

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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August 31, 2018

Brian Peters, Director  
Community Development Department  
County of Alpine  
50 Diamond Valley Rd  
Markleeville, CA 96120

Dear Brian Peters:

**RE: Final Regional Housing Need Determination**

This letter provides Alpine County its Final Regional Housing Need Determination and Regional Housing Need Allocation (RHNA) Plan. Pursuant to state housing element law (Government Code section 65584, et seq.), the Department of Housing and Community Development (HCD) is required to provide the determination of Alpine County's existing and projected housing need and a RHNA Plan to countywide regions not represented by council of governments (COGs).

Attachment 1 displays the minimum regional housing need determination of 2 total units among four income categories. Attachment 2 explains the methodology applied pursuant to Gov. Code section 65584.01. In determining Alpine County's housing need, HCD considered all the information specified in state housing law (Gov. Code section 65584.01(c)). Attachment 3 displays HCD's methodology and RHNA Plan for Alpine County for the *projection* period beginning December 31, 2018 and ending August 31, 2014.

HCD, pursuant to Gov. Code section 65584(c), extended the 6th cycle regional housing need determination by 60 days to consider updated Department of Finance (DOF) information and therefore extended the local government's housing element adoption due date to August 31, 2019. Alpine County and its local government are responsible for updating their housing elements for the *planning* period beginning August 31, 2019 and ending August 31, 2024 to accommodate their share of new housing need for each income category.

As specified in Gov. Code section 65584.06(c), a city or county may, within 90 days from the date of this letter propose to revise the distribution of its share of regional housing need. Such a proposal must comply with criteria set forth in the draft distribution and be based on comparable data available for all affected jurisdictions, accepted planning methodology, and adequate documentation. Subsequent to HCD's decision regarding the proposal to revise the distribution, a city or county is allowed 30 days to request a public hearing to review HCD's distribution.

HCD commends Alpine County for their leadership in fulfilling its important role in advancing the state's housing, transportation, and environmental goals. HCD looks forward to its continued partnership with Alpine County to assist in planning efforts to accommodate the region's share of housing need.

If HCD can provide any additional assistance, or if you, or your staff, have any questions, please contact Megan Kirkeby, Assistant Deputy Director for Fair Housing, at (916) 263-7428 or [megan.kirkeby@hcd.ca.gov](mailto:megan.kirkeby@hcd.ca.gov), or Fidel Herrera, Housing Policy Analyst, at 916-263-7441 or [fidel.herrera@hcd.ca.gov](mailto:fidel.herrera@hcd.ca.gov).

Sincerely,



Zachary Olmstead  
Deputy Director

Enclosures

# ATTACHMENT 1

## HCD REGIONAL HOUSING NEED DETERMINATION

Alpine County: December 31, 2018 through August 31, 2024

<u>Income Category</u>	<u>Percent</u>	<u>Housing Unit Need</u>
Very-Low*	50%	1
Low	50%	1
Moderate	0%	0
Above-Moderate	0%	0
<b>Total</b>	<b>100.0%</b>	<b>2</b>
* Extremely-Low	18.8%	Included in Very-Low Category

*Notes:*

***Income Distribution:***

*Income categories are prescribed by California Health and Safety Code (Section 50093, et. seq.). Percents are derived based on Census/ACS reported household income brackets and County median income and modified pursuant to Gov. Code section 65584.04(i)(2) to ensure each jurisdiction receives an allocation for very low and low income units.*

## ATTACHMENT 2

### HCD REGIONAL HOUSING NEED DETERMINATION: December 31, 2018 through August 31, 2024

#### Methodology

ALPINE COUNTY: PROJECTION PERIOD (5.7 years) HCD Determined Population, Households, & Housing Unit Need				
1.	Population: Population: <b>August 31 2024 (DOF June 30 2024 projection adjusted + 2 months to August 31 2024)</b>			1,130
2.	- Group Quarters Population: 08/31/2024 (DOF 06/30/2024 projection adjusted + 2 months to 08/31/2024)			-23
3.	<b>Household (HH) Population</b>			1,107
	<b>Household Formation Groups</b>	<b>HCD Adjusted DOF Projected HH Population</b>	<b>DOF HH Formation Rates</b>	<b>HCD Adjusted DOF Projected Households</b>
		1,107		475
	under 15 years	59	n/a	n/a
	15 – 24 years	170	12.39%	21
	25 – 34 years	115	33.06%	38
	35 – 44 years	92	42.51%	39
	45 – 54 years	109	48.86%	53
	55 – 64 years	190	55.85%	106
	65 – 74 years	217	57.66%	125
	75 – 84 years	120	57.48%	69
	85+	34	67.98%	23
4.	<b>Projected Households (Occupied Unit Stock)</b>			475
5.	+ Vacancy Adjustment (0%)			
6.	+ Overcrowding Adjustment (0%)			
7.	+ Replacement Adjustment (.5%)			2
8.	- Occupied Units (HHs) estimated January 1, 2019			-477
<b>6<sup>th</sup> Cycle Regional Housing Need Assessment (RHNA)</b>				<b>2</b>

