

November 17, 2015

Regular Meeting

Item #9a

Board of Supervisors

Short Term

Revolving Loans to

Mammoth Lakes

Housing - REVISED

RESOLUTION



R15- 81

**A RESOLUTION OF THE MONO COUNTY BOARD OF SUPERVISORS
AUTHORIZING THE CREATION OF A REVOLVING LOAN FUND
FOR THE PURCHASE OF DEED-RESTRICTED HOUSING WITHIN THE TOWN OF
MAMMOTH LAKES AND AUTHORIZING THE COUNTY ADMINISTRATIVE OFFICER,
IN CONSULTATION WITH COUNTY COUNSEL, TO NEGOTIATE AND EXECUTE LOAN
AGREEMENTS CONSISTENT WITH THE REQUIREMENTS SET FORTH HEREIN**

WHEREAS, Mammoth Lakes Housing, Inc. (hereinafter "MLH"), a non-profit public benefit corporation, administers an affordable housing program including the implementation and monitoring of deed-restricted below-market-rate units; and

WHEREAS, the Housing Element of the Mono County General Plan (hereinafter "Housing Element") documents the need to provide affordable housing throughout the Mono County region, including within the Town of Mammoth Lakes (hereinafter "TOML"); and

WHEREAS, the Housing Element contains policies promoting and facilitating the provision of affordable housing to meet the needs of all economic segments and special housing groups, including the provision of deed-restricted below-market rate units serving low and moderate income and workforce households; and

WHEREAS, in addition, Housing Element policies encourage collaboration with the TOML and non-profit affordable housing providers, such as MLH, to develop a range of housing programs that address the needs of income-qualified residents throughout the region; and

WHEREAS, past housing needs assessments conducted by the County have documented the regional needs and shared responsibilities for affordable housing between the TOML and the County, recognizing that development within the unincorporated areas of the County creates a need for affordable housing within the TOML; and

WHEREAS, consistent with inclusionary housing policies adopted by the TOML, MLH has a right (i.e., an option) to purchase certain existing deed-restricted below-market rate units within the TOML (hereinafter "Units") when they are placed on the market for sale, for the purpose of reselling the Units to qualified buyers, thereby preserving affordable housing stock within the TOML; and

WHEREAS, historically, funding for these activities has come from the TOML's Revolving Loan Fund (hereinafter "RLF"), comprised of TOML Housing In-Lieu Fees; however that fund is currently at capacity and several options will expire before it is replenished; and

WHEREAS, in order to maintain the optioned Units as affordable housing, and to provide funding when the TOML's Revolving Loan Fund is at capacity, the County wishes to authorize a County Revolving Loan Fund comprised of the balance of the County's Housing Mitigation Fund, plus additional County moneys, up to a total of \$300,000, to be used for purposes consistent with the County's affordable housing goals (hereinafter the "Mono County Revolving Loan Fund" or "Mono RLF");

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF MONO RESOLVES that:

SECTION ONE: Findings. The Board of Supervisors finds that: (1) the acquisition of deed-restricted below-market-rate housing for sale to low income, moderate-income, and workforce households within the TOML is consistent with and furthers the policies set forth in the County's

1 General Plan and Housing Element; (2) development within the unincorporated areas of Mono County
2 creates a need for workforce and affordable housing units countywide, including within the TOML;
3 and (3) the creation of a source of funds to provide low and moderate income and workforce housing
4 furthers the County's express General Plan and Housing Element goals as well as the public purposes
5 of preserving and providing affordable housing stock in the region and mitigating the impacts of
6 market-rate development within the unincorporated areas.

7 **SECTION TWO: Creation of Fund.** There is hereby created in the County Treasury the Mono
8 County Revolving Loan Fund, which shall consist of the entire balance of the County's Housing
9 Mitigation Fund plus such additional County-only funds from within the County Treasury as may be
10 necessary to meet the purposes set forth herein, up to a total amount of \$300,000.

11 **SECTION THREE: Use of Fund Moneys.** Short-term loans (up to one year) from the Mono
12 RLF shall be used by MLH for the acquisition of existing deed/resale restricted housing units within
13 the TOML for the purpose of preserving housing for low-income, moderate-income and workforce
14 households. Units purchased shall be marketed for sale as below market rate. The Mono RLF shall be
15 available for these purposes only when sufficient funds are not available through the TOML's
16 Revolving Loan Fund, and only to the extent of such unavailability.

17 **SECTION FOUR: Interest, Security, and Repayment.** Interest shall be charged to MLH on
18 Mono RLF loans made for the purposes set forth herein in the amount of the County Treasury's return
19 on investment from the fiscal-year quarter immediately preceding the date the loan is made. Security
20 shall be given in the form of a first priority deed of trust on the acquired Unit. Loans shall be repaid in
21 full to the Mono RLF upon the sale of the Unit, or within one year, whichever is sooner.

