

June 10, 2014

Regular Meeting

Item #9f

**Community
Development**

**Public Hearing: General Plan
Amendment/Housing Element
Update**

Comment #	Page #	Comment
1.	1	Could other methods such as the newspaper, El Sol, or Survey Monkey have been used to solicit input from the County's Hispanic community. It seems more effort could have been made considering this segment of the County's population is pushing 20% and growing. This was discussed at a Planning Commission workshop, and the PC decided that the RPACs alone were the most appropriate method for countywide outreach.
2.	2	Copies were not circulated to at least two of the organizations listed here. Notices sent immediately after being notified of this error.
3.	14	"In Mono County....CalWORKS program, Supplemental....may be considered extremely low-income households." Could the number or percentage of Mono County households that utilize these programs be added as a frame of reference? 2009 language unchanged, could be modified if BOS prefers, will require additional research, could be included as an errata sheet.
4.	15	Doesn't the 30% of your income (as affordable) include utilities? So, I'm not sure when the census is looking at here? They are already paying more than 30% JUST ON RENT or MORTGAGE? So, I would include a statement saying something about utilities as well. This was HCD supplied data utilized to streamline review, data package does not indicate if utilities are included in calculations, could be modified if BOS prefers, will require additional research, could be included as an errata sheet.
5.	15	Is there any data saying what is the most common type of employment? That might be more compelling. Also, I would add something stating that working 40 hours/week 52 weeks/year may not be the norm. 2009 language unchanged, excerpted from CA EDD study, could be modified if BOS prefers, will require additional research, could be included as an errata sheet.
6.	16	What are some of the top 50 occupations with the most job openings? The top 5? The same for the 32 fastest growing occupations? 2009 language unchanged, excerpted from CA EDD study, could be modified if BOS prefers, will require additional research, could be included as an errata sheet.
7	16	It would be beneficial to the reader to have the major employers in Mono County listed in order from largest to smallest or the other way and indicated as such. 2009 language unchanged, could be modified if BOS prefers, will require additional research, could be included as an errata sheet.
8.	17	Table 12 – it would be nice to see % change on this table. 2009 language unchanged, could be modified if BOS prefers, change made to revised version.
9..	19-20	Missing explanation of missing data (question marks?) This was HCD supplied data utilized to streamline review, missing data is no longer collected by census, note can be added if BOS prefers, note added to revised version.
10.	21	"In Long Valley and June Lake many of the housing units built more than 40 years ago were originally constructed as seasonal cabins." - Does this pose an issue for those who live there? Are they occasional use only? Does it limit the supply of year-round supply of housing? What is the implication of this

		statement? 2009 language unchanged, could be modified if BOS prefers, currently included as background fact with no intended implication.
11.	21	Run-on: "Specific programs provide funds for single-family home repair loans, emergency repair Over the years, many of those units have been converted to year-round housing." 2009 language unchanged, could be modified if BOS prefers, corrected in revised version.
12.	24	b. Elderly, first paragraph is missing punctuation, it seems. 2009 language unchanged except numbers updated, could be modified if BOS prefers, corrected in revised version.
13.	24	Section 202 financing, Direct Loans for Housing for the Senior or Handicapped – maybe this goes under programs? 2009 language unchanged, could be modified if BOS prefers, currently included as background information.
14.	25	Table 20 – it's unclear what (D) means? 2009 language unchanged, could be modified if BOS prefers, means data not disclosed for privacy reasons, note added to revised version.
15.	55	Section h. CONSTRAINTS ON PERSONS WITH DISABILITIES looks incomplete. 2009 language unchanged, could be modified if BOS prefers, formatting error, fixed in revised version.
16.	61	These are not MLH guidelines. The guidelines have just been rewritten by Mono County. Also the interest rates are incorrect, I think (I haven't read the new guidelines), and the lender is Mono County, not MLH. 2009 language unchanged, could be modified if BOS prefers, verified for accuracy with Finance Dept. and included simplified text (reference to guidelines) in revised version.
17.	71	Program 2:5 – the Mono County Housing Authority website has no information on it. The Draft Housing Element Update isn't available on this page. Agreed, Website maintenance is ongoing issue, there is no central place for housing information, information is scattered across various pages maintained by CDD, links have been added to web-site.
18.	77	Programs 4:2 and 4:3– where are the links to weatherization resources on the website? It would be helpful if the links were provided in the document. This applies to all programs regarding website information throughout the document. Agreed, web-site maintenance should be prioritized.
19.	77	Program 4:5 – the County is currently ineligible for CDBG funds due to the 50% expenditure rule, perhaps modify to say when eligible. 2009 language unchanged, language could be modified if BOS prefers, verified with Finance Dept. that County intends to apply in 2015, change made in revised version.
20.	79	Program 6:1 precedes Program 5:2, which is confusing. Formatting error, will be fixed when final formatting is chosen, corrected in revised version.
21.	79	Program 5:2 – is MLH the resource for Fair Housing? 2009 language unchanged, could be modified if BOS prefers, proposed changes include language to direct complainants to web-site rather than specific agencies/service providers made to revised version.
22.	80	Summary / Key Findings – these sections seem to reiterate the same information. Except for the key findings by area, I don't see what new information this section provides. 2009 language unchanged except numbers

		updated, could be modified if BOS prefers. The sections summarize previous information and are required by state housing element law.
23.	89	Housing Characteristics are included in the Employment section when it seems these two sections (Housing Types and Housing Stock Conditions) would be better under section f. Housing Characteristics. Additionally, this would be a good place to incorporate the concerns raised at the Bridgeport RPAC meeting (page 94) on age of affordable housing stock being old and no new apartments in decades. Formatting error, will be fixed when final formatting is chosen, corrected in revised version.
24.	97	Program 1:10 – MLH does not provide short-term housing. Wild Iris may have some short-term housing for victims of domestic violence. Could be modified if BOS prefers, program modified by removing MLH as responsible agency in revised version.
25.	ALL	The entire document needs to be copy-edited. Additional formatting errors will be corrected when converted into final formatting.

**GENERAL PLAN UPDATE 14-001
HOUSING ELEMENT UPDATE
PUBLIC HEARING**

**MONO COUNTY BOARD OF SUPERVISORS
JUNE 10, 2014**

Housing Element Update Timeline

Meeting w HCD **October 2013**

Begin Drafting Update **November 2013**

Workshop w Planning Commission **January 2014**

Workshop w Housing Authority **January 2014**

Workshop w Collaborative Planning Team **February 2014**

RPAC Outreach **February - May**

Draft for Review **March 2014**

HCD Approval **April 18 2014**

Adoption at Planning Commission **May 8 2014**

Board of Supervisors **June 10 2014**

Final submittal deadline to HCD **June 30 2014**

Continuous Outreach – HE Progress Report to RPACS **2014-2021**

Summary of Update

- Formatting removed in preparation of Digital General Plan
- 2010 Census Data & HCD Data Package incorporated
- Regional Housing Need reduced from 292 to 46
- Environmental Constraints
- Vacant Sites Inventory & Maps
- Land Use Controls
- Governmental/Non-Governmental Constraints
- Program progress and effectiveness
- Summary and Key Findings
- Comments from RPAC
- Housing Program

CEQA: Addendum to General Plan EIR

Response to Comments

Recommended Action:

The Mono County Planning Commission recommends in Resolution R14-03 that the Board of Supervisors:

- 1. Accept Addendum 14-01 to the Mono County General Plan EIR*
- 2. Adopt Resolution R14-__ Approving General Plan Amendment 14-001: Housing Element Update.*