

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

**DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500

Sacramento, CA 95833

(916) 263-2911 / FAX (916) 263-7453

[www.hcd.ca.gov](http://www.hcd.ca.gov)



September 7, 2018

Sarah Williams, Director  
Planning Department  
County of Mariposa  
5100 Bullion St.  
PO Box 2039  
Mariposa, CA 95338

Dear Sarah Williams:

**RE: Final Regional Housing Need Determination**

This letter provides Mariposa 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 Mariposa 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 **195** total units, with the corrected distribution among four income categories for the *projection* period beginning December 31, 2018 and ending August 31, 2019. Attachment 2 explains the methodology applied pursuant to Gov. Code section 65584.01. In determining Mariposa County's housing need, HCD considered all the information specified in state housing law (Gov. Code section 65584.01(c)).

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. Mariposa 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.

HCD commends Mariposa County and its local governments 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 Mariposa County and its local governments and to assisting 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,

Sarah Williams, Director  
Page 2

at (916) 263-7428 or [megan.kirkeby@hcd.ca.gov](mailto:megan.kirkeby@hcd.ca.gov), or Tom Brinkhuis, Housing Policy Analyst, at 916-263-6651 or [tom.brinkhuis@hcd.ca.gov](mailto:tom.brinkhuis@hcd.ca.gov).

Sincerely,

Zachary Olmstead  
Deputy Director

Enclosures

**ATTACHMENT 1 - CORRECTED**

**HCD REGIONAL HOUSING NEED DETERMINATION  
Mariposa County: December 31, 2018 through August 31, 2024**

<u>Income Category</u>	<u>Percent</u>	<u>Housing Unit Need</u>
Very-Low*	26.0%	51
Low	13.3%	26
Moderate	18.8%	37
Above-Moderate	41.8%	81
<b>Total</b>	<b>100.0%</b>	<b>195</b>
* Extremely-Low	13.0%	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.*

## ATTACHMENT 2

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

#### Methodology

<b>MARIPOSA COUNTY: PROJECTION PERIOD (5.7 years) HCD Determined Population, Households, &amp; Housing Unit Need</b>		
1.	<b>Population: Population: August 31 2024 (DOF June 30 2024 projection adjusted + 2 months to August 31 2024)</b>	<b>18,210</b>
2.	- Group Quarters Population: 08/31/2024 (DOF 06/30/2024 projection adjusted + 2 months to 08/31/2024)	-755
3.	<b>Household (HH) Population</b>	<b>17,455</b>
4.	<b>Projected Households (Occupied Unit Stock)</b>	<b>7,960</b>
5.	+ Vacancy Adjustment (0.00%)	0
6.	+ Overcrowding Adjustment (0.00%)	0
7.	+ Replacement Adjustment (0.55%)	45
8.	- Occupied Units (HHs) estimated January 1, 2019	-7,811
<b>6<sup>th</sup> Cycle Regional Housing Need Assessment (RHNA)</b>		<b>195</b>

*Note: Detailed background data for this chart available upon request.*

#### 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 the 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 between up to 5% to 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.