. 87 unpaid staff such as volunteers, interns, SCAs and VIPs also worked at the park. The park staff typically doubles in peak season (May to September). During peak season, 52% of the park's employees live outside of the park and commute to work.

In preparing the 2014 Merced Wild and Scenic River Plan (MRP), adopted in April 2014, the NPS identified the need for 1,228 beds for concessioner employee housing, with 1,151 beds available. For the MRP, the NPS assumed an increase in commuter rate of concessioner employees of 5%, bringing the anticipated commuter rate for concessioner employees to 15%, or 198. Park management plans, including the MRP and Tuolumne Wild and Scenic River Plan (TRP), state that the NPS will provide for its housing needs on park lands in El Portal, with additional seasonal housing to be located in the Tuolumne Meadows housing area.

It is important to note that while the National Park Service and others provide a total of 1,675 housing beds for park employees, it is not enough to meet the needs described by the park's Housing Management Plan (U.S. Department of Interior 2012). The County continues to coordinate with the National Park Service to determine the number of housing units needed within the County to accommodate the park's employee population. Many NPS and concessioner employees aspire for home ownership, and a portion of park employees will prefer to purchase homes in Mariposa County, outside of park boundaries.

## **8.2.05 HOUSING NEEDS ASSESSMENT**

### **A. Overcrowding by Tenure**

Overcrowding is often reflected in one (1) of three (3) conditions; either a family or household living in too small of a dwelling, a family required to house extended family members (i.e. grandparents or grown children and their families living with parents), or a family renting inadequate living space to non-family members (i.e. families renting to migrant farm workers). Whatever the cause of overcrowding, there appears to be a direct link to housing affordability. Either homeowners/renters with large households are unable to afford large dwellings, older children wishing to leave home are prohibited from doing so because they cannot qualify for a home loan or are unable to make rental payments, grandparents on fixed incomes are unable to afford suitable housing or have physical handicaps that force them to live with their children, families with low incomes will permit overcrowding to occur in order to derive additional income, or there is an insufficient supply of housing units in the community to accommodate the demand. The U.S. Bureau of the Census defines overcrowding as an average of more than one person per room in a housing unit (excluding kitchens, porches, and hallways). Severe overcrowding is defined as more than 1.5 persons per room. The percentage of overcrowded housing units is a general measure of the availability of housing units with adequate rooms for the households who occupy them.

**TABLE 8.2-11: OVERCROWDED HOUSEHOLDS (2012-2016)<sup>16</sup>**

				Mariposa County, California	
				Estimate	
Total:				7,255	
Owner occupied:				5,052	
0.50 or less occupants per room				3,954	
0.51 to 1.00 occupants per room				1,021	
1.01 to 1.50 occupants per room				50	
1.51 to 2.00 occupants per room				27	
2.01 or more occupants per room				0	
Renter occupied:				2,203	
0.50 or less occupants per room				1,203	
0.51 to 1.00 occupants per room				898	
1.01 to 1.50 occupants per room				98	
1.51 to 2.00 occupants per room				4	
2.01 or more occupants per room				0	
Owner Occupied	Overcrowded	1.01 or more	77		
Renter occupied	Overcrowded	1.01 or more	102		
<b>Total overcrowded</b>			<b>1.01 or more</b>	<b>179</b>	
Owner Occupied	Severely Overcrowded	1.5 or more	27		
Renter occupied	Severely Overcrowded	1.5 or more	4		
<b>Total severely overcrowded</b>			<b>1.5 or more</b>	<b>31</b>	

According to the 2013-2017 American Community Survey data, 3.0% (210 units) of the total 7,255 occupied housing units are overcrowded. The average household size in Mariposa County is approximately 2.28, compared to nearly 3.0 statewide.

<sup>16</sup> U.S. Census Bureau, 2012 – 2016 American Community Survey, Table B25014, HCD 6<sup>th</sup> Cycle Data Package

Overcrowding can be alleviated in a variety of ways. Remodeling and addition to existing owner-occupied housing units and the construction of larger apartment units are the most common. However, to accomplish this it is necessary to provide adequate financing and construction opportunities for the homeowner and apartment developer.

While most homeowners in an overcrowded situation recognize the desirability of providing additional living space within their home, there are obstacles such as lack of construction skills, building permit regulations pertaining to engineered plans and blueprints for construction and fees associated with such permits and plans, and limited funding options to pay for a major expansion. In many cases, homeowners pledge the equity in their homes as collateral for such construction. This can have grave repercussions if the homeowner must default on the loan. It is entirely possible that the homeowner may lose their income. Therefore, it is important that financing and self-help assistance opportunities be provided to assist very low-, low-, and moderate-income homeowners.

The construction of apartment units with larger living quarters necessitates the developer demanding a higher rent to offset the additional costs. Typically, these households cannot afford to pay more for larger living quarters. Through subsidized housing programs provided by the Housing Authority and assistance to developers, it may be possible to increase the number of apartment units with more rooms without further disenfranchising those who need them most.

Section 17.148.010 of the County's Zoning Code defines "family" as "one or more persons living together as a single housekeeping unit in a dwelling, not including any group occupying a rooming house or boardinghouse or dormitory or hotel or motel."

## B. Overpayment

The relationship of the cost of housing and the ability to afford housing is a primary concern in determining the condition of the housing market.

A common measure of housing affordability is whether housing expenditures exceed 30% of household income. Households exceeding this standard are considered to be overpaying for housing. For example, a household earning \$65,500, the 2018 County median income, can afford to pay about \$1,637 per month for housing, including monthly utilities.<sup>17</sup>

The 2013-2017 American Community Survey data<sup>18</sup> shows that low-income families are the most seriously affected by overpayment. This group is the most seriously affected as it is the group with least disposable income.

In addition, Table 8.2-12 below depicts the number of homeowners and renters within the lower income household categories that are experiencing a housing cost burden or housing problems. The data presented in this table is based on the 2013-2017 American Community Survey.<sup>19</sup>

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<sup>17</sup> *American Community Survey, 2013-2017.*

<sup>18</sup> *U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, TableB25106: Tenure by Housing Costs, e*

<sup>19</sup> *American Community Survey, 2013-2017.*

**TABLE 8.2-12: OVERPAYMENT BY INCOME CATEGORY**

Household	Extreme Low (0 – 30%)	Very Low (31 – 50%)	Low (51 – 80%)	Moderate (81 – 120%)	Above Moderate (<120%)	Total	Lower Income
<b>Ownership Households</b>	<b>701</b>	<b>772</b>	<b>566</b>	<b>1,186</b>	<b>2,008</b>	<b>5,259</b>	<b>2,039</b>
Overpaying owner households	481	253	185	216	273	1,408	919
Percentage of overpaying owners	68.6%	32.8%	32.7%	18.2%	13.6%	26.8%	45.1%
<b>Renter Households</b>	<b>581</b>	<b>270</b>	<b>488</b>	<b>237</b>	<b>301</b>	<b>2,175</b>	<b>1,339</b>
Overpaying renter households	518	216	150	86	0	970	884
Percentage of overpaying renters	89.2%	80.0%	30.7%	36.3%	0.0%	44.6%	66.0%
<b>Total Households</b>	<b>1,282</b>	<b>1,042</b>	<b>1,054</b>	<b>1,423</b>	<b>2,309</b>	<b>7,434</b>	<b>3,378</b>
<b>Overpaying Households</b>	<b>999</b>	<b>469</b>	<b>335</b>	<b>302</b>	<b>273</b>	<b>2,378</b>	<b>1,803</b>
Percentage of overpaying households	77.9%	45.0%	31.8%	21.2%	11.8%	32.0%	53.4%

C. Existing Extremely Low Income (ELI) Households

As noted above in Table 8.2-12, the extremely low-income households are considered to be 0-30% of the County’s median family income level. Based on data provided by the 2013-2017 American Community Survey, the County of Mariposa currently has 1,282 extremely low-income households, 77.9% of which are considered to overpay for housing costs. Housing costs are defined as the cost associated with housing rent/mortgage and utilities (water, sewer, power, etc.). The County’s regional housing need for very low-income households is 26 units.

Government Code Section 65583(a)(1) states:

“Local agencies shall calculate the subset of very low-income households allotted under Section 65584 that qualify as extremely low-income households. The local agency may either use available census data to calculate the percent of very low-income households that qualify as extremely low-income households or presume that 50 percent of the very low-income households qualify as extremely low-income households. The number of extremely low-income households and very low-income households shall equal the jurisdictions’ allocation of very low-income households pursuant to Section 65584.”

For the 2019-2024 Housing Element, 50% of the County’s regional housing needs allocation of very low-income households are considered for extremely low-income households. Therefore, the County’s regional housing need allocation for extremely low-income households is 26, which is below the existing households in this income category.

D. Future Housing Needs

A requirement of State Law (§65583[a] and 65584 of the California Government Code) is that each city and county accommodate its share of the region’s future housing construction needs. State law also establishes the method for determining regional housing construction needs. HCD, working with Department of Finance, prepares regional population projections, and from these projections estimates housing construction needs for each region of the state. Regions are based on metropolitan and non-metropolitan housing market areas.

Under State Law, Mariposa County must demonstrate that it can accommodate its regional allocation by:

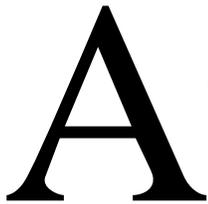
“Identify(ing) adequate sites which will be made available through appropriate zoning and development standards, and with services and facilities...needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multi-family rental housing, factory-built housing, mobile homes, housing for agricultural employees, emergency shelters, and transitional housing in order to meet the community’s housing goal.”

Table 8.2-13 shows Mariposa County’s regional housing allocation by income group. According to HCD, Mariposa County should plan to accommodate 195 additional housing units between December 31, 2018 and August 31, 2024, or 39 dwelling units per year. Of the housing units for which the County should plan, 77 (40%) units should accommodate to extremely low-, very low-, or low-income households earning less than \$52,400 on average, 37 should be moderate income units and 81 should be above moderate-income units.

<b>TABLE 8.2-13: MARIPOSA COUNTY REGIONAL HOUSING NEEDS ALLOCATION</b>					
<b>Total<sup>20</sup></b>	<b>Income Groups</b>				
	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Mod</b>
Percent	13%	13%	13.3%	18.8%	41.8%
<b>195</b>	26	25	26	37	81

<sup>20</sup>Regional Housing Needs Plan, Department of Housing and Community Development (September 2018).

## 8.3 HOUSING CONSTRAINTS & OPPORTUNITIES



number of factors can constrain residential development within the County. These constraints include market constraints, such as development costs and interest rates, and governmental constraints, which can include land use controls, fees, processing times, and development standards, among others. In addition, environmental and infrastructure issues can also impede residential development. This section provides an overview of the factors that may affect development.

### 8.3.01 MARKET CONSTRAINTS

The primary factor related to home finance affecting housing affordability and availability is the cost of borrowing money (interest rates). Historically, substantial changes in interest rates are correlated with swings in home sales; i.e. when interest rates decline, sales increase. The reverse has been true when interest rates increase. Short housing supply can influence price increases. As the housing market recovers, anticipated new construction and rising prices will result in more existing and new homes on the market and interest rate adjustments.

The fixed interest rate mortgages remain the preferred type of loan during periods of low, stable interest rates. Most programs that seek to increase homeownership among low- and moderate-income households rely on loan products that provide fixed interest rates below prevailing market rates, either for the principal loan or for a second loan that provides part of the down payment for home purchase. Many programs offer deferred second loans to facilitate home ownership.

#### A. Land and Construction Costs

Economic uncertainty that resulted from the mortgage crises during the previous decade reduced the number of families that could afford to invest in home ownership, significantly increased foreclosures, decreased the supply of new housing, tightened lending requirements, slowed the sale of existing homes and resulted in increased rents. These factors will continue to influence the cost and supply of housing throughout the current planning period. The overall impact is that low- and moderate-income households still find it difficult to purchase or rent housing in the County, although for reasons that are quite different than a decade ago.

#### B. Land Costs

According to the California Building Industry Association, the cost of land represents an ever-increasing proportion of the total housing development cost. However, land prices have significantly decreased since the peak of the housing market in 2005. According to Zillow.com and the Mariposa County Board of Realtors, land prices in Mariposa County vary depending on the type of infrastructure available, and proximity to the various Town Planning Areas. The current price for residential land varies widely. A review of residential lots and land available for sale during 2019<sup>21</sup> indicates that land including private water and sewer systems are priced at approximately \$95,000 per lot. Residential lots not developed with or connected to private or public water and sewer systems are priced at approximately \$65,000 to \$85,000 per lot. Raw land, which has yet to be subdivided, averages \$2,000 – \$20,000 an acre, depending on the proximity and feasibility of public and/or private water and sewer infrastructure services.

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<sup>21</sup>Prices based on listings identified on [www.ca.realtor.com](http://www.ca.realtor.com), zip code 95338.

### C. Construction Costs

Construction costs include both hard costs, such as labor and materials, and soft costs, such as architectural and engineering services, development fees, and services. Rising costs of labor and materials have contributed to non-governmental constraints on residential development and improvements. The cost of constructing a home in Mariposa County is typically higher than in the Central Valley, where architectural/engineering and site preparation costs are lower, and builders can take advantage of economies of scale offered by large-tract subdivisions. Conversely, impact fees in many Valley communities are significantly higher than in Mariposa County.

The range of residential land and housing options in Mariposa County provides opportunities for many low- and moderate-income households to enjoy home ownership. However, the construction of new single-family homes is estimated to cost at least \$100,000 or more. It would be difficult for a low- or very low-income household to purchase such a home unless: a) below-market-rate financing or down payment assistance is provided, or b) the homebuyer has sufficient cash from the sale of a previous home or other assets to provide a large down payment (which is frequently the case even with low-income seniors).

Most year-round rentals in Mariposa County are single-family homes and mobile homes. The cost of renting single-family homes can easily exceed the threshold of affordability for very low- and many low-income households (based on the assumptions that housing expenses should not exceed 30% of a household's income). Rental apartments and second units can provide affordable rental alternatives.

The cost of producing a rental unit in 2019 was estimated to be approximately \$86,100 to \$107,625 per unit, with a cost per square foot ranging from \$100.00 - \$125.00 (calculated using an 861 square foot unit). Market rents necessary to support such costs would likely be unaffordable to very low- and many low-income households. Regulatory incentives, financial incentives, and financial assistance can bring these development costs down, as the County has shown with the existing four (4) affordable rental apartment projects. Ongoing rental assistance, such as HUD housing vouchers, may be necessary additional incentives for rental apartment construction to maintain affordability for extremely-low and very low-income households.

### D. Building Permit Submittal and Process

Pursuant to Government Code Section 65583 (a)(6), the Housing Element must analyze the requests to develop housing at densities below those anticipated and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that potentially hinder the construction of a locality's share of the regional housing need.

The Mariposa County General Plan permits several density ranges, located within each town planning area. If any application was received to develop at a density that is not in conformance with the Mariposa County General Plan then a General Plan Amendment would be required. Further, Program 3.1 requires the County to review its General Plan for potential adjustments including adjusting land use designations to reflect changing needs and demands for housing.

The length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development depends on the type of application and project. For instance, a Tentative Parcel Map requires the Parcel Map to be approved, recorded and improvements to be constructed (streets, utilities, etc.) prior to the submittal of a building permit for a residential unit. The approval of a Design Review Application for a project within a Design Review Overlay (DRO) zone may submit for a building permit concurrently with the design review application or immediately following approval of the entitlement.

Traditionally, multi-family development projects are located on a single parcel and the building permit would include on and off site improvements. This allows the developer to submit for a building permit immediately following approval of the project. To identify the time between receiving approval of a housing development and submittal of a building permit for that housing development could hinder the construction of the County's share of the regional housing needs, Program 1.1 in this Housing Element requires the Planning, Building, and Health Departments to annually review permit procedures to reduce cost and time of processing housing development.

### **8.3.02 GOVERNMENTAL CONSTRAINTS**

Local governments cannot influence the national economy or federal monetary policies—both of which have direct impacts on the cost and affordability of housing. Local governments can assist private enterprise efforts to bring affordable housing to the market. This is accomplished by monitoring housing conditions and reviewing regulations to determine what regulatory or other constraints to production may add unnecessary costs to the price of a home.

#### **A. Housing Program Administration**

From 2008 to the present, the County, like many jurisdictions, experienced significant budgetary constraints that resulted in cuts in programs and services. In 2011, for example, the County eliminated its Housing Programs staff position and entered into an MOU with the Stanislaus County Housing Authority for administration of the Section 8 Housing Voucher Program. Mariposa County does not currently have staff dedicated to development and administration of affordable housing programs. In addition, the County does not have an inclusionary housing ordinance. For FY 2018-2019, the County approved funding to hire a permanent Administrative Analyst – Housing Specialist. The position has not yet been filled, due to lack of qualified applicants. The position is currently being re-advertised.

On June 6, 2017, the County Board of Supervisors adopted a Resolution to establish the Housing Programs Advisory Committee (HPAC) to guide completion of the Comprehensive Housing Program Implementation Strategy referenced in the 2014-2019 Housing Element. Program 2.1 required the completion of a comprehensive study to: 1) identify housing programs to meet the County's housing stock; and 2) develop a feasible plan to administer and manage such programs. The HPAC is made up of citizens living in Mariposa County and include eleven (11) members.

The purpose of the HPAC is as follows:

- Formulate, design, implement and participate in a public and stakeholder engagement program to ensure full participation by the community and stakeholders in the housing programs planning process required by the referenced 2014-2019 Mariposa County Housing Element Program 2.1;
- Identify, evaluate and recommend the implementation of feasible programs to address the housing needs of all economic segments of the community, including the needs of special populations such as homeless, disabled, elderly and seasonal workers;
- Support the work of staff and consultants in the conduct of fact finding and data gathering necessary to identify housing programs and related operation, administration and management of such programs;

- Identify, evaluate and recommend to the Board of Supervisors, management and administrative frameworks, operations, best practices and inter-governmental and public-private partner relationships to ensure the successful, permanent, ongoing operation of housing programs;
- Provide periodic assessment, evaluation and feedback to the Board of Supervisors regarding the success of programs and related administration and management approved for implementation;
- Coordinate with other public agencies, and with for profit and non-profit entities to identify and facilitate implementation of housing programs; and
- Identify, evaluate, recommend and facilitate the acquisition of grant and other funding to facilitate the development of housing for extremely low, very low, low, and moderate incomes and for populations with special housing needs.

The HPAC was involved in reviewing the Comprehensive Programs Implementation Study on March 21, 2018 and recommended the study be forwarded to the Planning Commission for review and recommendation to the Board of Supervisors. The Comprehensive Programs Implementation Study was prepared by Nancy Lewis & Associates and was adopted by the Board of Supervisors on June 19, 2018. The Comprehensive Housing Program Implementation Study provides the County a road map for implementing initiatives to increase supply of housing for all income segments of the community.

#### B. Permit Process and Fees

On legally existing lots zoned for single-family development, a building permit can typically be obtained in ten (10) to fourteen (14) business days. If a subdivision map is required prior to issuance of a building permit, the tentative map can be approved within sixteen (16) weeks or longer, depending upon the complexity of the subdivision. If an Environmental Impact Report is required, the process takes from nine (9) to twelve (12) months.

Single-family and multi-family projects have some similarities in permit processes, but there are also distinctions. The processes and procedures discussed here apply to properties in Town Planning Areas where infrastructure allows higher densities that provide both single-family and multi-family units that meet the State's requirements for low-to-moderate income families.

Single-family dwellings can be developed with up to two (2) units with the simple submittal of a ministerial building permit application. For properties where larger numbers of for sale residential units or lots are to be created, a subdivision is necessary (minor or major). A project creating larger numbers of rental residential units in a multi-family residential zone can be approved through a design review process. The processing requirements are as follows:

- Pre-application meeting with the County - Holding a meeting prior to application submittal helps clarify the project and identify the necessary steps that will be followed. The pre-application meeting is important as it can speed up the process and reduce costs as a result of careful application preparation.
- Following the pre-application meeting, if requested, the applicant makes modifications if necessary and submits an application package.
- Environmental Review - The project will be evaluated under CEQA, the California Environmental Quality Act, and either a Notice of Exemption (NOE) will be filed, an Initial Study and Negative Declaration, or an Environmental Impact Report will be prepared. The Planning Department follows CEQA guidance in reducing paperwork and delay as much as possible, including, whenever possible, use of an exemption. Typically, though, a higher level of environmental review is required for subdivision projects.

- Hearing on the Subdivision – A public hearing is required on the subdivision application and environmental action, if a Notice of Exemption is filed or Negative Declaration is adopted. Unless appealed to the Board of Supervisors, this is the final action on the project. The Board is the final approval authority for projects requiring an Environmental Impact Report (EIR).
- Compliance with subdivision conditions and filing of map.
- Multi-family dwelling projects that involve the sale of separate units, such as condominiums, would follow the same basic process as for a single-family residential subdivision, since they would be creating separate units for sale. The NOE process might not apply depending upon the size of the project, but the County has used the NOE in the past for townhouse subdivisions within the Mariposa Town Planning Area. For a multi-family project not involving sales of individual units, and where permitted by zoning, the following process would be followed:
- Pre-application meeting with the County - Holding a meeting prior to application submittal helps clarify the project and identify the necessary steps that will be followed thereby expediting the review process and reducing holding costs.
- Submittal of a Design Review (DR) Application – The DR application is an administrative process required to ensure basic compliance with setbacks, parking, height, etc., in addition to a review of the basic exterior design of the structure. The Planning Director is the final approval authority for DR applications.
- CEQA Review – As with single-family projects, all past multi-family projects have either been handled using Notice of Exemption or a Mitigated Negative Declaration. All of the current multi-family zones are within Town Planning Areas, where there is infrastructure to support multiple units. Within these more “urban rural” areas of the County, environmental issues are typically limited in number and scope.

Table 8.3-1 presents a list of typical development fees per unit associated with a multi-family residential (MFD) project. The County has no public facility improvement fees (impact fees), which usually account for the majority of fees in other jurisdictions. School impact fees are calculated at \$3.20 per square foot assuming for an 861 square foot MFD project, as presented below in Table 8.3-1.

<b>TABLE 8.3-1 SUMMARY OF TYPICAL FEES PER UNIT - MFD PROJECT</b>	
<b>Type of Fee</b>	<b>Amount</b>
Design Review	\$1,330
Environmental Review	\$70
School Fees	\$2,720
Building Permit	\$1,392
Total Development Fees	\$5,492 /unit

Table 8.3-2 provides a list of typical per-unit development fees that would be associated with a single-family detached residential project located in the Mariposa Town Planning area. Mariposa County does not charge a fee for pre-application screening of inquiries to determine permit requirements.

Significant costs incurred by development include school impact fees and building permit fees. Mariposa County does not impose public facility improvement fees or any other type of impact fee, other than the State-imposed one. The fees in this table do not add unnecessarily to governmental constraints on the cost of single-family residential housing. At approximately \$9,902.09 per unit per single-family dwelling (SFD) unit, and \$5,492 per multi-family dwelling (MFD) unit, the Mariposa County development fees are not creating excessive costs affecting the supply of housing in Mariposa County.

**TABLE 8.3-2 SUMMARY OF TYPICAL FEES – SFD PROJECT**

Type of Fee	Amount
School Fees/unit	\$3.20/sq. ft. (habitable space) *Assuming a 1,700s.f. home = \$5,440
Building Permit	\$2,156.77
Plan Check Fees	\$2,305.32
Total Development Fees	\$9,902.09

When comparing an average land cost of \$154,487 a lot, a construction cost of \$170,000 for a 1,700 square foot single-family dwelling, and a total development fee of \$9,902.09, the total development fee is reasonable. The percentage of the total cost to build a single-family dwelling that is for development fee is 5.8 percent, which is considerably lower than many cities in the Central Valley and throughout California.

State-imposed processes and timelines, such as CEQA review and compliance, may add to the costs of approving a subdivision by extending its approval for months beyond locally required processing timelines. These are unavoidable costs of review.

While there is a Historic Design Review Overlay District and Design Review Overlay District within the Town of Coulterville, and a Historic Design Review Overlay District and Design Review Overlay District within the Town of Mariposa, the application review and approval process is administrative and not subject to a public hearing. Development within historic design review districts is subject to the review and recommendation of local citizen advisory and/or historic advisory committees. Typical timelines from submittal of a building permit application to issuance of the permit is 10 working days, if oversight by local review committees is not required.

**TABLE 8.3-3: PERMIT ISSUANCE TIMELINES**

Type of Permit	Working days to issue
Single-family dwelling	10-14
Multi-family dwelling	14-21
Multi-family dwelling within design review district	21-30
Mobile home parks in Town of Mariposa	4–8 weeks

### C. Permit Fees for Mobile Homes

Building permit fees for mobile homes are also set by the building code and include permit fees for appurtenant structures typically associated with mobile homes (such as decks). As of 2019, these fees equal \$848.51 for a single wide, \$896.72 for a double wide, and \$945.19 for a triple wide mobile home.

A majority of the mobile home units built in the County consist of triple wide mobile homes.

School impact fees are also charged on new mobile home installations by the Mariposa Unified School District at the maximum Level 1 fee of \$3.20 per square foot.

In summary, building permit and school impact fees can add between four (4) and six (6) percent (%) to the cost of a new home. These fees represent a relatively small part of the overall cost of a home and are necessary to cover the cost of vital governmental services that protect the health and safety of the public.

***Planning Application Fees***

Planning permit fees (General Plan amendment, zone change, subdivision map, etc.) add to the cost of residential development. Because these fees are charged per application, the cost implication per dwelling unit depends on the number of dwelling units proposed in a development application. Table 8.3-4, below, provides examples of the County’s Planning permit fees as they relate to residential development.

<b>TABLE 8.3-4: PLANNING APPLICATION FEES</b>	
<b>Application Type</b>	<b>Deposit Fee<sup>22</sup></b>
Pre Application (Optional)	\$440
General Plan Change	\$3,770
Specific Plan Proposal	\$3,770
Zone Change	\$1,850
Planned Development Zone	\$1,680
Tentative Subdivision Map	\$2,720
Tentative Land Division Map	\$1,450 - \$1,850
Conditional Use Permit	\$2,140
Planned Residential Development	\$1,680
Variance	\$1,680
Design Review	\$220 - \$1,330

Planning application fees in Mariposa County are substantially lower than comparable planning fees in neighboring jurisdictions. Pre-application meetings promote efficiency in the time and cost of project application processing and subsequent development.

**D. Planning Areas**

The County’s General Plan identifies three (3) types of Planning Areas: Town Planning Areas, Community Planning Areas, and Special Planning Areas.

- All residential, commercial, industrial, job-center, recreation, and public uses, as defined in the General Plan, are consistent with the purpose of a Town Planning Area.
- Single-family residential, rural commercial, recreation/resort-oriented, small business, and public are land uses consistent with the purpose of a Community Planning Area. Multi-family residential uses with more than two (2) attached dwelling units per structure are not consistent residential uses within community planning areas; live-work commercial/residential uses are acceptable.

A Special Planning Area is established for small locales in the County which do not face the full scope of issues warranting a full-scale town plan or community plan. The purpose of a special plan is to address the specific issues of local importance for the planning area. Consistent uses will be defined in the special plan. Special plans may be used within a town plan or community plan to address more focused issues. Town Planning Areas include: Coulterville, El Portal, Lake Don Pedro, Mariposa, Wawona, Mt. Bullion, and Fish

<sup>22</sup> Applications are processed as cost accounting (time and materials) applications; fees collected are deposits.

Camp. Community Planning Areas include: Bear Valley, Bootjack, Catheys Valley, Greeley Hill, Hornitos, and Midpines. Special Planning Areas consist of Buck Meadows, Foresta, and Yosemite West.

Land use policies for planning areas are established by Area Plans, adopted by the Board of Supervisors.

#### E. Zoning and Other Land Use Regulations

Mariposa County adopted Title 17, the Zoning Ordinance in 1988, implementing the land use classifications of the 1981 General Plan, and setting forth the standards by which residential uses are developed. Title 17, the Zoning Ordinance, designates twenty (20) countywide zones and five (5) overlay zones. Each zoning district sets specific standards for development including minimum parcel size, number of homes permitted on each parcel, and the permitted and conditional uses. Standards for zones are subject to change as the 2006 General Plan continues to be implemented. In addition, zoning within Area Plan boundaries will contain standards specific to those areas.

Basic development standards are summarized in Table 8.3-5. The Table indicates the minimum lot size requirements, minimum site area per unit, setbacks, height restrictions, open space requirements, and parking that apply in each of the County's residential zoning districts. The County has both rural residential zoning classifications, and separate zoning classifications within Planning Areas with adopted Specific, Community, Special or Town Plans. With the exception of second residential units, the rural zones, given their larger parcels sizes and low densities, do not provide many affordable housing opportunities for very low to moderate-income families. With the exception of the Mountain Residential Zone in the Wawona Town Planning Area, all of the other zones allow for second residential units.

In accordance with the County's Zoning Ordinance, there are eight (8) Zone Districts where residential uses are permitted by-right: the Town Planning Area (TPA) Zone, the Rural Residential Zone (RRZ), the Mountain Home Zone (MHZ), the Mountain Transition Zone (MTZ), the Mountain General Zone (MGZ), the General Forest Zone (GFZ), the Mountain Preserve Zone (MPZ), and the Agricultural Exclusive Zone (AEZ).

Currently, four (4) planning areas contain the majority of sites available for housing development by right within various zoning districts and densities:

- 1) Coulterville: Medium Density Residential, Single-Family Residential (¼ acre), Single-Family Residential (9,000 sq. feet), Rural Residential (2-1/2 acres), and Multi-Family Residential.
- 2) Mariposa: Multi-Family Residential Zone (MFR), Single Family Residential (9,000 square feet) Zone (SFR-9K), Single-Family Residential (½ acre) Zone (SFR-1/2 ac), Scenic Resource-5-acre Zone (SR-5), and Scenic Resource Zone (SR).
- 3) Fish Camp: Single-Family Residential - ½ acre, Single-Family Residential – One (1) Acre, Rural Residential – 2 1/2 acre, Rural Residential - 5 acre , and Multi-Family Residential.
- 4) Wawona: Mountain Residential District No. 1 (MR1) and Mountain Residential District No. 2 (MR2), both of which have 1.5-acre minimum parcel size for subdivision purposes. However, any parcel, regardless of size, can have a residential use constructed on it by right providing that if the parcel is less than six thousand (6,000) square feet, and it can meet all building code and health requirements without the aid of a variance.

Table 8.3-5 below provides a description of the development standards within these Zone Districts:

<b>TABLE 8.3-5: DEVELOPMENT STANDARDS</b>								
Zone District	Minimum Parcel Size	Density Dwelling Unit/Acre	Height Limits	Minimum Open Space	Minimum Front	Yard Side	Setbacks Rear	Parking Spaces Per DU
TPA	2.5	1 du/2.5 acres	35	None	25 from property line and 55 from centerline	25 or 10% lot width	25 or 10% lot depth	2
RRZ	2.5 acres with community sewer or 5 acres	1 du/2.5 acres with community sewer or 1 du/5 acres	35	None	25 from property line and 55 from centerline	25 or 10% lot width	25 or 10% lot depth	2
MHZ	5 acres	1 du/5 acres	35	None	25 from property line and 55 from centerline	25 or 10% lot width	25 or 10% lot depth	2
MTZ	20 acres or one-half of a legal quarter-quarter section	1 du/20 acres or one-half of a legal quarter-quarter section	35	None	25 from property line and 55 from centerline	25 or 10% lot width	25 or 10% lot depth	2
MGZ	40 acres or legal quarter-quarter section	12 du/40 acres or legal quarter-quarter section	35	None	25 from property line and 55 from centerline	25 or 10% lot width	25 or 10% lot depth	2
GFZ	40 acres or legal quarter-quarter section	2 du/40 acres or legal quarter-quarter section	35	None	25 from property line and 55 from centerline	25 or 10% lot width	25 or 10% lot depth	2
MPZ	160 acres or a legal quarter section	2 du/160 acres or a legal quarter section	35	None	25 from property line and 55 from centerline	25 or 10% lot width	25 or 10% lot depth	2
AEZ	160 acres or a legal quarter section	2 du/160 acres or a legal quarter section	35	None	25 from property line and 55 from centerline	25 or 10% lot width	25 or 10% lot depth	2

**Mariposa Town Plan Zoning Districts**

Zone District	Minimum Parcel Size	Density Dwelling Unit/Acre	Height Limits	Minimum Open Space	Minimum Front*	Yard Side*	Setbacks Rear*	Parking Spaces Per DU
MFR	9,000 sq. ft.	26du/acre	35	None	20 from property line and 50 from centerline	5	20	1.5 for Studio or 1 bdrm units; 2 for 2 bdrm. or larger unit
SFR-9K	9,000 sq. ft.	4.8 du/acre	35	None	20 from property line and 50 from centerline	5	20	2 for 2 bdrm.
SFR ½ AC	.5 acres	2 du/acre	35	None	20 from property line and 50 from centerline	5	20	2
SR 5	5 acres	1 du/5acres	35	None	20 from property line and 50 from centerline	5	20	2
SR	20 acres	1 du/20 acres	35	None	20 from property line and 50 from centerline	5	20	2

\*Setbacks which vary from the Zoning Ordinance standards may be proposed and established for parcels in the Mariposa Planning Area through the subdivision process (approved by the Planning Commission).

**Fish Camp Town Plan Zoning Districts**

Zone District	Minimum Parcel Size	Density Dwelling Unit/Acre	Height Limits	Minimum Open Space	Minimum Front	Yard Side	Setbacks Rear	Parking Spaces Per DU
SFR ½	.5 acres	2 du/acre	35	None	20 from property line and 50 from centerline	10	20	1/1000 sq. ft. Minimum 2 spaces
SFR 1	1 acre	1 du/acre	35	None	20 from property line and 50 from centerline	10	20	1/1000 sq. ft. Minimum 2 spaces
RR 2 ½	2.5 acres	1 du/2.5 acres	35	None	20 from property line and 50 from centerline	10	20	1/1000 sq. ft. Minimum 2 spaces
RR 5	5 acres	1 du/5 acres	35	None	20 from property line and 50 from centerline	10	20	1/1000 sq. ft. Minimum 2 spaces
MFR	.5 acres	7.92du/acre	35	None	20 and 50 from centerline	10	20	2

**Wawona Town Plan Zoning Districts**

Zone District	Minimum Parcel Size	Density Dwelling Unit/Acre	Height Limits	Minimum Open Space	Minimum Front	Yard Side	Setbacks Rear	Parking Spaces Per DU
MR1 & MR2	1.5 acres for Subdivision	1 du/legal parcel.	35	60% of Lot	20	5	10	NA

**Coulterville Town Plan Zoning Districts**

Zone District	Minimum Parcel Size	Density Dwelling Unit/Acre	Height Limits	Minimum Open Space	Minimum Front	Yard Side	Setbacks Rear	Parking Spaces Per DU
SFR	9,000 sq. ft.	4.7du/acre	35	None	20	5	20	NA
MDR	9,000 sq. ft.	4.7du/acre	35	None	20	5	20	NA
SFR ¼	.25 acres	4du/acre	35	None	20	5	20	NA
RR	2.5 acres	1du/2.5 acres	35	None	20	5	20	NA
MFR	9,000 sq. ft.	28du/acre	35	None	20	5	20	NA

The Zoning Ordinance also identifies the County’s overlay zones as follows: Open Watershed Overlay (OWO), Airport Overlay (APO), Scenic Highway Overlay (SHO), Design Review Overlay (DRO), Historic Design Review Overlay (HDRO), Residential Exclusive Overlay One (REO-1), and Residential Exclusive Overlay Two (REO-2).

Large parcel size, low-density residential zones, and related Overlay Zoning Districts in the rural areas of the County are established to protect the public safety (fire, water quality etc.), public facilities (airport), sensitive biological, scenic, or historical resources and community and rural character in accordance with related General Plan policies.

In accordance with State requirements to identify zoning districts capable of accommodating housing to meet the needs of families with very-low to moderate incomes, the Housing Element policies focus on the Town Planning Areas of Coulterville and Mariposa. These Planning Areas have zones that allow for a range of residential densities, including multi-family, medium density residential and small lot (9,000 sq. ft.) single-family residential housing. The opportunity to develop available sites at these densities results from the availability of community water and wastewater infrastructure in these areas.

In Town Planning Areas, where densities and existing residential parcels provide opportunities for affordable housing for very low to moderate-income families, zoning regulations in Table 8.3-6 do not impose significant constraints on housing development, including standards for parking, setbacks, or height that would increase costs of residential development.

Outside of the four above-noted planning areas, physical factors such as terrain, on-site soils and natural habitats (wetlands etc.) limit the ability of housing providers to obtain maximum densities allowed in the zoning districts. As a result, unit yields are lower than the maximum permitted.

#### F. Short-Term Rental Ordinance

The Mariposa County Municipal Code Section 17.108.180 titled “*Bed and Breakfast and Residential Transient Rentals*” permits bed and breakfast and vacant rental establishments in all principal zones, except the M-1 and M-2 Zones, subject to several requirements. M-1 and M-2 represent the light and heavy manufacturing and industrial zones. The provisions are also applicable in planning areas with adopted area plans unless otherwise prohibited. An agricultural homestay is a permitted use in the AE zone, subject to compliance with the development standards established by the zone. The uses shall not be detrimental to the district or to adjoining areas, including residential areas, by reason of appearance, traffic, noise, dust, smoke, or odor.

Bed and Breakfast is defined in Section 17.148.010 in the Mariposa County Municipal Code as “a single family structure, a single-family dwelling unit of a duplex, or a portion of such structure or dwelling unit, rented or leased for periods of thirty (30) or less consecutive days to an individual or any party, and complying with the standards contained herein. A bed and breakfast has a full time, permanent resident family, and a limited number of guest bedrooms. Breakfast or similar early morning meal is prepared each day in a kitchen appropriately permitted by the Health Department. The price of food is included in the price of the accommodations.

Vacation Rental are also defined in Section 17.148.010 in the Mariposa County Municipal Code as “a single-family structure or single-family dwelling unit of a duplex rented or leased for periods of 30 or less days and complying with the standards contained herein. A vacation rental is a single-family structure which is available for rental to a family or group on a transient basis...”

Requirements for vacant rentals include but are not limited to:

- No more than three (3) bedrooms are available for occupancy by transients for vacation rentals.
- No more than five (5) bedrooms are available for occupancy by transients for bed and breakfast establishments and agricultural homestays.
- Vacant rental shall be limited to ten (10) or fewer occupants.

- Off-street parking requirements for each type of vacant rental, such as one (1) parking space per bedroom to be rented for vacation rentals and two (2) parking spaces for the residence and at least one (1) space for each bedroom available to rent for bed and breakfast and agricultural homestay establishments.

Program 4.2 of the Housing Element requires the County to periodically evaluate any potential nexus between the reduction in the County’s supply of housing and the conversion of units to vacation rental units. The study shall evaluate any effect of conversions on the supply of housing for all economic segments of the community and the supply of affordable employee housing. The County may consider appropriate measures to mitigate impacts as a result of the study/evaluation.

G. Planned or Cluster Residential Development and Density Bonus

Section 17.108.100 of the County’s Zoning Ordinance prescribes the requirements for planned or cluster residential development and the preservation of open space for rural areas of the County. The purpose of a cluster development is to improve living conditions, encourage a variety of housing types, encourage efficiency in site and subdivision design, preserve open space, and promote development of adequate public services and utilities. Planned or cluster residential developments include, but are not limited to, multi-family or apartment units, common wall, condominiums, mobile home or detached residential unit subdivisions, and mobile home parks, and are permitted in the RRZ and MHZ Zone Districts, and prohibited in all other districts within the County. Planned Developments are a means of enabling the achievement of maximum residential densities in response to unavoidable physical site constraints. Planned residential development applications are approved by the County’s Planning Commission.