22 **SECTION FIVE: Loan Agreements.** The County Administrative Officer, in consultation with
23 County Counsel, is authorized to negotiate, and execute on behalf of the County loan agreements with
24 MLH consistent with this Resolution, in amounts not to exceed \$300,000 or the available uncommitted
25 Mono RLF fund balance, whichever is less, for the purpose of acquiring and reselling at below market
26 rates existing Units within the TOML.

27 **SECTION SIX: Reporting.** Quarterly reports on Mono RLF loan activities shall be presented
28 to the County Board of Supervisors by MLH staff. Reports shall include all financial activity since the
previous reporting period as well as descriptions of Units preserved and Units returned to the deed-
restricted market as a result of a Mono RLF loan. If no Mono RLF loan has been made or is
outstanding, then no reporting shall be required.

SECTION SEVEN: Termination of Mono RLF. The County reserves the right at any time
and in its sole discretion, to cancel, close, and/or terminate the Mono RLF by providing notice to MLH
that no further loans will be made. Upon receipt of such notice and by the date stated in the loan
agreement, MLH shall repay to the Mono RLF any amounts then outstanding.

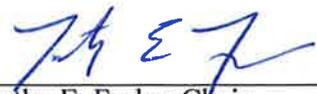
PASSED, APPROVED and ADOPTED this 17th day of November, 2015, by the following
vote, to wit:

AYES: Supervisors Alpers, Corless and Fesko.

NOES: Supervisor Stump.

ABSENT: None.

ABSTAIN Supervisor Johnston.



Timothy E. Fesko, Chair
Mono County Board of Supervisors

APPROVED AS TO FORM:



County Counsel

ATTEST:


Asst. Clerk of the Board

November 17, 2015

Regular Meeting

Item #9b

Board of Supervisors

Mammoth

Community Water

District Update

Mammoth Community Water District



Water Supply and Conservation 2015



Water is Our Future

Our Mission

The Mammoth Community Water District is committed to carefully and effectively managing and maintaining our local water resources. The District provides water and wastewater services to meet the health and safety needs of the community. All work is conducted in a safe, financially sound, and high quality manner. We are committed to our customers and the environment in which we live.

Core Values

QUALITY

Providing excellent quality and services while being steward's of our environment

INNOVATION

Foster creativity and visionary ideas

RESPECT

Accept and honor all people

TEAMWORK

Working together safely to reach common goals

INTEGRITY

Honesty and a commitment to professional standards

CARING WORKPLACE

Create a positive and compassionate work environment

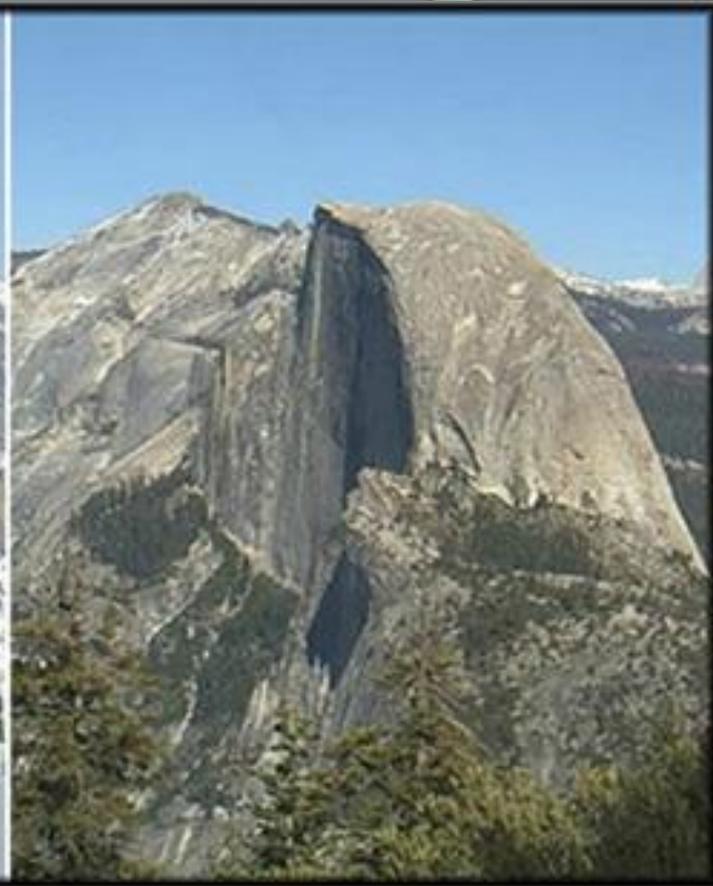
MCWD Stats

- Number of services: 3,660 metered connections
- Population: 8,200 resident, 35,000 with peak visitation

We are in a Drought



3/19/12



3/19/15

Water Supply

Surface, Groundwater, Raw and Reclaimed Water

Surface Water – Lake Mary

- Limited by winter snow pack
- Lake Mary levels
- Mammoth Creek flow levels
- Priority source



