



## AGENDA

# Housing Authority of Mono County

Board of Supervisors Chambers

### SPECIAL MEETING

County Courthouse  
Bridgeport, California 93517

January 12, 2010

**NOTE:** In compliance with the Americans with Disabilities Act if you need special assistance to participate in this meeting, please contact the Clerk of the Board at (760) 932-5538. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (See 42 USCS 12132, 28CFR 35.130).

Full agenda packets are available for the public to review in the County Clerk's Office in Bridgeport, California and **ON THE WEB:** You can view the upcoming agenda at [www.monocounty.ca.gov](http://www.monocounty.ca.gov).

**10:30 a.m. Call meeting to Order**

**OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE HOUSING AUTHORITY** on items of public interest that are within the subject matter jurisdiction of the Housing Authority. (Speakers may be limited in speaking time dependent upon the press of business and number of persons wishing to address the Housing Authority.)

- 1) **Approval of Minutes**  
Regular meeting of November 10, 2009.
- 2) **Commission Member Reports**  
The Commission may, if time permits, take Commissioner reports at any time during the meeting and not at a specific time.
- 3) **Department Reports/Emerging Issues**  
(Please limit comments to five minutes each)
- 4) **Update on Improvements at Camp Antelope**  
**RECOMMENDED ACTION:** Receive staff report on status of improvements at Camp Antelope; provide any desired direction to staff. Fiscal Impact: None at this time.

### ADJOURNMENT

Adjourn meeting and reconvene on March 9, 2010, in the Board of Supervisors Chambers, County Courthouse, Bridgeport, California.

# Approval of Minutes

(from prior meeting)

Item # 1



# DRAFT MEETING MINUTES

## Housing Authority of Mono County

Board of Supervisors Chambers

County Courthouse  
Bridgeport, California 93517

### REGULAR MEETING

November 10, 2009

Flash Drive	File	#1017
Minute Orders	M09-08	M09-10

1:22 p.m. **Call meeting to Order**

### OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE HOUSING AUTHORITY

*No one spoke.*

1) **Approval of Minutes**

**M09-08**

**Action:** Approve minutes of the regular meeting of September 8, 2009.  
Farnetti/Bauer 4-0

2) **Commission Member Reports**

The commission may, if time permits, take commissioner reports at any time during the meeting and not at a specific time.

3) **Department reports/Emerging Issues**

**(Please limit comments to five minutes each)**

Scott Burns, Community Development: Update that Housing Grant has been sent in, still awaiting formal word.

4) **Update on Improvements at Camp Antelope**

**ACTION:** No action taken.

Mary Booher – one permit was pulled recently, but no others. Improvements are ongoing.

5) **Housing Mitigation Ordinance Utilization in Tri-Valley**

**ACTION:** None at this time.

Mark Magit: Can Housing Mitigation funds be used for EMS quarters in the Tri-Valley? The mitigation ordinance is based on an increased housing need due to development in the area. The need for a paramedic station is not really a housing need. It's a different kind of need. If there is a need for a paramedic facility and development in a community warrants this, it becomes more of a "Development Impact Fee". He doesn't see how Housing Mitigation Fees can be used for this purpose.

Hazard: Could a developer come in and say the paramedic station was a need? Mark: He doesn't think so; the avenue that would work is Development Impact Fees.

6) **Housing Mitigation Ordinance Workshop**

**ACTION:** None at this time

Mary Booher: Power point presentation, handouts to be kept with meeting information.

Housing Program Components (pros/cons):

- Homebuyer Assistance – this option is currently supported with grant funds. Current ordinance would support limited expansion.
- County-owned rental units – the current ordinance supports the maintenance of existing rental unit. There's little return on this investment.
- Increase inventory of homes for sale/rent - current ordinance would support this option if the other barriers can be resolved.
- Rehabilitation – the current ordinance would support this option if the Board determines that grant funding isn't sufficient.

Current Housing Mitigation Ordinance:

- Board has flexibility to accept cash in lieu on case-by-case basis.
- Board has ability to require inclusionary housing when the development is large enough to support it.

Impacts of Suggested Changes:

- If we increase collection of cash, we have the obligation to create a program to spend the cash.
- If we reduce requirements, we could face same crisis as the Town.
- Recent court cases may require some changes in requirements regarding rental units.

Booher:

- Rentals vs. units for sale for the future? Issue that comes up often in Lee Vining. The County doesn't want to be in the business of managing rentals. We need to start thinking about the overall scope.
- She suggested getting community input by attending RPAC meetings in the county and discussing housing issues, etc.

Pam Hennarty:

- There is no cookie cutter answer for any of this – it's all about the individual community's needs.
- Under the existing ordinance, the Board has the flexibility to address various issues and make certain changes.
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Board Comments:

- Homebuyer Assistance and Rehabilitation – two items to be addressed most and the current ordinance provides for that.
- Solution: find a way to frontload the flexibility into the beginning discussions.
- Our Housing Ordinance is in good shape; might this be a good time to increase our housing inventory (foreclosures, etc.) for new employees?

7)

**Mid 2009 Housing Statistics Workshop**

**ACTION:** None at this time.

Larry Johnston, CDD – Power Point Presentation on statistics through September 2009 (hard copy filed in meeting file):

- Discussion on housing projects: single family subdivision, single family dwelling, multifamily condominiums, non-residential = Ordinance.
- All dependent on where you are in the county.
- Housing Ordinance Calculator shown.
- Housing Unit Locations – Housing Unit Permits issued in Mono County in addition to 6-year building permit data.
- \$254,841 collected so far.
- Chart of sales shown; not including foreclosures; average cost by area chart; total sales by area chart
- He'll do another presentation in March to show the rest of 2009 statistics.