Planned residential development applications are subject to the following development standards:

- A minimum lot size of less than two and one-half (2 ½) acres only when community water is provided. A minimum lot size of less than one (1) acre in gross area is granted only when both a community water and community sewer system are provided.
- Minimum common open space in MHZ Zone Districts is 60% of the project site, and 40% of the project site in RR zones.
- Density determinations are based on a number of allowable residential units permitted in the specific zone district. A density bonus of up to 100% may be approved where both community water and sewer service is available or proposed. There are no affordability requirements for this density bonus and is subject to water and sewer capacity, site characteristics, and availability of adequate public roads and fire protection services.
- If a density bonus is allowed, no secondary residences shall be permitted in addition to the density bonus.
- The open space shall not be developed with structural uses other than agriculture or recreational accessory buildings.
- The open space is required to be maintained as open space as long as the clustered lots exist.

It is important to note that the allowable density under the County’s General Plan land use designations where the RRZ and MHZ Zone Districts apply is one (1) unit per parcel. This allowable density is currently in conflict with the development standards provided in Section 17.108.100 of the County’s Zoning Ordinance. Therefore, Program 5.13 has been added to this Housing Element, which allows the County to potentially amend the General Plan to ensure consistency between the General Plan and Zoning Ordinance, specifically as it relates to allowable density within the RRZ and MHZ Zone Districts for a Planned or Cluster Residential Development. The ultimate intent of ensuring consistency between the General Plan

and Zoning Ordinance is to enable cluster residential development to accommodate the County's special housing needs as well as seasonal workforce housing in the vicinity of Yosemite National Park.

Section 17.339.020 of the County's Zoning Ordinance also allows for a Density Bonus for low to moderate income housing. Section 17.339.020 generally states that when a Project offers twenty (20) percent of the total units of housing development for lower income households, or ten (10) percent of total units of a housing development for very low income households, or fifty (50) percent of the total dwelling units of a housing development, the County can offer a density bonus. "Density Bonus" is defined as a density increase of at least twenty-five (25) percent over the maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan as of the date of application by the developer to the County.

Though the County has an adopted Density Bonus Ordinance language as noted above and in Sections 17.108.100 and 17.339.020 of the County Code, Program 2.4 has been implemented into this Housing Element to allow the County to review this language, and if necessary, amend the ordinance to be consistent with Sections 65915 through 65917 of the Government Code.

#### H. Subdivision Map Act and Standards

Based on the prompt processing time and the high rate of approvals, the local administration of the State's Subdivision Map Act does not create obstacles in the housing process. Applications consisting of residential development that typically involve the Subdivision Map Act are parcel maps, subdivision maps, parcel mergers and lot line adjustments.

#### I. California Environmental Quality Act (CEQA)

All discretionary approvals for development in the County of Mariposa are subject to California Environmental Quality Act review. As noted above, where development applications require a Negative Declaration or Environmental Impact Report (EIR), the processing timelines are extended as required by law.

#### J. Building Construction Standards

The County has adopted the California Code of Regulations Title 24, Parts 1-12 as adopted Building Codes. Enforcement of the California Codes is delegated to the Building Official and is carried out at the plan review stage and at the time of building/site inspection. All work for which a building permit is issued must be inspected at the time of completion and at specified stages of construction. The County does not have any local amendments to the adopted Building Code.

New construction standards are only applied to additions to a housing unit (e.g. bedroom or bathroom addition). Additionally, current code standards are applied only to the rehabilitation work proposed by the applicant. For example, if a permit is issued for replacement of an element, such as wiring, only that work must be carried out in accordance with current code requirements and no other conditions such as wall/floor covering, insulation, etc. This approach favors retention and maintenance of older housing stock, which is usually the most affordable to low-income households. The County enforces the most up-to-date edition of the Uniform Building Code. Unless the County is made aware of the violations, there is no proactive enforcement activity. However, when the County is made aware of violations or health and safety concerns relating to a residence, an inspection will occur, and a violation notice issued.

#### K. On and Off-Site Requirements

The County of Mariposa has an adopted Road Improvement and Circulation Policy (Road Policy) and adopted environmental health regulations for on-site wastewater disposal and well construction. The County's Road Policy defines requirements for building roads in new subdivisions based on the lot potential, lot size, and other road use intensity standards. These connect the road capacity to the potential development density.

Environmental Health regulations control the design and installation of on-site wastewater systems. These regulations ensure that sewage disposal does not impact groundwater and surface water quality or public health. Environmental Health also applies General Plan policies for minimum water production (from wells) for new subdivision parcels.

#### L. Williamson Act

The Williamson Act, combined with Mariposa County's local policies and contract, preserve agricultural lands and open space with a twenty-year rolling contract. Unless cancelled or non-renewed, the land is precluded from residential or urban development (except for agricultural-related residential housing) for twenty (20) years. Once non-renewed, it takes nineteen (19) years for the contract to end. Based on information obtained from Mariposa County Assessor's Office and Planning Department Geographic information System (GIS) in 2018, there were reported to be 212,345 acres of land within the County under the Williamson Act Contract, both current and in non-renewal. A large majority of land under the Williamson Act is located within the western portion of the County. The 212,345 acres of Williamson Act land in Mariposa County are unavailable for development during the Housing Element planning period.

#### M. Timber Exclusive Zoning District

Similar to Agriculture Preserve lands, forest land may be protected through a ten-year rolling Timber Preserve contract. Once enrolled, lands are placed in the Timber Exclusive Zoning District (TEZ). There are approximately 9,115 acres of such lands in Mariposa County, wherein the principal permitted land use is limited to growing and harvesting of timber. Residential units are a permitted use within the TEZ, provided they are located on timberland converted to non-timber uses in accordance with Section 1104.1 of Title 14, California Code of Regulations. The County permits two (2) single-family residences per forty (40) acres within the TEZ Zone District.

#### N. Mobile Homes

Mobile home parks and mobile homes are permitted within all countywide residential zone districts within the County, including but not limited to the RRZ, MHZ, MTZ, and MGZ Zone Districts. There are specific requirements for the construction of mobile home parks or units with respect to their architectural design, particularly in the County's Historic Design Review Overlay (HDRO). The HDRO requires that residential development, including mobile home parks and units, conform to the architectural theme and guidelines adopted by the County Board of Supervisors. Architectural standards applicable to mobile homes are limited by state law to roof pitch and roofing material, siding material and skirting. These limitations only occur when mobile home parks or units are located within the HDRO.

Mobile homes manufactured prior to January 1976 are prohibited within the County unless they meet the seal standards of approval of the U.S. Housing and Urban Development Department, or equivalent standards established by the California Department of Housing and Community Development.

Within the County, there are fifteen (15) mobile home parks with approximately 339 spaces for mobile home units. Mobile home parks and the mobile home construction process are not considered a constraint to housing within the County.

O. Housing for Persons with Disabilities, Emergency Housing, Transitional and Supportive Housing

Conditions that prevent independent living may require assisted care or group home environments. Individuals with disabilities may require financial assistance to meet housing needs. Within this special population, a higher percentage are low-income than the population at large, and their housing needs are often more costly than conventional housing.

Disabled persons often require special housing features to accommodate physical limitations. Some disabled persons may have financial difficulty due to the cost of having their special needs met or due to difficulty in finding appropriate employment. Although California Administrative Code Title 24 requires all public buildings to be accessible to the public through architectural standards such as ramps, large doors, and restroom modifications to enable handicap access, not all available housing units have these features.

The County regularly updates its building codes to reflect new state provisions facilitating accessibility for the disabled. County staff is empowered to approve modifications to structures needed to accommodate the needs of the disabled. Such modifications are approved administratively, with new construction, renovation, or rehabilitation permitted on behalf of those needing the accommodations.

The County of Mariposa Human Services Department provides assistance to the disabled by providing information, resources, and financial grants or loans for special housing needs.

The County has adopted general standards for permitting group homes of seven (7) or more persons with disabilities. Zoning Ordinance Section 17.148.010 was amended (Ord 1087, 1090; 2012) to include definitions of Small Residential Care Facilities, Large Residential Care Facilities, Supportive Housing, and Transitional Housing.

In the Mariposa Town Planning area, large residential care facilities are a permitted use in the Multi-family Residential zone (Zoning Ordinance, Section 17.316.020.A.1) and a conditional use in the General Commercial zone (Zoning Ordinance, Section 17.320.020.A.2) and in the Professional Office zone (Section 17.318.020.A.3).

In the Mariposa Town Planning area, Zoning Ordinance Section 17.334.030 provides for small residential care facilities and 17.334.070 establishes standards for transitional and supportive housing. Small residential care facilities and transitional and supportive housing are permitted in any district where residential uses are permitted. There are no special processes for issuing permits for these facilities in that such uses are permitted and treated as residential land uses.

In the rural areas of Mariposa County, Zoning Ordinance Section 17.108.160 provides for small residential care facilities as a permitted use in all zones in which residential uses are permitted.

Senate Bill 2, effective January 1, 2008, was enacted by the State Legislature to “ensure zoning encourages and facilitates emergency shelters and limits the denial of emergency shelters and transitional and supportive housing under the Housing Accountability Act.”

Emergency Shelter is defined in the Zoning Ordinance Section 17.148.010 (Ord. 1090; 2012) as a facility for seven (7) or more persons which provides temporary housing by homeless individuals or families, victims of domestic violence or persons requiring temporary housing. As noted previously in this Housing

Element, the County has incorporated Program 8.2, which will allow the County to amend Section 17.148.010 to update the definition of “Emergency Shelters.” Standards for such housing are contained in Zoning Ordinance Section 17.336.130 and are permitted land uses in the Mariposa Town Plan Area within the General Commercial Zone (GC) and the Public-Quasi Public Zone (P-Q) (Ord 1090; 2012). Emergency shelters are required to comply with the same standards provided in the General Commercial Zone and Public-Quasi Public Zone in the Mariposa Town Plan Area, with the exception of the additional standards allowed per Section 66853 of the Government Code, and as described below.

Zoning Ordinance Section 17.336.130 provides objective standards that are consistent with the provisions of Senate Bill 2. The standards, as listed, include:

- Submit a Management Plan to the Planning Director to confirm provision of onsite management;
- An Emergency Shelter shall not be located within 300 feet of another Emergency Shelter;
- In accordance with the Uniform Housing Code and Section 17922 of the California Health and Safety Code, a minimum of 50 sq. ft. of living space per person, not including space for common areas;
- Off-street parking requirement of one (1) space per six (6) beds;
- Adequate lighting;
- Laundry facilities are encouraged. However, other services adequate to the number of residents are allowed;
- Refuse storage area;
- Outside storage standards;
- Common facilities and services requirements;
- On-site waiting and intake areas requirements; and
- Length of stay requirement.

The standards included in Section 17.336.130 have been adopted in accordance with Section 66583(4)(A), most notably, the following provisions provided under State Housing Law:

- i. The maximum number of beds or persons permitted to be served nightly by the facility.*
- ii. Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.*
- iii. The size and location of exterior and interior onsite waiting and client intake areas.*
- iv. The provision of onsite management.*
- v. The length of stay.*
- vi. Lighting.*
- vii. Security during hours that the emergency shelter is in operation.*

Furthermore, in accordance with Section 66853(B) of the Government Code, the County recognizes that the permit processing, development, and management standards provided above shall not be deemed to be discretionary approvals. It is important to note that this includes the submission of a Management Plan as noted above and in Section 17.336.130 of the Zoning Ordinance.

“Supportive Housing” is defined in the Zoning Ordinance Section 17.148.010 as “a facility or use that provides housing with no limit on length of stay, that is occupied by the target population, as defined by Section 53260(d) of the California Health and Safety Code, and that is linked to onsite and offsite services that assist the tenant to retain the housing, improve his or her health status, maximize their ability to live and, when possible, to work in the community. Supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

Supportive housing programs may utilize small and large residential care facilities wholly or as part of their overall facilities. (Ord. 1090 Sec IV, 2012)”.

Senate Bill 2162 was signed into law on September 26, 2018 and became effective on January 1, 2019. It requires that supportive housing be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria, and requires a local government to approve, within specified periods, a supportive housing development that complies with these requirements. To be consistent with Senate Bill 2162, Program 8.4 has been added to the County Housing Element, requiring County Staff to review the Zoning Code and if appropriate, amend the Zoning Code to be consistent with Government Code Section 65650.

#### P. Accessory Dwelling Units

Accessory Dwelling Units (ADUs) are permitted on an established parcel of land in all zone districts except commercial and industrial, as prescribed by Section 17.108.150 of the County’s Zoning Ordinance. Second residential units are not allowed in Wawona due to sewage treatment limitations. State legislation that took effect January 1, 2017 provides more flexibility and latitude for allowing homeowners to build ADUs. Three (3) separate bills were introduced and signed by Governor Brown: Senate Bill 1069 (SB 1069), Assembly Bill 2299 (AB 2299) and Assembly Bill 2406 (AB 2406). These bills replaced “second units” with “accessory dwelling units” throughout the chapter, and requires local agencies modify its ADU ordinance to do the following:

1. Designate areas within the jurisdiction where ADUs may be permitted;
2. Impose standards on ADUs including but not limited to parking, height, setback, lot coverage, architectural review, and maximum size of unit;
3. Removes off-street parking standards for ADUs that meet certain criteria; and
4. Provide that second units do not exceed the allowable density.

In addition to the above legislation, two (2) recent bills were introduced and signed by Governor Brown: Senate Bill 229 (SB 229) and Assembly Bill 494 (AB 494) became effective on January 1, 2018 and clarify and improve various provisions of the law to promote the development of ADUs. These bills clarified that ADUs can be created through the conversion of a garage, carport or covered parking structure, reduces the maximum number of parking spaces for an ADU to one (1) space, allows replacement parking spaces to be located in any configuration, as a result, of a parking structure conversion to an ADU, authorizes the Department of Housing and Community Development (HCD) to review and comment on ADU ordinances, and defines the term “tandem parking” to mean two (2) or more automobiles.

Mariposa County’s zoning ordinance does not specifically contain an “accessory dwelling unit” Section. As discussed above, Section 17.108.150, Supplementary Standards, addresses “secondary residences” (also known as accessory dwelling units). Area Plans also contain provisions for secondary residences, or guest houses. To incorporate the provisions of State law (Senate and Assembly Bills discussed above), Program 2.5 has been added to the 2019-2024 Housing Element, which requires the County to amend Title 17 (new definition for ADU with new standards), Mariposa Town Plan, Coulterville Town Plan, Fish Camp TPA Specific Plan, and a minor amendment to Title 15 (Buildings and Construction).

#### Q. Single Room Occupancy

Single Room Occupancies (SROs) can be hotels, boarding houses, or just rooms rented out on a monthly basis in someone’s home. They usually have shared, rather than individual, bathrooms, and may have communal kitchens. Title 17, the Zoning Ordinance, defines SROs as: “a dwelling within a hotel or motel that consists of one or two rooms and contains no sanitary facilities or food preparation facilities, or contains

either, or contains both types of facilities. Single room occupancy could include an efficiency dwelling unit or a congregate residence as defined in the California Building Code.”. As with any land use, specific project characteristics may demonstrate that a facility calling itself an SRO may fall under the definition of a residential care facility or a multiple residential dwelling. Mariposa County will amend its Zoning Ordinance to identify appropriate planning areas and zoning districts where such uses may be located including residential and commercial zoning districts.

Program 8.3 is included in Chapter 6 of the 2019-2024 Housing Element. Program 8.3 generally states that the County will amend the Zoning Ordinance to clarify where SRO units are permitted to assist in providing housing opportunities for lower income households.

#### R. Farm Worker and Employee Housing

The U.S. Department of Agriculture reported only 218 farm jobs in agriculture in Mariposa County in 2012.<sup>23</sup> Of the 218 workers, 70 of them retained a farm worker position for 150 days or more and 148 were fewer than 150 days (seasonal). Given the small number of farm jobs in the County, additional seasonal farm worker housing is perhaps not needed at this time. There is limited labor-intensive agriculture that would attract seasonal farm workers and Mariposa County is not one of the counties that traditionally attract large numbers of migrant seasonal workers.

Farm worker or farm labor housing is not identified as a specific use under the County’s Zoning Ordinance. This could potentially be considered a constraint to housing for persons with special needs. However, because the County contains a very small population of farm workers, as noted above, in addition to the amount of publicly assisted multi-family housing provided in the County, it is not considered a constraint for the provision of providing adequate housing for this special needs group. Additionally, there is a specific use identified in the County’s Zoning Ordinance which is “employee housing”. This is a listed conditional use in the General Forest Zone (Mariposa County Code Section 17.32.010.A.1.b) and the Mountain Preserve Zone (Mariposa County Code Section 17.36.010.A.1.b) and is defined by Mariposa County Code Section 17.148.010 as “residence, dwelling units or boarding house for workers employed on land owned by the owner of the property on which the housing is located.” Finally, the Mariposa County Agriculture Exclusive Zone (Mariposa County Code, Chapter 17.40) allows “low density residential and employee housing in accordance with the density standards of this chapter” as a permitted use and allows “dormitory style housing facilities for employees” as a conditional use. The County will review the Employee Housing Act (Division 13, Part 1 of the California Health and Safety Code, commencing with Section 17000) to ensure that the County definition for “Employee Housing” and land use regulations are consistent with State law. As such, Program 8.5 has been added to the County Housing Element, requiring County staff to review and adopt revisions as necessary to the Zoning Code to be consistent with State law with regards to Employee Housing.

#### S. Emergency and Homeless Housing

Senate Bill 2, effective January 1, 2008, was enacted by the State Legislature to “ensure zoning encourages and facilitates emergency shelters and limits the denial of emergency shelters and transitional and supportive housing under the Housing Accountability Act.” Zoning Ordinance Section 17.148.010 (Ord. 1090; 2012) defines Emergency Shelter. The Zoning Ordinance specifies that an Emergency Shelter is permitted in the General Commercial Zone (outside of the HDRO) and that transitional and supportive housing is permitted as a residential use in Residential Zoning Districts.

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<sup>23</sup> U.S. Department of Agriculture 2012 Ag Census, Table 16 of the Mariposa County 5<sup>th</sup> Cycle Data Package

### **8.3.03 NON-GOVERNMENTAL CONSTRAINTS**

#### **A. Environmental Features**

Some land in Mariposa County is unavailable for development because of environmental features. These features either pose a hazard to those who may choose to build in the area or diminish valuable resources. As a result, builders avoid these areas because they understand the danger involved or do not wish to incur the added cost of building in these areas. These features include geologic hazards, soils with low permeability, and excessive slopes.

These constraints affect land use categories that can accommodate single-family residences. In most cases, the presence of these constraints will not preclude development of a single-family home on a minimum five-acre parcel, but may limit the placement of a home. Environmentally constrained lands may also limit the subdivision potential of some parcels. Areas that permit multi-family units are not affected, as environmental constrained lands are not typically designated for such use.

#### **Geologic Hazards**

The most common geologic hazard that must be considered in Mariposa County is the potential for wet season landslides and rock falls where man has altered natural conditions. Soils on slopes of up to 50% contain the combination of factors that could pose landslide problems when man's activities are superimposed on natural conditions.

#### **Soils with Low Permeability Rates**

Most parts of the County are not served by public sewer systems and therefore must rely on septic systems. In some parts of the County, conventional septic systems cannot be used because the soils have low permeability rates that prevent effective operation of septic tank systems.

#### **Slope**

In areas with a slope of 15% or more, improvements for accessibility, site preparation and sewage disposal are more difficult to develop than on level land. As a result, these areas are generally avoided or more costly systems are required. The County estimates that there are 557,510 acres of land with slopes in excess of 15%, of which 108,460 acres have slopes in excess of 50% and are undevelopable for residential purposes. Most of these lands are within timber preserves, agricultural preserves, and other land categories that do not have significant residential development potential.

### **8.3.04 INFRASTRUCTURE CONSTRAINTS**

#### **A. Water Supply and Sewer**

The lack of reliable water supply is a significant constraint in meeting local housing needs. The situation is severe in most areas of the County. The National Climatic Data Center reported in April 2014 that 76.6% of the state is experiencing extreme drought conditions, and for 24.7% of the state, the level of dryness is "exceptional" under the criteria. The environmental conditions for water supply, and their role in future housing unit development, have the potential to be a significant consideration for future housing development. Homeowners outside the very limited service districts of public agencies delivering water must depend on individual wells. The California foothills are part of a fractured rock water system and have no aquifers. There are no guarantees that water will be found each time a well is drilled.

Within the County there are nine (9) areas served by community water systems. Not all of these systems provide water to communities or areas that will accommodate the Regional Housing Needs Allocation (RHNA) for very low-to-moderate income families. The principal areas where a community water system is available to meet RHNA requirements are in the communities of Mariposa and Coulterville, and to a much lesser extent in the communities of Wawona and Fish Camp.

#### A.1 Water -Mariposa Public Utility District

The Mariposa Public Utility District (MPUD) boundaries include approximately 800 acres of land encompassing the vast majority of the developable geographical area covered by the Mariposa Town Planning Area (TPA). The Mariposa TPA is the largest population and commercial center in the County and the MPUD supplies public water, wastewater and fire protection services to most of the developed areas within the TPA. There are two (2) other permitted public water supplies in the southern area of the TPA (Mariposa County Public Works and the Fairgrounds). The Public Works water system supplies the Public Works facility only (no privately owned property is connected to this system) and the Fairgrounds water system is owned by the State which only supplies that facility. There are no other public or private water and wastewater utilities in the community.

The MPUD was formed in 1947 to provide water to the growing community of Mariposa. Over the years, the District has grown and now provides water and wastewater to 590 single-family residential units, 84 multi-family residential units and 51 commercial connections. The public water supplies for the district consists of two (2) surface water sources, the Stockton Creek reservoir, just north of the community and the Merced River at the District's Saxon Creek facility. The District also relies on four (4) ground water wells located within the District's service area as well as the Mariposa TPA.

The current District boundaries are smaller than its Sphere of Influence (SOI) and smaller than the TPA boundaries. The current SOI boundaries generally coincide with portions of the TPA boundaries (the sphere includes portions of the Stockton Creek watershed outside of the TPA boundaries), and current recommendations are that the SOI boundaries of the District be enlarged to include the entire TPA. In May 2007, a Feasibility Study was prepared by Provost and Pritchard on behalf of Mariposa County for the MPUD. Based upon the available water sources, the report and the District have concluded that the District has enough source water to supply all of the properties within the boundaries of the TPA, which are much larger than the current District's boundaries. Significant expansion of the District's water service area may require extension of the water distribution system.

The District's water infrastructure has developed over the years. Water mains are in all major developed, local, collector and arterial roads within the core of the TPA. The Single-Family Residential- 9,000 sq. ft. (SFR-9000) and the Multi-Family Residential (MFR) zones of the TPA are all located along or in close proximity to these corridors. The proximity of a public water supply in these areas was one of the main reasons that the properties were placed in zones that permit higher densities.

The District currently has adequate treatment capacity for moderate development of undeveloped properties. The District completed construction of a new surface water treatment facility (SWTF) in 2015, resulting in an updated treatment process and increased treatment capacity. The new SWTF meets current State and Federal public drinking water requirements. The new facility design capacity is 1 million gallons per day. The district also added one ground water source for an

additional 40,000 gallons per day to overall water availability. The current peak day water system demand is approximately 650,000 gallons per day. As with any water treatment system, costs prohibit the initial installation of a water system that could treat the water for all potential development that could take place within the TPA. The District does not have a Capital Improvement Plan for the long-term enlargement or replacement of their SWTF, however the District does collect capacity charges for new development to partially fund such enlargement or replacement. In addition to grants and low interest loans, the District has an established budget line with funds for the SWTF unit process replacement.

The District has both the infrastructure for water delivery and an adequate source of supply to meet needs in the future. It can be concluded that there is adequate water supply and infrastructure to accommodate the RHNA for the 5 year planning period covered by the Housing Element.

#### A.2 Coulterville Water and Sewer Zone, County Service Area 1-M

The Coulterville water system was formed in June 1969 and the Mariposa County Board of Supervisors serves as the Board of Directors of the Service Area. The Service Area boundary encompasses 338 acres and includes most of the Coulterville TPA, including the downtown commercial areas and surrounding residential uses.

The water system uses a well that has sufficient capacity for current users (95). The water system is regulated by the State of California and due to the nature of the source, no treatment of the water is necessary. Water mains run in all local and collector streets and provide access to all parcels that are zoned Medium-Family Residential (9,000 sq. ft. lots) and Multi-Family Residential. The Service Area also maintains a storage reservoir of 205,000 gallons.

The replacement of a well pump, or even the development of a new well to augment the current capacity, is a significant expense. The County has recognized the need to collect fees sufficient to cover costs and to provide contingency funds for equipment failures or replacement. The County operates a program that will gradually raise the necessary fees that provide operating revenue and funds for improvement of the well capacities.

Based upon past growth in the area, the County has not seen the need to develop a formal Capital Improvement Program for increasing well capacity.

The current water system has been sized to provide 150 connections. Based upon current use, this leaves approximately fifty (50) water connections available. The water system has enough capacity to provide housing that would accommodate the RHNA.

#### A.3 Wawona Water System

The Wawona water system was constructed by the National Park Service (NPS) to provide water to park facilities, commercial development and the residential community in the Wawona area. The source of water for the system is the South Fork of the Merced River. This has generally been a reliable source, but it is dependent upon rainfall amounts. Drought conditions within the last number of years, coupled with limits on the volume of water that can be withdrawn from the Merced River, resulted in water use cutbacks in the Wawona area during those dry periods. There has been no mandatory rationing or limits placed on domestic use, although residents and visitors are being asked to help conserve water. In good water years, the Merced River provides extra capacity for residential development, and the NPS has not denied any permits due to a lack of water.

The water system provides service to a variety of NPS facilities, the buildings and recreational facilities managed by the Park concessioner, and private residences. Being a largely residential area inside the Park, Wawona is also used by the NPS to provide much needed employee housing for NPS and concessioner staff. Although water lines run to every residentially zoned lot in Wawona, most of the privately owned lots are served by private wells or small private water systems using common wells. There are twelve (12) private systems serving 2–36 users each, with another fifty-two (52) individual private wells.

The Merced River Plan Record of Decision was completed on March 31, 2014 and adherence to the plan is required for future capacity considerations. Housing development will be evaluated in conjunction with current and future water management planning efforts and a complete area mass balance analysis would be needed to properly evaluate NPS utility capacity in Wawona.

The Wawona area is important to both the NPS and the owners of property as a residential community. Being within the boundaries of the park, it provides an excellent location to provide housing for NPS staff and that of the Park concessioner, so the NPS may have to seek alternate water sources such as wells.

#### A.4 Water Services – Fish Camp

The Yosemite Alpine Community Services District (District) is an independent District and is subject to the Local Government Reorganization Act. It's a small district encompassing approximately nineteen (19) acres and forty-seven (47) parcels zoned primarily Single-Family Residential-½ acre. Eleven (11) of the lots are undeveloped. The Sphere of Influence for the District encompasses the Fish Camp Town Planning Area. The District does not have any current plans to expand. The District is a public water system operating under a permit with the State Water Resources Control Board Division of Drinking Water.

The District operates two (2) wells located within an easement on the Silvertip property for its customers, and the District provides water service to all of the developed properties within the District. The District has reported that during the current drought years, it takes longer to fill storage tanks than in previous years. The District also has water mains running to all properties. Given the capacity and water line infrastructure, the YACSD would be able to provide water services to allow additional residential development that would accommodate the RHNA.

The Fish Camp Mutual Water Agency is a private water system operating under a permit with the State Water Resources Control Board Division of Drinking Water. It serves both residential and commercial businesses in the Fish Camp area.

#### B. Community Sewer Service

There are three (3) community sewer systems in operation in Mariposa County, located in the Mariposa, Coulterville, and Wawona Town Planning Areas, where residential units might accommodate the RHNA. While the Fish Camp area has both an independent water district and private community water systems, it does not have a community sewer service available. There are also several other community sewer systems in the County, such as Yosemite West, portions of Lake Don Pedro and Mariposa Pines, and El Portal, but these systems serve residential properties that would not accommodate the RHNA, and are therefore not considered as available sites intended to meet the County's regional housing need.

## B.1 Sewer - Mariposa Public Utility District

The District's sewer infrastructure has been developed over the years, and sewer mains are in all major local, collector and arterial roads within the core of the Mariposa TPA. The Single Family Residential-9,000 sq. ft. (SFR-9000 sq. ft.) and the Multi-Family Residential zones of the TPA are all located along or in close proximity to these corridors. Depending upon project size, some sewer mains would possibly be in need of enlargement, but overall the District has the necessary collection system in place. The proximity of these properties to the sewer main collection system in these areas was one of the main reasons that the properties were placed in zones that permit higher densities at the time the Mariposa Town Plan was adopted.

The District currently has adequate hydraulic treatment capacity for moderate development of undeveloped properties in the TPA. The May 2007 Feasibility Study prepared by Provost and Pritchard, identified problems with the capacity of the wastewater treatment facility (WWTF) due to infiltration during rain. District staff has discovered and repaired several failing sewer mains resulting in a reduction of infiltration. Since preparation of the Study, the District has developed a program to identify the infiltration areas and correct them over time as capacity dictates since it is less expensive to fix the infiltration problem than to increase WWTF capacity.

The WWTF is permitted by the California Regional Water Quality Control Board (RWQCB) under the Federal National Pollution Discharge Elimination System (NPDES). The NPDES permits are scheduled for renewal every 5 years. The latest permit was issued in March 2014. The discharge limitations required in the 2007 and 2014 permits are unattainable with the current WWTF. Compliance will require significant WWTF improvements. The District has been issued "Time Schedule Orders" including effluent interim limitations for a specified period of time to give the District time (completion by May 2020) to comply with permit final limitations. The District is currently constructing improvements to the existing WWTF including denitrification, filtration, UV disinfection (to replace existing chlorination systems), replacement of all electrical power systems and installation of a Supervisory Control and Data Acquisition (SCADA) system for process control and monitoring of the WWTF. The current construction project is scheduled for completion February of 2020.

The MPUD has adequate sewer treatment capacity to handle development within the Mariposa TPA for the planning period of the 2019-2024 Housing Element. The District's infiltration reduction plan is a cost-effective way to increase capacity over the next few years. The District does not have a Capital Improvement Plan for the long-term enlargement or replacement of their sewer treatment plant, because the plant has adequate planned hydraulic capacity with better infiltration management planned for the future.

Based upon a conversation held with the MPUD General Manager, he is confident that the District can accommodate residential growth within the Mariposa TPA in accordance with the approved Plan. The District has both the infrastructure for sewer service collection and adequate capacity to treat the effluent. It can be concluded that there is an adequate sewer service and infrastructure to accommodate the RHNA.

## B.2 Coulterville Water and Sewer Zone, County Service Area 1-M

The Coulterville sewer system was built in June 1969 as part of a Service Area which also provides water service. The Mariposa County Board of Supervisors serves as the Board of Directors of the Service Area.

The sewer treatment plant has ninety-nine (99) connections and was originally sized to accommodate 150 connections. The County Public Works Department has indicated that while the overall capacity has been reduced due to changes in treatment standards, the plant can still serve all of the potential development on existing parcels based on estimated flows. They did not believe that the plant would be able to accommodate further subdivision of existing parcels.

As with water, all of the local and collector streets in the TPA have sewer mains to accommodate the development of the Medium-Density Residential-9,000 sq. ft. (MDR-9000) and the Multi-Family Residential (MFR). The Coulterville Town Planning Area Town Plan estimated residential build out in the MFR areas at fifty-one (51) units, which is close to the current estimate in Table 8.4-2, Land Suitable for Residential Development.

As noted previously, there are potential connections available in the sewer system, but it might not be able to serve all of the potential density in the MFR areas to accommodate the RHNA. The County recognizes that there may be a need to enlarge or replace the current system, but not for several years to come. In the last twenty (20) years, there have been only thirteen (13) new connections to the system, for an overall residential growth rate over that same period of time of only 15%, or .75% yearly. While the County does have rate structures in the Service Area that cover operation, maintenance, and infrastructure improvements, the current rates will not satisfy current demand for service and/or future capital improvements over the 2019–2024 planning period of the Housing Element. The sewer system in Coulterville can provide sewer services to properties in the Coulterville TPA that accommodate the RHNA.

## B.3 Wawona Sewer System

The sewer system in Wawona was upgraded in 1989 and is operated by the National Park Service (NPS). The sewer system serves all of the Wawona Town Planning Area. This includes NPS facilities, the Park concessioner, private residences and one commercial use in the Wawona area. At the time the system was developed, it was sized based upon the demand of existing uses (private and public) and for future NPS plans and the development of future private residential units on properties that were vacant at the time.

Many of the vacant residential properties in the Mountain Residential 1 and 2 Land Uses (MR-1 and MR-2, with a 6,000 sq. ft. parcel size required for new residential development) are small lots that could not develop on-site septic systems. While there may be some exceptions for larger parcels, all of the residential properties in the MR-1 and MR-2 Land Uses, vacant or developed, request service from the Wawona sewer system. Based upon this capacity sizing, the sewer system should be able to serve the single-family residences permitted by the MR-1 and Mr-2 Land Uses.

The Merced River Plan Record of Decision was completed on March 31, 2014 and adherence to the plan is required for future capacity considerations.

The Wawona area is important as a residential community to both the NPS and the owners of property. Being within the boundaries of the Park, it provides a housing option for NPS staff and that of the Park concessioner.

The National Park Service has commenced a project to renovate and upgrade the existing Wawona Wastewater Treatment Plant. The project will focus on improving the treatment plant components, the two pump stations feeding the plant, and the effluent discharge system. The project will be designed to provide capacity for ultimate buildout of the community of Wawona, including 59 undeveloped lots.

Based on this project, it can be said that there is a reliable system for residential construction that would accommodate the RHNA.

### C. Dry Utilities

State Housing Law (Government Code Section 65583.2(b)) requires a description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. The availability of and access to wet utilities (sewer and water) is discussed above, including an analysis of water and sewer service to County planning areas (Mariposa, Wawona, Fish Camp, etc.). The following discussion depicts the County's existing and planned dry utilities to allow for the development of residential housing.

Electrical service is provided to Mariposa County residents and businesses by Pacific Gas & Electric (PG&E). A new residential subdivision obtains electrical service from PG&E by first providing PG&E with a full set of signed civil improvement plans and a completed application to PG&E. PG&E will only design the electrical and natural gas portion of the project. The developer will install all required underground facilities, including underground conduits, service boxes, transformer pads, and switchgear pads. Following inspection on all PG&E required facilities, PG&E will install electric and gas facilities. As development occurs, new power transmission lines will be installed underground, which conforms to County Development Standards.

Telecommunication service include phone service, fiber optics and cable television. Sierra Telephone is the primary phone, fiber optic, and internet provider for residents in Mariposa County. Direct TV and Dish provides primary broadcast satellite television and audio service in the County.

During the processing of development applications, the application is referred to County Departments and outside agencies, such as PG&E, the American Indian Council of Mariposa County, CAL FIRE, Sierra Telephone, TDS/Hornitos Telephone, CalTrans, California Department of Fish and Wildlife, California Regional Water Quality Control Board, National Park Service, US Forest Service, and the Mariposa Public Utility District (and other special districts).

## **8.3.05 HOUSING ISSUES**

### A. Economic Development

The County recognizes the disparity between its housing prices and typical wages. The County relies heavily on tourism as a vital part of its economy. Yosemite National Park is the anchor attraction. The large number of seasonal and service type employees increases the demand for housing in the low and moderate-income ranges. Depending on seasonal needs and available funds, park-based employees currently range from 600 to 1,000 NPS employees and 1,100 to 1,400 concessioner employees (1,700 to 2,400 in total), enough to make a substantial difference in the populations of communities located outside the park.

The NPS Housing Management Plan, prepared in 2012, states that, “It is NPS policy to house NPS employees in private-sector housing whenever possible.” And although public-sector employee housing in Yosemite is provided by the NPS, Mariposa County must provide essential government services that are not provided by the NPS, such as education, and private building development permitting and inspections.

Much of the concessioner and NPS housing is old and needs to be replaced. An estimated 250 NPS and concessioner employees reside in Mariposa County outside of Park boundaries and its administrative site. These are generally higher income management employees seeking homeownership opportunities. Due to relatively low homeownership costs and the employees’ high incomes, no special provision is made in this housing element for their needs. Substandard housing provided by the concessioner and NPS is an area of concern to Mariposa County. However, Mariposa County does not have jurisdiction over housing within Yosemite National Park. A more in-depth discussion of employee, or workforce, housing is located within the section regarding housing needs unique to Mariposa.

## B. Energy Conservation

Since the energy crisis of 1973-1974, utility payments as a percent of housing costs have increased dramatically. Constructing new homes with energy conserving features, in addition to retrofitting existing structures, will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient an existing building is and, if needed, what improvements can be made. Pacific Gas & Electric (PG&E) offers free home energy audits and can specify areas for energy conservation. Examples of energy conservation opportunities include installation of insulation and/or storm windows and doors, use of propane instead of electricity, installation or retrofitting of appliances that are more efficient, mechanical or solar energy systems, and building design and orientation which incorporates energy conservation considerations. Compliance with Title 24 will enable homeowners to reduce energy consumption.

Because of Mariposa County’s diverse climate, various energy conservation measures will have different impacts on energy consumption based on location. For example, energy consumption in homes located in the western portion of the County below 1,000 feet is heavily impacted by space cooling needs between May and October. Conversely, energy consumption in homes located above 3,000 feet is more impacted by space heating needs between October and April.

The County also recognizes the significance of AB 32, the California Global Warming Solutions Act of 2006, and how it relates to the development of housing in the County and SB 375. However, actions taken by the State do not yet include methods for determining cumulatively considerable increases in Greenhouse Gas (GHG) emissions. And, as such, without this methodology, the County is unable to determine the Housing Element’s impact, and specifically, the impact based on the development of residential units needed to attain the County’s regional housing needs. However, the County has considered other options in satisfying the requirements of AB 32 for the entire General Plan, rather than doing so on a piecemeal basis with only the Housing Element. Program 6.3, in Chapter 6, Housing Goals, Policies, and Objectives, has been included to require the County to evaluate the GHG impacts for the entire General Plan, including the Housing Element once amendments to the CEQA Guidelines have been adopted by the State. Furthermore, Program 6.2 provided in Chapter 6 encourages new development to consider passive solar design in new residential construction to reduce energy usage and costs for homeowners. Additionally, the county has completed a Community and Municipal Operations 2010 Baseline Greenhouse Gas Emissions Inventory in conjunction with the Sierra Business Council. With the financial support of Pacific Gas and Electric Company (PG&E), and guidance from Mariposa County staff and ICLEI – Local Governments for Sustainability USA (ICLEI, formerly known as the International Council for Local Environmental Initiatives), the Sierra Business Council (SBC) conducted all emissions estimations within the inventory following the protocols recommended by the State of California: Local Government Operations Protocol

(LGOP) and the U.S. Community Protocol (USCP). The results of the study will assist in establishing thresholds that could become useful for the future Housing Element updates.

In addition, the Mariposa County Health and Human Services Agency operates the Low Income Home Energy Assistance Program (LIHEAP) and the Weatherization Assistance Program. These federally funded programs provide for energy assistance payments and the installation of energy conservation measures (wood, propane, and oil) on homes occupied by low-income households. The County typically receives \$500,000 - \$700,000 on an annual basis for the Weatherization Assistance Program. The County also received \$176,893 for electricity energy assistance in the last completed award (2017).