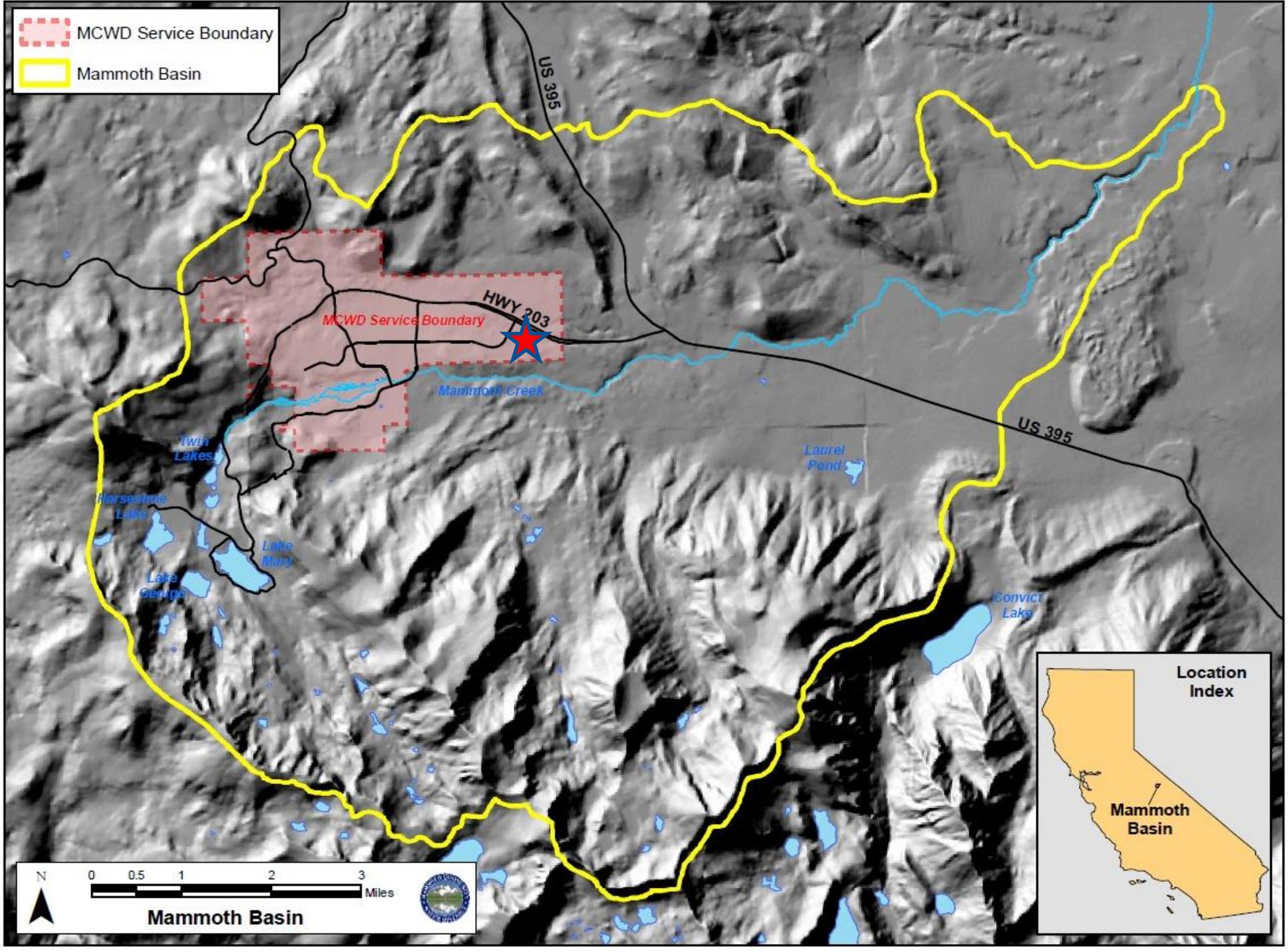
Groundwater – 9 Production Wells

- Limited by aquifer fluctuations
- High energy demand

Raw and Recycled

- Golf courses

MCWD Service Boundary