#### Explanation and Data Sources

- 1-4. Population, Group Quarters, Household Population, & Projected Households: Pursuant to Gov. Code Section 65584.01, projections were extrapolated from DOF projections. Population reflects total persons. Group Quarter Population reflects persons in a dormitory, group home, institute, military, etc. that do not require residential housing. Household Population reflects persons requiring residential housing. Projected Households reflect the propensity of persons, by age groups, to form households at different rates based on Census trends.
5. Vacancy Adjustment: HCD applies a vacancy adjustment (standard 4% maximum to total housing stock) and adjusts the percentage based on the county's current "for rent and sale" vacancy percentage to provide healthy market vacancies to facilitate housing availability and resident mobility. Adjustment is difference between standard 4% vacancy rate and county's current vacancy rate based on the 2012-2016 American Community Survey (ACS) data.
6. Overcrowding Adjustment: In counties where overcrowding is greater than the U.S. overcrowding rate of 3.34%, HCD applies an adjustment based on the amount the county's overcrowding rate exceeds the U.S. overcrowding rate. Data is from the 2012-2016 ACS.
7. Replacement Adjustment: HCD applies a replacement adjustment of up to 5% total housing stock based on the current 10-year annual average percent of demolitions, applied to length of the projection period. Data is from county local government housing survey reports to DOF.
8. Occupied Units: This figure reflects DOF's estimate of occupied units at the start of the January closest to the projection period start date, per DOF E-5 report.

**ATTACHMENT 3**  
**HCD REGIONAL HOUSING NEEDS ALLOCATION PLAN: ALPINE COUNTY**  
**December 31, 2018 – August 31, 2024**

**Distribution of Final RHNA.**

This table reflects the final Regional Housing Need Allocation (RHNA) distribution based on the methodology discussed below:

**Regional Housing Need Allocation by Income Category**

<b>Jurisdiction</b>	<b>Very-Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above-Moderate</b>	<b>Total</b>
<b>Alpine County</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>2</b>

**Purpose of Regional Housing Need Allocation Plan**

The purpose of the RHNA Plan is to comply with state law (Gov. Code section 65584, et. seq.) in allocating to each local government a share of regional housing need for use in updating the General Plan housing element. The housing element must accommodate the total RHNA for each of four (4) income categories (deemed very low, low, moderate, and above-moderate) over the designated planning period (August 31, 2019 through August 31, 2024). These requirements were enacted into state housing law (Article 10.6 of the Government Code) upon the California legislature determining that the provision of adequate housing is an issue of statewide concern.

HCD, pursuant to Gov. Code section 65584(a), is required to determine the existing and projected need for housing within regions of the state. In addition, HCD (per Gov. Code section 65584.06) is required to develop a plan to distribute the final determination of regional housing need to each local government not represented by a council of governments. The RHNA, per Gov. Code section 65584(d), is required to be consistent with all of the following objectives:

- (1) Increasing the housing supply and mix of housing types, tenure, and affordability.
- (2) Promoting infill development and socioeconomic equity, protecting environmental and agricultural resources, and encouraging efficient development patterns.
- (3) Promoting an improved intraregional relationship between jobs and housing.
- (4) Balancing disproportionate household income distributions.

The RHNA is based on the projection of population and new household formation determined by the Demographic Research Unit of DOF. The resulting RHNA is a minimum projection of additional housing needed to accommodate household growth over the planning period; it is not a prediction, production quota, or building permit limitation for new residential construction.

To comply with state law in addressing the jurisdiction's RHNA, the updated housing element must identify adequate sites and program actions to accommodate the total RHNA for each income category. Housing elements are required to be updated by August 31, 2019 and sent to HCD for determination of compliance with state law. In updating the housing element, jurisdictions may take credit for and subtract from their RHNA (by income category) new units permitted since the beginning of the RHNA projection period (December 31, 2018).