Finally, Mariposa County has a 2015 Energy Action Plan (EAP), which establishes goals to address energy efficiency in existing structures, energy performance in new construction, expansion of renewable energy options, energy efficiency in county operations, and reduction in waste water which reduces energy needed to transport and treat water. The plan contains specific strategies and actions that may be implemented to reduce energy use in Mariposa County.

In 2018, the California Energy Commission (CEC) increased the clean energy requirements in the California Building Energy Standards to require solar on new homes in California starting in 2020. Updated every three (3) years through a rigorous stakeholder process, the standards require California homes and businesses to meet strong energy efficiency measures, lowering their energy use. These standards require solar photovoltaic (PV) panels to be installed on new low-rise residential buildings starting January 1, 2020. Low-rise residential buildings include single-family homes and multi-family buildings of three (3) stories or less; therefore, apartments and condos are included in the new standards.

## C. Housing Issues Unique to the County of Mariposa

### C.1 NPS and Concessioner Employee Housing<sup>24</sup>

The largest employers in the County are the National Park Service (NPS), Yosemite National Park corporate concessioner, and, collectively, the tourism industry. The biggest influx of employee housing needs is for seasonal employees during the peak summer months. CalFire, the US Forest Service, and the School District also have large numbers of seasonal employees.

Adopted in April 2014, the Merced River Wild and Scenic River Final Comprehensive Management Plan (Merced River Plan or MRP) is the guiding document used by the NPS for policy direction related to seasonal housing. The direction of the adopted MRP is to extend the peak visitor season into the fall and spring, extending seasonal employees to three-quarter year or year employee status.

The National Park Service and others provide housing for park employees (workforce housing). NPS staff occupies 221 units, equivalent to 405 bedrooms (0.54 units per bedroom or 1.8 bedrooms per unit) in the Merced River corridor, while 1,269 beds are currently required for concessioner employees in various forms of housing. Based on the 2014 MRP, the National Park Service is proposing a seasonal employee housing shortfall for concessioner employees of approximately 130 beds, equivalent to 70 units. The County continues to coordinate with the National Park Service to determine the number of housing units needed within the County to accommodate NPS and concessioner population.

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<sup>24</sup> Yosemite National Park Housing Needs Assessment and Certification Report (NPS07TS), prepared by the Logistics Management Institute (LMI, November 2011).

Seasonal jobs in the tourism industry are primarily minimum-wage service jobs. Collaborative planning by the Park Service and the County as well as independent action by the County is necessary to ensure affordable workforce housing is available. Such housing should be supported by infrastructure, be energy efficient, in good condition, and have easy access to community services such as retail, government, transportation and medical, and financial services.

In November 2011, the NPS assessed the private housing market to help Yosemite National Park determine its need for NPS employee housing. Concessioner employee housing was not considered in this report.

There are nine (9) existing residential areas established for NPS employees situated within park boundaries, two of which are Community Planning Areas referenced in Chapter 5, Land Use: El Portal and Wawona. In addition to Yosemite Village, the communities of Wawona and El Portal contain a majority of NPS employee housing.

The LMI assessment included a Local Market Analysis (LMA) to determine whether the local real estate markets could support the park’s staffing needs for NPS employees, shown as follows:

- Travel time not to exceed 60 minutes from home to assigned workplace;
- Affordability of monthly rent for NPS employees on public salaries or wage grades; and
- Viability as legally established dwellings (disqualifying sub-standard housing, non-permitted subdivisions of houses, garage conversions, etc.).

The same conclusions may be drawn for concessioner employee housing. The LMA observed that Yosemite’s remote, isolated location, limited road access, and the need for a large support staff contribute to extremely limited available housing in the communities within reach of the park.

The LMA noted that concessioner employee housing is generally concentrated in the places where concessions employees work, such as Curry Village, the Majestic Yosemite Hotel, Yosemite Village, Yosemite Lodge and the Wawona Hotel, resulting in greater travel time to obtain services. There are currently no concessions employee housing provided at fringe locations near the park, such as El Portal or Midpines. LMI conducted searches on the internet (of websites such as *realtor.com*, *forrent.com*, and *rental.com*) and of local newspapers for home sale and rental listings for each NPS reporting station, then identified houses for sale or rent within a 60-minute commute of Yosemite. Only El Portal and the Midpines-Mariposa communities were considered to be located within 60 minutes of Yosemite Valley.

**TABLE 8.3-6: TRAVEL TIME FROM WORK SITES IN THE MERCED RIVER CORRIDOR TO LOCAL COMMUNITIES (HOURS: MINUTES)**

	Tuolumne County	Mariposa County					Madera County		Mono County
	Groveland	Coulterville	Catheys Valley	Mariposa	Midpines	El Portal	Oakhurst	Coarsegold	Lee Vining
Yosemite Village	2:02	2:15	2:17	1:59	1:49	1:18	1:41	1:49	2:00
El Portal	1:10	1:30	0:54	0:42	0:32	0:00	1:13	1:20	1:58
Wawona	1:41	2:00	1:18	1:06	1:14	0:59	0:34	0:42	2:28

Communities located one hour or more beyond a standard 1-hour drive are shaded (Google 2019). Commute times can vary depending on road conditions, weather, and traffic.

LMI concluded that there were no housing units available within Mariposa County -- for sale or rent, at any income level -- within a 60-minute commute of Yosemite Valley. Even when the commuting range was extended beyond local communities, the LMA found a deficit in rental market housing, and that most of the available units were for sale at a median price (in 2009 prices); \$284,000 in Cathey's Valley, and \$181,000 in Mariposa.

The NPS prepared a Housing Management Plan (HMP) in 2012. The HMP states, "The NPS will provide only the number of housing units within the Park necessary to support the NPS mission." (USDOJ 2012: 2-1)

In December 2011, Yosemite's NPS workforce included 1,100 persons, including 558 permanent employees and 542 seasonal employees. 87 unpaid staff such as volunteers, interns, SCAs and VIPs worked at the park. The park staff typically doubles in peak season (May to September). However, Yosemite provides a combination of 367 dwelling units, trailer pads and tent cabins for use by NPS employees, and this is insufficient to meet the needs described by the park's Housing Management Plan (USDOJ 2012).

The balance of park housing is reserved for an influx of seasonal employees and NPS volunteers, who are typically housed one or two persons per bedroom. The Housing Management Plan indicates that 318 bedrooms are available in houses, dormitories and apartments reserved for seasonal employees. (General Summary 2012)

**TABLE 8.3-7: GENERAL SUMMARY OF HOUSING UNITS OCCUPIED BY NPS EMPLOYEES (REPRINTED FROM USDOJ 2012)**

District	Type of Unit	No. of Bedrooms	No. of Units
<b>*El Portal</b>	Apartment	90	58
	Cabin	22	22
	Dormitory	25	4
	House	129	43
	Trailer Pad	0	33
	<b>El Portal Subtotal</b>	<b>274</b>	<b>160</b>
<i>Mather (Includes: Hodgdon Meadow, Hetch Hetchy and White Wolf)</i>	<i>Apartment</i>	4	4
	<i>Cabin</i>	38	29
	<i>Dormitory</i>	6	2
	<i>House</i>	22	8
	<i>Mobile Home</i>	12	6
	<i>Multiplex</i>	17	9
	<i>Trailer Pad</i>	0	6
<b>Mather Subtotal</b>	<b>90</b>	<b>73</b>	
<b>Tuolumne Meadows</b>	<i>Cabin</i>	2	2
	<b>Tuolumne Meadows Subtotal</b>	<b>2</b>	<b>2</b>
<b>*Wawona (Includes South Entrance, Glacier Point and Badger Pass)</b>	Cabin	6	4
	House	117	53
	Multiplex	8	4
	<b>Wawona Subtotal</b>	<b>131</b>	<b>61</b>

**TABLE 8.3-7: GENERAL SUMMARY OF HOUSING UNITS OCCUPIED BY NPS EMPLOYEES  
(REPRINTED FROM USDOJ 2012)**

District	Type of Unit	No. of Bedrooms	No. of Units
<b>*Yosemite Valley</b>	Apartment	12	8
	Cabin	66	4
	Dormitory	20	4
	House	147	55
	<b>Yosemite Valley Subtotal</b>	<b>185</b>	<b>71</b>
<b>Park Total</b>		<b>653</b>	<b>367</b>
*Within Mariposa County			

Less than 20% of the park’s permanent employees reside in the park. At peak season, about 48% of the NPS workforce, including volunteers and seasonal employees, live in park housing. Also, during peak season (and peak staffing), 52% of the park’s workforce lives outside the park and commute to work each day. Without volunteers and seasonal employees, the proportion of permanent, year-round park employees who reside outside the park and commute to work is approximately 70%.

### C.2 Concessioner Employee Housing

The relationship between the NPS and a park concessioner is defined by Public Law 105-391, Title IV, Sections 401 through 419, also known as the NPS Concessioner Management Improvement Act of 1998. The Code of Federal Regulations (CFR) does not include regulations or guidance about housing for concessioner employees.

For the purpose of determining administrative uses under, and in review of existing concessioner employee housing allocations, the NPS has defined a need for 1,228 employee beds, based upon the following assumptions:

Jobs associated with concessioner functions in Yosemite Valley:	1,247
Jobs associated with concessioner functions in Wawona:	118
Jobs associated with (primary) concessioner function in El Portal:	<u>0</u>
Total:	1,365
Less a commuter rate of 10%:	<u>137</u>
Concessioner employee beds required:	1,228

Number of existing concessioner employee beds currently available: 1,151

The NPS identified an optimum number of employee beds required to operate the park’s visitor service facilities.

In order to fulfill concessioner employee housing needs the MRP assumes a concessioner housing requirement of 1,124 beds, when adjusted for an increased commuter rate. The MRP would attain this goal by reducing the overall number of concessioner employee beds in Yosemite Valley from 1,151 to 862, relocating 160 beds/units in El Portal and retaining 118 beds/units in Wawona.

**TABLE 8.3-8: PROPOSED CONCESSIONER, HOUSING, NUMBERS OF BEDS**

Housing Location	Type of Unit	Existing	Proposed	(Loss)/Gain
<b>El Portal</b>	“Old” Village in-fill housing	N/A	12	12
	Village Center co-housing	N/A	18	18
	Rancheria co-housing	N/A	130	130
<b>Total</b>	<b>Numbers of beds</b>	<b>N/A</b>	<b>160</b>	<b>160</b>

Employee housing in El Portal is detailed in Table 8.3-7 on page 8-41 and is predominantly occupied by NPS employees. None of the housing in El Portal is currently assigned to concessions employees.

**TABLE 8.3-9: EXISTING CONCESSIONER, HOUSING, NUMBERS OF BEDS**

Housing Location	Type of Unit	Existing*	Proposed†	(Loss)/Gain
<b>Wawona</b> (Includes Section 35 only)	Houses	98	98	0
	Multiplex (Kessler motor lodge)	20	20	0
<b>Total</b>	<b>Numbers of beds</b>	<b>118</b>	<b>118</b>	<b>0</b>

No new housing is proposed for either NPS or concessioner employees under the MRP for Wawona.

C.3 Housing and University of California at Merced

The University of California has developed a new campus near the City of Merced (Merced County), west of Mariposa County. University of California at Merced opened in September 2005 and adds students at a rate reaching 10,000 full time equivalent (FTE) students in 2014 and estimates a peak enrollment of 20,000 FTE in 2024. The General Plan lifecycle leads UC/Merced growth by a few years allowing the County to pre-plan for the University’s impacts.

The Environmental Impact Report for the Long Range Campus Development Plan purports no housing impacts will occur in Mariposa County. The County is on record finding this assertion to be unrealistic. As the campus initiated its development efforts, many of the University’s initial employees acquired housing in Mariposa County. The General Plan is prepared for household growth equal to as much as 5% of the faculty, staff, and spin-off employment numbers.

The County is on record requesting a linkage to the campus via Highways 140 and 132, as well as interconnection on J-16, J-59, Merced Falls Road, and La Paloma Road. The campus’ Yosemite Lake site is less than ten miles from the County line via La Paloma Road.

C.4 Transient (Vacation) Rental Occupancy

There has been concern among those seeking to find affordable housing, rental housing in particular, that vacancy rates in the County are increasingly adversely affected by the number and rate of conversions of units to transient occupancy (vacation rentals). County records demonstrate an increasing rate of conversion. During the 10-year period 2000-2009, the County approved 243 vacation rental occupancies, one of which became inactive. During the five-year period 2010-15, 247 new vacation rentals were created (243 approved, with 52 applications under review, and 48

noted as inactive). The increase in the rate and number of conversions has exacerbated the cumulative effect on the housing supply, in part because conversions have not been offset by new construction. In 2010 the number of conversions over the previous 10 years (243) represented 2.3% of the total number of housing units (10,188). By 2014, the cumulative number of conversions (432) represented 4% of the housing supply (10,386 housing units). However, the number of housing units increased by a mere 1.9% between 2010 and 2014, not enough to replace units lost due to conversion. By 2015 the cumulative number of conversions was approximately 5% of the housing supply. By the end of 2018, the number of vacation rentals totaled 671, representing 6.4% of the housing supply (10,429 housing units<sup>25</sup>). This relationship between a relatively static housing supply and the ongoing and increasing rate of conversion is expected to continue. Regardless of the fluctuations in the rate, the cumulative effect of conversion on the supply of housing is significant. However, the effect of conversions on the supply of housing affordable to above- and below-moderate income households cannot be determined without careful evaluation. Variables to consider in such an evaluation include effects on owner vs. rental occupancies, whether converted units would otherwise be available to households with specific income characteristics, and the relationship between active and inactive vacation rentals.

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<sup>25</sup> U.S. Census Bureau, 2013-2017 5-Year American Community Survey, TableDP04: Selected Housing Characteristics and Certificates of Occupancy issued in 2018 by the Mariposa County Building Department

## 8.4 HOUSING RESOURCES

**A**lthough more than 75% of Mariposa County’s land mass is not available for residential development, within the County there is still a significant amount of land available for housing. In 2008, the County completed a Roadshed Survey, which consisted of an evaluation of the County’s developable parcels, and specifically, an evaluation of parcels that could potentially be subdivided and developed for residential land uses.

In addition, in 2019, County Staff completed an inventory of vacant sites within the Mariposa Town Planning Area designated for single and multi-family residential development. This Chapter provides vacant sites (by Assessor Parcel Number) within the Mariposa Town Planning Area.

### 8.4.01 LAND RESOURCES

#### A. Available Sites

HCD developed the County’s Regional Housing Needs Plan, which allocates the estimated number of housing units needed in the County from December 31, 2018 to August 31, 2024. The housing numbers are based on population and employment growth that is anticipated to occur during this period. Table 8.4-1 shows Mariposa County’s share of the regional housing need by income group category.

Total <sup>26</sup>	Income Groups				
	Extremely Low	Very Low	Low	Moderate	Above Mod
Percent	13%	13%	13.3%	18.8%	41.8%
<b>195</b>	26	25	26	37	81

Mariposa County’s share of the regional housing need is 195 units over the five (5) year period. The County is responsible for identifying that an adequate amount of land suitable for residential development is available to accommodate this need. However, the County is not responsible for the actual construction of these units.

The *Mariposa Village* complex is a project that was approved by the Mariposa County Board of Supervisors on June 11, 2019. The project included a request for a General Plan/Area Plan/Zoning Map Amendment Application to change the designation of a 2.39 acre parcel from Single Family Residential to Multi Family Residential. The project will develop the property into forty-two (42) units. The project will provide multi-family housing units targeted to low-, very-low, and extremely-low income households and intends to submit a nine (9) percent low-income housing tax credit application to complete funding for the project no later than July 1, 2019. If funded construction is proposed to begin in March of 2020. Potential funding sources for the project include, but are not limited to: No Place Like Home (NPLH), Low-Income Housing Tax Credits, HOME, CDBG, Project-Based Section 8 and other HUD vouchers, Continuum of Care funding, National Housing Trust Fund (NHTF) and other State/Federal resources. This project is exclusively focused on providing housing to lower income households.

<sup>26</sup>Regional Housing Needs Plan, Department of Housing and Community Development., Sept. 7, 2018.

## B. Site Inventory – Methodology

More than 75% of land within Mariposa County is not available for residential development. Nonetheless, a significant amount of land is available for development of housing. Countywide, approximately 246,178 acres of land are available for residential development. Much of this land is located within the Agricultural Exclusive, General Forest, Mountain General, Mountain Home, Mountain Preserve, Mountain Transition, or Rural Residential Zoning Districts. These zoning districts contain large parcels (2.5 acres or larger). Development within these areas must rely upon private wells and septic systems for water and sewer services. The source of well water (fractured rock) within these areas and the suitability of soils to accommodate septic systems cannot be predicted with enough certainty to enable a reliable estimate of potential units within these areas. (see discussion Non-Governmental Constraints. Included within this category is potential development of parcels within Catheys Valley pursuant to a Community Plan, adopted in 2012. This area is projected to accommodate 166 new residences (154 primary single-family dwellings and 12 secondary residences). This area also relies exclusively on individual fractured rock wells and individual septic systems.

The existence of reliable community water and wastewater systems has been determined to be the principle variable in determining sites that can accommodate Mariposa County's share of the Regional Housing Need. Such systems exist in the Town Planning Areas (TPAs) of Mariposa, Coulterville, Wawona and Fish Camp. Table 8.4-2 summarizes the available parcels and units within each of these areas at various densities. (A list of the properties that could accommodate the RHNA numbers for the County is provided as Appendix A of this Element.) Figures 4-1 through 4-4 illustrate parcels suitable for residential development within these TPAs.

Table 8.4-2 aggregates data for all of the parcels within each TPA that can accommodate additional residential development. Parcels were identified as "developable" based on GIS data derived from parcel-specific information from the Mariposa County Assessor. Parcels with no improvement value are considered "vacant" and parcels with improvement value are considered "non-vacant". The potential number of new housing units on vacant parcels was determined by applying the maximum permitted density to those parcels or the Default Density (Government Code Section 65583.2(c)(3)(B)) for sites zoned for Multi-Family Residential uses. In addition, twenty percent (20%) of the developable acreage for sites zoned for Multi-Family Residential uses is assumed to be reserved for setbacks, landscaping, Right-of-Way (ROW), off-street parking, etc. meaning net acreage was used to calculate assumed housing units. Undeveloped portions of non-vacant parcels with development potential were identified using digital aerial imagery. Non-vacant sites can be further developed through the subdivision of the site, which could allow for the development of additional units on newly created parcels. The potential number of new units on these non-vacant parcels was determined by applying the maximum density to these vacant areas. Further assumptions and methodology include identifying sites that are larger than one (1) acre in size, located within a zoning district that would allow for additional residential development, located in a Planning Area, such as Mariposa, and the majority of the site is vacant. The number of parcels and the potential number of units represented in Table 8.4-2 for each planning area is a combination of both undeveloped and developed parcels. (A list of the properties identified by this methodology is provided as Appendix A of this Element.)

## C. Site Inventory

Within the Mariposa, Coulterville, Fish Camp, and Wawona Town Planning Areas, the County is able to accommodate a total of 10,061 housing units on 369 undeveloped and developed parcels.

Therefore, the County has planned and zoned land at densities sufficient to meet the County’s share of the regional housing need. To ensure the data upon which this conclusion is based is updated, the County has established Program 3.4, requiring continued update of GIS data for land use purposes.

**TABLE 8.4-2: LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT HOUSING UNIT DEVELOPMENT POTENTIAL\***

		Coulterville		Fish Camp		Mariposa**		Wawona	
		Parcels	Units	Parcels	Units	Parcels	Units	Parcels	Units
Scenic Resource		-	-	-	-	37	113	-	-
Single Family Residential		5	173	34	37	149	8,488	-	-
Medium Density Residential		50	119	-	-	-	-	-	-
Multi-Family Residential		2	16	4	28	18***	1,011	-	-
Mountain Residential 1-2		-	-	-	-	-	-	70	76
Total Parcels = 369	Total Units = 10,061	57	308	38	65	205	9,612	70	76

\* Includes parcels that are developed and may be further subdivided or developed and those that are undeveloped.

\*\* Multi-Family Residential for lands within Mariposa assume a Default Density of 10 units/acre, which is significantly lower than the maximum density available (26 units per acre as noted in Table 8.3-5).

\*\*\* Includes Mariposa Village, a 42-unit multi-family project on a 2.39-acre site for low-, very-low, and extremely low-income groups.

**D. Ability to Address Housing Need**

Based on the amount of developable land within the Mariposa, Fish Camp, Wawona, and Coulterville Town Planning Areas the County anticipates meeting its share of the regional housing needs for extremely-low, very-low, low, moderate, and above-moderate income households through the development of mobile home units and conventional multi-family, medium density residential and single-family residential construction.

**E. Federal, State, and Local Government Land Ownership**

Although Mariposa County is a relatively large County, much of the land within its borders is unavailable for housing by private development, because 57% of the County’s lands are controlled by various public agencies. Federal agencies such as the National Park Service, Forest Service, the Bureau of Land Management and other federal agencies control over 474,000 acres or about 51% of the County’s land area. Over 4,900 acres are under State control. Land under the jurisdiction of the County and other public agencies accounts for approximately 3,700 acres.

**8.4.02 FINANCIAL RESOURCES**

Based on the Financial Assistance Program Directory provided by HCD, Table 8.4-3 below, provides the funding resources available to Mariposa County for the development and rehabilitation of affordable housing.

**TABLE 8.4-3: FINANCIAL ASSISTANCE PROGRAM DIRECTORY<sup>27</sup>**

Program Name	Description
<b>FEDERAL PROGRAMS</b>	
Community Development Block Grant (CDBG) Program	Federal block grant program administered and awarded by the State Department of Housing and Community Development (HCD) on behalf of United States Department of Housing and Urban Development (HUD) through an annual competitive process to cities and counties. Funds may be used for affordable housing acquisition, rehabilitation, construction, homebuyer assistance, community facilities, community services, and infrastructure improvements, among other uses that assist low-income persons.
Neighborhood Stabilization Program (NSP)	Federal block grant administered and awarded by HUD, which was enacted by the United States Housing and Urban Development Department to allow Municipal Agencies to purchase foreclosed or abandoned homes and to rehabilitate, resell, and redevelop these homes in order to stabilize home neighborhoods.
Emergency Shelter Grants (ESG) Program	Federal block grant program administered and awarded by HCD on behalf of HUD through an annual competitive process to cities and counties. Funds may be used for homeless services and facilities, including emergency shelter and transitional housing.
Housing for Persons with AIDS (HOPWA) Program	HOPWA makes grants to local communities, States, and non-profit organizations for projects that benefit low-income persons medically diagnosed with HIV/AIDS and their families. HOPWA funding provides housing assistance and related supportive services
HUD Continuum of Care grants	Continuum grants fund outreach and assessment programs and provide transitional and permanent housing for the homeless.
HOME Investment Partnership Act (HOME) Funds	Federal block grant program for affordable housing activities administered and awarded by the State on behalf of HUD through an annual competitive process to cities, counties, and private non-profit housing development agencies.
HUD Section 8 Rental Assistance Program	Provides project-based rental assistance or subsidies in connection with the development of newly constructed or substantially rehabilitated privately owned rental housing financed with any type of construction or permanent financing.
HUD Section 8 Housing Choice Voucher Program	HUD Section 8 Voucher program provides very-low income tenants with a voucher to be used in rental housing of the tenant's choosing.
HUD Section 202 - Supportive Housing for the Elderly Program	Provides funding for construction, rehabilitation or acquisition of supportive housing for very low-income elderly persons and provides rent subsidies for the projects to help make them affordable.
HUD Section 203(k) - Rehabilitation Mortgage Insurance Program	Provides in the mortgage, funds to rehabilitate and repair single-family housing.

<sup>27</sup> HUD, HCD *Financial Assistance Directory Program (June 2012)*, LIISC, USDA, and CCRC.

HUD Section 207 - Mortgage Insurance for Manufactured Home Parks Program	Ensures mortgage loans to facilitate the construction or substantial rehabilitation of multi-family manufactured home parks.
HUD Section 221(d)(3) and 221(d)(4)	Insures loans for construction or substantial rehabilitation of multi-family rental, cooperative, and Single Room Occupancy (SRO) housing.
HUD Section 811 - Supportive Housing for Persons with Disabilities	Provides funding to nonprofits to develop rental housing for persons with disabilities and provides rent subsidies for the projects to help make them affordable.
HUD Self-help Homeownership Opportunity Program (SHOP)	Provides funds for non-profits to purchase home sites and develop or improve the infrastructure needed for sweat equity affordable homeownership programs.
HUD Shelter Plus Care Program (S+C)	Provides rental assistance and permanent housing for disabled homeless individuals and their families.
HUD Supportive Housing Program (SHP)	Provides grants to develop supportive housing and services that enable homeless people to live independently.
Low-Income Housing Tax Credit (LIHTC) Program	Provides Federal and State income tax credit based on the cost of acquiring, rehabilitating or constructing low-income housing.
Mortgage Credit Certificate (MCC) Program	MCCs can be used by lower-income first-time homebuyers to reduce their federal income tax by a portion of their mortgage interest.
United States Department of Agriculture (USDA) Rural Housing Service (RHS) Direct Loan Program and Loan Guarantee Program (Section 502)	Provides low-interest loans to lower-income households. Also guarantees loans made by private sector lenders.
USDA RHS Home Repair Loan and Grant Program (Section 504)	Provides loans and grants for renovation including accessibility improvements for persons with disabilities.
USDA RHS Farm Labor Housing Program (Section 514)	Provides loans for the construction, improvement, or repair of housing for farm laborers.
USDA RHS Rural Rental Housing - Direct Loans (Section 515)	Provides direct loans to developers of affordable rural multi-family rental housing and may be used for new construction or rehabilitation.
USDA RHS Farmworker Housing Grants (Section 516)	Provides grants for farmworker housing.
USDA RHS Multi-Family Housing - Rental Assistance Program (Section 521)	Provides rent subsidies to ensure that elderly, disabled, and low-income residents of multi-family housing complexes financed by RHS are able to afford rent payments.

USDA RHS Rural Housing Site Loans (Sections 523 and 524)	Provide financing for the purchase and development of affordable housing sites in rural areas for low/moderate-income families.
USDA RHS Housing Preservation Grant Program (Section 533)	Provides grants to nonprofit organizations, local governments and Native American tribes to renovate existing low-income multi-family rental units.
USDA RHS Rural Rental Housing Guaranteed Loan Program (Section 538)	Provides funding construction of multi-family housing units to be occupied by low-income families.
<b>STATE PROGRAMS</b>	
Affordable Housing Innovation Program: Catalyst Community Grant Program	Grants in support of designated Gold and Silver Catalyst Projects; ongoing targeted technical assistance from participating State agencies; and bonus points when applying for State funding programs.
Affordable Housing Innovation Program: Golden State Acquisition Fund	Provides quick acquisition financing for the development or preservation of affordable housing. Loans for developers, provided through a nonprofit fund manager.
Affordable Housing Innovation Program: Local Housing Trust Fund Program	To help finance local housing trust funds (LHTFs) dedicated to the creation or preservation of affordable housing
CalHome Program	Grants to local public agencies and nonprofit corporations for first-time homebuyer down payment assistance, home rehabilitation, including manufactured homes not on permanent foundations, acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance programs, or technical assistance for self-help homeownership.
California Self-Help Housing Program (CSHHP)	Grants are made to sponsor organizations that provide technical assistance to participating families.
State Community Development Block Grant Program (CDBG): CD, Native American, and Colonia Allocation	Funds housing activities, public works, community facilities, and public service projects serving lower-income people in small, typically rural communities.
State Community Development Block Grant Program (CDBG): Economic Development Allocation, Over the Counter Development	Economic development through assistance to local businesses, resulting in the creation or retention of jobs for low-income workers in rural communities.
State Community Development Block Grant Program (CDBG): Economic Development Allocation, Enterprise Fund Component	Assists low-income microenterprise owners and creates or preserves jobs for low-income and very low-income persons.

State Community Development Block Grant Program (CDBG): Planning and Technical Assistance Grants	Provides funds for small cities and counties for planning and evaluation studies related to any CDBG-eligible activity.
Disaster Recovery Initiative (DRI) / Disaster Recovery Enhancement Fund (DREF)	Established to distribute federal funds to assist physical and economic recovery from wildlife disasters in 2008 that affected 15 California counties and two Indian tribes.
Emergency Housing and Assistance Program Capital Development (EHAPCD)	To fund capital development activities for emergency shelters, transitional housing and safe havens that provide shelter and supportive services for homeless individuals and families.
Enterprise Zone Program (EZ)	Stimulates business investment and job creation for disadvantaged individuals in state-designated economically distressed areas of California.
Governor's Homeless Initiative (GHI)	Reduces homelessness by funding development or permanent supportive housing for persons with severe mental illness and are chronically homeless.
Housing Related Parks Program	Provides financial incentives to Cities and Counties that issue building permits for new housing.
Infill Infrastructure Grant Program	Funds infrastructure improvements to facilitate new housing development in residential or mixed use infill projects and infill areas.
Transit-Oriented Development Housing Program	Provides funding to stimulate the production of higher density housing and related infrastructure within close proximity to qualifying transit stations that encourage increased public transit ridership and minimize automobile trips.
Accessibility Grants for Renters	Grants by HCD to local agencies to fund accessibility improvements for disabled renters.
Building Equity and Growth in Neighborhoods (BEGIN)	HCD provides grants to local public agencies that adopt measures to encourage affordable housing. Grant funds must be used for down payment assistance for low and moderate-income homebuyers.
California Homebuyer's Down payment Assistance Program (CHDAP)	Provides deferred down payment assistance loans for first-time moderate-income homebuyers.
California Self-Help Housing Program	Provides grants to organizations in order to assist low and moderate-income households who build their own homes.
CDLAC Tax-Exempt Housing Revenue Bonds	Local agencies can issue tax-exempt housing revenue bonds to assist developers of multi-family rental housing units, acquire land, and construct new projects or purchase and rehabilitate existing units. Reduce interest rate paid by developers for production of affordable rental housing for low and very low-income households.

California Housing Finance Agency (CalHFA) Affordable Housing Partnership Program (AHPP)	Provides below market-rate mortgages to qualified low-income, first-time homebuyers who also receive direct financial assistance from their local government, such as down payment assistance or closing cost assistance.
CHFA Homeownership Program	Program offers single-family low-interest homeownership loans requiring as little as 3% down payment to first-time low- and moderate-income buyers to purchase new or existing housing.
CHFA 100% Loan Program (CHAP)	Provides 100% of the financing needs of eligible first-time homebuyers by providing a below market interest rate first mortgage combined with a 3% "silent second" mortgage to purchase newly constructed or existing (resale) housing.
CHFA Self-Help Builder Assistance Program	Offers an opportunity to households with limited down payment resources to obtain homeownership. The borrower's labor represents the down payment.
California Tax Credit Allocation Committee (CTCAC) Tax Credit Program	Through a competitive process, awards tax credits to local agencies or non-profits for the development of affordable rental housing.
Emergency Housing Assistance Program (EHAP)	EHAP provides funds for emergency shelter, transitional housing and related services for the homeless and those at risk of losing their housing. The funds are distributed to all 58 counties based on a "need" formula derived from factors including population, unemployment and poverty.
Jobs Housing Balance Incentive Grant Program	Provides grants to local governments that approve increased housing production.
Joe Serna, Jr. Farmworker Housing Grant Program: Single Family	Finances new construction, rehabilitation and acquisition of owner-occupied housing units for agricultural workers, with a priority for lower-income households. – Homeowner Grants
Joe Serna, Jr. Farmworker Housing Grant Program: Rental	Finances new construction, rehabilitation and acquisition of owner-occupied housing units for agricultural workers, with a priority for lower-income households – Rental, new construction or rehabilitation grants and loans.
Local Housing Trust Fund	Provides matching grants to local agencies that operate local housing trust funds.
Mobile Home Park Resident Ownership Program (MPROP)	Finance the preservation of affordable mobile home parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies.
Multi-family Housing Program: General Component (MHP-General)	Provides low-interest loans to developers of affordable rental housing.
Multi-family Housing Program: Supportive Housing Component (MHP-SH)	Provides low-interest loans to developers of permanent affordable rental housing developments that contain supportive housing units.

Multi-family Housing Program: Homeless Youth Component (MHP-HY)	Provides low-interest loans to developers of affordable rental housing developments that contain units for homeless youth (HY).
Preservation Interim Repositioning Program	Provides a short-term loan to an organization for preservation of “at-risk” subsidized developments.
Preservation Opportunity Program	Provides supplemental financing for “at-risk” subsidized rental developments receiving bond financing from CalHFA.
Predevelopment Loan Program (PDLP)	Provides predevelopment capital to finance the start of low-income housing projects.
Proposition 84 Office of Migrant Services	Uses general obligation bonds to fund new construction or conversion and rehabilitation of existing facilities for migrant housing.
School Facility Fee Down Payment Assistance Program (CHFA)	Provides down payment assistance grants for low and moderate-income homebuyers of newly constructed homes to cover school impact fees.
Senate Bill 2 Grant Funding	Provide funding and technical assistance to all governments in California to help Cities and Counties prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production.
No Place Like Home Program	Provides funding to acquire, design, construct, rehabilitate, or preserve permanent supportive housing for persons who are experiencing homelessness, chronic homelessness or who are at risk of chronic homelessness, and who are in need of mental health services.
<b>LOCAL PROGRAMS</b>	
Single-Family Mortgage Revenue Bonds	Bonds may be issued and used to fund programs for construction and rehabilitation of affordable single-family housing.
Multi-Family Mortgage Revenue Bonds	Bonds may be issued and used to fund programs for construction and rehabilitation of affordable multi-family housing.
<b>PRIVATE RESOURCES</b>	
Federal Home Loan Bank Affordable Housing Program	Provides grants or subsidized interest rate loans for purchase, construction and/or rehabilitation of owner-occupied housing by lower- and moderate-income households and/or to finance the purchase, construction or rehabilitation of rental housing.
Federal National Mortgage Association (Fannie Mae) Programs	Provides low down payment mortgage to help first-time buyers purchase a home.
Federal Home Loan Mortgage Corporation (Freddie Mac) Affordable Gold Program	Provides mortgages requiring as little as 3% down payment.
California Community Reinvestment Corporation (CCRC)	Provides long-term mortgage and bond financing for new construction, acquisition and rehabilitation as well as direct equity investment funds to acquire housing at risk of going to market-rate rents.

Low-Income Housing Fund	Provides financing for low-income housing at affordable rates and terms.
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A. Local Resources

Previously, Mariposa County provided housing related services via the Health and Human Services Agency. Primary funding for Health and Human Services was derived from state and federal sources. Due to constraints caused by the recession and natural disasters, the County ceased funding for administration of housing programs other than the Section 8 rental housing voucher program. At the same time, as a cost saving measure, administration of the Section 8 program was transferred to the Stanislaus County Housing Authority under a Memorandum of Understanding. The County currently does not provide administrative support for low and moderate income housing related programs and activities. The need for housing program administration is discussed in Section 8.6.04.

The Stanislaus County Housing Authority distributes 165 Housing Choice Vouchers on an annual continual basis. Qualifiers must be under 50% of the County’s median income level. According to 2018 Income Limits provided by HCD, qualifiers for this program would be in the extremely low, very low, and low-income categories.

B. Habitat for Humanity of Mariposa County

Organized in 2006, Habitat for Humanity (HFH) of Mariposa County is an independently operated affiliate of Habitat for Humanity International. The essential building blocks of the Habitat program are volunteer labor and donated materials, which are utilized in the building of affordable homes. Habitat homes are sold to partner families on a non-profit basis, with 0% interest mortgages. The mortgages are generally held by Habitat for Humanity of Mariposa County for twenty (20) to thirty (30) years. Families offered housing and 0% interest mortgages are selected based upon three criteria: need for adequate shelter, ability to pay, and willingness to partner with HFH. Families seeking to be selected also must be willing to contribute 350 hours of time in the construction and building of their home.

Donations of land, homes, and supplies with the addition of fundraising events help fund renovations and new home construction. HFH of Mariposa County, along with participating families, is in a position to continue to build homes, provide minor repairs and perform outdoor maintenance work for elderly and disabled homeowners and advocate for better housing for those in substandard housing in Mariposa County over the next five years.

## 8.5 HOUSING ELEMENT REVIEW

This section consists of an evaluation of the effectiveness of the County’s 2014-2019 Housing Element, the progress in implementation, and the continued appropriateness of the goals, policies, and programs of the Housing Element.

This section also includes a detailed review of the County’s progress toward facilitating the production of its share of the regional housing need.

### 8.5.01 PROGRESS TOWARD PAST HOUSING NEED ALLOCATIONS

During the past Housing Element period (2014-2019), Mariposa County’s responsibility for the regional housing need was 995 housing units, as shown below in Table 8.5-1.

During this period, the County was responsible for providing adequate sites and facilitating the development of housing to meet the needs of each income level.

**TABLE 8.5-1: REGIONAL HOUSING NEED ALLOCATION 2014 - 2019**

Income Level	Units	Percent
Extremely Low-Income	133	13.3%
Very Low-Income	133	13.3%
Low-Income	136	12.9%
Moderate-Income	180	17.8%
Above Moderate-Income	420	42.6%
Total	995	100%

Residential development for conventional construction (i.e. single-family and multi-family residential dwelling units) was relatively low between 2014 and 2019, with mobile home construction approximately one-half the number of conventional units during this same period. Table 8.5-2 below, depicts the County’s building permit data between 2014 and 2019.

**TABLE 8.5-2: BUILDING PERMITS 2014 - 2018**

Calendar Year	Conventional Construction (i.e. single-family residential units)	Mobile Homes
2014	14	35
2015	10	44
2016	28	19
2017	9	28
2018	15	35
Total	76	161

Based on information from the Mariposa County Board of Realtors, for the period of 2014-2018 the median home sales price for single-family residential units in Mariposa County for the period of was \$240,000, while the median sales for mobile home units was \$130,000, and manufactured homes was \$120,000. Table 8.5-3, below, depicts the median home sales price for the County between 2014 and 2018.

<b>TABLE 8.5-3: MEDIAN HOME SALES PRICES 2014 - 2018</b>		
<b>Year</b>	<b>Type of Unit</b>	<b>Median Sales Price</b>
2014	Residential	\$217,000
	Mobile Home	\$130,000
	Manufactured Home	\$120,000
2015	Residential	\$232,000
	Mobile Home (No Data)	No Data
	Manufactured Home	\$71,500
2016	Residential	\$238,000
	Mobile Home (No data)	No Data
	Manufactured Home	\$95,000
2017	Residential	\$240,000
	Mobile Home (No Data)	No Data
	Manufactured Home	\$81,500
2018	Residential	\$293,000
	Mobile Home	\$93,000
	Manufactured Home	\$120,000

Table 8.5-4 shows the County’s progress towards meeting the regional housing need during the 2014-2019 time period.

<b>TABLE 8.5-4: PROGRESS TOWARDS PAST RHNA</b>						
<b>Income Level</b>	<b>RHNA</b>	<b>Conventional Construction</b>	<b>Mobile Homes</b>	<b>Rehabilitation</b>	<b>Conservation &amp; Preservation</b>	<b>Remainder</b>
Extremely Low Income	133	-	-	-	-	133
Very Low Income	133	-	-	-	-	133
Low-Income	130	-	161	-	-	-31
Moderate-Income	180	-	-	-	-	180
Above Moderate-Income	420	76	-	-	-	344
Total	995	76	161	-	-	758

As noted above, between 2014 and 2019, the County issued 76 building permits for single-family conventional residential units, and 161 building permits for mobile home units. Based on median home sales price data for residential units, mobile home units, and manufactured units between 2014 and 2019, followed by affordable price calculations, the County was able to accommodate its regional housing needs for moderate, and above moderate-income households. The County fell short of its regional housing needs for very low and low-income households. The 161 low-income units were provided through the issuance of building permits for mobile home units. To account towards lower income households and moderate to above-moderate income households were provided for with the issuance of market rate single-family residential (conventional) units.