Mammoth Basin

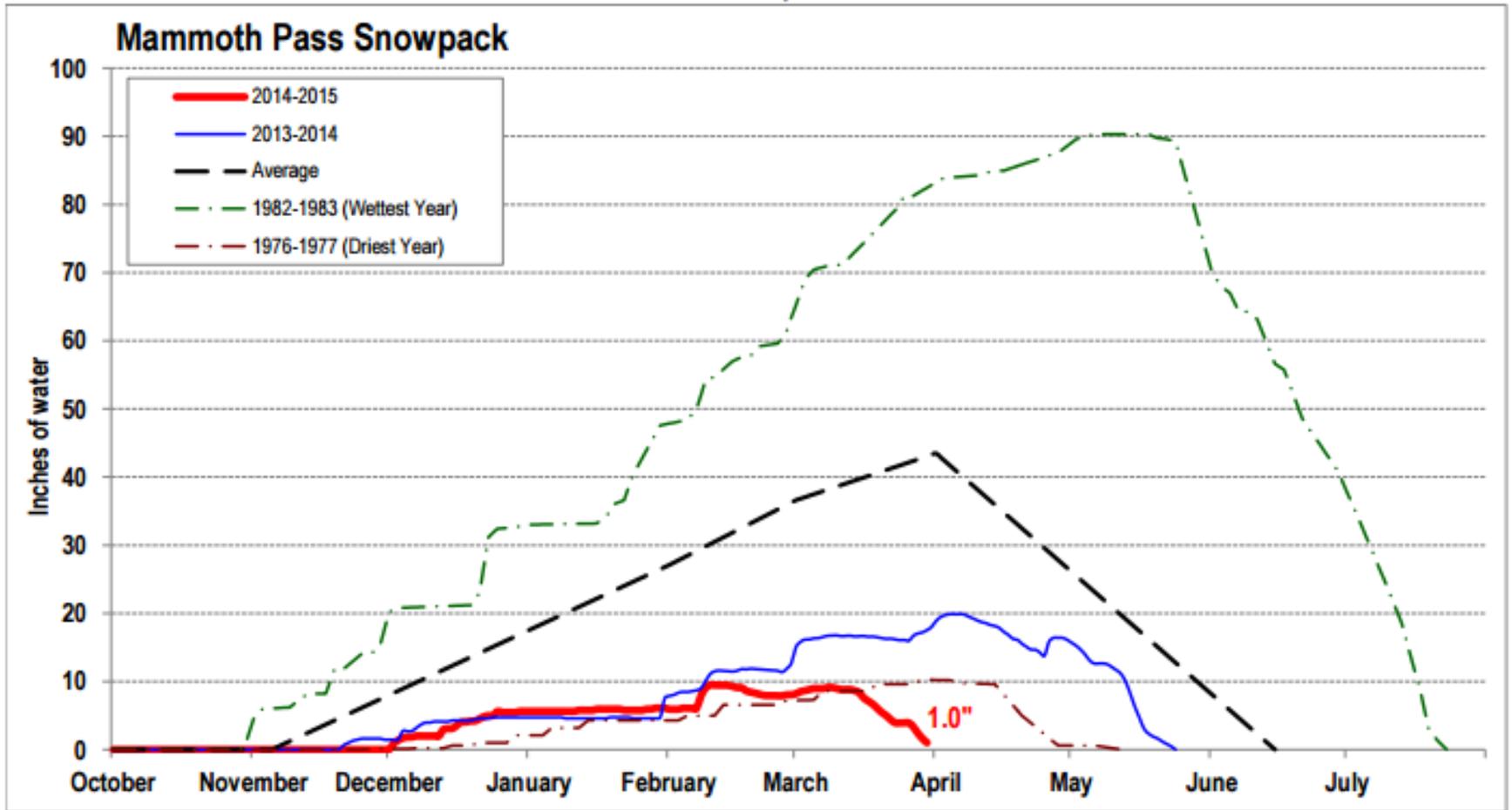


N
0 0.5 1 2 3 Miles
Mammoth Basin

Location Index

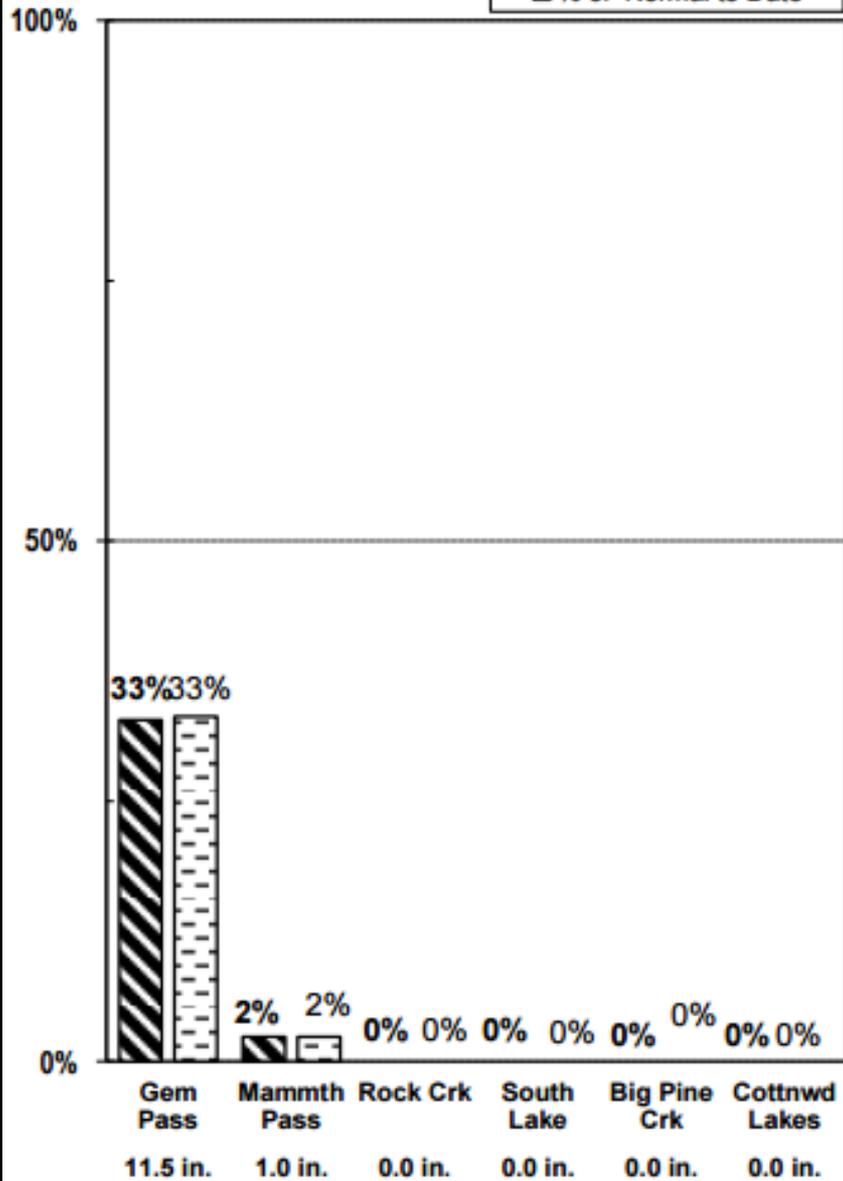
Mammoth Basin

EASTERN SIERRA