8)

M09-09

**Rental Rates for County-Owned Units**

**ACTION:** Move to rent June Lake affordable housing unit for \$800 per month, plus \$50 per month utilities; County to pay all other charges, (including homeowner's association dues). Use pre-existing system for pre-screening.

**Bauer/Farnetti 3-1 (Hazard)**

Mary Booher:

- Unit in June Lake will be vacated at the end of November; should rental rates be on a sliding scale that starts at \$500 and goes up to the \$1,000 to \$1,200 range?
- She's asking the Board to approve a sliding scale for this June Lake residence.
- Property taxes should be paid by tenant while the units are occupied. County should be paying possessory interest.

Board Comments:

- How do we calculate income for these people? What if people have two and three jobs? Are we going to figure out income ourselves? Are we going to encourage County employees? Marshall: We have flexibility in how we determine this

Brian Muir:

- Most households have two incomes.
- Do we need the Benton houses? Should they be sold?

Mark:

- Market rate for June Lake unit? \$900-\$1000.
- Should the sliding scale go up to that rate or below the market rate?

9)  
M09-10

**Septic System for Benton Units**

**ACTION:** Approve expenditure of up to \$20,000 (of Housing Mitigation Funds) to continue to locate the current tank and replace the septic system at the Benton houses if necessary.

**Hazard/Farnetti 4-0**

Mary Booher: the system there is very old; it would be better to have two separate systems. Public Works to install.

Larry Johnston: suggested probing of the system first to see exactly what needs to be done.

Board Comments: It's kind of like throwing good money after bad. But, if these buildings are going to be used for *anything* the septic systems will have to be replaced. There could already be some infrastructure. Location of new tank needs to be on record.

**ADJOURNMENT at 3:07 p.m.**

Adjourn meeting and reconvene on January 12, 2010, in the Board of Supervisors Chambers, County Courthouse, Bridgeport, California

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**BYNG HUNT**  
Chairman

**ATTEST:**

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**SHANNON D. KENDALL**  
Clerk of Housing Authority

# Commission Member Reports

Item # 2

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# DEPARTMENT REPORTS EMERGING ISSUES

Item # 3



OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS

PLEASE MARK ONE: <input type="checkbox"/> CONSENT <input checked="" type="checkbox"/> REGULAR	AGENDA REQUEST FOR THE MEETING OF:	<u>January 12, 2010</u>
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DEPARTMENT:	Housing Authority	
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SUBJECT:	Update on Camp Antelope	
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REGULAR ITEMS ONLY Time Required:	10	REGULAR ITEMS ONLY Person Appearing Before the Board:	Mary Booher
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Department Review (if applicable)	ACTION ITEMS and LEGAL DOCUMENTS:	Review Date
	Fiscal Impact—Reviewed by Auditor-Controller and CAO Risk Exposure and Insurance—Reviewed by Risk Manager Legal Issues and Form—Reviewed by County Counsel (check one): Marshall Rudolph ___ Mark Magit _ Stacey Simon ___ Allen Berry Policy Establishment or Change—Reviewed by CAO Impact to Other Dept(s): _____ — Reviewed by: Personnel—Reviewed by Human Resources	_____ _____ _____ _____ _____

NAMES, TITLE, ADDRESS OF PERSONS TO RECEIVE COPIES

<input type="checkbox"/> Certified Copy/ies requested (number of copies) ___ to: <input type="checkbox"/> Send ORIGINALS to: <input type="checkbox"/> URGENT ITEM- OVERNIGHT DELIVERY REQUESTED TO: <input type="checkbox"/> Request continued from the meeting of _____ <input type="checkbox"/> Questions? Contact _____ <input type="checkbox"/> Special Instructions for the Clerk: _____	
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SUBMIT THE ORIGINAL DOCUMENT WITH ATTACHMENTS TO THE OFFICE OF THE CLERK OF THE BOARD PRIOR TO 5:00 P.M. ON THE FRIDAY 11 DAYS PRECEDING THE TUESDAY BOARD MEETING. PLEASE STATE THE RECOMMENDED ACTION IN DETAIL IN SPACES BELOW AND ATTACH STAFF REPORT AS REQUIRED:

Receive report on status of improvements at Camp Antelope; and provide any desired direction to staff.

Fiscal Impact: None at this time.

Approved by CAO
Initials
Date

Agenda Item 4



## COUNTY OF MONO

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P.O. BOX 476, BRIDGEPORT, CALIFORNIA 93517  
(760) 932-5583 • FAX (760) 932-5284  
mboohier@mono.ca.gov

*David Wilbrecht*  
County Administrative Officer

*Mary Booher*  
Financial Analyst

January 12, 2010

TO: Mono County Housing Authority  
FROM: Mary Booher, County Administrative Office Financial Analyst  
SUBJECT: **Update on improvements at Camp Antelope**

**Recommended Action:**

Receive report on status of improvements at Camp Antelope; and provide any desired direction to staff.

**Discussion:**

Staff will provide an update of activities at Camp Antelope.

**Fiscal Impact:**

None at this time.

If there are any questions regarding this item, please contact Mary Booher at 932-5583.

Thank you,

Submitted by: \_\_\_\_\_ Date 12/22/09  
Mary Booher, County Administrative Office Financial Analyst