## **8.5.02 REVIEW OF 2014-2019 HOUSING ELEMENT**

As part of the 2014-2019 Housing Element, an overall housing goal was adopted to provide direction for Mariposa County's housing program. The overall housing goal of Mariposa County was to provide opportunities for an adequate supply of sound, affordable housing units in a safe and satisfying environment for the present and future residents of the County, regardless of race, age, religion, sex, marital status, ethnic background or personal disabilities.

The County's 2014-2019 Housing Element Goal was further defined through eleven policies to guide the necessary objectives and programs. These policies were as follows.

1. An adequate number of housing units to meet the needs of its citizens.
2. Housing that is affordable to all economic segments of the community.
3. Adequate facilities available to support future housing needs.
4. Housing units available to serve persons with special housing needs.
5. Rehabilitation of housing stock and replace housing units in need of replacement.
6. Promote regular maintenance of housing as a means of conserving existing housing stock.
7. Develop strategies and actions to increase homeownership opportunities through economic development.
8. Assist citizens in need of short-term emergency housing.
9. Prevent discrimination in housing.
10. Citizen participation as part of the Housing Element preparation and revision process and maintain consistency between all policies of the General Plan.
11. Collaboration with the National Park Service and its concessioners – major providers and consumers of the County's public and private housing stock – to address mutual housing challenges and opportunities.

## **8.5.03 PROGRESS IN IMPLEMENTING HOUSING ELEMENT PROGRAMS**

Several of the policies and programs in the 2014-2019 Housing Element were successful in meeting their objectives.

Table 8.5-5, below, provides a detailed review of the County's 2014-2019 Housing Element Programs, followed by a statement of how the policies and/or programs have been accomplished and whether the policies and/or programs will be deleted, continued, and/or continued and modified as part of the 2019-2024 Housing Element.

**TABLE 8.5-5: HOUSING POLICIES AND PROGRAMS AND PAST ACCOMPLISHMENTS**

	<b>Accomplishments</b>
<b>Policy A:</b> An adequate number of housing units to meet the needs of its citizens.	Refer to discussion under Programs 1.1 through 1.2.
<b>Policy B:</b> Housing that is affordable to all economic segments of the community.	Refer to discussion under Programs 2.1 through 2.9.
<b>Policy C:</b> Adequate facilities available to support future housing needs.	Refer to discussion under Programs 3.1 through 3.6.
<b>Policy D:</b> Housing units available to serve persons with special housing needs.	Refer to discussion under Programs 3.1 through 3.6 as well as 5.1 through 5.11.
<b>Policy E:</b> Rehabilitation of housing stock and replace housing units in needs of replacement.	Refer to discussion under Programs 4.1 through 4.5.
<b>Policy F:</b> Promote regular maintenance of housing as a means of conserving existing housing stock.	Refer to discussion under Programs 4.1 through 4.5
<b>Policy G:</b> Strategies and actions to increase homeownership opportunities through economic development.	Refer to discussion under Programs 5.1 through 5.11.
<b>Policy H:</b> Assistance to citizens in need of short-term emergency housing.	Refer to discussion under Programs 5.1 through 5.11.
<b>Policy I:</b> Prevention of discrimination in housing.	Refer to discussion under Program 7.1.
<b>Policy J:</b> Citizen participation as part of the Housing Element preparation and revision process and maintain consistency between all policies of the General Plan.	Refer to discussion under Programs 1.1, 3.1, 3.2, and 5.1.
<b>Policy K:</b> Collaboration with the National Park Service and its concessioners – major providers and consumers of the County’s public and private housing stock – to address mutual housing challenges and opportunities.	Refer to discussion under Program 3.5.

**TABLE 8.5-5: HOUSING POLICIES AND PROGRAMS AND PAST ACCOMPLISHMENTS**

	Accomplishments
<b>Objective One: Accommodate the County’s Housing Allocation</b>	
<p><b>1.1:</b> The Planning, Building and Health Departments shall annually review permit procedures to reduce the cost and time of processing housing development. Based on this review, the County may develop procedures to further streamline and/or expedite permit procedures specifically for housing projects accommodating lower income households.</p> <p>Responsibility:                      Planning, Building and Health Departments                      Time Frame:                      January of each year (Annual General Plan Review)                      Funding:                      Permit Fees, General Fund                      Quantified Objective:                      Annually review permit procedures in an effort to reduce cost and time of processing housing development projects.</p>	<p>The Departments’ review of their permit procedures happens regularly each year as a result of both legislative and code changes. These changes require the internal review of existing, revised, or new procedures and processes. The County is sensitive to the permit costs and time associated with housing development projects that increase housing cost. These needs are carefully balanced with other mandated actions, such as environmental review. The County is committed to annually reviewing their development and permit procedures as it pertains to reducing the cost and time to process housing developments. Therefore, this program will be continued as part of the 2019 – 2024 Housing Element. Interdepartmental review is initiated and coordinated collaboratively by participating Departments.</p>
<p><b>1.2</b> The Building Department will not impose any requirement for construction other than those mandated by State law, the General Plan, or those necessary to maintain the health and safety of citizens.</p> <p>Responsibility:                      Building Department                      Time Frame:                      2016 - 2019                      Funding:                      Permit fees, General Fund                      Quantified Objective:                      Not Applicable</p>	<p>The Building Department, as part of the building permit process, reviews permits for compliance with State and Federal requirements. The Building Department enforces those codes and regulations contained in Title 24, California Code of Regulations, Parts 1-12 and Title 15, Mariposa County Code, as amended from time to time. This program will be continued as part of the 2019-2024 Housing Element.</p>

**TABLE 8.5-5: HOUSING POLICIES AND PROGRAMS AND PAST ACCOMPLISHMENTS**

<b>Objective Two: Providing Affordable Housing</b>	
<p><b>2.1:</b> The County shall undertake a comprehensive study to evaluate and select cost-effective and financially sustainable housing program development and administration. The study shall contain conclusions and recommendations and a schedule, represented both graphically and in text, for implementation by the County of ongoing, permanent housing program administration and management initiatives resulting in the development, maintenance and rehabilitation of housing for all economic segments of the community and unique housing needs.</p> <p>Implementation shall include formation within the County or through selection by contract or Memorandum of Understanding (MOU) of an entity to manage and administer recommendations of the study.</p> <p>Particular attention shall be given to programs that promote and facilitate the development of affordable housing, and specifically, housing for extremely low, very low, low and moderate income households. The County shall provide financial and personnel resources to ensure the sustainability of housing programs targeting lower income households. The County shall evaluate and consider the establishment of a Housing Trust Fund, among other measures, to support the development of such housing.</p> <p>The County shall obtain grant funds, if available, to underwrite the costs of the study.</p> <p>Responsibility: Determined as a result of Program 2.1.</p> <p>Time Frame: Program Comprehensive Study: 2016-2017 Complete Comprehensive Study: 2017-2018 Implement Recommendations: By end of 2018</p> <p>Quantified Objective: Complete and implement recommendations of the Comprehensive Study to implement housing and social services programs within Mariposa County.</p> <p>Funding: CDBG; USDA; Allowable administrative expenses from grant programs operated by the County, General Fund</p>	<p>This Program has been completed. The County Board of Supervisors approved the Comprehensive Housing Program Implementation Study on June 19, 2018.</p> <p>The Comprehensive Housing Program Implementation Study includes an Action Plan (Chapter B in the Study) which includes an implementation strategy for housing production and preservation which includes zoning and regulatory reforms, expansion of financial resources, and strengthening of both public and private development capacity. Through the steps in the Study, the County can seek to secure State and other funding, either directly or indirectly through developers working with the County, to subsidize development of housing for very low-, low, and in some cases moderate- income housing, which may not otherwise be financially feasible.</p> <p>Pursuit of the Action Plan within the adopted Comprehensive Housing Program Implementation Study will be maintained as part of the 2019-2024 Housing Element.</p>

**TABLE 8.5-5: HOUSING POLICIES AND PROGRAMS AND PAST ACCOMPLISHMENTS**

**2.2:** The County of Mariposa shall collaborate with the National Park Service and its concessioners, the County’s lodging industry, and private enterprise to resolve housing issues. The County shall:

- a) Coordinate with the NPS, Yosemite National Park concessioners, and adjacent Yosemite National Park gateway communities to address housing needs, considering the conclusions and recommendations of the MRP (2014).
- b) Continue to collaborate with the NPS on the Yosemite Area Regional Transportation System (YARTS) to provide reliable and affordable transportation for people who live in Mariposa County communities and have jobs in Yosemite Valley or the City of Merced.
- c) Complete and implement recommendations of the Town of Mariposa Transportation Center Feasibility Study Phases I and II and related implementation programs and projects to support and establish effective inner- and inter-County transit and transportation between Mariposa and Yosemite National Park and to provide regional transportation services for employees and residents.
- d) The County shall leverage its authority and access to funding sources to assist in the development of workforce housing for tourism industry employees. Efforts shall include:
  - 1. Rehabilitation or replacement of housing units within areas of joint NPS and County jurisdiction;
  - 2. Identification of appropriate locations within Town Planning Areas, Community Plans, and rural areas for the development of workforce housing; and
  - 3. Identification and rehabilitation of housing for persons with very low, low and moderate incomes.

Responsibility:

Planning Department

Time Frame:

2016-2019

Quantified Objective:

Assist in the development of 70 housing units to accommodate workforce housing.

Funding:

Federal sources or other leverage sources from public and private sectors

The National Park Service published the MRP in April 2014. During that time that this plan was under preparation, little was done to coordinate planning necessary for additional housing specifically made affordable to NPS and concessioner work force. Adoption of the Final MRP make it possible to effectively coordinate the location and amount of such housing that will be needed in the future. The most significant housing action under the MRP will be to relocate some concessioner employee housing from Yosemite Valley to El Portal, somewhere in the range of five (5) to fifteen (15) years from this 2019-2024 planning period, but not before a community-based planning process is undertaken in EL Portal.

The Mariposa County Planning Department continues to enforce requirements established in the land use element for new Rural Economic development. The County adopted a Comprehensive Housing Program Implementation Study on June 19, 2018, which analyzes the current market conditions and status on implementation of specific programs to facilitate development of housing in the County. The Study includes Action Step 8: Build Partnerships to Address Housing Needs of Seasonal Workers. This program continues to be relevant and will be maintained in the 2019-2024 Housing Element.

Mariposa completed the Town of Mariposa Transportation Center Feasibility Study Phase I.

Mariposa was awarded a Caltrans Sustainable Transportation Planning Grant (\$235,739) for the Town of Mariposa Transportation Center Feasibility Study Phase II on December 20, 2017. A contract for Phase II work was executed on May 22, 2018.

**TABLE 8.5-5: HOUSING POLICIES AND PROGRAMS AND PAST ACCOMPLISHMENTS**

	<p>YARTS offered free roundtrip passes to Yosemite, Mariposa County residents, from August 15, 2018 through June 30, 2019. This program was funded by the Low Carbon Transit Operations Program.</p>
<p><b>2.3:</b> The County shall promote, support, and assist public agencies and private entities to apply for funds from available state and federal programs to provide very low, and low to moderate income housing. The County will:</p> <ul style="list-style-type: none"> <li>a) Identify sites where low and moderate income housing is supported by proximate transportation amenities and services, development policies and regulations, and infrastructure;</li> <li>b) Apply for state and federal funds on behalf of housing providers when funding sources require public agency involvement;</li> <li>c) Support funding applications by housing providers;</li> <li>d) Offer and support regulatory and financial incentives, such as density bonuses and fee waivers, for projects that include housing units affordable to very low- and/or low-income households.</li> </ul> <p>Responsibility: Determined as a result of Program 2.1.</p> <p>Time Frame: Programming and Implementation of the Comprehensive Study in 2017 – 2019.</p> <p>Quantified Objective: Assist in the application of funds necessary to provide housing for lower income households at least once per year.</p> <p>Funding: Local Funds, State and Federal Grant Programs (also see Objective #4).</p>	<p>The Comprehensive Housing Program Implementation Study includes an Action Plan (Chapter B in the Study) which includes an implementation strategy for housing production and preservation which includes zoning and regulatory reforms, expansion of financial resources, and strengthening of both public and private development capacity. Through the steps in the Study, the County can seek to secure State and other funding, either directly or indirectly through developers working with the County, to subsidize development of housing for very low-, low, and in some cases moderate- income housing, which may not otherwise be financially feasible.</p> <p>This program will continue as part of the 2019-2024 Housing Element.</p> <p>Mariposa County assisted Self-Help Enterprises (SHE), a Non-Profit Housing and Community Development Organization from Visalia, Ca, with two applications to the California Tax Credit Allocation Committee (TCAC). The first application, submitted in late 2018, was not successful. The second application was submitted on March 1, 2019. Both were submitted for Round 1 of Low-Income Housing Tax Credits (LIHTC). The requests were for the acquisition and rehabilitation of Mariposa Oaks, to continue its availability as affordable housing.</p> <p>In 2018, Mariposa County partnered with Self-Help Enterprises to submit an application for No Place Like Home funding, for acquisition and development of a transitional/affordable housing project on Antone Road. The application was successful (notification in February 2019),</p>

**TABLE 8.5-5: HOUSING POLICIES AND PROGRAMS AND PAST ACCOMPLISHMENTS**

	<p>and as of June 2019, SHE has approved entitlements for a 42-unit apartment complex.</p>
<p><b>2.4:</b> The County shall review Sections 17.108.100 and 17.339.020 of the Zoning Ordinance, and if necessary, amend these sections to modify the Density Bonus Ordinance to be consistent with Sections 65915 through 65917 of the Government Code. The County shall modify ordinances to be consistent with the density bonus standards identified in Government Code Sections 65915 – 65917. The County will apply current State Law to any density bonus request prior to any revision of related local ordinances.</p> <p>Responsibility:          Planning Department          Time Frame:          By end of 2017          Quantified Objective:          Modify the County’s Density Bonus Ordinance to be consistent with Sections 65915 – 65917 of the Government Code.          Funding:          General Fund</p>	<p>Mariposa County continues to allow density bonus and other incentives for development of very low-, low-, and moderate- income housing as provided in Zoning Ordinance Sections 17.338.010, and 020. These existing provisions have not been modified. The County has funded and commenced an update to the Zoning Ordinance (Title 17). A Request for Proposals (RFP) for professional planning consultant assistance was released in February 2019 and a contract awarded at the end of March 2019. This program will be continued as part of the 2019-2024 Housing Element.</p>
<p><b>2.5:</b> The County shall continue to allow second units in conjunction with single-family residences in conformance with state law.</p> <p>Responsibility:          Planning Department          Time Frame:          2016 – 2019          Quantified Objective:          Allow for the development of second units in conjunction with single-family residences. The County shall assist in the coordination of at least 20 second units within the planning period.          Funding:          General Fund</p>	<p>Zoning Ordinance 17.108.150 allows Second Residential Units in accordance with standards contained in that section. Bills signed by Governor Brown, however, have updated the State Government Code as it relates to second units. These bills replaced “second units” with “accessory dwelling units” throughout the chapter and requires local agencies to modify its ADU ordinance as it relates to development standards and provides additional flexibility in the creation of accessory dwelling units. This program will be modified as part of the 2019-2024 Housing Element to require the County to amend Title 17 (new definition for ADU with new standards), Mariposa Town Plan, Coulterville Town Plan, Fish Camp TPA Specific Plan, and a minor amendment to Title 15 (Buildings and Construction) to be consistent with State law.</p> <p>Mariposa County commenced a comprehensive update to its Zoning Ordinance in March 2019. This issue will be included in the update.</p>

**TABLE 8.5-5: HOUSING POLICIES AND PROGRAMS AND PAST ACCOMPLISHMENTS**

<p><b>2.6:</b> The County shall continue to allow manufactured housing and mobile homes on single-family lots in residentially zoned areas, maintain mobile home park zoning, and will not adopt unreasonable restrictions regarding their size or architectural features which would prevent manufactured housing or mobile homes from being placed in these areas.</p> <p>Responsibility: Board of Supervisors Time Frame: 2016-2019 Quantified Objective: Maintain the current ratio of mobile homes to conventional single-family housing units i.e. at least 23% of the total number of single-family homes as mobile homes, with at least 15% of these within established mobile home parks. Extended stay recreational vehicle (RV) parks providing seasonal housing shall be in addition to this amount. Funding: General Fund</p>	<p>The County continues to allow manufactured housing on residentially zoned lots and maintains mobile home park zoning. The County will continue with this program in the 2019-2024 planning period.</p>
<p><b>2.7:</b> In an effort to address temporary seasonal housing within the County, the County will review its Zoning Ordinance and, if necessary, process an amendment to the Zoning Ordinance to define the limits of stay and development standards within existing and new Recreational Vehicle (RV) parks within the County. These extended stay RV parks would be reviewed as high-density residential uses.</p> <p>Responsibility: Planning Department, Human Services Department. Timeframe: Evaluate and if necessary, modify Zoning Ordinance by December 2018. Quantified Objective: Modify Zoning Ordinance (if necessary) to allow for temporary seasonal housing within extended stay RV Parks. Funding: General Fund</p>	<p>The County will need to amend its Zoning Ordinance to implement provisions for extended stay Recreational Vehicle (RV) parks within the County. County Staff presented this program to the Board of Supervisors on December 4, 2018 and the Board was supportive of the concept. A comprehensive update to the County's Zoning Ordinance, using professional planning consultant assistance, was commenced in March 2019. This will be included in the program. As such, this program will continue as part of the 2019-2024 Housing Element.</p>

**TABLE 8.5-5: HOUSING POLICIES AND PROGRAMS AND PAST ACCOMPLISHMENTS**

<p><b>2.8:</b> The County shall actively support homeownership programs. The County will conduct a needs assessment as part of the Study referenced in Program 2.1. to determine the most feasible and effective homeownership assistance programs and funding sources to pursue and provide recommendations to the Board of Supervisors. These programs shall be specific to ongoing, permanent housing program administration and management initiatives resulting in the development, maintenance and rehabilitation of housing for all economic segments of the community and unique housing needs.</p> <p>Responsibility: Entity established in Program 2.1.</p> <p>Timeframe: By end of 2018</p> <p>Quantified Objective: Obtain funding by the end of 2018 to allow for the implementation such as down payment assistance, and other programs as they are available. Implement down payment assistance programs to at least five (5) households by the end of 2018.</p> <p>Funding: CDBG planning grant (for initial study) CDBG, HOME, Mortgage Revenue Bonds or Credit Certificate, California Housing Finance Agency, Federal Home Loan Bank Board Affordable Housing Program.</p>	<p>The County Board of Supervisors approved the Comprehensive Housing Program Implementation Study on June 19, 2018.</p> <p>The Comprehensive Housing Program Implementation Study includes an Action Plan (Chapter B in the Study) which includes an implementation strategy for housing production and preservation which includes zoning and regulatory reforms, expansion of financial resources, and strengthening of both public and private development capacity. Through the steps in the Study, the County can seek to secure State and other funding, either directly or indirectly through developers working with the County, to subsidize development of housing for very low-, low-, and in some cases moderate-income housing, which may not otherwise be financially feasible.</p> <p>This program will be continued for the 2019-2024 planning period. The program will be modified to obtain funding to implement the Actions described in the Comprehensive Housing Program Implementation Study.</p>
<p><b>2.9:</b> As allowed by State and Federal laws, the County will target and market its programs so that local residents and workers have an equal or preferential opportunity to participate.</p> <p>Responsibility: Board of Supervisors</p> <p>Time Frame: 2018-2019</p> <p>Quantified Objective: Target and market housing programs to residents and workers within the County.</p> <p>Funding: Applicable state or federal programs.</p>	<p>This program has been implemented as described. This program will be continued for the 2019-2024 planning period.</p>
<p><b>Objective Three: Providing Adequate Sites and Services</b></p>	
<p><b>3.1:</b> Whenever the County updates its zoning ordinance, general plan or area plans, it shall ensure that enough land is set aside for all types of residential development, including mixed-use development provisions. The County will annually review its General Plan for</p>	<p>As indicated in Section 8.4.01, the County has planned and zoned sufficient land to meet its share of the regional housing need.</p>

**TABLE 8.5-5: HOUSING POLICIES AND PROGRAMS AND PAST ACCOMPLISHMENTS**

<p>potential adjustments. Every five years the County anticipates updating the plan to reflect new information and priorities for the short-term (less than five years), mid-term (five to ten years), and long-term (more than ten years). During these update periods, the County may adjust land use designations to reflect changing needs and demands for housing.</p> <p>Responsibility:          Planning Department, Planning Commission and Board of Supervisors          Time Frame:          Annual review with potential revisions every five years          Quantified Objectives:          Annually review County’s vacant sites inventory through updates to the General Plan, Zoning Ordinance, and Area Plans.          Funding:          General Fund</p>	<p>The County conducts an annual review of its General Plan. The County evaluates the General Plan annually and evaluates the Housing Element every 5-years to make sure adequate sites are available to meet the County’s Regional Housing Need. The County updates its Housing Element every 5-years thereby ensuring that vacant sites are adequately evaluated. The County will continue this program in the 2019-2024 planning period.</p>
<p><b>3.2:</b> The Planning Department will conduct land use surveys in Planning Areas as plans are prepared to identify vacant land that is residentially zoned or has residential potential and is, or can be served with water or sewer service. The Planning Department will use this information to identify the highest and best use for lands that could support higher residential densities.</p> <p>Responsibility:          Planning Department, Planning Commission and Board of Supervisors          Time Frame:          2016 – 2019          Quantified Objectives:          Conduct at least one (1) land use survey within the planning period.          Funding:          General Fund</p>	<p>The Planning Department maintains the land use and zoning plans for the town of Mariposa, as well as service area maps for the Mariposa Public Utility District. These maps identify lands which are residentially zoned, including for high density residential development, within service areas for water and sewer. These Maps are available at the Mariposa County Offices as well as online. The County will continue this program in the 2019-2024 planning period.</p>
<p><b>3.3:</b> The County shall assist special districts to expand and improve their sewer or water service capabilities consistent with the General Plan through assistance in accessing grants and loans from state and federal agencies and funding technical and planning studies, if needed to support such applications. The County Water Agency is actively involved in the protection and development of water resources, and works with independent and dependent Districts by providing funds. The Water Agency of the County meets and provides opportunities for districts and other agencies in water development to discuss projects and needs. The County’s assistance efforts shall include:</p> <ul style="list-style-type: none"> <li>• Feasibility and planning studies;</li> </ul>	<p>The Mariposa Public Utility District completed a new surface water treatment facility in 2017 resulting in updated treatment process and increased treatment capacity. The capacity increased to 1,000,000 gallons per day peak flow. The improvements include ultra-filtration/membrane filter, new clarifier for coagulation and settling, and granular activated carbon vessels. The County provided assistance with the California Environmental Quality Act (CEQA) process required for design and construction of these improvements. The</p>

**TABLE 8.5-5: HOUSING POLICIES AND PROGRAMS AND PAST ACCOMPLISHMENTS**

<ul style="list-style-type: none"> <li>• Low interest loans for improving water and wastewater capabilities;</li> <li>• Funding of infrastructure improvements;</li> <li>• Assistance in grant preparation and support;</li> <li>• Actions to protect water resources;</li> <li>• Actions to protect water allocations.</li> </ul> <p>Responsibility: Board of Supervisors (Water Agency), Water Agency Advisory Board, Public Works Department and Local Agency Formation Commission.</p> <p>Time Frame: 2016 - 2019</p> <p>Quantified Objectives: Assist at least one (1) special district to expand their water and sewer service capabilities through assistance in the action items noted above.</p> <p>Funding: State and Federal Agency Planning Grants, including CDGB, existing Water Agency funding.</p>	<p>County will continue with this program in 2019-2024 planning period.</p> <p>Mariposa LAFCo has requested funding from the Board of Supervisors for the FY 2019-2020 budget, to commence required studies and complete processing of a Sphere of Influence (SOI) Update, a Service Area Expansion and a Municipal Services Review (MSR) for the Mariposa Public Utilities District (MPUD).</p>
<p><b>3.4:</b> The County shall update its Geographical Information System (GIS) to evaluate and identify residential development for land beyond the Mariposa, Fish Camp, Wawona Town and Coulterville Planning Areas and other Planning Areas served by community water and sewer. As data and information becomes available, it shall be incorporated into Chapter 4 of the 2014–2019 Housing Element.</p> <p>Responsibility: Planning Department</p> <p>Time Frame: 2016 – 2019</p> <p>Quantified Objective: Update the County’s GIS to evaluate and identify sites identified for residential development within the planning period.</p> <p>Funding: General Fund</p>	<p>The County has an adopted schedule for the development of Area Plans for Planning Areas (Table 8.5-1, Section 5 of the General Plan). Water and sewer service is not available in most of the Planning Areas, but all of the Area Plans will involve land use surveys, regardless of whether water or sewer service is available. The planning process for all these Area Plans will involve using the survey information, at a minimum, to determine the most appropriate locations for additional residential lands. The County has implemented and maintains a geographic information system (GIS). The information contained in this Chapter on vacant land was obtained from the GIS system and the database. The County’s GIS staff has developed mapping information identifying vacant land available for residential development. This program will be continued in the 2019-2024 Housing Element.</p>
<p><b>3.5:</b> The County shall collaborate with the Yosemite National Park concessioners to provide affordable workforce housing within</p>	<p>As stated above, the County Board of Supervisors approved the Comprehensive Housing Program Implementation Study</p>

**TABLE 8.5-5: HOUSING POLICIES AND PROGRAMS AND PAST ACCOMPLISHMENTS**

<p>areas that have adequate infrastructure and services capable of supporting such housing.</p> <p>Responsibility: Planning Department and additional responsible agencies shall be determined as a result of Program 2.1.</p> <p>Time Frame: 2017 – 2019</p> <p>Quantified Objective: Collaborate with the Yosemite National Park to allow for the development of seventy (70) low income units for concessioner’s employees.</p> <p>Funding: General Fund</p>	<p>on June 19, 2018. The County will collaborate with the Yosemite National Park concessioner during the 2019-2024 planning period. Action Step 8 in the Comprehensive Housing Program Implementation Study includes coordination with the National Park Service to address housing needs for regional workers. This program will be continued in the 2019-2024 planning period.</p>
<p><b>3.6:</b> Upon adoption, the County shall deliver a copy of the Housing Element to water and sewer providers within the County and shall coordinate with said providers to assure procedures are available to grant priority service to developments within their service area with units which are to be made affordable to lower income households.</p> <p>Responsibility: Planning Department</p> <p>Time Frame: Immediately upon adoption of the 2014-2019 Housing Element</p> <p>Quantified Objective: Provide copies of the adopted Housing Element to water and sewer providers within the County.</p> <p>Funding: General Fund</p>	<p>This program has been completed. This program will be continued, however, to ensure that the adopted Housing Element is made available to water and sewer providers within the County.</p>
<p><b>Objective Four: Maintenance, Rehabilitation, and Replacement of Existing Housing Stock</b></p>	
<p><b>4.1:</b> The county shall conduct a <i>Housing Supply and Condition Study</i> to evaluate and implement programs that addresses preservation and maintenance of housing for all economic segments of the community. The Study shall contain the following elements:</p> <p>Residential Rehabilitation - The County shall evaluate the use of both State Community Development Block Grant (CDBG) Program and USDA programs to create a robust rehabilitation effort targeting units affordable to extremely low, very low, low and moderate income residents throughout the County. The Comprehensive Housing Feasibility Strategy referenced in Program 2.1 shall address funding, management and administration of an ongoing residential rehabilitation program.</p> <p>Rental housing units assisted by the County will include restrictive covenants to ensure that they remain affordable (as defined by</p>	<p>This program has been completed. An Evaluation of Mariposa County Housing Conditions was conducted as part of the Comprehensive Housing Program Implementation Study approved by the Board of Supervisors on June 19, 2018. This program will be modified for the County to evaluate and implement the Preliminary Recommendations (Chapter 5) of the Evaluation of Mariposa County Housing Conditions report.</p>

**TABLE 8.5-5: HOUSING POLICIES AND PROGRAMS AND PAST ACCOMPLISHMENTS**

<p>HCD) to the prospective or existing tenants for a term that is either:</p> <p>a) the initial term of the rehabilitation loan or,  b) five years, whichever is longer.</p> <p>In establishing priorities for rental housing rehabilitation, the County will implement the federal preference for households residing in substandard housing for Housing Choice Voucher Rental Assistance Program.</p> <p>Units rehabilitated through any program shall not be permitted to be used for Transient (Vacation) Rental Occupancy, Bed and Breakfast or other transient stay. Such funds may be used to rehabilitate structures used or intended for use as Transitional, Supportive, and Emergency Homeless housing.</p> <p>Responsibility:  Responsible agencies shall be identified as a result of Program 2.1.</p> <p>Time Frame:  Complete Housing Conditions Survey; 2016 – 2017</p> <p>Program Funding;  2018</p> <p>Program Implementation:  By end of 2018</p> <p>Quantified Objective:  Complete Housing Conditions Survey. Priority will be given to target income households among the 341 housing units that are in need of moderate to substantial rehabilitation; a fraction of these maybe rehabilitated per year.</p> <p>Funding:  CDBG, USDA</p>	
<p><b>4.2:</b> The County shall periodically evaluate any potential nexus between the reduction in the County’s supply of housing and the conversion of units to transient vacation rental units. The study shall evaluate any effect of conversions on the supply of housing for all economic segments of the community and the supply of affordable employee housing, in particular. Should such a study determine that the annual or cumulative number of conversion of units adversely affects the supply of housing for any economic segment of the community, the study shall consider appropriate measures to mitigate impacts.</p> <p>Responsibility:  Planning Department and additional responsible agencies shall be identified as a result of Program 2.1.</p> <p>Time Frame:  2017 and at five-year intervals</p>	<p>This program was included as part of the Comprehensive Housing Program Implementation Study approved by the Board of Supervisors on June 19, 2018.</p>

**TABLE 8.5-5: HOUSING POLICIES AND PROGRAMS AND PAST ACCOMPLISHMENTS**

<p>Quantified Objective: Maintain residential vacancy rates at or below 2014 levels. Funding: CDBG, USDA, General Fund.</p>	
<p><b>4.3:</b> The County will continue to encourage voluntary code compliance by providing guidance and technical assistance to residents who wish to make their own repairs.</p> <p>Responsibility: Building Department Time Frame: 2016 – 2019 Quantified Objective: Provide guidance and technical assistance to ten (10) residents on an annual basis as development and repairs occur. Funding: Building Inspection Enterprise Fund.</p>	<p>The County Building Department provides guidance and assistance described by this program. This program will be continued as part of the 2019-2024 planning period.</p>
<p><b>4.4:</b> The County will continue to enforce adopted Housing, Electrical, Fire Prevention Codes and the Health and Safety Regulations.</p> <p>Responsibility: Building Department Time Frame: 2016 – 2019 Quantified Objective: Enforce adopted housing, electrical, fire prevention codes and Health and Safety Regulations for each Building Permit issued within the County. Funding: Building Inspection Enterprise Fund.</p>	<p>The County Building Department enforces these codes on an ongoing basis through Building Permit inspections authorized by the Building Official. This program will be continued as part of the 2019-2024 Housing Element.</p>
<p><b>4.5:</b> The County shall collaborate with the National Park Service and its concessioners to facilitate homeowner loans for remodeling, rehabilitation, or replacement for areas of housing within Old El Portal.</p> <p>Responsibility: Planning Department and additional responsible agencies shall be determined as a result of Program 2.1. Time Frame: 2016 – 2019 Quantified Objective: Collaborate in the rehabilitation of at least twelve (12) units within Old El Portal. Funding: General Fund</p>	<p>The General Plan Land Use Element has developed a priority order for the completion of area plans that will inform the availability of additional opportunities for workforce housing. The Midpines and Lake Don Pedro Planning Areas will be two (2) of the next Planning Areas to undergo the area planning process. As part of the overall planning process, land use surveys, housing inventories, and neighborhood preservation will be part of the preparation of these plans. As necessary, the County will consider how the housing stock is to be maintained and enhanced to provide the adequate housing</p>

**TABLE 8.5-5: HOUSING POLICIES AND PROGRAMS AND PAST ACCOMPLISHMENTS**

	<p>that is safe and affordable. The County will continue to plan to work cooperatively with the NPS to develop the El Portal Area Plan and develop strategies to maintain housing in the area.</p> <p>As noted previously, the County Board of Supervisors has committed funding, manpower, and expertise to collaborate with NPS in identifying locations for NPS concessioner housing, as well as facilitating the need for the rehabilitation of existing housing units within Old El Portal. In addition, the recently adopted Comprehensive Housing Program Implementation Study includes Action Items that will facilitate the collaboration with NPS and the County. Therefore, this program will be continued as part of the 2019-2024 Housing Element.</p>
<p><b>Objective Five: Fulfilling Special Housing Needs</b></p>	
<p><b>5.1:</b> Beginning with Program 2.1, and on an annual basis thereafter, Mariposa County shall evaluate special housing needs and related programs.</p> <p>Responsibility: Entity determined through Program 2.1.</p> <p>Time Frame: 2016 – 2019</p> <p>Quantified Objective: Annually review Programs specific to special housing needs.</p> <p>Funding: CDBG Technical Assistance grants, Program Income, Program Administrative Funds and General Fund.</p>	<p>As noted previously, the Comprehensive Housing Program Implementation Study was approved by the County Board of Supervisors on June 19, 2018. The Study includes Action Items that will facilitate the evaluation of special housing needs and related programs. Therefore, this program will be removed and incorporated into Program 2.1 in the 2019-2024 Housing Element.</p>
<p><b>5.2:</b> The County will provide assistance to developers of affordable housing consisting of housing to accommodate special needs residents by providing information regarding sites identified in the Housing Element for development of affordable housing and housing for the special needs population, streamlining development review, and providing fee waivers for those proposing to develop such housing.</p> <p>Responsibility: Planning Department</p> <p>Time Frame: 2016 – 2019</p>	<p>The County continues to provide assistance to developers of affordable housing. The site inventory identified in the Housing Element is made available, both electronically on the County website and at the Planning Department office. The County provides support services such as expertise and assistance in finding available sites to developers of affordable housing. This program will be continued as part of the 2019-2024 Housing Element.</p>

**TABLE 8.5-5: HOUSING POLICIES AND PROGRAMS AND PAST ACCOMPLISHMENTS**

<p>Quantified Objective: Provide information regarding sites identified as suitable for affordable housing and special housing needs at the Planning Department and/or the County’s website. Funding: General Fund.</p>	
<p><b>5.3:</b> The County shall provide information on available sites identified in the Housing Element, provide development fee waivers, and expedite processing for projects that include housing units for lower income categories (Extremely Low, Very Low and Low). The County shall annually update the list of sites suitable for development of affordable housing contained in the Housing Element. The County shall prioritize such assistance to organizations and individuals proposing to develop housing for extremely low-income households.</p> <p>Responsibility: Planning Department Time Frame: 2016 – 2019 Quantified Objective: Provide information regarding sites identified as suitable for affordable housing for the income categories noted in this Program at the Planning Department and/or the County’s website. Funding: General Fund.</p>	<p>The County has identified sites suitable for affordable housing and special needs populations. Sites available and suitable for development of affordable housing are included in this inventory. Incentives for the provision of affordable housing include density bonus and other incentive referenced herein. This program will be updated and continued for the 2019-2024 planning period.</p>
<p><b>5.4:</b> The County shall identify funding opportunities and establish collaborative private/public partnerships to encourage the development of senior rental and for-sale housing, congregate care facilities, assisted living facilities, and convalescent hospitals to meet the needs of County residents.</p> <p>Responsibility: Responsible Agencies shall be identified as a result of Program 2.1. Time Frame: 2016 – 2019 Quantified Objectives: Identify funding opportunities and establish a collaboration with at least one private/public entity within the planning period. Funding: CDBG, USDA, administrative funds from state and federal grant programs, General Fund.</p>	<p>As noted previously, the Comprehensive Housing Program Implementation Study was approved by the County Board of Supervisors on June 19, 2018. The Study includes Action Items that will identify funding opportunities and establish collaborative private/public partnerships to encourage the development of senior rental and for-sale housing. This program will be updated and continued for the 2019-2024 planning period.</p>
<p><b>5.5:</b> Provide information to the public regarding adopted regulations and standards that allow 24-hour community care facilities (group homes) for seven or more persons with disabilities. The County shall develop an informational brochure and make it available at all</p>	<p>Information is made available to the public regarding adopted regulations and standards to allow 24-hour community care facilities (group homes) for seven or</p>

**TABLE 8.5-5: HOUSING POLICIES AND PROGRAMS AND PAST ACCOMPLISHMENTS**

<p>County Department Offices and on-line. This brochure will include information related to the County’s adopted regulations and standards for 24-hour community care facilities.</p> <p>Responsibility: Planning Department</p> <p>Timing: By end of 2016, and updated annually, as needed</p> <p>Quantified Objective: Provide information on adopted regulations and standards that allow 24-hour community care facilities at the Planning Department and/or on the County’s website.</p> <p>Funding: General Fund</p>	<p>more persons with disabilities. The County is in the process of preparing a brochure to publish the County’s website and to be made available at the County Department Offices. This program will be updated and continued as part of the 2019-2024 Housing Element.</p>
<p><b>5.6:</b> The County shall refer residents to the Central Valley Regional Center (Fresno) for housing and services available for persons with developmental disabilities. Information on these services shall be provided on the County’s website. As available, the County may pursue State and Federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with developmental disabilities.</p> <p>Responsibility: Human Services Department and Entity identified per implementation of Program 2.1</p> <p>Timeframe: 2016 – 2019</p> <p>Quantified Objective: Obtain funding to rehabilitate 3 dwelling units per year specific to persons with developmental disabilities.</p> <p>Funding: General Fund</p>	<p>All person with development disabilities seeking housing were referred to the Central Valley Regional Center in Fresno. Additionally, information regarding these services were made available through the Mariposa County Health and Human Services Agency website. The County continues to pursue State and Federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with developmental disabilities. This program will be updated and continued as part of the 2019-2024 Housing Element.</p>
<p><b>5.7:</b> The County shall support and facilitate non-profit organizations and individuals with interagency review, staff time and expertise in applying for funds from available State and federal programs to provide housing for households with special needs, including the disabled, elderly and very low and low income households.</p> <p>Responsibility: Board of Supervisors, Planning Department, Human Services Department.</p> <p>Time Frame: 2016-19</p> <p>Quantified Objective: Assist two entities within the planning period.</p>	<p>Proposals for the provision of housing for special needs populations have not been formally submitted. The County will provide streamlined review, including assistance with streamlined CEQA review for such projects. It should be noted that the County agency which previously administered Housing and Community Action Programs no longer exists. However, as part of the FY 2018/2019 Budget Process, the Board of Supervisors approved a new position to be housed within the CAO’s Office: A Senior Administrative Analyst – Housing Development Specialist. Additionally,</p>