CURRENT PRECIPITATION CONDITIONS
March 30, 2015



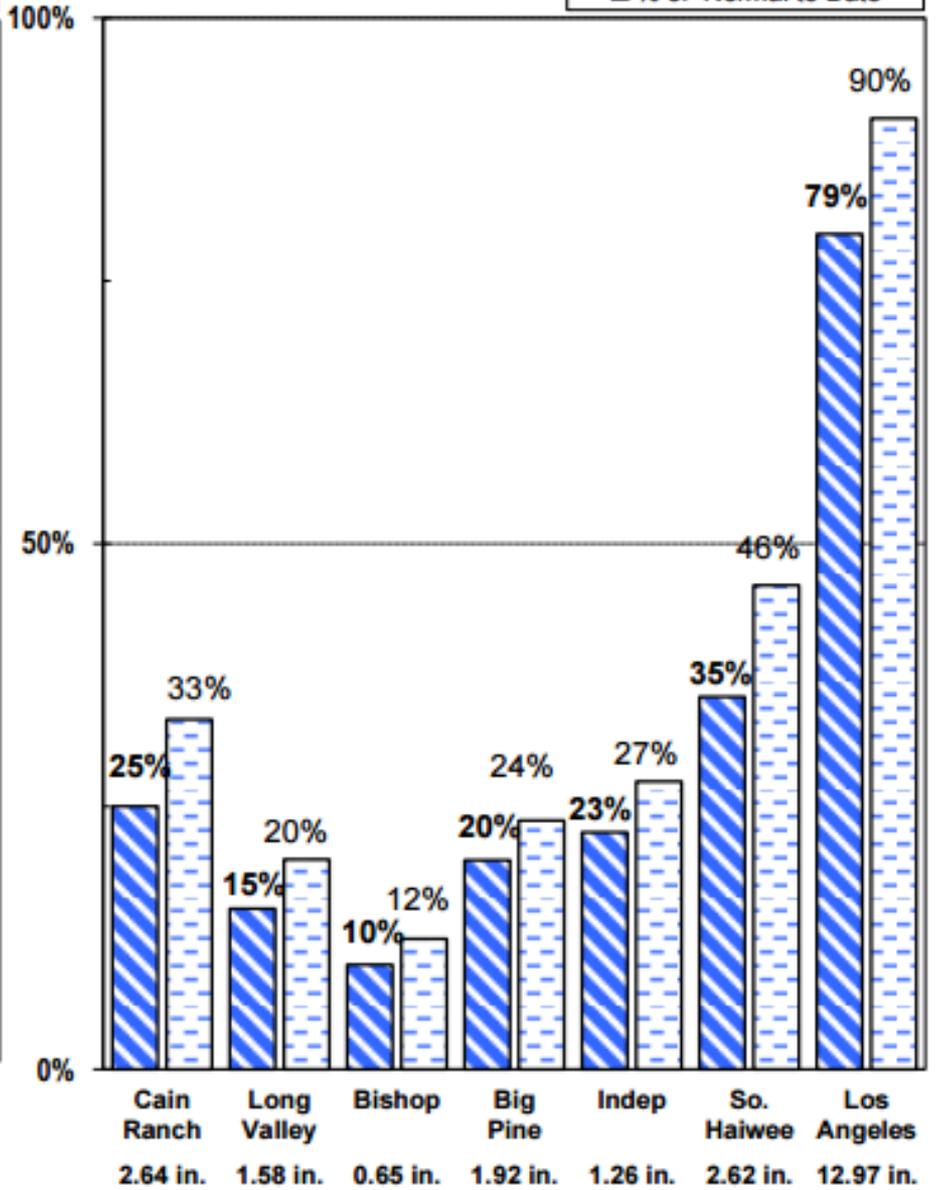
Snow Pillows

■ % of 1-Apr Normal
□ % of Normal to Date



Precipitation

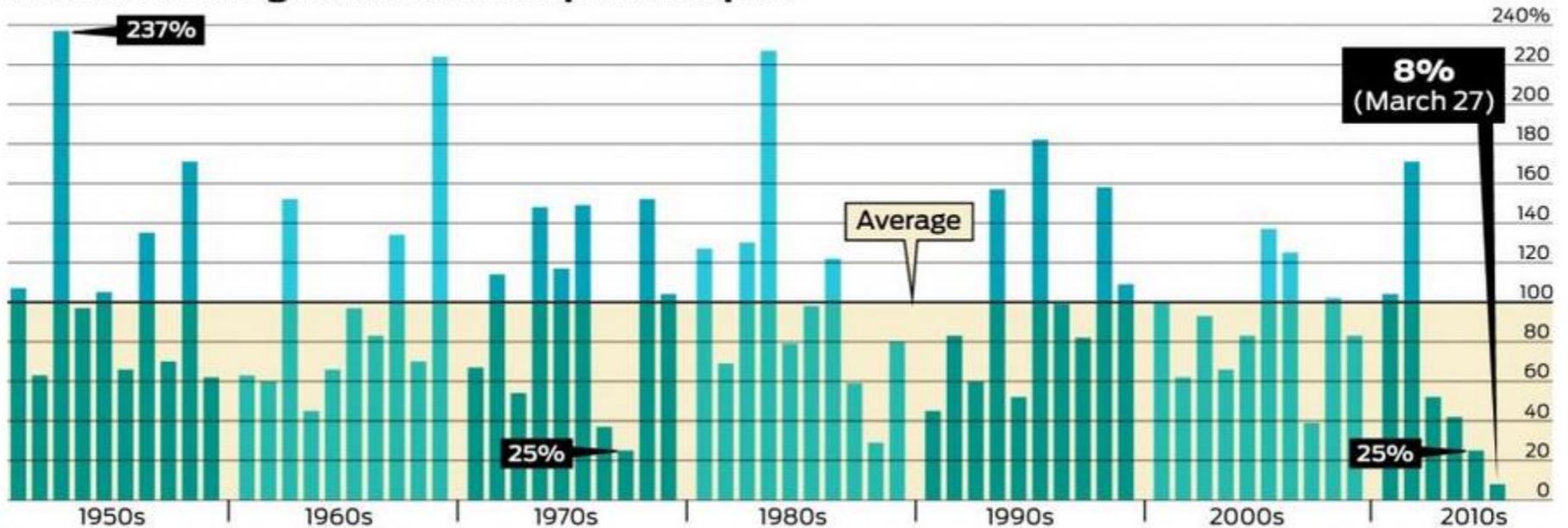
■ % of 30-Sep Normal
□ % of Normal to Date



Low snow level

Reports from sensors in the Sierra show the snowpack for April to be the lowest recorded since 1950.