**TABLE 8.5-5: HOUSING POLICIES AND PROGRAMS AND PAST ACCOMPLISHMENTS**

<p>Funding:          USDA Rural Housing Services (Rural Rental Housing, Community Facilities grants and loans), CDBG, HOME, Tax Credit Allocation Committee (low-income housing tax credits), CDBG planning grant (to provide technical assistance in accessing state and federal funds).</p>	<p>Mariposa County Health and Human Services Agency (HHSA) has established a Housing Division. It is still under formation and intended to assist with HHS’s mission. Therefore, this program will be updated as it relates to responsibility and continued as part of the 2019-2024 Housing Element.</p>
<p><b>5.8:</b> Each January, the Human Services Department, along with community partners, will conduct a Point in Time Count to learn about the on-going needs of the homeless population and to compare those needs to surveys conducted the previous year. From this information, goals will be updated at least every 3 years to ensure the County is able to address the specific needs of the population regarding housing, living conditions, family circumstances, access to and use of social services and employment. Needs may be addressed by the following (including but not limited to):</p> <ul style="list-style-type: none"> <li>• Seeking and applying for grants and resources to fund program;</li> <li>• Developing and implementing programs and strategies to meet the needs of the homeless community;</li> <li>• Acting as a liaison with community partners, landlords, the Stanislaus County Housing Authority, the Central Sierra Continuum of Care, and other entities identified as a result of Section 2.1, etc. to implement strategies;</li> <li>• Managing and administering existing programs in the Department including Rapid Rehousing, CalWORKs Housing Support Program, the HUD CoC Permanent Supportive Housing Program and the County's Mental Health Transitional Housing Program; adding additional programs or revising existing programs as needs change.</li> </ul> <p>Responsibility:          Human Services Department          Time Frame:          2016 – 2019          Quantified Objective:          Thirty (30) homeless families and persons per year; ten (10) families assisted via CalWORKs; Fifty-eight (58) Clients assisted via Mountain Crisis services; 165 families assisted with rental housing vouchers.          Funding:          CDBG, USDA, HUD, CalWORKs, MHSA, Program Realignment, etc.</p>	<p>The Health and Human Services Agency conducted the 2019 Point-in-Time Survey in January 2019. As discussed previously, the Comprehensive Housing Program Implementation Study was approved by the County Board of Supervisors on June 19, 2018. The Study includes Action Items that will facilitate the Point in Time Count and funding for special housing needs. This program will be updated and continued as part of the 2019-2024 Housing Element.</p> <p>Mariposa County has partnered with Self Help Enterprises to submit an application for CDBG funding for property acquisition and development of a Single Room Occupancy facility on St Andrews Road, for a permanent, limited stay homeless facility.</p> <p>In 2018, the Mariposa County Health and Human Services Agency contracted with Home Base to update the County’s Strategic Plan to Address Homelessness in Mariposa County.</p>
<p><b>5.9:</b> The County will provide expedited development project review, fee waivers and, if funding is available, infrastructure subsidies to</p>	<p>The County provides expedited development project review as</p>

**TABLE 8.5-5: HOUSING POLICIES AND PROGRAMS AND PAST ACCOMPLISHMENTS**

<p>encourage the construction of housing for senior citizens and employees in locations that provide efficient and cost-effective access to governmental, commercial and medical facilities.</p> <p>Responsibility: Planning Department, Human Services Department, Board of Supervisors</p> <p>Time Frame: 2016-19</p> <p>Quantified Objective: Mariposa County’s share of Regional Housing Need intended for extremely low, very low and low income households</p> <p>Funding: General Fund</p>	<p>development applications are received and processed. The County has identified sites suitable for affordable housing and special needs populations, which include housing for senior citizens and employees. Incentives for the provision of affordable housing include density bonus and other incentives reference herein. This program will be updated and continued for the 2019-2024 planning period.</p>
<p><b>5.10:</b> The County shall enable, through zoning regulations, non-profit and for-profit organizations, and individuals to provide child day care facilities in appropriate areas of the County.</p> <p>Responsibility: Planning Department</p> <p>Time Frame: 2016-19</p> <p>Quantified Objective: Facilitate services to 371 female heads of households, in particular 23.1% of female heads of households with children that are below the poverty level.</p> <p>Funding: General Fund</p>	<p>The County has enabled through their zoning regulations, non-profit organization and individuals to provide childcare facilities in most areas of the County. This program will be updated and continued as part of the 2019-2024 Housing Element Update.</p>
<p><b>5.11:</b> The County will take measures to encourage and facilitate the production of housing for permanent and seasonal employees, such as supporting applications for funding development, developer identification, maintaining an inventory of suitable sites, and ensure zoning and development standards facilitate a variety of housing types for seasonal employee housing needs.</p> <p>The County will review the zoning code to ensure that zoning and development standards encourage a variety of housing types for seasonal housing needs, including multi-family, manufactured housing, mobile homes, single room occupancy, boarding houses, second units and extended stay RV parks. The County will encourage the development of housing for seasonal employees by assisting interested developers with applications for funding and assisting in application processing to mitigate any potential processing constraints. The County will develop an informational brochure illustrating the possible funding sources and other County incentives for the development of seasonal employee housing and provide this brochure at the Planning Department and web site.</p>	<p>The County continues to support all types of housing for all individuals by being flexible in all developmental application received. The County’s zoning code allows for developmental standards that encourage a variety of housing types for seasonal housing needs, including multi-family, manufactured housing, mobile homes, single room occupancy, boarding houses and second units.</p> <p>The County continues to work with interested developers of housing for seasonal employees by assisting in development applications and application for funding.</p> <p>The County is in the process of developing an informational brochure illustrating the</p>

**TABLE 8.5-5: HOUSING POLICIES AND PROGRAMS AND PAST ACCOMPLISHMENTS**

<p>Responsibility:                  Planning Department and Entity identified in Program 2.1                  Time Frame:                  By the end of 2018                  Quantified Objective:                  Develop an informational brochure illustrating potential funding sources for housing specific to permanent and seasonal employees. Make the Brochure available at the Planning Department.                  Funding:                  General Fund</p>	<p>possible funding sources and other County incentives for the development of seasonal employee housing.</p> <p>This program will be updated and continued as a part of the 2019-2024 Housing Element.</p>
<p><b>Objective Six: Minimizing Housing Costs by Reducing Energy Use</b></p>	
<p><b>6.1:</b> The County will offer home weatherization programs and support other agencies’ efforts in this area by providing information to the public and referrals on weatherization assistance programs. Said support shall come in the form of staff time and availability to assist in seeking out Federal and/or State funding available for weatherization.</p> <p>Responsibility:                  Human Services Department                  Time Frame:                  2016 – 2019                  Quantified Objective:                  Offer home weatherization programs and provide support to other agencies’ efforts to allow for the weatherization of forty (40) residential units on an annual basis.                  Funding:                  US Health and Human Services Weatherization programs, CDBG, HOME, and USDA Rural Housing Services</p>	<p>Weatherization is an ongoing program and is funded through the LIHEAP contract that is administered by the Health and Human Services Agency. Staff review and quality low-income applicants conduct assessments and perform the weatherization repairs. Services include smoke detectors, refrigerators, shower heads, microwaves, low-flow toilets, insulation, light bulbs, and in certain situations, new windows. Mariposa County weatherizes an annual average of forty (40) homes and it is expected that this rate will continue through the 2019-2024 planning period. This program will be updated and continued as part of the 2019-2024 planning period.</p>
<p><b>6.2:</b> The County shall encourage passive solar design in new residential construction to reduce energy usage and costs.</p> <p>Responsibility:                  Planning Department, Building Department                  Time Frame:                  2016 – 2019                  Quantified Objective:                  Encourage passive solar design in new residential construction as building permit applications are submitted for review and Plan Check. The objective is to encourage at least ten (10) new residential units per year.                  Funding:                  Building Department through hand-outs or other materials about passive solar construction; most available from California Energy Commission.</p>	<p>The County continues to provide information regarding potential solar design to new home applicants through hand-outs. In addition, when a building permit application is received for the addition of solar panels to existing housing the Building Department processes the permit in a timely manner.</p> <p>In addition, all new homes will be required to install Solar panels starting in 2020 per California State law.</p> <p>This program will be updated and continued as a part of the 2019-2024 Housing Element Update.</p>

**TABLE 8.5-5: HOUSING POLICIES AND PROGRAMS AND PAST ACCOMPLISHMENTS**

<p><b>6.3:</b> Upon completion of the California Environmental Quality Act (CEQA) Guideline Amendments for the mitigation of Greenhouse Gas emissions pursuant to Public Resources Code section 21083.5, the County shall initiate a General Plan Amendment (GPA) to modify the Mariposa County General Plan and Environmental Impact Report to be in compliance with the amended Guidelines. This GPA will examine impacts for all mandatory and optional elements of the General Plan. The GPA shall evaluate policies and mitigation measures leading to reductions in emissions. This might include, but not be limited to: energy efficient building design, proper site and cooling systems, education of the public on existing incentives, and water efficient and properly located landscaping.</p> <p>Responsibility: Planning Department, Building Department.</p> <p>Time Frame: 2016-2019</p> <p>Quantified Objective: Complete a General Plan Amendment to be in compliance with CEQA Guideline Amendments by 2019.</p> <p>Funding: General Fund</p>	<p>Due to budgetary constraints during the 2014-2019 planning period a GPA specifically to include policies related to energy conservation and efficiency has not been programmed.</p> <p>In October 2015, Mariposa County accepted an Energy Action Plan (EAP), which identifies and describes voluntary energy reduction measures that can be taken by residents, property owners, businesses and governmental organizations in the County. Some implementation of the EAP occurred during this HE Cycle. This policy will be continued through the 2019-2024 planning period.</p>
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**Objective Seven: Increasing Homeownership Opportunities**

<p><b>7.1:</b> The County shall continue to support economic diversification and higher wage employment to increase homeownership opportunities.</p> <p>Responsibility: Entity identified in Program 2.1</p> <p>Time Frame: 2016 – 2019</p> <p>Quantified Objective: Not applicable.</p> <p>Funding: Transient occupancy tax, USDA Rural Community Development, USDA Rural Housing Services (community facilities programs), CDBG, U. S. EDA.</p>	<p>As part of the FY 2018/2019 Budget Process, the Board of Supervisors approved a new position to be housed within the CAO’s Office: A Senior Administrative Analyst – Housing Development Specialist. The position was created, and the County continues to search for qualified applicants. Additionally, the CAO intends to prepare a Request for Proposals (RFP) for consultant support to direct the County’s housing development efforts, pending permanent filling of this new position. The County Health and Human Service Agency (HHS) has established a Housing Division to assist with HHS’s mission and efforts related to housing for all income households. As discussed previously, the Comprehensive Housing Program Implementation Study was approved by the County Board of Supervisors on June 19, 2018. The Study includes Action Items intended to support home ownership. This program will be</p>
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**TABLE 8.5-5: HOUSING POLICIES AND PROGRAMS AND PAST ACCOMPLISHMENTS**

	updated and continued as part of the 2019-2024 Housing Element.
<b>Objective Eight: Facilitate Emergency Housing</b>	
<p><b>8.1:</b> The County shall continue to apply for emergency housing funds from State and Federal sources.</p> <p>Responsibility: Human Services Department</p> <p>Time Frame: Apply for Funding Annually.</p> <p>Quantified Objective: Apply for funding for at least two (2) application cycles.</p> <p>Funding: Emergency Housing Assistance Program, USDA Rural Housing Services; Rapid Rehousing Program.</p>	<p>As a result of the housing crisis in California, the County declared a Shelter Crisis in November of 2018 to support a temporary shelter at 5362 Lemee Lane. It is comprised of two large heated tents that can house approximately 32 individuals together. Also, in February 2019, a CDBG grant was submitted to build a 30-bed homeless shelter and services center at a site identified close to a hospital and other affordable housing complexes.</p> <p>This program will be updated and continued as a part of the 2019-2024 Housing Element.</p>
<p><b>8.2:</b> The County shall amend the Zoning Ordinance to clarify the definitions of emergency shelters, transitional housing, and supportive housing in accordance with Section 65582 of the Government Code, and as defined in the California Health and Safety Code.</p> <p>The County shall continue to permit such housing in accordance with Section 17.334.070 (transitional and supportive housing) and Section 17.320.020.A.1 (General Commercial Zoning District), Section 17.324.020.A.1 (Public-Quasi Public Zoning District) and Zoning Ordinance Section 17.336.130 (Emergency Shelter Standards).</p> <p>Responsibility: Planning Department, Board of Supervisors</p> <p>Timing: 2017</p> <p>Quantified Objective: Amend Zoning Code to clarify definitions of emergency shelters, transitional housing, and supportive housing in accordance with Section 65582 of the Government Code.</p> <p>Funding Source: General Fund</p>	<p>The County has and will continue to allow emergency shelters as permitted uses in commercial zones in Mariposa (outside of the historic district) and transitional housing in residences located in the residential zones throughout the County.</p> <p>Information regarding these regulations is maintained on the County website. These provisions will continue to apply during the 2019-2024 planning period.</p>
<p><b>8.3:</b> Adopt, as necessary, amendments to the zoning ordinance to clarify allowances of residential and institutional uses related to the Single Room Occupancy housing.</p> <p>The Mariposa County Zoning Ordinance definition of “Hotel” includes a description of uses that include the concept of Single</p>	<p>This program was completed in 2012 by the adoption of Ordinance No. 1090. On December 4, 2018, County staff provided the Board of Supervisors and the public an opportunity to establish priorities in accordance with State legislation, the</p>

**TABLE 8.5-5: HOUSING POLICIES AND PROGRAMS AND PAST ACCOMPLISHMENTS**

<p>Room Occupancy (SRO). The Mariposa County Zoning Ordinance was amended in 2016 to include a definition of Single Room Occupancy (Section 17.148.010; Ordinance No. 1116). Mariposa County will incorporate regulations which specify allowances for this land use and include standards for the design and location of SROs within Town Planning Areas. While Mariposa County Code does not have specific residential uses called Single Room Occupancy, the code provides for a wide variety of housing types that serve these needs including, but not limited to, multi-family residential, single-family residential, and boardinghouses or lodging houses. The County will amend the code to clarify the allowances of Single Room Occupancy housing.</p> <p>Responsibility: Planning Department</p> <p>Timing: 2016 – 2019</p> <p>Quantified Objective: Review Zoning Code for uses related to Single Room Occupancy housing, and if necessary, amend Zoning Code to clarify allowances in residential and institutional uses.</p> <p>Funding Source: General Fund</p>	<p>General Plan Housing Element, the Housing Strategic Implementation Program and new local issues. The topics included Accessory Dwelling Units (ADUs), Single Room Occupancy, Kitchen Definition, etc. The Board of Supervisors provided direction to County staff to move forward with a Zoning Code amendment to permit SROs in appropriate commercial or higher density residential. This program will be updated and continued as part of the 2019-2024 Housing Element.</p> <p>In March 2019, the County entered into a contract with a professional planning consultant to commence a comprehensive update to the Zoning Ordinance. This program will be included in the update.</p>
<p><b>Objective Nine: Eliminating Housing Discrimination</b></p>	
<p><b>9.1:</b> Provide information and referrals concerning fair housing and housing discrimination to help ensure that fair housing practices are followed. Continue to refer complaints regarding discriminatory housing practices to the Stanislaus County Housing Authority and/or other Departments and Agencies developed as a result of the Feasibility Study referred to in Program 2.1.</p> <p>Responsibility: Human Services and Entity identified as a result of Program 2.1.</p> <p>Timing: Ongoing</p> <p>Quantified Objective: Provide information and referrals concerning fair housing and housing discrimination at the Planning Department and refer complaints to Stanislaus County Housing Authority.</p> <p>Funding: General Fund</p>	<p>As noted previously, the Comprehensive Housing Program Implementation Study was approved by the County Board of Supervisors on June 19, 2018. The County will continue to refer complaints regarding discriminatory housing practices to the Stanislaus County Housing Authority, which is the Housing Authority for Mariposa County, and/or other Departments and Agencies. This program will be updated and continued as part of the 2019-2024 Housing Element.</p>
<p><b>9.2:</b> The County will post information on fair housing laws and the process for filing discrimination complaints in the library and its branches, on the County’s website, and at all County offices.</p>	<p>The County continues to maintain information on fair housing laws and the process for filing discrimination complaints in the library, the County’s website, and at all County offices. This</p>

**TABLE 8.5-5: HOUSING POLICIES AND PROGRAMS AND PAST ACCOMPLISHMENTS**

<p>Responsibility: Human Services and Entity identified as a result of Program 2.1.</p> <p>Timing: Ongoing</p> <p>Quantified Objective: Post information on fair housing laws and the process for filing discrimination complaints in the library and its branches, at all County Offices, and on the County’s website.</p> <p>Funding: General Fund</p>	<p>program will be updated and continued as part of the 2019-2024 Housing Element.</p>
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## **8.6 HOUSING GOALS, POLICIES AND OBJECTIVES**

**T**his is the most crucial section of the Housing Element for it is the section that determines if the State’s housing goal of ensuring a “decent home and satisfying living environment for every Californian” will be achieved. Within this framework, it is recognized that the total housing needs identified in the Housing Element may exceed available resources and the community’s ability to satisfy this need within the programs of its General Plan. Under these circumstances, the quantified objectives need not be identical to the identified existing housing needs, but should establish the minimum number of housing units that can be constructed, rehabilitated, and conserved over a five-year time frame.

State law stresses that communities should implement housing programs that will maintain, improve, and develop housing in accordance with their community’s goals and objectives.

These programs should attempt to implement the following:

1. Identify adequate sites which will be made available to facilitate and encourage the development of a variety of types of housing for all income levels;
2. Assist in the development of adequate housing to meet the needs of low and moderate-income households;
3. Address and, where appropriate and legally possible, remove government constraints to the maintenance, improvement, construction, and development of housing;
4. Conserve and improve the condition of the existing affordable housing stock; and
5. Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

These undertakings, along with Mariposa County’s housing goals, are intended to provide a framework for the policies, objectives, and programs contained in this chapter.

### **8.6.01 FINDINGS UNIQUE TO THE COUNTY OF MARIPOSA**

The County of Mariposa has similar challenges for housing affordability as faced by the remainder of the State of California. Additionally, the County has unique challenges for meeting housing needs. The Housing Element addresses those issues and provides programs to accomplish housing goals. These are detailed below in Section 8.6.04.

### **8.6.02 MARIPOSA COUNTY’S HOUSING GOAL**

Provide opportunities for an adequate supply of sound, affordable housing units for ownership and for rent in a safe and satisfying environment for the present and future residents of the County.

This chapter establishes the County’s housing goals and objectives; and a five-year program to meet the County’s housing needs.

### 8.6.03 MARIPOSA COUNTY’S HOUSING POLICIES

It is the County’s goal to facilitate the accomplishment of these policies. The Board of Supervisors will make every effort possible to achieve the following:

- A. An adequate number of housing units to meet the needs of its citizens.
- B. Housing that is affordable to all economic segments of the community.
- C. Adequate facilities available to support future housing needs.
- D. Housing units available to serve persons with special housing needs.
- E. Rehabilitation of housing stock and replacement of housing units in need of replacement.
- F. Promoting regular maintenance of housing as a means of conserving existing housing stock.
- G. Strategies and actions to increase homeownership opportunities through economic development.
- H. Assistance to citizens in need of short-term emergency housing.
- I. Prevention of discrimination in housing.
- J. Citizen participation as part of the housing element preparation and revision process and maintenance of consistency between all policies of the General Plan.
- K. Collaboration with the National Park Service, it’s Partners and its concessioners—major providers and consumers of the County’s public and private housing stock—to address mutual housing challenges and opportunities.

### 8.6.04 HOUSING OBJECTIVES AND PROGRAMS

#### A. Objective One: Accommodate the County’s Housing Allocation

California law requires HCD to provide the County of Mariposa with its “fair share” of regional housing. This Regional Housing Needs Allocation (RHNA) establishes the minimum number of dwelling units per income classification.

##### A.1 Findings

Table 8.2-11 depicts Mariposa County’s regional housing allocation by income group. According to HCD, Mariposa County should plan to accommodate 195 additional housing units between December 31, 2018 and August 31, 2024, or 39 dwelling units per year. Of the housing units for which the County should plan, 78 (40%) units should be affordable to extremely low, very low, or low-income households earning less than \$52,400 on average, 37 units should be moderate income units and 81 should be above moderate income units.

##### A.2 Programs:

- 1.1 The Planning, Building and Health Departments shall annually review permit procedures to reduce the cost and time of processing housing development. Based on this review, the County may develop procedures to further streamline and/or expedite permit procedures specifically for housing projects accommodating lower income households.

Responsibility:	Planning, Building and Health Departments
Time Frame:	January of each year (Annual General Plan Review)
Funding:	Permit Fees, General Fund

Quantified Objective: Annually review permit procedures in an effort to reduce cost and time of processing housing development projects.

1.2 The Building Department will not impose any requirement for construction other than those mandated by State law, the General Plan, or those necessary to maintain the health and safety of citizens.

Responsibility: Building Department  
Time Frame: 2019 - 2024  
Funding: Permit fees, General Fund  
Quantified Objective: Not Applicable

1.3 Mariposa County will require replacement housing units subject to the requirements of Government Code Section 65915, subdivision (c)(3) on sites identified in the site inventory (Appendix A) when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five (5) years. This requirement applies to:

- Non-vacant sites; and
- Vacant sites with previous residential uses that have been vacated or demolished.

Responsibility: Planning Department  
Time Frame: The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.  
Funding: Application fees, General Fund  
Quantified Objective: Mitigate the loss of affordable housing units, require new housing developments to replace all affordable housing units lost due to new development.

## **B. Objective Two: Providing Affordable Housing**

There is a very limited inventory of available housing affordable to nearly *any* income category. Those needing affordable housing are very low, low and moderate income households, including those households in the year round and seasonal workforce whose incomes are in these categories. The relatively remote and rural nature of the County makes the provision of affordable workforce housing especially important for community sustainability.

### **B.1. Findings:**

HCD approved a regional housing allocation plan that requires Mariposa County to accommodate 195 housing units between 2019 and 2024, of which 26.0% should be affordable to very low-income households, 13.3% to low-income households, 17.8% to moderate-income households, and 41.8% to above moderate-income households.

The County's allocation of 195 units is an average of 39 dwelling units per year. Nonetheless, the County has identified sufficient land for residential development and taken steps to increase water and wastewater service capacity in communities that

accommodate higher density housing. The County has no control over market factors and the decisions of property owners that dictate how much housing will actually be constructed.

B.2 Programs:

2.1 The Comprehensive Housing Program Implementation Study was approved by the County Board of Supervisors on June 19, 2018. The Study includes a list of Action Items that will help facilitate the development of housing for all income groups, including special needs groups. The County shall pursue grant funding to 1) implement the Action Items listed in the Study; and 2) update the Comprehensive Housing Program Implementation Study and associated Housing Condition Survey by the within the 2019-2024 Housing Element planning period. Possible funding can be through application to the California Department of Housing and Community Development (HCD) for Senate Bill 2 funding, which provides funding and technical assistance to help jurisdictions prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production.

Particular attention shall be given to programs that promote and facilitate the development of affordable housing, and specifically, housing for extremely low, very low, low and moderate income households.

- Responsibility: Determined by Comprehensive Housing Program Implementation Study
- Time Frame: Implement Recommendations: By end of 2024  
Apply for Funding as Funding is Available  
Update Comprehensive Housing Program Implementation Study by end of 2024
- Quantified Objective: Implement recommendations of the Comprehensive Study to implement housing and social services programs within Mariposa County.
- Funding: CDBG; USDA; Senate Bill 2; Allowable administrative expenses from grant programs operated by the County, General Fund

2.2 The County of Mariposa shall collaborate with the National Park Service and its concessioner, the County’s lodging industry, and private enterprise to resolve housing issues. The County shall:

- a) Coordinate with the NPS, Yosemite National Park concessioner, and adjacent Yosemite National Park gateway communities to address housing needs, considering the conclusions and recommendations of the Merced River Plan (2014).
- b) Continue to collaborate with the NPS on the Yosemite Area Regional Transportation System (YARTS) to provide reliable and affordable transportation for people who live in Mariposa County communities and have jobs in Yosemite Valley or the City of Merced.

- c) Complete and implement recommendations of the Town of Mariposa Transportation Center Feasibility Study Phases I and II and related implementation programs and projects to support and establish effective inner- and inter-County transit and transportation between Mariposa and Yosemite National Park and to provide regional transportation services for employees and residents.
- d) The County shall leverage its authority and access to funding sources to assist in the development of workforce housing for tourism industry employees. Efforts shall include:
  1. Rehabilitation or replacement of housing units within areas of joint NPS and County jurisdiction;
  2. Identification of appropriate locations within Special Planning Areas, Town Planning Areas and Community Planning Plans for the development of workforce housing; and
  3. Identification and rehabilitation of housing for persons with very low, low and moderate incomes.

Responsibility: Planning Department, County Housing Specialist  
 Time Frame: 2019-2024  
 Quantified Objective: Assist in the development of 70 housing units to accommodate workforce housing.  
 Funding: Federal sources or other leverage sources from public and private sectors

2.3 The County shall promote, support, and assist public agencies and private entities to apply for funds from available state and federal programs to provide very low, and low to moderate income housing. The County will:

- a) Identify sites where low and moderate income housing is supported by proximate transportation amenities and services, development policies and regulations, and infrastructure;
- b) Apply for state and federal funds on behalf of housing providers when funding sources require public agency involvement;
- c) Support funding applications by housing providers;
- d) Offer and support regulatory and financial incentives, such as density bonuses and fee waivers, for projects that include housing units affordable to very low- and/or low-income households.

Responsibility: Determined by Comprehensive Housing Program Implementation Study.  
 Time Frame: Implementation of the Comprehensive Study in 2019 – 2024.  
 Quantified Objective: Assist in the application of funds necessary to provide housing for lower income households at least once per year.  
 Funding: Local Funds, State and Federal Grant Programs (also see Objective #4).

2.4 The County shall review Sections 17.108.100 and 17.339.020 of the Zoning Ordinance, and if necessary, amend these sections to modify the Density Bonus

Ordinance to be consistent with Sections 65915 through 65917 of the Government Code. The County shall modify ordinances to be consistent with the density bonus standards identified in Government Code Sections 65915 – 65917. The County will apply current State Law to any density bonus request prior to any revision of related local ordinances.

During this update, the County should also consider the appropriateness of offering density bonuses to developers proposing workforce housing projects on larger properties, when the facility will be limited to workforce housing for a defined period.

Responsibility: Planning Department  
Time Frame: Adopt Revisions as part of Zoning Code Update.  
Quantified Objective: Modify the County’s Density Bonus Ordinance to be consistent with Sections 65915 – 65917 of the Government Code.  
Funding: General Fund

- 2.5 The County shall continue to allow accessory dwelling units (ADUs) in conjunction with single-family residences in conformance with state law. The County shall review and amend the, Zoning Ordinance (Title 17), Mariposa Town Plan, Coulterville Town Plan, Fish Camp TPA Specific Plan, and if necessary, Title 15, Buildings and Construction to be consistent with State law. As part of this update, the County will pursue amendments to implement Junior Accessory Dwelling Units (JADUs) as allowed by State Law. JADUs and ADUs will not be eligible for conversion to vacation rental occupancies. Dwelling units developed pursuant to the county’s existing “secondary residence” provisions (not benefiting from current housing law concessions for ADUs and JADUs) may continue to be eligible for vacation rental occupancies.

Responsibility: Planning Department  
Time Frame: Adopt Revisions as part of the Zoning Code Update.  
Quantified Objective: Allow for the development of second units in conjunction with single-family residences. The County shall assist in the coordination of at least 20 second units within the planning period.  
Funding: General Fund

- 2.6 The County shall continue to allow manufactured housing and mobile homes on single-family lots in residentially zoned areas, maintain mobile home park zoning, and will not adopt unreasonable restrictions regarding their size or architectural features which would prevent manufactured housing or mobile homes from being placed in these areas.

Responsibility: Board of Supervisors  
Time Frame: 2019-2024  
Quantified Objective: Maintain the current ratio of mobile homes to conventional single-family housing units i.e. at least 23% of the total number of single family homes as mobile homes, with at least 15% of these within established mobile home parks. Extended stay recreational vehicle

(RV) parks providing seasonal housing shall be in addition to this amount.

Funding: General Fund

- 2.7 In an effort to address temporary seasonal housing within the County, the County will process an amendment to the Zoning Ordinance to define the limits of stay and development standards within existing and new Recreational Vehicle (RV) parks within the County. These extended stay RV parks would be reviewed as high-density residential uses.

Responsibility: Planning Department  
Timeframe: Adopt Revisions as part of the Zoning Code Update  
Quantified Objective: Modify Zoning Ordinance to allow for temporary seasonal housing within extended stay RV Parks.  
Funding: General Fund

- 2.8 The County shall actively support homeownership programs. These programs shall be specific to ongoing, permanent housing program administration and management initiatives resulting in the development, maintenance and rehabilitation of housing for all economic segments of the community and unique housing needs.

Responsibility: Health and Human Services Agency, County Housing Specialist  
Timeframe: By end of 2020  
Quantified Objective: Obtain funding by the end of 2020 to allow for the implementation such as down payment assistance, and other programs as they are available. Implement down payment assistance programs to at least five (5) households by the end of 2020.  
Funding: CDBG planning grant (for initial study), CDBG, HOME, Mortgage Revenue Bonds or Credit Certificate, California Housing Finance Agency, Federal Home Loan Bank Board Affordable Housing Program.

- 2.9 As allowed by State and Federal laws, the County will target and market its programs so that local residents and workers have an equal or preferential opportunity to participate.

Responsibility: Board of Supervisors, County Housing Specialist  
Time Frame: 2019-2024  
Quantified Objective: Target and market housing programs to residents and workers within the County.  
Funding: Applicable state or federal programs.

- 2.10 The County will monitor other jurisdictions' adoption of codes and policies, to enable occupancy of Park Trailers (a recreational vehicle, as defined by State Law), as an ADU. The County may pursue a County Code amendment, to facility this program, if legality is determined.

Responsibility: Planning Department  
 Time Frame: 2019-2024  
 Quantified Objective: Determine legality of occupancy of Park Trailer as ADU, outside of Special Occupancy Park  
 Funding: General Fund

**C. Objective Three: Providing Adequate Sites and Services**

The County shall continue to provide sites and areas within Town and Community Planning Areas for development of housing to accommodate its share of the regional housing need. The County will ensure that zoning regulations allow the exercise of flexible zoning to allow housing development in close proximity to transportation facilities and employment.

C.1 Findings:

The County has designated sufficient land to accommodate its 2019-2024 housing allocation. The County will continue to meet part of the need for low- and moderate-income housing by allowing mobile homes and second homes in residentially zoned areas.

Although there are sufficient sites to meet residential land use needs, some water and sewer agencies have experienced problems since the 1990s with the adequacy of their systems, which could adversely affect the amount and type of residential development in the County.

C.2 Programs:

3.1 Whenever the County updates its zoning ordinance, general plan or area plans, it shall ensure that enough land is set aside for all types of residential development, including mixed-use development provisions. The County will annually review its General Plan for potential adjustments. Every five years the County anticipates updating the plan to reflect new information and priorities for the short-term (less than five years), mid-term (five to ten years), and long-term (more than ten years). During these update periods, the County may adjust land use designations to reflect changing needs and demands for housing.

Responsibility: Planning Department, Planning Commission and Board of Supervisors  
 Time Frame: Annual review with potential revisions every five years  
 Quantified Objectives: Annually review County’s vacant sites inventory through updates to the General Plan, Zoning Ordinance, and Area Plans.  
 Funding: General Fund

3.2 The Planning Department will conduct land use surveys in Planning Areas as plans are prepared to identify vacant land that is residentially zoned or has residential potential, or can be served with water or sewer service. The Planning Department will use this information to identify the highest and best use for lands that could support higher residential densities.

Responsibility: Planning Department, Planning Commission and Board of Supervisors  
 Time Frame: 2019 – 2024

Quantified Objectives: Conduct at least one (1) land use survey within the planning period.

Funding: General Fund

3.3 The County shall assist special districts to expand and improve their sewer or water service capabilities consistent with the General Plan through assistance in accessing grants and loans from state and federal agencies and funding technical and planning studies, if needed to support such applications. The County Water Agency is actively involved in the protection and development of water resources and works with independent and dependent Special Districts by providing funds. The Water Agency of the County meets and provides opportunities for districts and other agencies in water development to discuss projects and needs. The County's assistance efforts shall include:

- Feasibility and planning studies;
- Low interest loans for improving water and wastewater capabilities;
- Funding of infrastructure improvements;
- Assistance in grant preparation and support;
- Actions to protect water resources;
- Actions to protect water allocations.

Responsibility: Board of Supervisors (Water Agency), Water Agency Advisory Board, Public Works Department and Local Agency Formation Commission.

Time Frame: 2019 - 2024

Quantified Objectives: Assist at least one (1) special district to expand their water and sewer service capabilities through assistance in the action items noted above.

Funding: State and Federal Agency Planning Grants, including CDGB, existing Water Agency funding.

3.4 The County shall update its Geographical Information System (GIS) to evaluate and identify residential development for land beyond the Mariposa, Fish Camp, Wawona Town and Coulterville Planning Areas and other Planning Areas served by community water and sewer. As data and information becomes available, it shall be incorporated into Chapter 4 of the 2019-2024 Housing Element.

Responsibility: Planning Department

Time Frame: 2019 – 2024

Quantified Objective: Update the County's GIS to evaluate and identify sites identified for residential development within the planning period.

Funding: General Fund

3.5 The County shall collaborate with the Yosemite National Park concessioner to provide affordable workforce housing within areas that have adequate infrastructure and services capable of supporting such housing.

Responsibility: Planning Department and additional responsible agencies identified in the adopted Comprehensive Housing

Program Implementation Study, County Housing Specialist.  
 Time Frame: 2019 – 2024  
 Quantified Objective: Collaborate with Yosemite National Park to allow for the development of seventy (70) low income units for concessioner employees.  
 Funding: General Fund

3.6 Upon adoption, the County shall deliver a copy of the Housing Element to water and sewer providers within the County and shall coordinate with said providers to assure procedures are available to grant priority service to developments within their service area which are to be made affordable to lower income households.

Responsibility: Planning Department  
 Time Frame: Immediately upon adoption of the 2019-2024 Housing Element  
 Quantified Objective: Provide copies of the adopted Housing Element to water and sewer providers within the County.  
 Funding: General Fund

**D. Objective Four: Maintenance, Rehabilitation, and Replacement of Existing Housing Stock**

Mariposa County will continue to assist in the rehabilitation of substandard dwelling units and the abatement of dangerous residential structures through code enforcement.

**D.1 Findings:**

D.1.1 According to the 2003 housing conditions survey, about 1,753 housing units (17% of units) countywide are in need of rehabilitation and 230 units are in need of replacement. The County has not evaluated the incidence of substandard housing since that time; however, a high incidence of substandard housing is reflected in US Census estimates, suggesting the need for ongoing and effective rehabilitation programs. The County shall ensure that rehabilitated units remain affordable.

D.1.2 The cumulative number of Vacation Rental Occupancies in the County is nearly 6.4% of the existing supply of housing. The rate of conversions from 2010-2014 was approximately equal to the number of conversions during the previous 10 years. A significant number of units nearly 10% of the total number of conversions from 2010-2014, are rented on a transient occupancy basis each year. The number and rate of conversion of housing units in the County to Vacation Rental Occupancies suggests that such conversions adversely affect the supply of available housing units. An evaluation of the effects of this conversion will be necessary to determine the significance of conversions on the supply of housing for various economic segments of the community.

D.1.3 In January 2019, the Health and Human Services Agency conducted an assessment of homeless population in Mariposa County (Section 8.2.03.L). Ongoing evaluation of the nature of homelessness in Mariposa County, including employment, transportation, family characteristics, health and social service needs will be necessary to define the need and establish targeted programs, including any housing assistance programs to meet these needs.

D.2 Programs:

4.1 The Comprehensive Housing Program Implementation Study was approved by the County Board of Supervisors on June 19, 2018. The Study includes a list of Action Items that will help facilitate the development of housing for all income groups, including special needs groups. The Comprehensive Housing Program Implementation Study included an Evaluation of Mariposa County Housing Conditions to evaluate and implement programs that address preservation and maintenance of housing for all economic segments of the community. The County shall implement the Preliminary Recommendations of the Housing Conditions Report and in coordination with the implementation of Program 2.1, shall actively apply for Funding.

Residential Rehabilitation - The County shall evaluate the use of both State Community Development Block Grant (CDBG) Program and USDA programs to create a robust rehabilitation effort targeting units affordable to extremely low, very low, low and moderate income residents throughout the County.

Rental housing units assisted by the County will include restrictive covenants to ensure that they remain affordable (as defined by HCD) to the prospective or existing tenants for a term that is either:

- a) the initial term of the rehabilitation loan or,
- b) five years, whichever is longer.

In establishing priorities for rental housing rehabilitation, the County will implement the federal preference for households residing in substandard housing for Housing Choice Voucher Rental Assistance Program.

Units rehabilitated through any program shall not be permitted to be used for Vacation Rental Occupancy, Bed and Breakfast or other transient stay. Such funds may be used to rehabilitate structures used or intended for use as Transitional, Supportive, and Emergency Homeless housing.

Responsibility:	Responsible agencies determined by the Comprehensive Housing Program Implementation Study, County Housing Specialist.
Time Frame:	Complete Housing Conditions Survey; 2020-2021 Program Funding; 2020 Program Implementation: 2019 - 2024
Quantified Objective:	Priority will be given to target income households among the 341 housing units that are in need of moderate to substantial rehabilitation; a fraction of these maybe rehabilitated per year.
Funding:	CDBG, USDA

4.2 The County shall periodically evaluate any potential nexus between the reduction in the County's supply of housing and the conversion of units to vacation rental units. The study shall evaluate any effect of conversions on the supply of housing for all economic segments of the community and the supply of affordable employee housing, in particular. Should such a study determine that the annual or

cumulative number of conversion of units adversely affects the supply of housing for any economic segment of the community, the study shall consider appropriate measures to mitigate impacts.

Responsibility: Planning Department and additional responsible agencies identified as part of the Comprehensive Housing Program Implementation Study  
Time Frame: 2020 and at five-year intervals  
Quantified Objective: Maintain residential vacancy rates at or below 2014 levels  
Funding: CDBG, USDA, General Fund

- 4.3 Because Code Enforcement compliance is primarily complaint based, the County will continue to encourage voluntary code compliance by providing guidance and technical assistance to residents who wish to make their own repairs.

Responsibility: Building Department  
Time Frame: 2019 – 2024  
Quantified Objective: Provide guidance and technical assistance to ten (10) residents on an annual basis as development and repairs occur.  
Funding: General Fund (public good)

- 4.4 The County will continue to enforce adopted Housing, Electrical, Fire Prevention Codes and the Health and Safety Regulations.

Responsibility: Building Department  
Time Frame: 2019 – 2024  
Quantified Objective: Enforce adopted housing, electrical, fire prevention codes and Health and Safety Regulations for each Building Permit issued within the County.  
Funding: Building Inspection Enterprise Fund

- 4.5 The County shall collaborate with the National Park Service and its concessioners to facilitate homeowner loans for remodeling, rehabilitation, or replacement for areas of housing within Old El Portal.

Responsibility: Responsible agencies identified as part of the Comprehensive Housing Program Implementation Study, County Housing Specialist  
Time Frame: 2019 – 2024  
Quantified Objective: Collaborate in the rehabilitation of at least twelve (12) units within Old El Portal.  
Funding: General Fund

- 4.6 The County shall update the 2003 Housing Condition Survey Report to determine the overall condition of housing stock in Mariposa County. Results of the survey are to be published on the County’s website. The County shall pursue State and Federal Grant funding to be used for rehabilitation and targeted efforts. Actions

to be taken for the preparation and following the results of the Survey include but are not limited to:

- a) Apply for CDBG and/or Senate Bill 2 Planning Grants for the preparation of the Housing Condition Survey;
- b) Apply for HOME and CDBG grant funds for rehabilitation projects identified as part of the Survey; and
- c) Contact homeowners identified in the Survey as having a home qualifying for the rehabilitation program.