Percent of average statewide snowpack for April 1



Source: California Department of Water Resources

John Blanchard / The Chronicle

2015 Water Supply

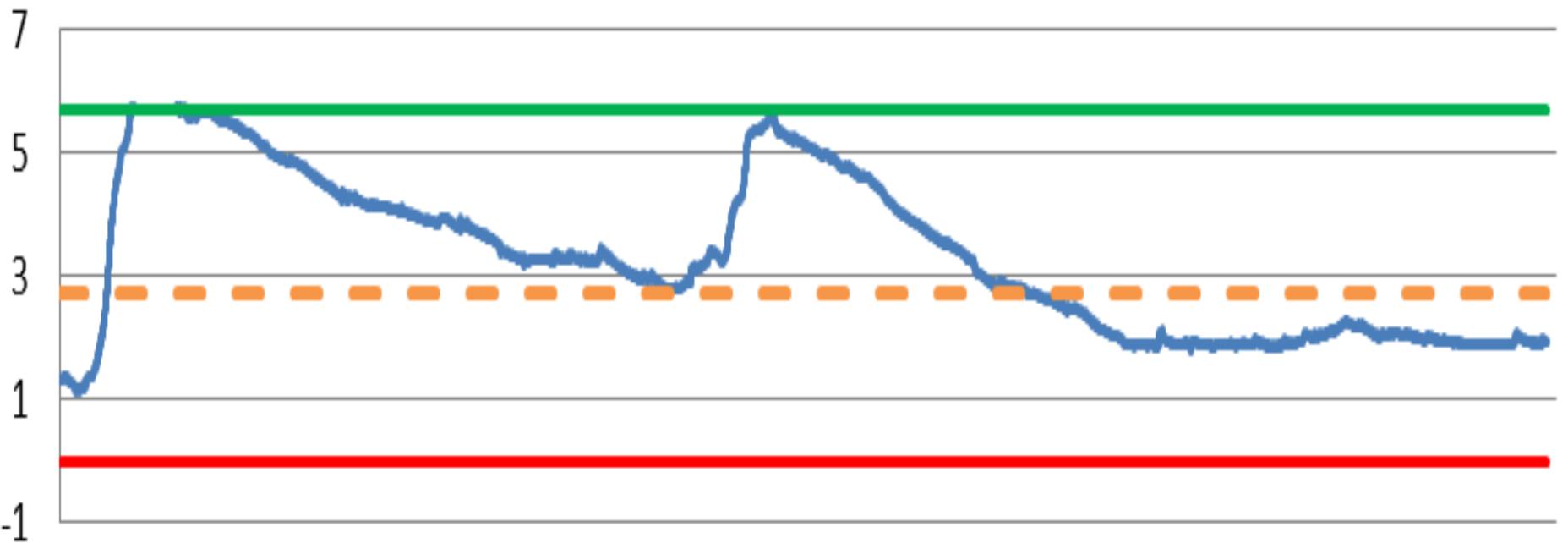
- Mammoth Creek flow rates remain below license requirements
- Maintaining 200 ac/ft of water in Lake Mary
- Of the 9 production wells
 - 2 are out of service for major maintenance
 - 2 are limited usage due to low water levels