Responsibility: Planning Department and County Housing Specialist  
Time Frame: Housing Condition Survey complete by Summer 2020  
Quantified Objective: Rehabilitation of at least ten (10) units within the County.  
Funding: HOME, CDBG, Senate Bill 2, General Fund

**E. Objective Five: Fulfilling Special Housing Needs**

Mariposa County shall encourage the construction or placement of sufficient housing units necessary to meet the needs of households with special housing requirements.

E.1. Findings:

The percentage of elderly persons in the County is higher than in the State as a whole. Many elderly persons live on fixed incomes and cannot afford high housing costs. Besides income problems, senior citizens' housing should be located in areas where a wide range of governmental, medical and commercial services are available. Not only does such a setting make it more convenient for them, but it also can reduce the cost of traveling to obtain these services.

Citizens with physical disabilities also face housing problems because most units are not constructed to make them accessible or convenient for them to use. The County should encourage the construction of additional housing for the physically disabled. Female heads of households with children also need special attention because they often have childcare expenses that reduce their income and therefore their housing choices. By providing or encouraging low cost childcare services, much could be done to address the housing needs of female headed households.

While the State's "special housing needs" focus on the above two categories, the County of Mariposa recognizes its greatest special housing need is for seasonal employees—a category completely ignored by State law. This issue is detailed in Chapters 2 and 4, which discusses the workforce housing needs for the County's largest employment sector.

E.2 Programs:

- 5.1 On an annual basis thereafter, Mariposa County shall evaluate special housing needs and related programs.

Responsibility: County Housing Specialist  
Time Frame: Annually

Quantified Objective: Annually review Programs specific to special housing needs.  
Funding: CDBG Technical Assistance grants, Program Income, Program Administrative Funds and General Fund.

5.2 The County will provide assistance to developers of affordable housing consisting of housing to accommodate special needs residents by providing information regarding sites identified in the Housing Element for development of affordable housing and housing for the special needs population, streamlining development review, and providing fee waivers for those proposing to develop such housing.

Responsibility: Planning Department, Board of Supervisors (fee waivers)  
Time Frame: 2019 – 2024  
Quantified Objective: Provide information regarding sites identified as suitable for affordable housing and special housing needs at the Planning Department and/or the County’s website.  
Funding: General Fund.

5.3 The County shall provide information on available sites identified in the Housing Element, provide development fee waivers, and expedite processing for projects that include housing units for lower income categories (Extremely Low, Very Low and Low). The County shall annually update the list of sites suitable for development of affordable housing contained in the Housing Element. The County shall prioritize such assistance to organizations and individuals proposing to develop housing for extremely low-income households.

Responsibility: Planning Department  
Time Frame: 2019 – 2024  
Quantified Objective: Provide information regarding sites identified as suitable for affordable housing for the income categories noted in this Program at the Planning Department and/or the County’s website.  
Funding: General Fund.

5.4 The County shall identify funding opportunities and establish collaborative private/public partnerships to encourage the development of senior rental and for-sale housing, congregate care facilities, assisted living facilities, and convalescent hospitals to meet the needs of County residents.

Responsibility: Planning Department and additional responsible agencies determined by the Comprehensive Housing Program Implementation Study, County Housing Specialist.  
Time Frame: 2019 – 2024  
Quantified Objectives: Identify funding opportunities and establish a collaboration with at least one private/public entity within the planning period.  
Funding: CDBG, USDA, administrative funds from state and federal grant programs, General Fund.

5.5 Provide information to the public regarding adopted regulations and standards that allow 24-hour community care facilities (group homes) for seven or more persons

with disabilities. The County shall develop an informational brochure and make it available at all County Department Offices and on-line. This brochure will include information related to the County's adopted regulations and standards for 24-hour community care facilities.

Responsibility: Planning Department, County Housing Specialist  
Timing: By end of 2019, and updated annually, as needed.  
Quantified Objective: Provide information on adopted regulations and standards that allow 24-hour community care facilities at the Planning Department and/or on the County's website.  
Funding: General Fund

- 5.6 The County shall refer residents to the Central Valley Regional Center (Fresno) for housing and services available for persons with developmental disabilities. Information on these services shall be provided on the County's website. As available, the County may pursue State and Federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with developmental disabilities.

Responsibility: Health and Human Services Agency and Entities identified per implementation of Program 2.1, County Housing Specialist  
Timeframe: 2019 – 2024  
Quantified Objective: Obtain funding to rehabilitate 3 dwelling units per year specific to persons with developmental disabilities.  
Funding: General Fund

- 5.7 The County shall support and facilitate non-profit organizations and individuals with interagency review, staff time and expertise in applying for funds from available State and federal programs to provide housing for households with special needs, including the disabled, elderly and very low and low income households.

Responsibility: Health and Human Services Agency, County Housing Specialist.  
Time Frame: 2019 – 2024  
Quantified Objective: Assist two entities within the planning period.  
Funding: USDA Rural Housing Services (Rural Rental Housing, Community Facilities grants and loans), CDBG, HOME, Tax Credit Allocation Committee (low-income housing tax credits), CDBG planning grant (to provide technical assistance in accessing state and federal funds).

- 5.8 Each January, the Health and Human Services Agency, along with community partners, will conduct a Point in Time Count to learn about the on-going needs of the homeless population and to compare those needs to surveys conducted the previous year. From this information, goals will be updated at least every 3 years to ensure the County is able to address the specific needs of the population regarding housing, living conditions, family circumstances, access to and use of social services and employment. Needs may be addressed by the following (including but not limited to):

- Seeking and applying for grants and resources to fund program;
- Developing and implementing programs and strategies to meet the needs of the homeless community;
- Acting as a liaison with community partners, landlords, the Stanislaus County Housing Authority, the Central Sierra Continuum of Care, and other entities identified as part of the Comprehensive Housing Program Implementation Study;
- Managing and administering existing programs in the Department including Rapid Rehousing, CalWORKs Housing Support Program, the HUD CoC Permanent Supportive Housing Program and the County's Mental Health Transitional Housing Program; adding additional programs or revising existing programs as needs change.

Responsibility: Health and Human Services Agency, County Housing Specialist  
 Time Frame: 2019 – 2024  
 Quantified Objective: Thirty (30) homeless families and persons per year; ten (10) families assisted via CalWORKs; Fifty-eight (58) Clients assisted via Mountain Crisis services; 165 families assisted with rental housing vouchers.  
 Funding: CDBG, USDA, HUD, CalWORKs, MHSA, Program Realignment, etc.

5.9 The County will provide expedited development project review, fee waivers and, if funding is available, infrastructure subsidies to encourage the construction of housing for senior citizens and employees in locations that provide efficient and cost-effective access to governmental, commercial and medical facilities.

Responsibility: Planning Department, Health and Human Services Agency, Board of Supervisors (fee waivers and subsidies)  
 Time Frame: 2019 – 2024  
 Quantified Objective: Mariposa County's share of Regional Housing Need intended for extremely low, very low and low income households  
 Funding: General Fund

5.10 The County shall enable, through zoning regulations, non-profit and for-profit organizations, and individuals to provide child day care facilities in appropriate areas of the County.

Responsibility: Planning Department  
 Time Frame: 2019 – 2024  
 Quantified Objective: Facilitate services to 371 female heads of households, in particular 23.1% of female heads of households with children that are below the poverty level.  
 Funding: General Fund

5.11 The County will take measures to encourage and facilitate the production of housing for permanent and seasonal employees, such as supporting applications for funding

development, developer identification, maintaining an inventory of suitable sites, and ensure zoning and development standards facilitate a variety of housing types for seasonal employee housing needs.

The County will review the zoning code to ensure that zoning and development standards encourage a variety of housing types for seasonal housing needs, including multi-family, manufactured housing, mobile homes, single room occupancy, boarding houses, second units, workforce residential neighborhoods, and extended stay RV parks. Pursuant to Program 2.4, the County will evaluate the appropriateness of offering density bonuses to developers proposing workforce housing projects on larger properties, when the facility will be limited to workforce housing for a defined period. The definition of and allowances for employee housing, as contained in the Zoning Ordinance, will be evaluated to determine the appropriateness of allowing clustered housing, co-housing and other potential alternative housing facilities to accommodate the housing needs of seasonal workforce employees.

The County will encourage the development of housing for seasonal employees by assisting interested developers with applications for funding and assisting in application processing to mitigate any potential processing constraints. The County will develop an informational brochure illustrating the possible funding sources and other County incentives for the development of seasonal employee housing and provide this brochure at the Planning Department and web site.

Responsibility:	Planning Department and additional responsible agencies determined by the Comprehensive Housing Program Implementation Study, County Housing Specialist
Time Frame:	Review County Zoning Code in 2020 and incorporate amendments into Zoning Code Update Develop informational brochure within one (1) year following the adoption of the Housing Element Ongoing review of Zoning Code and County Policies during the Planning Period of 2019 – 2024
Quantified Objective:	Develop an informational brochure illustrating potential funding sources for housing specific to permanent and seasonal employees. Make the Brochure available at the Planning Department. Update County Codes
Funding:	General Fund

5.12 The County will support Self-Help Enterprises, a Non-Profit Housing and Community Development Organization, in obtaining Low-Income Housing Tax Credits (LIHTC) for Round 1 funding for the acquisition and rehabilitation of all twenty-four (24) units of the Mariposa Oaks project. The County will support Self-Help Enterprises in preparing applicable application(s), expedited processing of planning and building permit application(s) and other support as necessary. The County will monitor the acquisition and rehabilitation projects, as well as other low-income development projects to ensure that tenants are made aware of their rights and are noticed properly.

Responsibility:	Planning Department and Building Department
Time Frame:	2019 - 2020

Quantified Objective: Preservation of twenty-four (24) low-income units  
Funding: General Fund

- 5.13 The County will explore the feasibility of an amendment to the General Plan to increase the allowable residential density within the Mountain Home Zone (MHZ) and the Rural Residential Zone (RRZ) to allow for consistency with Section 17.108.100 of the County's Zoning Ordinance, for Planned or Cluster Residential Developments. If determined to be feasible, the County shall amend its General Plan to increase the allowable density within the MHZ and RRZ Zone Districts, for these developments.

Responsibility: Planning Department, Planning Commission, and Board of Supervisors  
Time Frame: 2019 - 2020  
Quantified Objective: Development of ten (10) residential units within the MHZ and RRZ Zone Districts  
Funding: General Fund

#### **F. Objective Six: Minimizing Housing Costs by Reducing Energy Use**

Mariposa County shall seek ways to reduce residential energy use as a means of minimizing monthly housing costs.

##### **F.1 Findings:**

Mortgage payments, insurance, and taxes are not the only costs of operating a home. Utilities to light and heat homes, to maintain and repair appliances and landscapes are also necessary. These costs directly or indirectly contribute to monthly housing costs.

In Mariposa County summers are hot and winters are cold. Rising utility costs have reached a level that makes it difficult for some homeowners to meet their monthly housing obligations. While the County has little say in regulating the costs of utilities, it can take steps to make housing more energy efficient and therefore less expensive to operate.

##### **F.2 Programs:**

- 6.1 The County will offer home weatherization programs and support other agencies' efforts in this area by providing information to the public and referrals on weatherization assistance programs. Said support shall come in the form of staff time and availability to assist in seeking out Federal and/or State funding available for weatherization.

Responsibility: Health and Human Services Agency, County Housing Specialist  
Time Frame: 2019 – 2024  
Quantified Objective: Offer home weatherization programs and provide support to other agencies' efforts to allow for the weatherization of forty (40) residential units on an annual basis.  
Funding: US Health and Human Services Weatherization programs, CDBG, HOME, and USDA Rural Housing Services

6.2 The County shall encourage passive solar design in new residential construction to reduce energy usage and costs.

Responsibility: Planning Department, Building Department  
Time Frame: 2019 – 2024  
Quantified Objective: Encourage passive solar design in new residential construction as building permit applications are submitted for review and Plan Check. The objective is to encourage at least ten (10) new residential units per year.  
Funding: Building Department through hand-outs or other materials about passive solar construction; mostly available from California Energy Commission.

6.3 The County shall initiate a General Plan Amendment (GPA) to modify the Mariposa County General Plan and Environmental Impact Report to be in compliance with the amended Guidelines for greenhouse gas emissions. This GPA will examine impacts for all mandatory and optional elements of the General Plan. The GPA shall evaluate policies and mitigation measures leading to reductions in emissions. This might include, but not be limited to: energy efficient building design, proper site and cooling systems, education of the public on existing incentives, and water efficient and properly located landscaping.

Responsibility: Planning Department, Building Department.  
Time Frame: Adopt General Plan Amendment by end of 2020  
Quantified Objective: Complete a General Plan Amendment to be in compliance with CEQA Guideline Amendments by 2020.  
Funding: General Fund

### **G. Objective Seven: Increasing Homeownership Opportunities**

The County shall make efforts to increase homeownership opportunities by encouraging economic development.

#### **G.1 Findings:**

In a rural setting such as Mariposa County, homeownership can be affordable with the appropriate regulatory and financial incentives. However, the lack of a wide range of lending institutions limits a first-time homebuyer's mortgage funds. In Mariposa County, renting a home of adequate size and quality for many families is as expensive as a mortgage for owning a home, and so they are also subject to overpaying. Creating ownership opportunities has long-term benefits for the County.

#### **G.2. Programs:**

7.1 The County shall continue to support economic diversification and higher wage employment to increase homeownership opportunities.

Responsibility: Planning Department, County Administration (Economic Development)  
Time Frame: 2019 – 2024  
Quantified Objective: Not applicable.

Funding: Transient occupancy tax, USDA Rural Community Development, USDA Rural Housing Services (community facilities programs), CDBG, U. S. EDA.

## H. Objective Eight: Facilitate Emergency Housing

The County shall facilitate emergency shelter for persons in need of housing on a short term, emergency basis.

### H.1 Findings:

For a variety of reasons, individuals and families may have a need for emergency, short-term housing. In providing emergency housing, the County does not have to operate or staff a specific facility but can make whatever arrangements it feels are necessary to provide shelter on a case-by-case basis.

- 8.1 The County shall continue to apply for emergency housing funds from State and Federal sources and shall use awarded funds to develop and provide emergency housing.

Responsibility: Health and Human Services Agency, County Housing Specialist

Time Frame: Apply for Funding Annually.

Quantified Objective: Apply for funding for at least two (2) application cycles.

Funding: Emergency Housing Assistance Program, USDA Rural Housing Services; Rapid Rehousing Program.

- 8.2 The County shall amend the Zoning Ordinance to clarify the definitions of emergency shelters, transitional housing, and supportive housing in accordance with Section 65582 of the Government Code, and as defined in the California Health and Safety Code.

The County shall continue to permit such housing in accordance with Section 17.334.070 (transitional and supportive housing) and Section 17.320.020.A.1 (General Commercial Zoning District), Section 17.324.020.A.1 (Public-Quasi Public Zoning District) and Zoning Ordinance Section 17.336.130 (Emergency Shelter Standards).

Responsibility: Planning Department, Board of Supervisors

Timing: Adopt Revisions as part of the Zoning Code Update

Quantified Objective: Amend Zoning Code to clarify definitions of emergency shelters, transitional housing, and supportive housing in accordance with Section 65582 of the Government Code.

Funding Source: General Fund

- 8.3 Adopt, as necessary, amendments to the zoning ordinance to clarify allowances of residential and institutional uses related to the Single Room Occupancy housing.

The Mariposa County Zoning Ordinance definition of “Hotel” includes a description of uses that include the concept of Single Room Occupancy (SRO). The Mariposa County Zoning Ordinance was amended in 2016 to include a

definition of Single Room Occupancy (Section 17.148.010; Ordinance No. 1116). Mariposa County will incorporate regulations which specify allowances for this land use and include standards for the design and location of SROs within Town Planning Areas. While Mariposa County Code does not have specific residential uses called Single Room Occupancy, the code provides for a wide variety of housing types that serve these needs including, but not limited to, multi-family residential, single-family residential, and boardinghouses or lodging houses. The County will amend the code to clarify the allowances of Single Room Occupancy housing. Single Room Occupancies will not be eligible for Vacation Rental Occupancies.

Responsibility: Planning Department  
Timing: Adopt Revisions as part of the Zoning Code Update  
Quantified Objective: Review Zoning Code for uses related to Single Room Occupancy housing, and if necessary, amend Zoning Code to clarify allowances in residential and institutional uses.  
Funding Source: General Fund

- 8.4 Supportive housing shall be a use by right where multi-family and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development satisfies certain requirements as prescribed in Government Code Article 11, Section 65650 et. al. The County shall review and amend as necessary the Zoning Code to be consistent with Senate Bill 2162 (Government Code 65650).

Responsibility: Planning Department  
Timing: If applicable, adopt revisions within one (1) year following the adoption of the Housing Element.  
Quantified Objective: Amend Zoning Code to be consistent with State law.  
Funding Source: General Fund

- 8.5 The County shall review and amend as necessary the Zoning Code to be consistent with the Employee Housing Act (Division 13, Part 1 of the California Health and Safety Code, commencing with Section 17000).

Responsibility: Planning Department  
Timing: If applicable, adopt revisions within one (1) year following the adoption of the Housing Element.  
Quantified Objective: Amend Zoning Code to be consistent with State law.  
Funding Source: General Fund.

## **I. Objective Nine: Eliminating Housing Discrimination**

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

### **I.1 Findings:**

Discrimination compounds the problems of individuals and families of low income and those with special housing needs. Discrimination in housing is illegal and State and federal

laws prohibit it. The County shall refer persons with discrimination complaints to the State and Federal agencies that are established to deal with such issues.

I.2 Programs:

9.1 Provide information and referrals concerning fair housing and housing discrimination to help ensure that fair housing practices are followed. Continue to refer complaints regarding discriminatory housing practices to the Stanislaus County Housing Authority and/or other Departments and Agencies developed identified in the Comprehensive Housing Program Implementation Study.

Responsibility: Health and Human Services Agency, County Housing Specialist, and Stanislaus County Housing Authority and other identified Departments and Agencies, as appropriate.

Timing: Ongoing

Quantified Objective: Provide information and referrals concerning fair housing and housing discrimination at the Planning Department and refer complaints to Stanislaus County Housing Authority.

Funding: General Fund

9.2 The County will post information on fair housing laws and the process for filing discrimination complaints in the library and its branches, on the County's website, and at all County offices.

Responsibility: Health and Human Services Agency, County Housing Specialist

Timing: Ongoing

Quantified Objective: Post information on fair housing laws and the process for filing discrimination complaints in the library and its branches, at all County Offices, and on the County's website.

Funding: General Fund

## 8.6.05 QUANTIFIED OBJECTIVES

State law requires the Housing Element to include quantified objectives by income level that, at a minimum, address development (new construction), conservation (housing rehabilitation), and preservation (of at-risk rental units). The County’s quantified objectives for the period of 2019 through 2023 are listed below.

<b>TABLE 8.6-1: QUANTIFIED OBJECTIVES</b>					
	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>
New Construction	26	25	37	81	195
Rehabilitation	20	20	20	---	---
At-Risk Units	--	--	24	---	---
Conservation	15	15	10	---	---

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**APPENDIX A**  
**AVAILABLE HOUSING SITES**

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		Coulterville		Fish Camp		Mariposa**		Wawona	
		Parcels	Units	Parcels	Units	Parcels	Units	Parcels	Units
Scenic Resource		-	-	-	-	37	113	-	-
Single Family Residential		5	173	34	37	149	8,488	-	-
Medium Density Residential		50	119	-	-	-	-	-	-
Multi-Family Residential		2	16	4	28	18***	1,011	-	-
Mountain Residential 1-2		-	-	-	-	-	-	70	76
Total Parcels * = 369	Total Units = 10,061	57	308	38	65	205	9,612	70	76

\* Includes parcels that are developed and may be further subdivided or developed and those that are undeveloped.

\*\* Multi-Family Residential for lands within Mariposa assume a Default Density of 10 units/acre, which is significantly lower than the maximum density available (26 units per acre as noted in Table 8.3-5).

\*\*\* Includes Mariposa Village, a 42-unit multi-family project on a 2.39-acre site for low-, very-low, and extremely low-income groups.

<b>Wawona</b>				MDR=Medium Density Residential
<b>MR 1 &amp; 2</b> Minimum parcel size is 1.5 acres with one one-family dwelling unit per legal parcel				MFR=Multi Family Residential
	Number of Parcels	Acres	Potential Units	MR = Mountain Residential
Vacant No Improvement Value	68	32.95	71	SFR= Single Family Residential
Non-Vacant > 3 Acres & > \$0 Improvement Value	2	11.11	5	SR= Scenic Resource
<b>Total</b>	<b>70</b>	<b>44.06</b>	<b>76</b>	
<b>Fish Camp</b>				
<b>MFR 5,500 ft<sup>2</sup> Minimum</b>				
	Number of Parcels	Acres	Potential Units	
Vacant No Improvement Value	3	3.62	27	
Non-Vacant > 11,000 ft <sup>2</sup> & > \$0 Improvement value	1	0.26	1	
<b>SFR .50 Acre Minimum</b>				
	Number of Parcels	Acres	Potential Units	
Vacant No Improvement Value	32	7.84	33	
Non-Vacant > 1.0 Acre & > \$0 Improvement Value	0	0	0	
<b>SFR 1 Acre Minimum</b>				
	Number of Parcels	Acres	Potential Units	
Vacant No Improvement Value	2	4.93	4	
Non-Vacant > 2 Acres & > \$0 Improvement Value	0	0	0	
<b>Total</b>	<b>38</b>	<b>16.65</b>	<b>65</b>	
<b>Coulterville</b>				
<b>MDR 9,000 ft<sup>2</sup> Minimum</b>				
	Number of Parcels	Acres	Potential Units	
Vacant No Improvement Value	50	18.78	111	
Non-Vacant > 18,000 ft <sup>2</sup> & > \$0 Improvement Value	2	5.12	24	

<b>SFR .25 Acre Minimum</b>			
	<b>Number of Parcels</b>	<b>Acres</b>	<b>Potential Units</b>
Vacant No Improvement Value	3	41.93	167
Non-Vacant > .50 Acre & > \$0 Improvement Value	0	0	0
<b>SFR 2.5 Acre Minimum</b>			
	<b>Number of Parcels</b>	<b>Acres</b>	<b>Potential Units</b>
Vacant No Improvement Value	1	0.36	1
Non-Vacant > 5 Acres & > \$0 Improvement Values	1	14.77	5
<b>Total</b>	<b>57</b>	<b>80.96</b>	<b>308</b>
<b>Mariposa</b>			
<b>MFR 9,000 ft² Minimum</b>			
	<b>Number of Parcels</b>	<b>Acres</b>	<b>Potential Units</b>
Vacant No Improvement Value	11	37.45	828
Non-Vacant > \$0 Improvement Value	6	6.57	141
<b>SFR 9,000 ft² Minimum</b>			
	<b>Number of Parcels</b>	<b>Acres</b>	<b>Potential Units</b>
Vacant No Improvement Value	68	237.68	6716
Non-Vacant > \$0 Improvement Value	13	26.92	716
<b>SFR .50 Acre Minimum</b>			
	<b>Number of Parcels</b>	<b>Acres</b>	<b>Potential Units</b>
Vacant No Improvement Value	34	252.44	483
Developed > \$0 Improvement Value	34	295.12	573
<b>SR 5 Acre Minimum</b>			
	<b>Number of Parcels</b>	<b>Acres</b>	<b>Potential Units</b>
Vacant No Improvement Value	10	49.5	79
Developed > \$0 Improvement Value	0	0	0
<b>SR 20 Acre Minimum</b>			
	<b>Number of Parcels</b>	<b>Acres</b>	<b>Potential Units</b>
Vacant No Improvement Value	27	478.93	34
Non-Vacant > \$0 Improvement Value	0	0	0
	<b>203</b>	<b>1384.61</b>	<b>9570</b>
<b>TOTAL</b>	<b>203</b>	<b>1384.61</b>	<b>9570</b>

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Mariposa												
Multi Family Residential 9,000 ft² Minimum < \$15,000 Improvement Values < 18,000 ft²												
Map ID	Assessor's Parcel	Improvement Values	Acres	Zoning	Income Category	Existing Use	Infrastructure Capacity	Onsite Constraints	Acres to ft²	First Unit 1 per 4,000 ft² (Total Area - 4000 ft² = 1 unit)	Additional Units (Remaining Land Area) at ratio of 1 unit per 1500 (Remaining Area / 1500 ft²)	Potential Units (Whole Number)
1	013-020-0350-	\$0.00	0.40	Multi Family Residential	M	Vacant	Yes	Small Parcel Size	17424.00	13424.00	9.95	7
											<b>Total</b>	<b>7</b>
Multi Family Residential 9,000 ft² Minimum < \$15,000 Improvement Values > 18,000 ft²												
Map ID	Assessor's Parcel	Improvement Values	Acres	Zoning	Income Category	Existing Use	Infrastructure Capacity	Onsite Constraints	Acres to ft²	First Unit 1 per 4,000 ft² (Total Area - 4000 ft² = 1 unit)	Additional Units (Remaining Land Area) at ratio of 1 unit per 1500 (Remaining Area / 1500 ft²)	Potential Units (Whole Number)
2	013-050-0470-	\$0.00	0.89	Multi Family Residential	EL, VL, L	Vacant	Yes	Small Parcel Size and Narrow	31014.72	27014.72	19.01	19.00
3	013-070-0060-	\$0.00	1.00	Multi Family Residential	EL, VL, L	Vacant	Yes	None	34673.76	30673.76	21.45	21.00
4	013-130-0780-	\$0.00	1.20	Multi Family Residential	EL, VL, L	Vacant	Yes	None	41817.60	37817.60	26.21	26.00
5	013-050-0080-	\$0.00	1.51	Multi Family Residential	EL, VL, L	Vacant	Yes	None	52620.48	48620.48	33.41	33.00
6	013-010-0590-	\$0.00	1.96	Multi Family Residential	EL, VL, L	Vacant	Yes	None	68302.08	64302.08	43.87	43.00
7	012-350-0080-	\$0.00	2.51	Multi Family Residential	EL, VL, L	Vacant	Yes	Distance to Existing Right-of-Way	87468.48	83468.48	56.65	56.00
8	012-350-0100-	\$0.00	4.94	Multi Family Residential	EL, VL, L	Vacant; Application Submitted Two Lot Parcel Map	Yes	None	172149.12	168149.12	113.10	113.00
9	013-071-0030-	\$13,506.00	5.26	Multi Family Residential	EL, VL, L	Vacant	Yes	None	183300.48	179300.48	120.53	120.00
10	013-050-0600-	\$0.00	7.02	Multi Family Residential	EL, VL, L	Vacant	Yes	None	244632.96	240632.96	161.42	161.00
11	012-143-0040-	\$0.00	9.96	Multi Family Residential (parcel has split zoning with Portion out of TPA Area/Scenic Resource 20 Acre)	EL, VL, L	Vacant	Yes	Portion of Site is out of TPA	347237.45	343237.45	229.82	229.00
											<b>TOTAL</b>	<b>821.00</b>
Multi Family Residential 9,000 ft² Minimum > \$15,000 Improvement Values > 18,000 ft²												
Map ID	Assessor's Parcel	Improvement Values	Acres	Zoning	Income Category	Existing Use	Infrastructure Capacity	Onsite Constraints	Acres to ft²	First Unit 1 per 4,000 ft² (Total Area - 4000 ft² = 1 unit)	Additional Units (Remaining Land Area) at ratio of 1 unit per 1500 (Remaining Area / 1500 ft²)	Potential Units (Whole Number)
12	013-070-0040-	\$166,990.00	0.52	Multi Family Residential	M	Existing Single-Family Dwelling Unit	Yes	None	22651.20	18651.20	11.43	11.00
13	013-070-0050-	\$30,861.00	0.76	Multi Family Residential	M	Existing Single-Family Dwelling Unit and Associated Accessory Structures	Yes	None	33105.60	29105.60	18.40	18.00
14	013-071-0010-	\$81,216.00	0.86	Multi Family Residential	M	Existing Single-Family Dwelling Unit and Associated Accessory Structures	Yes	None	37461.60	33461.60	21.31	21.00
15	013-020-0330-	\$298,702.00	1.20	Multi Family Residential	EL, VL, L	Existing Single-Family Dwelling Unit and Associated Accessory Structures	Yes	Distance to Existing Right-of-Way	41817.60	37817.60	24.21	24.00
16	013-020-0320-	\$481,602.00	1.30	Multi Family Residential	EL, VL, L	Existing Single-Family Dwelling Unit and Accessory Structure	Yes	None	45302.40	41302.40	26.53	26.00
17	013-276-0010-	\$139,821.00	1.93	Multi Family Residential	EL, VL, L	Existing Single-Family Dwelling Units.	Yes	None	67256.64	63256.64	41.17	41.00
											<b>TOTAL</b>	<b>141.00</b>

**Single Family Residential 9,000 ft² Minimum < \$15,000 Improvement Values < 18,000 ft²**

Map ID	Assessor's Parcel	Improvement Val.	Acres	Zoning	Income Category	Existing Use	Infrastructure Capacity	Onsite Constraints	Acres to ft²	First Unit 1 per 4,000 ft² (Total Area - 4000 ft² = 1 unit)	Additional Units (Remaining Land Area) at ratio of 1 unit per 1500 (Remaining Area / 1500 ft²)	Potential Units (Whole Number)
18	013-230-0530	\$0.00	0.10	Single Family Residential 9,000 ft²	AM, M	Vacant	Yes	None	4356.00	356.00	1.24	1.00
19	013-100-0030	\$0.00	0.10	Single Family Residential 9,000 ft²	AM, M	Vacant	Yes	None	4356.00	356.00	1.24	1.00
20	012-150-0740	\$0.00	0.14	Single Family Residential 9,000 ft²	AM, M	Vacant	Yes	None	6098.40	2098.40	2.40	2.00
21	013-081-0050	\$0.00	0.17	Single Family Residential 9,000 ft²	AM, M	Vacant	Yes	None	7187.40	3187.40	3.12	3.00
22	013-172-0020	\$9,715.00	0.18	Single Family Residential 9,000 ft²	AM, M	Structure on Site	Yes	None	7875.36	3875.36	3.58	3.00
23	013-064-0070	\$996.00	0.22	Single Family Residential 9,000 ft²	AM, M	Vacant	Yes	None	9583.20	5583.20	4.72	4.00
24	013-173-0030	\$602.00	0.22	Single Family Residential 9,000 ft²	AM, M	Vacant	Yes	None	9753.10	5753.10	4.84	4.00
25	013-010-0720	\$0.00	0.25	Single Family Residential 9,000 ft²	AM, M	Vacant Finished Lot	Yes	None	10890.00	6890.00	5.59	5.00
26	013-260-0140	\$0.00	0.25	Single Family Residential 9,000 ft²	AM, M	Vacant	Yes	None	10890.00	6890.00	5.59	5.00
27	013-010-0400	\$0.00	0.28	Single Family Residential 9,000 ft²	AM, M	Vacant	Yes	None	12196.80	8196.80	6.46	6.00
28	013-010-0780	\$0.00	0.28	Single Family Residential 9,000 ft²	AM, M	Vacant Finished Lot	Yes	None	12196.80	8196.80	6.46	6.00
29	013-160-0090	\$9,658.00	0.29	Single Family Residential 9,000 ft²	AM, M	Existing Accessory Structure on Site	Yes	None	12763.08	8763.08	6.84	6.00
30	012-150-0660	\$0.00	0.30	Single Family Residential 9,000 ft²	AM, M	Vacant; Application Submitted Five Lot Parcel Map	Yes	Distance to Existing Right-of-Way	13068.00	9068.00	7.05	7.00
31	013-010-0810	\$0.00	0.30	Single Family Residential 9,000 ft²	AM, M	Vacant	Yes	None	13068.00	9068.00	7.05	7.00
32	013-010-0660	\$0.00	0.32	Single Family Residential 9,000 ft²	AM, M	Vacant Finished Lot	Yes	None	13939.20	9939.20	7.63	7.00
33	013-010-0790	\$0.00	0.32	Single Family Residential 9,000 ft²	AM, M	Vacant	Yes	None	13939.20	9939.20	7.63	7.00
34	013-010-0670	\$0.00	0.33	Single Family Residential 9,000 ft²	AM, M	Vacant Finished Lot	Yes	None	14374.80	10374.80	7.92	7.00
35	013-260-0270	\$0.00	0.36	Single Family Residential 9,000 ft²	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	15507.36	11507.36	8.67	8.00
36	013-010-0680	\$0.00	0.36	Single Family Residential 9,000 ft²	AM, M	Vacant	Yes	None	15681.60	11681.60	8.79	8.00
			<b>4.77</b>								<b>Total</b>	<b>97.00</b>

**Single Family Residential 9,000 ft² Minimum < \$15,000 Improvement and > 18,000 ft²**

Map ID	Assessor's Parcel	Improvement Val.	Acres	Zoning	Income Category	Existing Use	Infrastructure Capacity	Onsite Constraints	Acres to ft²	First Unit 1 per 4,000 ft² (Total Area - 4000 ft² = 1 unit)	Additional Units (Remaining Land Area) at ratio of 1 unit per 1500 (Remaining Area / 1500 ft²)	Potential Units (Whole Number)
37	013-043-0240	\$0.00	0.46	Single Family Residential 9,000 ft²	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	20037.60	16037.60	11.69	11.00
38	013-100-0010	\$0.00	0.50	Single Family Residential 9,000 ft²	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	21780.00	17780.00	12.85	12.00
39	013-020-0150	\$0.00	0.50	Single Family Residential 9,000 ft²	AM, M	Vacant	Yes	None	21780.00	17780.00	12.85	12.00
40	013-100-0110	\$0.00	0.50	Single Family Residential 9,000 ft²	AM, M	Existing Parking Lot	Yes	None	21780.00	17780.00	12.85	12.00
41	013-200-0110	\$0.00	0.60	Single Family Residential 9,000 ft²	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	26136.00	22136.00	15.76	15.00
42	012-150-0980	\$0.00	0.64	Single Family Residential 9,000 ft² (parcel has split zoning with Scenic Resource 20 Acre Minimum)	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	27856.22	23856.22	16.90	16.00
43	013-200-0240	\$0.00	0.77	Single Family Residential 9,000 ft²	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	33541.20	29541.20	20.69	20.00
44	012-150-0760	\$0.00	0.92	Single Family Residential 9,000 ft²	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	40075.20	36075.20	25.05	25.00
45	013-070-0330	\$0.00	0.97	Single Family Residential 9,000 ft² (parcel has split zoning with Scenic Resource 20 Acre Minimum)	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	42254.39	38254.39	26.50	26.00
46	013-200-0090	\$0.00	1.00	Single Family Residential 9,000 ft²	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	43560.00	39560.00	27.37	27.00
47	013-200-0150	\$0.00	1.10	Single Family Residential 9,000 ft²	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	47916.00	43916.00	30.28	30.00
48	013-064-0060	\$9,748.00	1.17	Single Family Residential 9,000 ft²	AM, M	Existing Accessory Structure on Site	Yes	None	50965.20	46965.20	32.31	32.00
49	013-291-0010	\$0.00	1.20	Single Family Residential 9,000 ft²	AM, M	Vacant	Yes	None	52097.76	48097.76	33.07	33.00
50	013-230-0240	\$0.00	1.20	Single Family Residential 9,000 ft²	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	52272.00	48272.00	33.18	33.00
51	013-200-0220	\$0.00	1.28	Single Family Residential 9,000 ft²	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	55756.80	51756.80	35.50	35.00
52	013-200-0020	\$0.00	1.36	Single Family Residential 9,000 ft²	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	59241.26	55241.26	37.83	37.00
53	013-177-0010	\$0.00	1.38	Single Family Residential 9,000 ft²	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	60112.80	56112.80	38.41	38.00
54	013-175-0010	\$0.00	1.38	Single Family Residential 9,000 ft²	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	60112.80	56112.80	38.41	38.00
55	013-200-0120	\$0.00	1.50	Single Family Residential 9,000 ft²	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	65340.00	61340.00	41.89	41.00
56	013-200-0100	\$0.00	1.50	Single Family Residential 9,000 ft²	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	65340.00	61340.00	41.89	41.00
57	012-150-0870	\$0.00	53.00	Single Family Residential 9,000 ft² (parcel has split zoning with Scenic Resource 20 Acre Minimum)	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	2308680.00	2304680.00	1537.45	1537.00

				Single Family Residential 9,000 ft <sup>2</sup> (parcel has split zoning with Scenic Resource 20 Acre Minimum)	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	322344.00	318344.00	213.23	213.00
58	012-151-0050-	\$0.00	7.40		AM, M	Vacant	Yes	Distance to Existing Right-of-Way	82764.00	78764.00	53.51	53.00
59	012-150-0750-	\$0.00	1.90	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	18295.20	14295.20	10.53	1.00
60	013-012-0010-	\$0.00	0.42	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Vacant	Yes	None	23522.40	19522.40	14.01	1.00
61	013-012-0060-	\$0.00	0.54	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Vacant	Yes	None	17424.00	13424.00	9.95	1.00
62	013-012-0030-	\$0.00	0.40	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Vacant	Yes	None	109159.83	105159.83	71.11	71.00
63	013-190-0100-	\$0.00	2.51	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	111716.97	111716.97	75.48	75.00
64	013-190-0090-	\$0.00	2.66	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	111716.40	113176.40	76.45	76.00
65	013-200-0190-	\$0.00	2.69	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	126759.60	122759.60	82.84	82.00
66	013-230-0450-	\$0.00	2.91	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	134600.40	130600.40	88.07	88.00
67	013-030-0040-	\$0.00	3.09	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Vacant	Yes	None	137214.00	133214.00	89.81	89.00
68	013-030-0140-	\$0.00	3.15	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	145054.80	141054.80	95.04	95.00
69	012-150-0200-	\$0.00	3.33	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Vacant	Yes	None	150282.00	146282.00	98.52	98.00
70	013-030-0060-	\$0.00	3.45	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Vacant	Yes	None				
				Single Family Residential 9,000 ft <sup>2</sup> (parcel has split zoning with Scenic Resource 20 Acre Minimum)	AM, M	Vacant	Yes	None	154647.77	150647.77	101.43	101.00
71	012-151-0040-	\$0.00	3.55		AM, M	Vacant	Yes	Distance to Existing Right-of-Way	172933.20	168933.20	113.62	113.00
72	012-150-0240-	\$0.00	3.97	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	203425.20	199425.20	133.95	133.00
73	013-200-0130-	\$0.00	4.67	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	208216.80	204216.80	137.14	137.00
74	012-150-0840-	\$0.00	4.78	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Vacant	Yes	None	226512.00	222512.00	149.34	149.00
75	013-200-0140-	\$0.00	5.20	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	270072.00	266072.00	178.38	178.00
76	012-240-0070-	\$0.00	6.20	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	307969.20	303969.20	203.65	203.00
77	013-200-0210-	\$0.00	7.07	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	370260.00	366260.00	245.17	245.00
78	012-140-0230-	\$0.00	8.50	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	376358.40	372358.40	249.24	249.00
79	012-150-0960-	\$0.00	8.64	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	383328.00	379328.00	253.89	253.00
80	012-240-0160-	\$0.00	8.80	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	623779.20	619779.20	414.19	414.00
81	013-200-0270-	\$0.00	14.32	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	631620.00	627620.00	419.41	419.00
82	012-140-0220-	\$0.00	14.50	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Vacant	Yes	Distance to Existing Right-of-Way				
83	012-150-0440-	\$0.00	15.03	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	654706.80	650706.80	434.80	434.00
				Single Family Residential 9,000 ft <sup>2</sup> (parcel has split zoning with Scenic Resource 20 Acre Minimum )	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	867915.85	863915.85	576.94	576.00
84	012-150-0790-	\$0.00	19.92		AM, M	Vacant	Yes	Distance to Existing Right-of-Way	16988.40	12988.40	9.66	1.00
85	013-012-0020-	\$0.00	0.39	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Vacant	Yes	None				
			<b>232.91</b>								<b>Total</b>	<b>6619.00</b>

**Single Family Residential 9,000 ft<sup>2</sup> Minimum > \$15,000 Improvement and > 18,000 ft<sup>2</sup>**

Map ID	Assessor's Parcel	Improvement Values	Acres	Zoning	Income Category	Existing Use	Infrastructure Capacity	Onsite Constraints	Acres to ft <sup>2</sup>	First Unit 1 per 4,000 ft <sup>2</sup> (Total Area - 4000 ft <sup>2</sup> = 1 unit) (ft <sup>2</sup> )	Additional Units (Remaining Land Area) at ratio of 1 unit per 1500 (Remaining Area / 1500 ft <sup>2</sup> )	Potential Units (Whole Number)
86	013-020-0260-	\$181,110.00	1.02	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Non-vacant - Single - Family; Under Utilized Site	Yes	None	44561.88	40561.88	26.04	25.00
87	013-020-0100-	\$177,559.00	1.11	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Non-vacant - Single - Family; Under Utilized Site	Yes	None	48220.92	44220.92	28.48	27.00
88	013-100-0200-	\$144,077.00	1.30	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Non-vacant - Single - Family; Under Utilized Site	Yes	None	56628.00	52628.00	34.09	33.00
89	013-020-0090-	\$135,253.00	1.56	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Non-vacant - Single - Family; Under Utilized Site	Yes	None	67910.04	63910.04	41.61	40.00
90	013-043-0170-	\$139,786.00	1.58	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Non-vacant - Single - Family; Under Utilized Site	Yes	None	68824.80	64824.80	42.22	41.00
91	013-043-0190-	\$230,769.00	1.69	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Non-vacant - Single - Family; Under Utilized Site	Yes	None	73616.40	69616.40	45.41	44.00
92	012-240-0100-	\$124,749.00	1.93	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Non-vacant - Single - Family; Under Utilized Site	Yes	None	84070.80	80070.80	52.38	51.00
93	013-043-0180-	\$216,983.00	2.00	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Non-vacant - Single - Family; Under Utilized Site	Yes	None	87120.00	83120.00	54.41	53.00
94	012-240-0020-	\$95,880.00	2.00	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Non-vacant - Single - Family; Under Utilized Site	Yes	None	87120.00	83120.00	54.41	53.00
95	013-100-0150-	\$153,299.00	2.20	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Non-vacant - Single - Family; Under Utilized Site	Yes	None	95832.00	91832.00	60.22	59.00
96	012-240-0140-	\$158,000.00	2.70	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Non-vacant - Single - Family; Under Utilized Site	Yes	None	117612.00	113612.00	74.74	73.00
				Single Family Residential 9,000ft <sup>2</sup> Minimum (parcel has split zoning with Scenic Resource 20 Acre Minimum)	AM, M	Non-vacant - Single - Family; Under Utilized Site	Yes	None	169603.15	165603.15	109.40	108.00
97	012-151-0080-	\$297,000.00	3.89		AM, M	Non-vacant - Single - Family; Under Utilized Site	Yes	None	171626.40	167626.40	110.75	109.00
98	013-010-0530-	\$32,334.00	3.94	Single Family Residential 9,000 ft <sup>2</sup>	AM, M	Non-vacant - Single - Family; Under Utilized Site	Yes	None				
			<b>26.92</b>								<b>Total</b>	<b>716.00</b>

**Single Family Residential .50 Acre Minimum < 1 Acre < \$15,000 Improvement Values**

Map ID	Assessor's Parcel	Improvement Value	Acres	Zoning	Income Category	Existing Use	Infrastructure Capacity	Onsite Constraints	Potential Units < \$15,000	Potential Units (Whole Number)
99	013-210-0020-	\$0.00	0.04	Single Family Residential .5 Acre	AM, M	Vacant	Yes	None	1.00	1.00
100	012-290-0640-	\$0.00	7.75	Single Family Residential .5 Acre	AM, M	Vacant	Yes	None	1.00	1.00
101	012-350-0140-	\$0.00	0.08	Single Family Residential .5 Acre	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	1.00	1.00
102	012-151-0010-	\$0.00	0.28	Single Family Residential .5 Acre	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	1.00	1.00
103	013-041-0220-	\$0.00	0.39	Single Family Residential .5 Acre	AM, M	Vacant Finished Lot	Yes	None	1.00	1.00
104	013-042-0100-	\$0.00	0.43	Single Family Residential .5 Acre	AM, M	Vacant	Yes	None	1.00	1.00
105	012-200-0280-	\$0.00	0.47	Single Family Residential .5 Acre	AM, M	Vacant	Yes	None	1.00	1.00
106	013-041-0180-	\$0.00	0.48	Single Family Residential .5 Acre	AM, M	Vacant	Yes	None	1.00	1.00
107	013-041-0250-	\$0.00	0.59	Single Family Residential .5 Acre	AM, M	Vacant	Yes	None	1.00	1.00
			<b>10.51</b>						<b>Total</b>	<b>9.00</b>

**Single Family Residential .50 Acre Minimum > 1 Acre < \$15,000 Improvement Values**

Map ID	Assessor's Parcel	Improvement Value	Acres	Zoning	Income Category	Existing Use	Infrastructure Capacity	Onsite Constraints	Potential Units < \$15,000	Potential Units (Whole Number)
108	013-210-0010-	\$0.00	1.00	Single Family Residential .5 Acre Minimum	AM, M	Vacant	Yes	None	2.00	2.00
109	012-350-0050-	\$0.00	1.00	Single Family Residential .5 Acre Minimum	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	2.00	2.00
110	013-210-0090-	\$0.00	1.00	Single Family Residential .5 Acre Minimum	AM, M	Vacant	Yes	None	2.00	2.00
111	013-210-0030-	\$13,461.00	1.10	Single Family Residential .5 Acre Minimum	AM, M	Existing Accessory Structure on Site	Yes	None	2.20	2.00
112	013-210-0070-	\$0.00	2.40	Single Family Residential .5 Acre Minimum	AM, M	Vacant	Yes	None	4.80	4.00
113	013-210-0220-	\$0.00	2.43	Single Family Residential .5 Acre Minimum	AM, M	Vacant	Yes	None	4.86	4.00
114	012-151-0020-	\$0.00	2.53	Single Family Residential .5 Acre Minimum	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	5.06	5.00
115	012-290-0150-	\$0.00	2.70	Single Family Residential .5 Acre Minimum	AM, M	Vacant	Yes	None	5.40	5.00
116	012-290-0430-	\$0.00	2.91	Single Family Residential .5 Acre Minimum	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	5.82	5.00
117	012-350-0130-	\$0.00	2.98	Single Family Residential .5 Acre Minimum	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	5.96	5.00
118	012-190-0080-	\$1,088.00	3.04	Single Family Residential .5 Acre Minimum	AM, M	Vacant	Yes	None	6.08	6.00
119	012-290-0290-	\$0.00	3.41	Single Family Residential .5 Acre Minimum	AM, M	Vacant	Yes	None	6.82	6.00
120	012-290-0440-	\$0.00	3.55	Single Family Residential .5 Acre Minimum	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	7.10	7.00
121	012-200-0050-	\$13,794.00	3.77	Single Family Residential .5 Acre Minimum	AM, M	Existing Accessory Structure on Site	Yes	None	7.54	7.00
122	012-290-0010-	\$0.00	5.00	Single Family Residential .5 Acre Minimum	AM, M	Vacant	Yes	None	10.00	10.00
123	012-290-0020-	\$0.00	5.00	Single Family Residential .5 Acre Minimum	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	10.00	10.00
124	012-290-0630-	\$0.00	7.75	Single Family Residential .5 Acre Minimum	AM, M	Vacant	Yes	None	15.50	15.00
125	012-350-0040-	\$0.00	8.50	Single Family Residential .5 Acre Minimum	AM, M	Vacant	Yes	None	17.00	17.00
126	012-290-0540-	\$0.00	9.62	Single Family Residential .5 Acre Minimum	AM, M	Vacant	Yes	None	19.24	19.00
127	012-350-0120-	\$0.00	9.95	Single Family Residential .5 Acre Minimum	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	19.90	19.00
128	012-250-0120-	\$5,243.00	11.36	Single Family Residential .5 Acre Minimum	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	22.72	22.00
129	012-150-0680-	\$0.00	17.46	Single Family Residential .5 Acre Minimum	AM, M	Vacant	Yes	None	34.92	34.00
130	012-290-0320-	\$0.00	37.73	Single Family Residential .5 Acre Minimum	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	75.46	75.00
131	012-340-0010-	\$11,452.00	40.00	Single Family Residential .5 Acre Minimum	AM, M	Existing Accessory Structure on Site	Yes	None	80.00	80.00
132	012-350-0110-	\$0.00	55.74	Single Family Residential .5 Acre Minimum	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	111.48	111.00
			<b>241.93</b>						<b>Total</b>	<b>474.00</b>

**Single Family Residential .50 Acre Minimum > 1 Acre > \$15,000 Improvement Values**

Map ID	Assessor's Parcel	Improvement Value	Acres	Zoning	Income Category	Existing Use	Infrastructure Capacity	Onsite Constraints	Potential Units > \$15,000	Potential Units (Whole Number)
133	013-210-0170-	\$32,893.00	1.09	Single Family Residential .50 Acre Minimum	AM, M	Non-vacant - Single - Family	Yes	None	2.18	2.00
134	013-041-0140-	\$119,964.00	1.10	Single Family Residential .50 Acre Minimum	AM, M	Non-vacant - Single - Family	Yes	None	2.20	2.00
135	013-210-0200-	\$112,286.00	1.16	Single Family Residential .50 Acre Minimum	AM, M	Non-vacant - Single - Family	Yes	None	2.32	2.00
136	012-200-0290-	\$67,672.00	1.17	Single Family Residential .50 Acre Minimum	AM, M	Non-vacant - Single - Family	Yes	None	2.34	2.00
137	013-041-0150-	\$112,874.00	1.31	Single Family Residential .50 Acre Minimum	AM, M	Non-vacant - Single - Family	Yes	None	2.62	2.00
138	012-200-0030-	\$34,101.00	1.62	Single Family Residential .50 Acre Minimum	AM, M	Non-vacant - Single - Family	Yes	None	3.24	3.00
139	012-290-0460-	\$145,928.00	2.06	Single Family Residential .50 Acre Minimum	AM, M	Non-vacant - Single - Family	Yes	None	4.12	4.00
140	013-041-0110-	\$96,900.00	2.10	Single Family Residential .50 Acre Minimum	AM, M	Non-vacant - Single - Family	Yes	None	4.20	4.00
141	012-290-0470-	\$104,869.00	2.32	Single Family Residential .50 Acre Minimum	AM, M	Non-vacant - Single - Family	Yes	None	4.64	4.00
142	012-290-0420-	\$157,000.00	2.32	Single Family Residential .50 Acre Minimum	AM, M	Non-vacant - Single - Family	Yes	None	4.64	4.00
143	012-142-0320-	\$301,920.00	2.87	Single Family Residential .50 Acre Minimum	AM, M	Non-vacant - Single - Family	Yes	None	5.74	5.00
144	012-010-0910-	\$109,031.00	2.77	Single Family Residential .50 Acre Minimum	AM, M	Non-vacant - Single - Family	Yes	None	5.54	5.00
145	012-140-0130-	\$21,000.00	3.05	Single Family Residential .5 Acre Minimum (parcel has split zoning with a portion out of TPA area and Scenic Resource 20 Acre Minimum)	AM, M	Existing Accessory Structure on Site	Yes	None	6.10	6.00

146	012-290-0300-	\$164,068.00	3.22	Single Family Residential .50 Acre Minimum	AM, M	Existing Accessory Structure on Site	Yes	None	6.44	6.00
147	012-290-0280-	\$181,745.00	3.84	Single Family Residential .50 Acre Minimum	AM, M	Non-vacant - Single - Family	Yes	None	7.68	7.00
148	012-290-0080-	\$91,800.00	5.00	Single Family Residential .50 Acre Minimum	AM, M	Non-vacant - Single - Family	Yes	None	10.00	10.00
149	012-290-0090-	\$74,376.00	5.02	Single Family Residential .50 Acre Minimum	AM, M	Non-vacant - Single - Family	Yes	None	10.04	10.00
150	012-142-0310-	\$129,900.00	5.55	Single Family Residential .50 Acre Minimum	AM, M	Non-vacant - Single - Family	Yes	None	11.10	11.00
151	012-350-0060-	\$199,581.00	6.01	Single Family Residential .50 Acre Minimum	AM, M	Non-vacant - Single - Family	Yes	None	12.02	12.00
152	012-290-0120-	\$24,685.00	6.08	Single Family Residential .50 Acre Minimum	AM, M	Non-vacant - Single - Family	Yes	None	12.16	12.00
153	012-200-0060-	\$136,992.00	7.03	Single Family Residential .50 Acre Minimum	AM, M	Non-vacant - Single - Family	Yes	None	14.06	14.00
154	012-350-0030-	\$505,174.00	7.90	Single Family Residential .50 Acre Minimum	AM, M	Non-vacant - Single - Family	Yes	None	15.80	15.00
155	012-250-0080-	\$302,363.00	9.43	Single Family Residential .50 Acre Minimum	AM, M	Non-vacant - Single - Family	Yes	None	18.86	18.00
156	012-250-0140-	\$124,786.00	10.01	Single Family Residential .50 Acre Minimum	AM, M	Non-vacant - Single - Family	Yes	None	20.02	20.00
157	012-290-0070-	\$212,000.00	10.03	Single Family Residential .50 Acre Minimum	AM, M	Non-vacant - Single - Family	Yes	None	20.06	20.00
158	012-250-0150-	\$156,982.00	10.22	Single Family Residential .50 Acre Minimum	AM, M	Non-vacant - Single - Family	Yes	None	20.44	20.00
159	012-250-0350-	\$137,700.00	11.18	Single Family Residential .50 Acre Minimum	AM, M	Non-vacant - Single - Family with 4 Multi-Family Units	Yes	None	17.36	17.00
160	012-250-0160-	\$76,688.00	11.74	Single Family Residential .50 Acre Minimum	AM, M	Non-vacant - Single - Family	Yes	None	23.48	23.00
161	012-250-0370-	\$45,766.00	11.90	Single Family Residential .50 Acre Minimum	AM, M	Non-vacant - Single - Family	Yes	None	23.80	23.00
162	012-250-0170-	\$110,454.00	13.11	Single Family Residential .50 Acre Minimum	AM, M	Non-vacant - Single - Family	Yes	None	26.22	26.00
163	012-250-0060-	\$71,082.00	13.30	Single Family Residential .50 Acre Minimum	AM, M	Non-vacant - Single - Family	Yes	None	26.60	26.00
164	012-250-0260-	\$131,266.00	13.48	Single Family Residential .50 Acre Minimum	AM, M	Non-vacant - Single - Family	Yes	None	26.96	26.00
165	012-010-0900-	\$195,600.00	35.08	Single Family Residential .5 Acre Minimum (parcel has split zoning with a portion out of TPA area)	AM, M	Non-vacant - Single - Family	Yes	None	70.16	70.00
166	012-250-0360-	\$162,000.00	71.05	Single Family Residential .5 Acre Minimum	AM, M	Non-vacant - Single - Family	Yes	None	142.10	142.00
									<b>295.12</b>	<b>295.12</b>
<b>Scenic Resource 5 Acre Minimum &lt; 9.99 Acres &lt; \$15,000 Improvement Values</b>										
Map ID	Assessor's Parcel	Improvement Value	Acres	Zoning					Potential Units < \$15,000	Potential Units (Whole Number)
167	012-130-0150-	\$0.00	0.90	Scenic Resource 5 Acre	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	1.80	1.00
168	012-140-0890-	\$2,500.00	2.22	Scenic Resource 5 Acre Minimum (parcel has split zoning with a portion out of TPA area)	AM, M	Existing Accessory Structure on Site	Yes	None	4.43	4.00
169	012-130-0010-	\$0.00	3.00	Scenic Resource 5 Acre	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	6.00	6.00
170	012-130-0230-	\$0.00	5.00	Scenic Resource 5 Acre	AM, M	Vacant	Yes	None	10.00	10.00
171	012-130-0250-	\$0.00	5.00	Scenic Resource 5 Acre	AM, M	Vacant	Yes	None	10.00	10.00
172	012-130-0210-	\$0.00	5.00	Scenic Resource 5 Acre	AM, M	Vacant	Yes	None	10.00	10.00
173	012-140-0880-	\$0.00	5.69	Scenic Resource 5 Acre	AM, M	Vacant	Yes	None	11.38	11.00
174	012-140-0900-	\$0.00	5.69	Scenic Resource 5 Acre	AM, M	Vacant	Yes	None	11.38	11.00
175	012-130-0080-	\$0.00	7.00	Scenic Resource 5 Acre	AM, M	Vacant	Yes	None	14.00	14.00
									<b>39.50</b>	<b>39.50</b>
<b>Scenic Resource 5 Acre Minimum &gt; 10 Acres &lt; \$15,000 Improvement Values</b>										
Map ID	Assessor's Parcel	Improvement Value	Acres	Zoning					Potential Units < \$15,000	Potential Units (Whole Number)
176	012-190-0100-	\$0.00	10.00	Scenic Resource 5 Acre	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	2.00	2.00
									<b>10.00</b>	<b>10.00</b>
<b>Scenic Resource 20 Acre Minimum &lt; 40 Acres &lt; \$15,000 Improvement Values</b>										
Map ID	Assessor's Parcel	Improvement Value	Acres	Zoning					Potential Units < \$15,000	Potential Units (Whole Number)
177	013-100-0070-	\$0.00	0.01	Scenic Resource 20 Acre	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	1.00	1.00
178	012-130-0170-	\$1,021.00	0.08	Scenic Resource 20 Acre	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	1.00	1.00
179	012-150-0910-	\$0.00	0.52	Scenic Resource 20 Acre	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	1.00	1.00
180	012-150-0190-	\$0.00	1.32	Scenic Resource 20 Acre	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	1.00	1.00
181	012-140-0500-	\$0.00	1.50	Scenic Resource 20 Acre	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	1.00	1.00
182	012-140-0350-	\$960.00	1.58	Scenic Resource 20 Acre	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	1.00	1.00
183	012-151-0060-	\$0.00	3.04	Scenic Resource 20 Acre	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	1.00	1.00
184	013-070-0330-	\$0.00	3.36	Scenic Resource 20 Acre Minimum (parcel has split zoning with Single Family Residential 9,000 Square Foot)	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	1.00	1.00
185	012-151-0050-	\$0.00	5.54	Scenic Resource 20 Acre Minimum (parcel has split zoning with Single Family Residential 9,000 Square Foot)	AM, M	Vacant	Yes	None	1.00	1.00

<b>186</b>	012-150-0980-	\$0.00	5.90	Scenic Resource 20 Acre Minimum (parcel has split zoning with Single Family Residential 9,000 Square Foot)	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	1.00	1.00
<b>187</b>	012-140-0340-	\$0.00	6.32	Scenic Resource 20 Acre Minimum (parcel has split zoning with a portion out of TPA area)	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	1.00	1.00
<b>188</b>	012-140-0970-	\$0.00	7.27	Scenic Resource 20 Acre Minimum (parcel has split zoning with a portion out of TPA area)	AM, M	Vacant	Yes	None	1.00	1.00
<b>189</b>	012-150-0790-	\$0.00	7.76	Scenic Resource 20 Acre Minimum (parcel has split zoning with Single Family Residential 9,000 Square Foot)	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	1.00	1.00
<b>190</b>	012-140-0190-	\$0.00	9.42	Scenic Resource 20 Acre Minimum (parcel has split zoning with a portion out of TPA area)	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	1.00	1.00
<b>191</b>	012-151-0040-	\$0.00	13.51	Scenic Resource 20 Acre Minimum (parcel has split zoning with Single Family Residential 9,000 Square Foot)	AM, M	Vacant	Yes	None	1.00	1.00
<b>192</b>	012-130-0260-	\$0.00	13.76	Scenic Resource 20 Acre	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	1.00	1.00
<b>193</b>	012-140-0760-	\$0.00	16.78	Scenic Resource 20 Acre Minimum (parcel has split zoning with a portion out of TPA area)	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	1.00	1.00
<b>194</b>	012-140-0140-	\$0.00	19.96	Scenic Resource 20 Acre Minimum (parcel has split zoning with a portion out of TPA area)	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	1.00	1.00
<b>195</b>	012-150-0260-	\$0.00	20.04	Scenic Resource 20 Acre	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	1.00	1.00
<b>196</b>	012-190-0190-	\$0.00	20.04	Scenic Resource 20 Acre	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	1.00	1.00
<b>197</b>	012-190-0180-	\$0.00	20.04	Scenic Resource 20 Acre	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	1.00	1.00
<b>198</b>	012-140-0750-	\$0.00	20.28	Scenic Resource 20 Acre Minimum (parcel has split zoning with a portion out of TPA area)	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	1.00	1.00
<b>199</b>	012-150-0250-	\$0.00	21.48	Scenic Resource 20 Acre	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	1.00	1.00
									<b>219.51</b>	
<b>Scenic Resource 20 Acre Minimum &gt; 40 Acres &lt; \$15,000 Improvement Values</b>										
<b>Map ID</b>	<b>Assessor's Parcel</b>	<b>Improvement Value</b>	<b>Acres</b>	<b>Zoning</b>					<b>Potential Units &lt; \$15,000</b>	<b>Potential Units (Whole Number)</b>
<b>200</b>	012-150-0970-	\$0.00	44.08	Scenic Resource 20 Acre Minimum	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	2.20	2.00
<b>201</b>	012-150-0870-	\$0.00	62.61	Scenic Resource 20 Acre Minimum (parcel has split zoning with Single Family Residential 9,000 ft <sup>2</sup> )	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	3.13	3.00
<b>202</b>	012-143-0040-	\$0.00	76.09	Scenic Resource 20 Acre Minimum (parcel has split zoning with Multi Family Residential/Portion out of TPA Area)	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	3.80	3.00
<b>203</b>	012-340-0050-	\$0.00	76.64	Scenic Resource 20 Acre Minimum	AM, M	Vacant	Yes	Distance to Existing Right-of-Way	3.83	3.00
									<b>259.42</b>	<b>11.00</b>
<b>Notes:</b>										
1. Developable parcels are parcels that are double their Minimum parcel size	<b>Income Categories:</b> EL = Extremely Low; VL = Very Low; L = Low; M = Moderate; AM = Above Moderate									
2. GIS Calculated Acres are approximate										
3. Excluded: Public or Utility District owned; or zoned General Commercial, Light Industrial, Professional Office Commercial, or Public/Quasi Public										
4. 18,000 sq ft = 0.413223 Acre										

**Coulterville**

**Medium Density Residential 9,000 ft² minimum < \$15,000 Improvement Values & < 18,000 ft²**

Map ID	Assessor's Parcel	Improvement Values	Acres	Zoning	Income Category	Existing Use	Infrastructure Capacity	On-Site Constraints	Acres to ft²	Potential Units < \$15,000 Legal Non Conforming
1	002-060-0350-	\$0.00	0.06	Medium Density Residential	M	Vacant	Yes	Distance to Right-of-Way	2613.60	1.00
2	002-060-0340-	\$0.00	0.06	Medium Density Residential	M	Vacant	Yes	Distance to Right-of-Way	2613.60	1.00
3	002-050-0250-	\$0.00	0.07	Medium Density Residential (parcel has split zoning with Maxwell Creek Floodplain)	M	Existing Accessory Structure On-Site	Yes	None	2850.93	1.00
4	002-050-0240-	\$4,343.00	0.07	Medium Density Residential (parcel has split zoning with Maxwell Creek Floodplain)	M	Existing Accessory Structure On-Site	Yes	None	3016.75	1.00
5	002-060-0120-	\$0.00	0.08	Medium Density Residential	M	Vacant	Yes	Distance to Right-of-Way	3484.80	1.00
6	002-060-0110-	\$0.00	0.08	Medium Density Residential	M	Vacant	Yes	Distance to Right-of-Way	3484.80	1.00
7	002-060-0150-	\$0.00	0.08	Medium Density Residential	M	Vacant	Yes	Distance to Right-of-Way	3484.80	1.00
8	002-060-0100-	\$0.00	0.08	Medium Density Residential	M	Vacant	Yes	None	3484.80	1.00
9	002-060-0180-	\$0.00	0.08	Medium Density Residential	M	Vacant	Yes	Distance to Right-of-Way	3484.80	1.00
10	002-060-0140-	\$0.00	0.08	Medium Density Residential	M	Vacant	Yes	None	3484.80	1.00
11	002-060-0210-	\$0.00	0.08	Medium Density Residential	M	Vacant	Yes	Distance to Right-of-Way	3484.80	1.00
12	002-060-0170-	\$0.00	0.08	Medium Density Residential	M	Vacant	Yes	None	3484.80	1.00
13	002-060-0240-	\$0.00	0.08	Medium Density Residential	M	Vacant	Yes	Distance to Right-of-Way	3484.80	1.00
14	002-060-0130-	\$0.00	0.08	Medium Density Residential	M	Vacant	Yes	Distance to Right-of-Way	3484.80	1.00
15	002-060-0200-	\$0.00	0.08	Medium Density Residential	M	Vacant	Yes	None	3484.80	1.00
16	002-060-0270-	\$0.00	0.08	Medium Density Residential	M	Vacant	Yes	None	3484.80	1.00
17	002-060-0160-	\$0.00	0.08	Medium Density Residential	M	Vacant	Yes	Distance to Right-of-Way	3484.80	1.00
18	002-060-0230-	\$0.00	0.08	Medium Density Residential	M	Vacant	Yes	None	3484.80	1.00
19	002-060-0300-	\$0.00	0.08	Medium Density Residential	M	Vacant	Yes	None	3484.80	1.00
20	002-060-0190-	\$0.00	0.08	Medium Density Residential	M	Vacant	Yes	Distance to Right-of-Way	3484.80	1.00
21	002-060-0260-	\$0.00	0.08	Medium Density Residential	M	Vacant	Yes	None	3484.80	1.00
22	002-060-0330-	\$0.00	0.08	Medium Density Residential	M	Vacant	Yes	None	3484.80	1.00
23	002-060-0220-	\$0.00	0.08	Medium Density Residential	M	Vacant	Yes	Distance to Right-of-Way	3484.80	1.00
24	002-060-0290-	\$0.00	0.08	Medium Density Residential	M	Vacant	Yes	None	3484.80	1.00
25	002-060-0250-	\$0.00	0.08	Medium Density Residential	M	Vacant	Yes	Distance to Right-of-Way	3484.80	1.00
26	002-060-0410-	\$0.00	0.08	Medium Density Residential	M	Vacant	Yes	Distance to Right-of-Way	3484.80	1.00
27	002-060-0320-	\$0.00	0.08	Medium Density Residential	M	Vacant	Yes	None	3484.80	1.00
28	002-060-0280-	\$0.00	0.08	Medium Density Residential	M	Vacant	Yes	Distance to Right-of-Way	3484.80	1.00
29	002-060-0390-	\$0.00	0.08	Medium Density Residential	M	Vacant	Yes	Distance to Right-of-Way	3484.80	1.00
30	002-060-0310-	\$0.00	0.08	Medium Density Residential	M	Vacant	Yes	Distance to Right-of-Way	3484.80	1.00
31	002-060-0380-	\$0.00	0.08	Medium Density Residential	M	Vacant	Yes	Distance to Right-of-Way	3484.80	1.00
32	002-060-0080-	\$0.00	0.09	Medium Density Residential	M	Vacant	Yes	None	3920.40	1.00
33	002-060-0070-	\$0.00	0.09	Medium Density Residential	M	Vacant	Yes	None	3920.40	1.00
34	002-060-0370-	\$0.00	0.09	Medium Density Residential	M	Vacant	Yes	Distance to Right-of-Way	3920.40	1.00
35	002-060-0360-	\$0.00	0.09	Medium Density Residential	M	Vacant	Yes	Distance to Right-of-Way	3920.40	1.00
36	002-060-0030-	\$0.00	0.09	Medium Density Residential	M	Vacant	Yes	Distance to Right-of-Way	3920.40	1.00
37	002-060-0060-	\$0.00	0.10	Medium Density Residential	M	Vacant	Yes	None	4356.00	1.00
38	002-050-0270-	\$4,343.00	0.14	Medium Density Residential	M	Existing Accessory Structure On-Site	Yes	None	6098.40	1.00
39	002-050-0260-	\$0.00	0.15	Medium Density Residential (parcel has split zoning with Maxwell Creek Floodplain)	M	Vacant	Yes	Distance to Right-of-Way	6566.40	1.00
40	002-010-0160-	\$3,304.00	0.30	Medium Density Residential (parcel has split zoning with Maxwell Creek Floodplain)	M	Vacant	Yes	None	13233.68	1.00
41	002-060-0050-	\$4,082.00	0.45	Medium Density Residential	M	Existing Accessory Structure On-Site	Yes	None	19602.00	2.00
42	002-010-0040-	\$2,366.00	2.65	Medium Density Residential (parcel has split zoning with Central Commercial)	M	Existing Accessory Structure On-Site	Yes	None	115623.75	12.00
43	002-210-0010-	\$0.00	3.88	Medium Density Residential (parcel has split zoning with Central Commercial and portion OUT of TPA area)	M	Vacant	Yes	None	168980.49	18.00
44	002-010-0080-	\$11,908.00	8.17	Medium Density Residential (parcel has split zoning with Single Family Residential .25 acre)	M	Vacant	Yes	None	355732.49	39.00
45			<b>18.71</b>							<b>111.00</b>

Medium Density Residential 9,000 ft² minimum > \$15,000 Improvement Values & > 18,000 ft²										
Map ID	Assessor's Parcel	Improvement Values Values	Acres	Zoning	Income Category	Existing Use	Infrastructure Capacity	On-Site Constraints	Acres to ft²	Potential Units < \$15,000 Legal Non Conforming
46	002-010-0180-	\$17,486.00	1.88	Medium Density Residential (parcel has split zoning with Maxwell Creek Floodplain)	EL, VL, L	Non-Vacant. Existing Accessory Structures (2) On-Site. Majority of site is Vacant.	Yes	None	81892.80	9.00
<b>Multi Family Residential 9,000 ft² minimum &lt; 18,000 ft² &gt; \$15,000 Improvement Values</b>										
Map ID	Assessor's Parcel	Improvement Values Values	Acres	Zoning	Income Category	Existing Use	Infrastructure Capacity	On-Site Constraints	Acres to ft²	Potential Units > \$15,000
47	002-050-0340-	\$0.00	0.07	Multi Family Residential (parcel has split zoning with Maxwell Creek Floodplain)	M	Vacant	Yes	Distance to Right-of-Way	3179.71	1.00
<b>Multi Family Residential 9,000 ft² minimum &gt; 18,000 ft² &gt; \$15,000 Improvement Values</b>										
Map ID	Assessor's Parcel	Improvement Values Values	Acres	Zoning	Income Category	Existing Use	Infrastructure Capacity	On-Site Constraints	Acres to ft²	Potential Units > \$15,000
48	002-080-0010-	\$16,885.00	3.24	Multi Family Residential (parcel has split zoning with Maxwell Creek Floodplain)	EL, VL, L	Non-Vacant. Existing Accessory Structures On-Site. Majority of site is Vacant.	Yes	None	141233.77	15.00
<b>Single Family Residential .25 Acre Minimum &lt; \$15,000 Improvement Values &amp; &gt; .50 acre</b>										
Map ID	Assessor's Parcel	Improvement Values Values	Acres	Zoning	Income Category	Existing Use	Infrastructure Capacity	On-Site Constraints	Acres to ft²	Potential Units < \$15,000
49	002-010-0080-	\$11,908.00	9.91	Single Family Residential .25 Acre Minimum (parcel has split zoning with Medium Density Residential)	AM, M	Vacant	Yes	None	39.63	
50	002-100-0010-	\$0.00	11.02	Single Family Residential .25 Acre Minimum (parcel has split zoning with a portion OUT of TPA area)	AM, M	Vacant	Yes	None	44.06	
51	002-010-0240-	\$0.00	21.01	Single Family Residential .25 Acre Minimum (parcel has split zoning with Maxwell Creek Floodplain)	AM, M	Vacant	Yes	Distance to Right-of-Way	84.02	
<b>Single Family Residential .25 Acre Minimum &gt; \$15,000 Improvement Values &amp; &gt; .50 acre</b>										
Map ID	Assessor's Parcel	Improvement Values Values	Acres	Zoning	Income Category	Existing Use	Infrastructure Capacity	On-Site Constraints	Acres to ft²	Potential Units > \$15,000
			0.00							
<b>Single Family Residential 2.5 Acre Minimum &lt; \$15,000 Improvement Values</b>										
Map ID	Assessor's Parcel	Improvement Values Values	Acres	Zoning	Income Category	Existing Use	Infrastructure Capacity	On-Site Constraints	Acres to ft²	Potential Units > \$15,000
52	002-010-0030-	\$0.00	0.36	Single Family Residential 2.5 Acre Minimum	AM, M	Vacant	Yes	Distance to Right-of-Way	1.00	
<b>Single Family Residential 2.5 Acre Minimum &gt; \$15,000 Improvement Values &amp; &gt; 5 Acres</b>										
Map ID	Assessor's Parcel	Improvement Values Values	Acres	Zoning	Income Category	Existing Use	Infrastructure Capacity	On-Site Constraints	Acres to ft²	Potential Units > \$15,000
53	002-090-0010-	\$18,624.00	14.77	Single Family Residential 2.5 Acre Minimum (parcel has split zoning with Highway Service Commercial)	AM, M	Existing Accessory Structure On-Site	Yes	None	5.91	

**Notes:**

1. Developable parcels are parcels that are double their minimum parcel size
2. GIS Calculated acres are approximate
3. Excluded: Developed Parcels, Central Commercial, Light Commercial, Highway Service Commercial, Industrial Mining, Maxwell Creek Floodplain, or Public/Quasi Public
4. 18,000 sq ft = 0.413223 acre
4. Multi Family Residential: One single residence per parcel/Minimum lot area is 9,000 ft²

**Income Categories:** EL = Extremely Low; VL = Very Low; L = Low; M = Moderate; AM = Above Moderate

**Fish Camp**

Multi Family Residential 5,500 ft² Minimum < \$15,000 Improvement Values												
Map ID	Assessor's Parcel	Improvement Value	Acres	Zoning	Income Category	Existing Use	Infrastructure Capacity	On-Site Constraints	Acres to ft²	Potential Units < \$15,000		
1	010-500-0460	\$0.00	0.29	Multi Family Residential	M	Vacant	Yes	Distance to existing right-of-way	12632.4	2.30		
2	010-500-0420	\$0.00	0.33	Multi Family Residential	M	Vacant	Yes	None	14374.8	2.61		
3	010-371-0030	\$1,964.00	3.00	Multi Family Residential	M	Vacant	Yes	Distance to existing right-of-way	130680	23.76		
			<b>3.62</b>									27.00

Multi Family Residential 5,500 ft² Minimum > \$15,000 Improvement Values												
Map ID	Assessor's Parcel	Improvement Value	Acres	Zoning	Income Category	Existing Use	Infrastructure Capacity	On-Site Constraints	Acres to ft²	Potential Units < \$15,000		
4	010-500-0430	\$103,725.00	0.26	Multi Family Residential	M	Vacant	Yes	None	11325.6	1.06		
			<b>Total 4.94</b>									

Single Family Residential .50 Acre Minimum < \$15,000 Improvement Values											
Map ID	Assessor's Parcel	Improvement Value	Acres	Zoning	Income Category	Existing Use	Infrastructure Capacity	On-Site Constraints	Potential Units > \$15,000		
5	010-500-0720	\$0.00	0.01	Single Family Residential .50 Acre Minimum	AM, M	Vacant	Yes	None	1.00		
6	010-361-0060	\$0.00	0.05	Single Family Residential .50 Acre Minimum	AM, M	Vacant	Yes	Distance to existing right-of-way	1.00		
7	010-362-0130	\$0.00	0.07	Single Family Residential .50 Acre Minimum	AM, M	Vacant	Yes	None	1.00		
8	010-375-0030	\$0.00	0.08	Single Family Residential .50 Acre Minimum	AM, M	Vacant	Yes	None	1.00		
9	010-365-0250	\$0.00	0.09	Single Family Residential .50 Acre Minimum	AM, M	Vacant	Yes	Distance to existing right-of-way	1.00		
10	010-500-0770	\$0.00	0.11	Single Family Residential .50 Acre Minimum	AM, M	Vacant	Yes	None	1.00		
11	010-374-0150	\$0.00	0.11	Single Family Residential .50 Acre Minimum	AM, M	Vacant	Yes	None	1.00		
12	010-365-0170	\$4,948.00	0.11	Single Family Residential .50 Acre Minimum	AM, M	Existing Accessory Structure	Yes	Distance to existing right-of-way	1.00		
13	010-365-0200	\$0.00	0.11	Single Family Residential .50 Acre Minimum	AM, M	Vacant	Yes	None	1.00		
14	010-374-0100	\$0.00	0.12	Single Family Residential .50 Acre Minimum	AM, M	Vacant	Yes	None	1.00		
15	010-374-0060	\$0.00	0.12	Single Family Residential .50 Acre Minimum	AM, M	Vacant	Yes	None	1.00		
16	010-500-0760	\$0.00	0.13	Single Family Residential .50 Acre Minimum	AM, M	Vacant	Yes	None	1.00		
17	010-381-0120	\$0.00	0.14	Single Family Residential .50 Acre Minimum	AM, M	Vacant	Yes	Distance to existing right-of-way	1.00		
18	010-373-0040	\$0.00	0.14	Single Family Residential .50 Acre Minimum	AM, M	Vacant	Yes	None	1.00		
19	010-373-0140	\$0.00	0.16	Single Family Residential .50 Acre Minimum	AM, M	Vacant	Yes	None	1.00		
20	010-381-0100	\$11,647.00	0.21	Single Family Residential .50 Acre Minimum	AM, M	Vacant	Yes	None	1.00		
21	010-361-0050	\$0.00	0.21	Single Family Residential .50 Acre Minimum	AM, M	Vacant	Yes	Distance to existing right-of-way	1.00		
22	010-373-0100	\$12,914.00	0.21	Single Family Residential .50 Acre Minimum	AM, M	Existing Accessory Structure	Yes	None	1.00		
23	010-381-0010	\$0.00	0.23	Single Family Residential .50 Acre Minimum	AM, M	Vacant	Yes	None	1.00		
24	010-376-0080	\$0.00	0.24	Single Family Residential .50 Acre Minimum	AM, M	Vacant	Yes	Distance to existing right-of-way	1.00		
25	010-381-0020	\$14,896.00	0.24	Single Family Residential .50 Acre Minimum	AM, M	Existing Accessory Structure	Yes	None	1.00		
26	010-500-0340	\$0.00	0.26	Single Family Residential .50 Acre Minimum	AM, M	Vacant	Yes	None	1.00		
27	010-384-0010	\$0.00	0.30	Single Family Residential .50 Acre Minimum	AM, M	Vacant	Yes	Distance to existing right-of-way	1.00		
28	010-362-0030	\$0.00	0.30	Single Family Residential .50 Acre Minimum	AM, M	Vacant	Yes	None	1.00		
29	010-500-0290	\$0.00	0.34	Single Family Residential .50 Acre Minimum	AM, M	Vacant	Yes	None	1.00		
30	010-500-0110	\$0.00	0.34	Single Family Residential .50 Acre Minimum	AM, M	Vacant	Yes	None	1.00		
31	010-500-0250	\$0.00	0.38	Single Family Residential .50 Acre Minimum	AM, M	Vacant	Yes	None	1.00		
32	010-500-0380	\$0.00	0.41	Single Family Residential .50 Acre Minimum	AM, M	Vacant	Yes	Distance to existing right-of-way	1.00		
33	010-500-0090	\$0.00	0.44	Single Family Residential .50 Acre Minimum	AM, M	Vacant	Yes	None	1.00		
34	010-500-0080	\$0.00	0.47	Single Family Residential .50 Acre Minimum	AM, M	Vacant	Yes	None	1.00		
35	010-362-0020	\$0.00	0.49	Single Family Residential .50 Acre Minimum	AM, M	Vacant	Yes	None	1.00		
36	010-384-0020	\$0.00	0.60	Single Family Residential .50 Acre Minimum	AM, M	Vacant	Yes	Distance to existing right-of-way	1.00		
37	010-381-0060	\$0.00	0.65	Single Family Residential .50 Acre Minimum	AM, M	Vacant	Yes	None	1.00		
			<b>7.84</b>								33.00

Single Family Residential 1 Acre Minimum > 2 Acres and < \$15,000 Improvement Values											
Map ID	Assessor's Parcel	Improvement Value	Acres	Zoning	Income Category	Existing Use	Infrastructure Capacity	On-Site Constraints	Potential Units > \$15,000		
38	010-371-0010	\$8,716.00	2.37	Single Family Residential 1 Acre Minimum	AM, M	Existing Accessory Structure	Yes	Distance to existing right-of-way	2.37	2.00	
39	010-550-0640	\$0.00	2.56	Single Family Residential 1 Acre Minimum	AM, M	Vacant	Yes	Distance to existing right-of-way	2.56	2.00	
			<b>4.93</b>								

- Notes:
1. Developable parcels are parcels that are double their minimum parcel size
  2. GIS Calculated acres are approximate
  3. 5,500 sq foot = .12626 acre
  4. 1 acre = 43,560 square feet
  5. Fish Camp TPA Multi Family Residential: Permitted Uses - 1 single family residence per parcel/Conditional Uses - One multi-family dwelling unit per every 5,500 ft² of lot area
  6. Excluded Parcels: Parcels developed to their potential, Resort Commercial, and General Forest
- Income Categories:** EL = Extremely Low; VL = Very Low; L = Low; M = Moderate; AM = Above Moderate

**Wawona**

**Mountain Residential - 1 & 2 < 3 acres & < \$15,000 Improvement Values**

Map ID	Assessor's Parcel	Improvement Values	Acres	Zoning	Income Category	Existing Use	Infrastructure Capacity	On-Site Constraints	Potential Units < \$15,000 Legal Non Conforming
1	010-097-0050	\$0.00	0.03	Mountain Residential - 2	AM, M	Vacant	Yes	Distance to Right-of-Way	1
2	010-220-0180	\$0.00	0.03	Mountain Residential - 2 (parcel has split zoning with Floodplain Overlay)	AM, M	Vacant	Yes	Distance to Right-of-Way	1
3	010-100-0730	\$0.00	0.04	Mountain Residential - 2	AM, M	Vacant	Yes	Distance to Right-of-Way	1
4	010-170-0010	\$0.00	0.06	Mountain Residential - 2	AM, M	Vacant	Yes	Distance to Right-of-Way	1
5	010-180-0430	\$0.00	0.06	Mountain Residential - 2 (parcel has split zoning with Floodplain Overlay)	AM, M	Vacant	Yes	Distance to Right-of-Way	1
6	010-100-0770	\$0.00	0.08	Mountain Residential - 2	AM, M	Vacant	Yes	Distance to Right-of-Way	1
7	010-270-0200	\$13,240.00	0.10	Mountain Residential - 1	AM, M	Existing Accessory Structure	Yes	Distance to Right-of-Way	1
8	010-180-0280	\$14,120.00	0.11	Mountain Residential - 2	AM, M	Existing Accessory Structure	Yes	None	1
9	010-260-0010	\$0.00	0.11	Mountain Residential - 1	AM, M	Vacant	Yes	Distance to Right-of-Way	1
10	010-210-0100	\$12,914.00	0.12	Mountain Residential - 2	AM, M	Existing Accessory Structure	Yes	Distance to Right-of-Way	1
11	010-091-0020	\$0.00	0.13	Mountain Residential - 2	AM, M	Vacant	Yes	None	1
12	010-180-0210	\$0.00	0.14	Mountain Residential - 2 (parcel has split zoning with Floodplain Overlay)	AM, M	Vacant	Yes	Distance to Right-of-Way	1
13	010-096-0070	\$0.00	0.14	Mountain Residential - 2	AM, M	Vacant	Yes	None	1
14	010-096-0060	\$0.00	0.14	Mountain Residential - 2	AM, M	Vacant	Yes	None	1
15	010-095-0070	\$0.00	0.14	Mountain Residential - 2	AM, M	Vacant	Yes	None	1
16	010-240-0190	\$0.00	0.14	Mountain Residential - 1	AM, M	Vacant	Yes	Distance to Right-of-Way	1
17	010-096-0160	\$0.00	0.14	Mountain Residential - 2	AM, M	Vacant	Yes	None	1
18	010-161-0040	\$0.00	0.18	Mountain Residential - 2	AM, M	Vacant	Yes	Distance to Right-of-Way	1
19	010-092-0070	\$0.00	0.18	Mountain Residential - 2	AM, M	Vacant	Yes	None	1
20	010-093-0040	\$0.00	0.18	Mountain Residential - 2	AM, M	Vacant	Yes	None	1
21	010-520-0120	\$0.00	0.20	Mountain Residential - 2	AM, M	Vacant	Yes	Distance to Right-of-Way	1
22	010-110-0410	\$0.00	0.21	Mountain Residential - 2	AM, M	Vacant	Yes	None	1
23	010-100-0030	\$0.00	0.23	Mountain Residential - 2	AM, M	Vacant	Yes	None	1
24	010-230-0130	\$0.00	0.23	Mountain Residential - 1	AM, M	Vacant	Yes	None	1
25	010-096-0150	\$0.00	0.23	Mountain Residential - 2	AM, M	Vacant	Yes	None	1
26	010-230-0360	\$0.00	0.23	Mountain Residential - 1	AM, M	Vacant	Yes	None	1
27	010-510-0340	\$0.00	0.23	Mountain Residential - 2	AM, M	Vacant	Yes	None	1
28	010-100-0690	\$0.00	0.24	Mountain Residential - 2	AM, M	Vacant	Yes	None	1
29	010-230-0290	\$0.00	0.27	Mountain Residential - 1	AM, M	Vacant	Yes	None	1
30	010-190-0540	\$2,805.00	0.28	Mountain Residential - 2	AM, M	Vacant	Yes	None	1
31	010-240-0210	\$0.00	0.28	Mountain Residential - 1	AM, M	Vacant	Yes	Distance to Right-of-Way	1
32	010-240-0260	\$2,271.00	0.28	Mountain Residential - 1	AM, M	Vacant	Yes	Distance to Right-of-Way	1
33	010-510-0330	\$0.00	0.29	Mountain Residential - 2	AM, M	Vacant	Yes	None	1
34	010-510-0480	\$10,924.00	0.29	Mountain Residential - 2	AM, M	Vacant	Yes	Distance to Right-of-Way	1
35	010-180-0610	\$0.00	0.31	Mountain Residential - 2	AM, M	Vacant	Yes	None	1
36	010-180-0590	\$2,994.00	0.32	Mountain Residential - 2 (parcel has split zoning with Floodplain Overlay)	AM, M	Vacant	Yes	Distance to Right-of-Way	1
37	010-100-0500	\$0.00	0.32	Mountain Residential - 2	AM, M	Vacant	Yes	None	1
38	010-510-0510	\$0.00	0.32	Mountain Residential - 2	AM, M	Vacant	Yes	None	1
39	010-094-0050	\$0.00	0.32	Mountain Residential - 2	AM, M	Vacant	Yes	None	1
40	010-170-0030	\$0.00	0.33	Mountain Residential - 2	AM, M	Vacant	Yes	Distance to Right-of-Way	1
41	010-100-0330	\$0.00	0.34	Mountain Residential - 2	AM, M	Vacant	Yes	None	1
42	010-080-0190	\$0.00	0.34	Mountain Residential - 2	AM, M	Vacant	Yes	Distance to Right-of-Way	1
43	010-100-0320	\$0.00	0.35	Mountain Residential - 2	AM, M	Vacant	Yes	None	1
44	010-100-0410	\$0.00	0.35	Mountain Residential - 2	AM, M	Vacant	Yes	None	1
45	010-095-0100	\$0.00	0.35	Mountain Residential - 2	AM, M	Vacant	Yes	None	1
46	010-230-0330	\$2,688.00	0.35	Mountain Residential - 1	AM, M	Vacant	Yes	None	1
47	010-230-0280	\$0.00	0.38	Mountain Residential - 1	AM, M	Vacant	Yes	None	1
48	010-163-0050	\$0.00	0.39	Mountain Residential - 2	AM, M	Vacant	Yes	None	1
49	010-140-0320	\$0.00	0.39	Mountain Residential - 2	AM, M	Vacant	Yes	None	1
50	010-230-0340	\$0.00	0.46	Mountain Residential - 1	AM, M	Vacant	Yes	None	1
51	010-070-0080	\$9,926.00	0.50	Mountain Residential - 2	AM, M	Vacant	Yes	Distance to Right-of-Way	1
52	010-270-0080	\$0.00	0.51	Mountain Residential - 1	AM, M	Vacant	Yes	Distance to Right-of-Way	1
53	010-140-0090	\$0.00	0.52	Mountain Residential - 2 (parcel has split zoning with Floodplain Overlay)	AM, M	Vacant	Yes	Distance to Right-of-Way	1

54	010-240-0320-	\$0.00	0.53	Mountain Residential - 1 (parcel has split zoning with Floodplain Overlay)	AM, M	Vacant	Yes	None	1	
55	010-100-0800-	\$7,459.00	0.53	Mountain Residential - 2	AM, M	Vacant	Yes	None	1	
56	010-140-0060-	\$13,321.00	0.54	Mountain Residential - 2	AM, M	Vacant	Yes	Distance to Right-of-Way	1	
57	010-180-0230-	\$0.00	0.55	Mountain Residential - 2	AM, M	Vacant	Yes	None	1	
58	010-150-0050-	\$0.00	0.55	Mountain Residential - 2 (parcel has split zoning with Floodplain Overlay)	AM, M	Vacant	Yes	Distance to Right-of-Way	1	
59	010-140-0100-	\$0.00	0.58	Mountain Residential - 2	AM, M	Vacant	Yes	Distance to Right-of-Way	1	
60	010-510-0460-	\$8,926.00	0.58	Mountain Residential - 2	AM, M	Vacant	Yes	None	1	
61	010-140-0140-	\$0.00	0.78	Mountain Residential - 2	AM, M	Vacant	Yes	Distance to Right-of-Way	1	
62	010-280-0030-	\$8,608.00	1.00	Mountain Residential - 1	AM, M	Vacant	Yes	Distance to Right-of-Way	1	
63	010-280-0130-	\$0.00	1.00	Mountain Residential - 1	AM, M	Vacant	Yes	Distance to Right-of-Way	1	
64	010-280-0140-	\$12,914.00	1.67	Mountain Residential - 1	AM, M	Existing Accessory Structure	Yes	Distance to Right-of-Way	1	
65	010-070-0100-	\$0.00	1.92	Mountain Residential - 2	AM, M	Vacant	Yes	None	1	
			<b>23.10</b>	Total						65

**Mountain Residential - 1 & 2 > 3 acres & < \$15,000 Improvement Values**

Map ID	Assessor's Parcel	Improvement Values	Acres	Zoning	Income Category				Potential Units > \$15,000	
66	010-280-0120-	\$4,900.00	2.98	Mountain Residential - 1	AM, M	Existing Accessory Structure	Yes	Distance to Right-of-Way	1	
67	010-270-0240-	\$4,725.00	3.21	Mountain Residential - 1	AM, M	Existing Accessory Structure	Yes	Distance to Right-of-Way	2.14	
68	010-270-0250-	\$0.00	3.66	Mountain Residential - 1	AM, M	Vacant	Yes	Distance to Right-of-Way	2.44	
			<b>9.85</b>	Total						6

**Mountain Residential - > 3 Acres & > \$15,000 Improvement Values**

Map ID	Assessor's Parcel	Improvement Values	Acres	Zoning	Income Category				Potential Units < \$15,000	
69	010-280-0070-	\$127,744.00	5.35	Mountain Residential - 1	AM, M	Single-Family-Home; Under Utilized Site			2.57	
70	010-270-0120-	\$65,674.00	5.76	Mountain Residential - 1	AM, M	Single-Family-Home; Under Utilized Site			2.84	
			<b>11.11</b>	Total						5.41

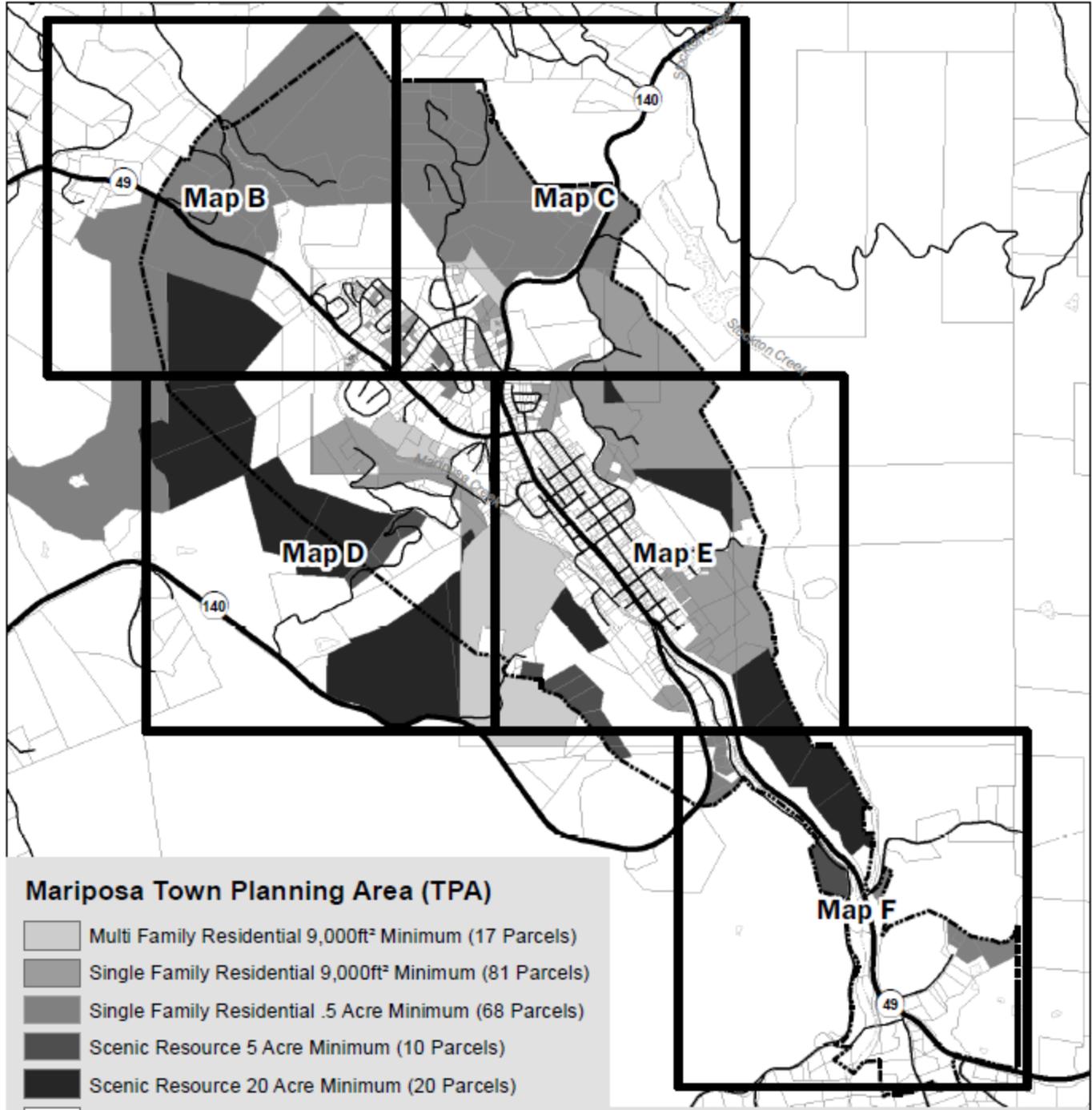
Notes:

1. Developable parcels are parcels that are double their minimum parcel size
2. GIS Calculated acres are approximate
3. Excluded: Limited Commercial, Public Ownership, Well sites, and Floodplain Overlay
4. Parcels with Floodplain Overlay portions are excluded from analysis
5. Mountain Residential 1 & 2: Minimum parcel size is 1.5 acres with one one-family dwelling unit per legal parcel

**Income Categories:** EL = Extremely Low; VL = Very Low; L = Low; M = Moderate; AM = Above Moderate

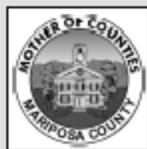
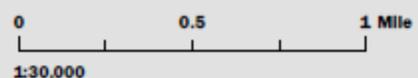
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# Figure 4-1A - Mariposa TPA Developable Parcels



## Mariposa Town Planning Area (TPA)

-  Multi Family Residential 9,000ft<sup>2</sup> Minimum (17 Parcels)
-  Single Family Residential 9,000ft<sup>2</sup> Minimum (81 Parcels)
-  Single Family Residential .5 Acre Minimum (68 Parcels)
-  Scenic Resource 5 Acre Minimum (10 Parcels)
-  Scenic Resource 20 Acre Minimum (20 Parcels)
-  Excluded Parcels Parcels developed to their potential, General Commercial, Light Industrial, Professional Office Commercial, or Public/Quasi Public
-  Town Planning Area Boundary



Mariposa County Planning Department  
 PO BOX 2039  
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 209.966.5151 FAX 209.742.5024  
 mariposaplanning@mariposacounty.org  
<http://www.mariposacounty.org/planning>

Mariposa County makes no warranty regarding the accuracy of the GIS or the analysis and conclusions resulting from using our GIS data.



Date: July 12, 2019

Source: Assessor's Parcel Map 2019 & Mariposa TPA Zoning

# Figure 4-1B - Mariposa TPA Developable Parcels



0 0.125 0.25 Mile

1:10,000

Date: July 12, 2019

Source: Assessor's Parcel Map 2019 & Mariposa TPA Zoning


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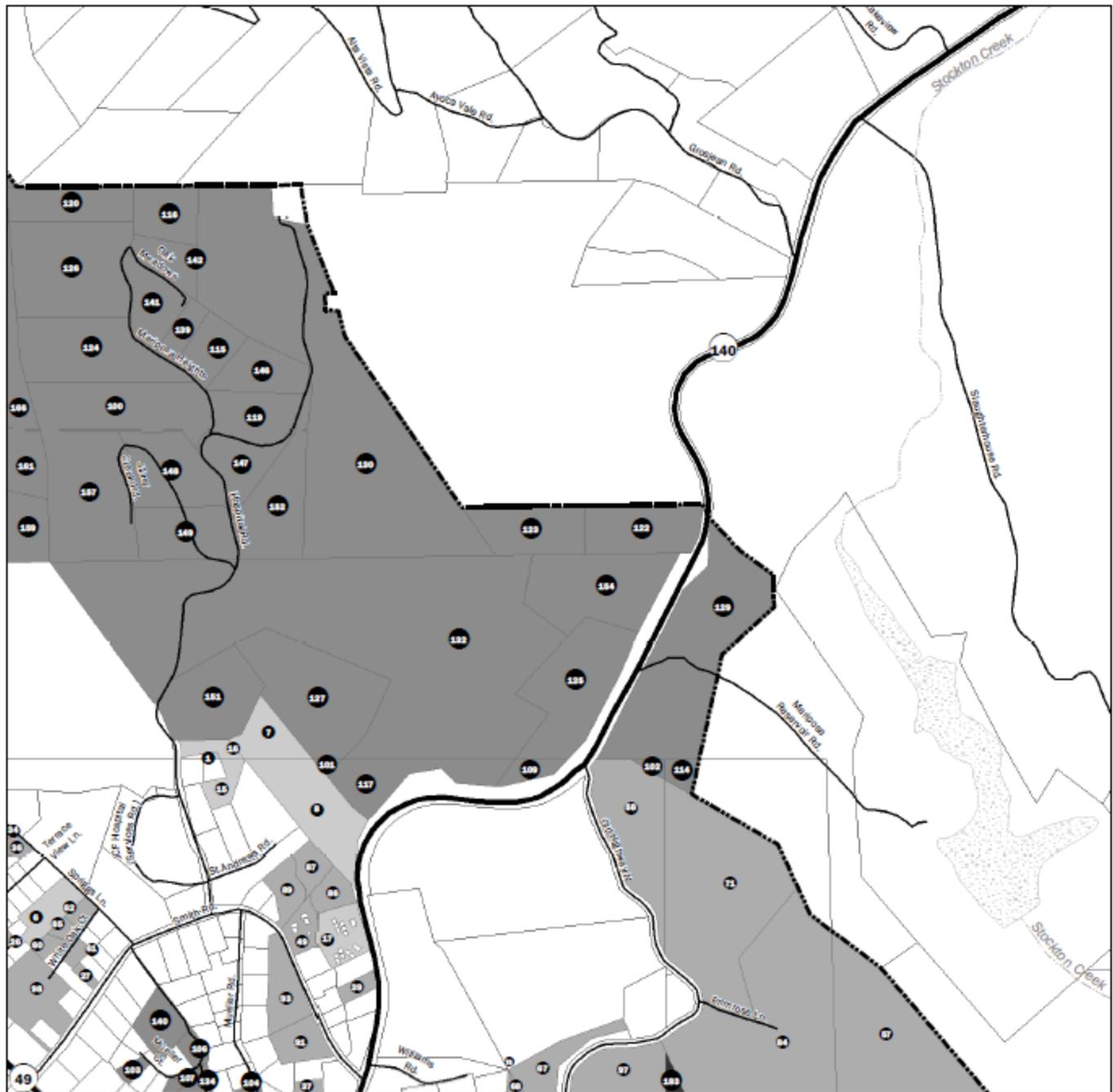
## Mariposa Town Planning Area (TPA)

-  Multi Family Residential 9,000ft<sup>2</sup> Minimum (2 Parcels)
-  Single Family Residential 9,000ft<sup>2</sup> Minimum (12 Parcels)
-  Single Family Residential .5 Acre Minimum (23 Parcels)
-  Scenic Resource 20 Acre Minimum (1 Parcels)
-  Excluded Parcels Parcels developed to their potential (General Commercial, Light Industrial, Professional Office, Commercial, or Public/Quasi Public)
-  Area Plan Boundaries

Mariposa County makes no warranty regarding the accuracy of the GIS or the analysis and conclusions resulting from using our GIS data.

5/16/2019 10:42:20 AM Project: 2019 Planning Update 2019 GIS Data Project\_MariposaMap02.mxd

# Figure 4-1C - Mariposa TPA Developable Parcels



0 0.125 0.25 Mile

1:10,000

Date: July 12, 2019

Source: Assessor's Parcel Map 2019 & Mariposa TPA Zoning



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## Mariposa Town Planning Area (TPA)

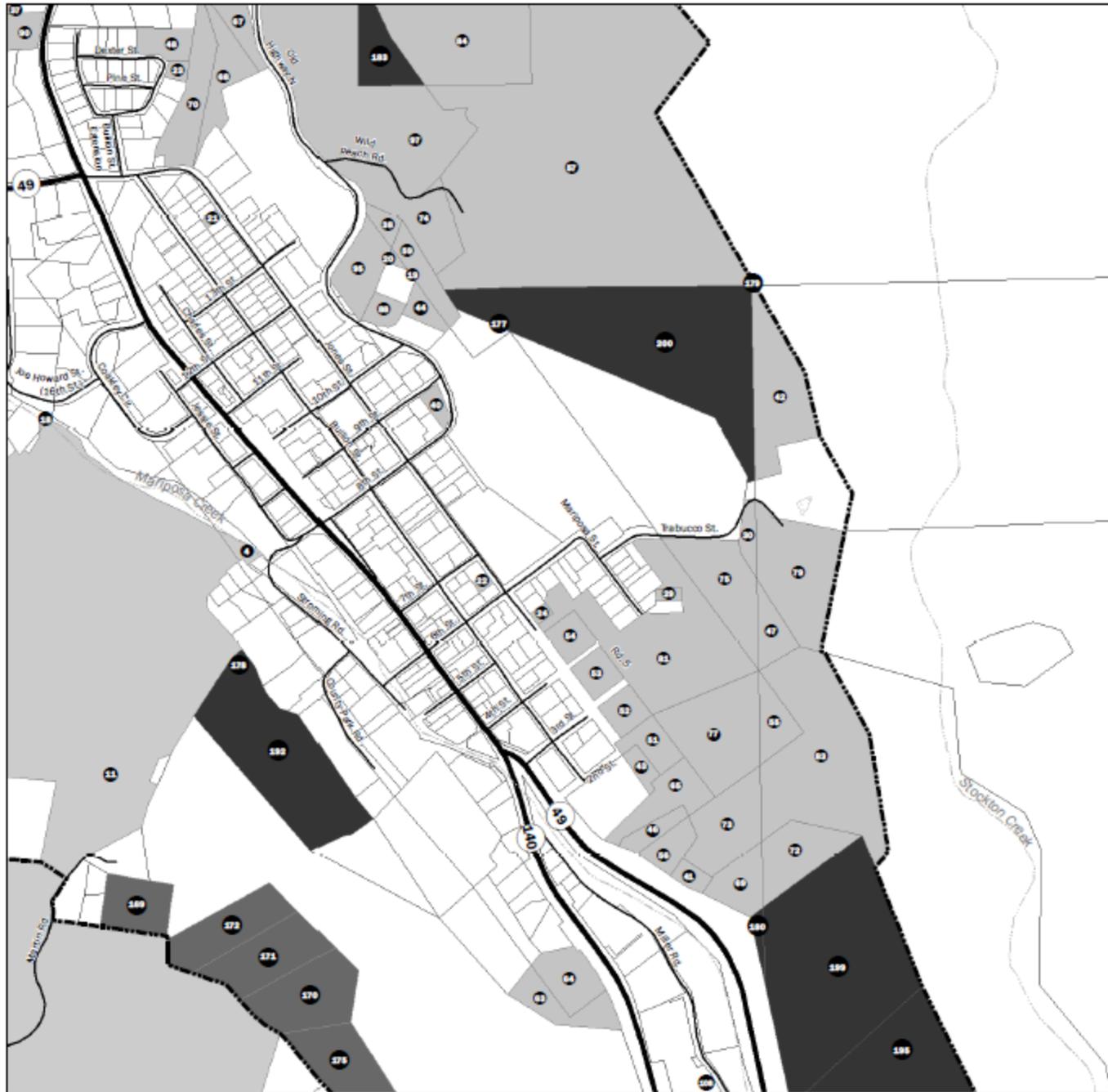
- Multi Family Residential 9,000ft<sup>2</sup> Minimum (7 Parcels)
- Single Family Residential 9,000ft<sup>2</sup> Minimum (25 Parcels)
- Single Family Residential .5 Acre Minimum (39 Parcels)
- Scenic Resource 20 Acre Minimum (1 Parcels)
- Excluded Parcels Parcels developed to their potential, General Commercial, Light Industrial, Professional Office, Contractors, or Public/Quasi Public
- Area Plan Boundaries

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©/Allison/Project/2019/Planning/2019/18042/Planning/Project\_MariposaMap/2019



# Figure 4-1E - Mariposa TPA Developable Parcels



0 0.125 0.25 Mile

1:10,000

Date: July 12, 2019

Source: Assessor's Parcel Map 2019 & Mariposa TPA Zoning


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## Mariposa Town Planning Area (TPA)

-  Multi Family Residential 9,000ft<sup>2</sup> Minimum (2 Parcels)
-  Single Family Residential 9,000ft<sup>2</sup> Minimum (47 Parcels)
-  Single Family Residential .5 Acre Minimum (1 Parcels)
-  Scenic Resource 5 Acre Minimum (5 Parcels)
-  Scenic Resource 20 Acre Minimum (9 Parcels)
-  Excluded Parcels Parcels developed to their potential, General Commercial, Light Industrial, Professional Office Commercial, or Public/Quasi Public
-  Area Plan Boundaries

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# Figure 4-1F - Mariposa TPA Developable Parcels



0 0.125 0.25 Mile

1:10,000

Date: July 12, 2019

Source: Assessor's Parcel Map 2019 & Mariposa TPA Zoning



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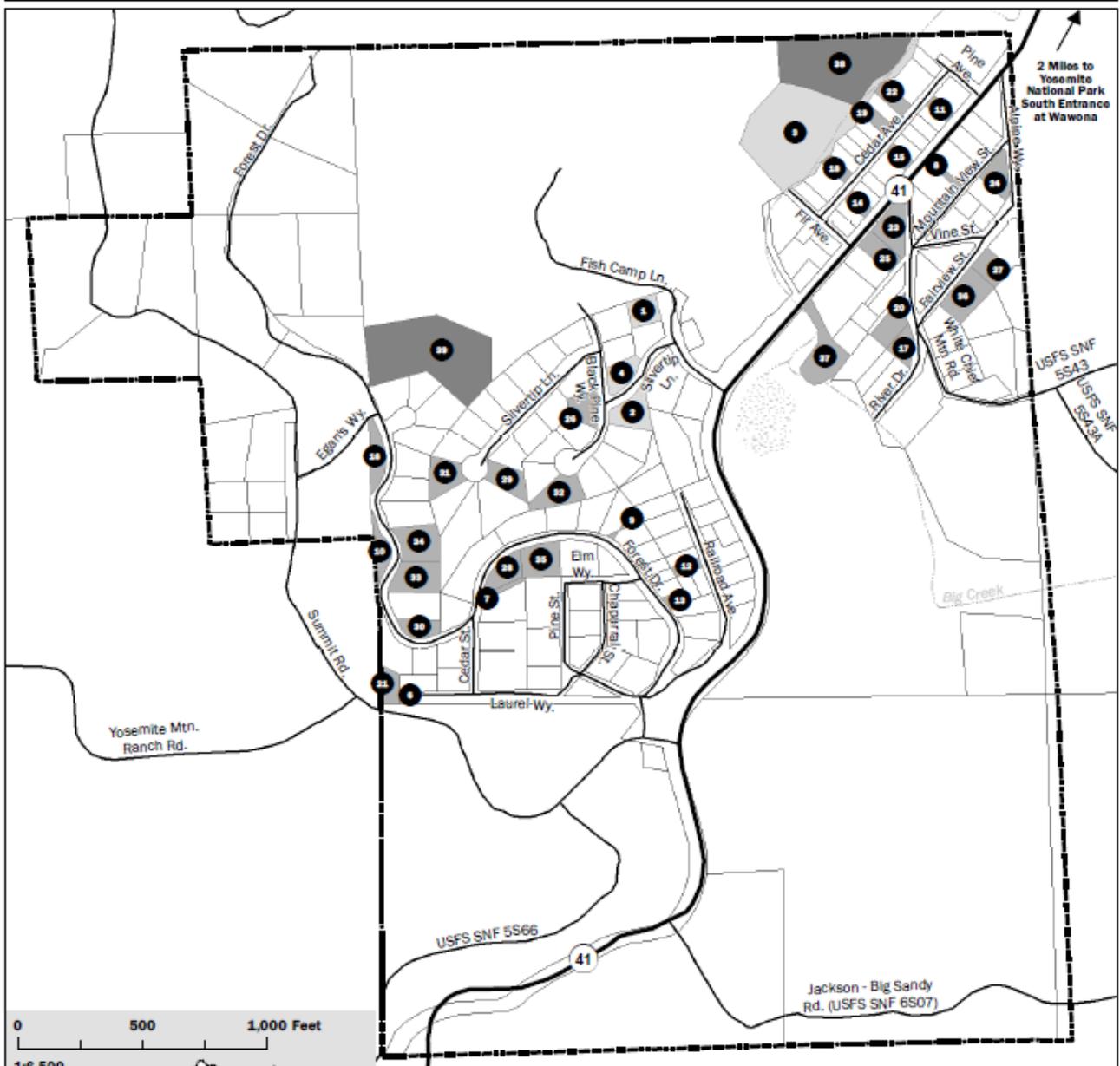
## Mariposa Town Planning Area (TPA)

- Single Family Residential .5 Acre Minimum (14 Parcels)
- Scenic Resource 5 Acre Minimum (1 Parcels)
- Scenic Resource 20 Acre Minimum (4 Parcels)
- Excluded Parcels Parcels developed to their potential, General Commercial, Light Industrial, Professional Office Commercial, or Public/Quasi Public
- Area Plan Boundaries

Mariposa County makes no warranty regarding the accuracy of the GIS or the analysis and conclusions resulting from using our GIS data.

\\jason\Projects\2019\Planning\2019\2019\GIS\Map\Map2.mxd

# Figure 4-2 - Fish Camp TPA Developable Parcels



## Fish Camp Town Planning Area (TPA)

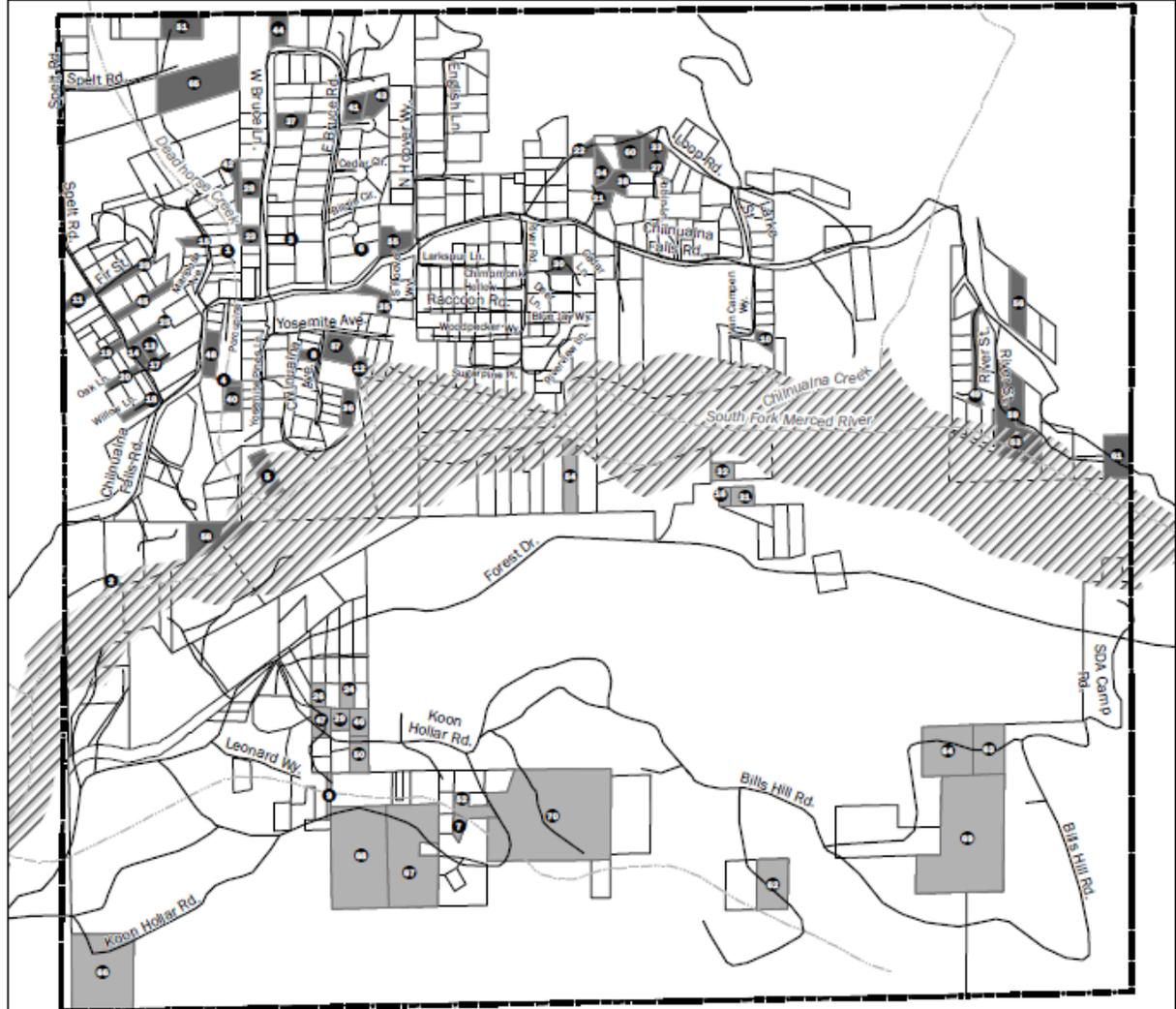
- Multi Family Residential 5,500ft<sup>2</sup> Minimum (4 Parcels)
- Single Family Residential .5 Acre Minimum (33 Parcels)
- Single Family Residential 1 Acre Minimum (2 Parcels)
- Excluded Parcels Parcels developed to their potential, Resort Commercial, and General Forest
- Area Plan Boundaries

Date: April 25, 2019  
 Source: Assessor's Parcel Map 2019 & Fish Camp TPA Zoning

**MARIPOSA COUNTY PLANNING DEPARTMENT**  
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**Figure 4-3 - Wawona TPA Developable Parcels**



0 500 1,000 Feet

1:9,000



**Wawona Town Planning Area (TPA)**

-  Mountain Residential - 1 - 1.5 Acre Minimum (21 Parcels)
-  Mountain Residential - 2 - 1.5 Acre Minimum (49 Parcels)
-  Excluded Parcels Limited Commercial, Public Ownership, Well sites, and Floodplain Overlay
-  Floodplain Overlay
-  Area Plan Boundaries

Date: April 25, 2019

Source: Assessor's Parcel Map 2019 & Wawona TPA Zoning

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 http://www.mariposacounty.org/planning

Mariposa County makes no warranty regarding the accuracy of the GIS or the analysis and conclusions resulting from using our GIS data.

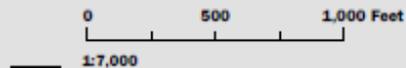
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**Figure 4-4 - Coulterville TPA Developable Parcels**



**Coulterville Town Planning Area (TPA)**

- Medium Density Residential 9,000ft<sup>2</sup> Minimum (45 Parcels)
- Multi Family Residential 9,000ft<sup>2</sup> Minimum (2 Parcels)
- Single Family Residential .25 Acre Minimum (2 Parcels)
- Single Family Residential 2.5 Acre Minimum (2 Parcels)
- Excluded Parcels Parcels developed to their potential, Central Commercial, Light Commercial, Highway Service Commercial, Industrial/Mining, Maxwell Creek Floodplain, or Public/Quasi Public
- Maxwell Creek Floodplain
- Area Plan Boundaries



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Date: April 25, 2019  
 Source: Assessor's Parcel Map 2019 & Coulterville TPA Zoning  
Mariposa County makes no warranty regarding the accuracy of the GIS or the analysis and conclusions resulting from using our GIS data.