MCWD continues to deliver primarily groundwater

Surface Water Supply

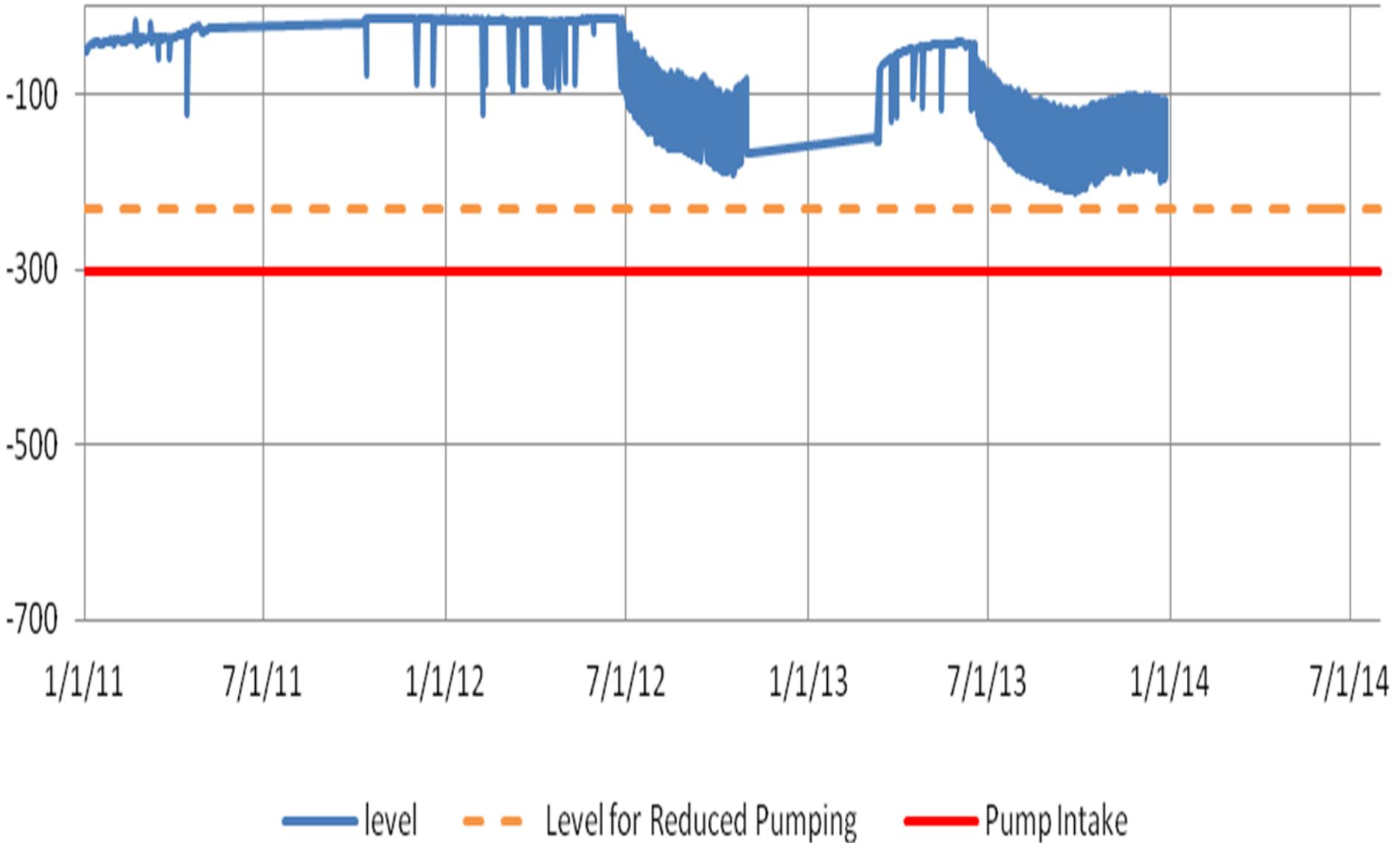
Lake Mary Storage Level

Apr-13 Jun-13 Aug-13 Oct-13 Dec-13 Feb-14 Apr-14 Jun-14 Aug-14 Oct-14 Dec-14 Feb-15 Apr-15 Jun-15 Aug-15 Oct-15

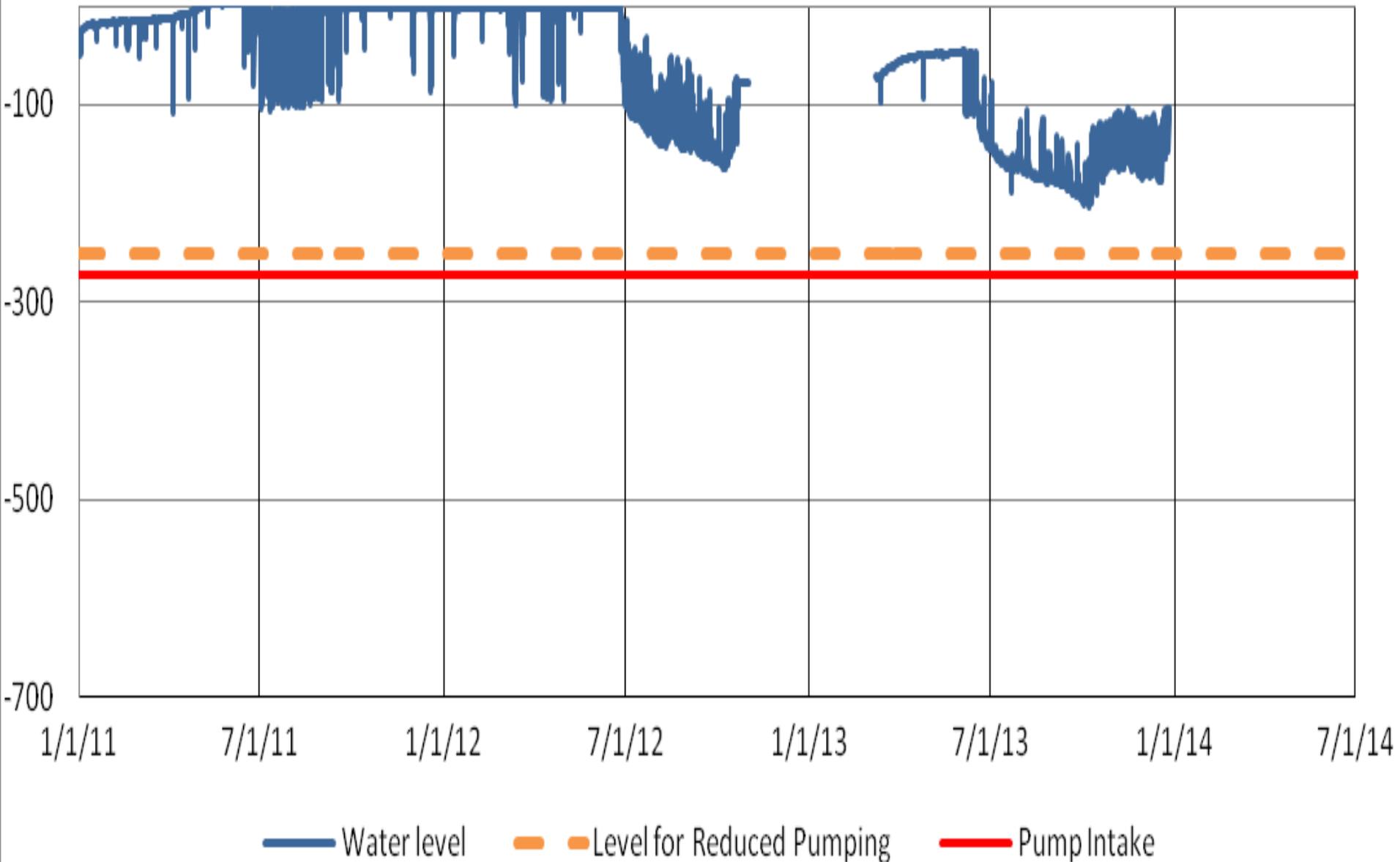


— Lake Mary Level — Max. draw down (-5.7') — Full - - - Sept 15 draw down (-3')

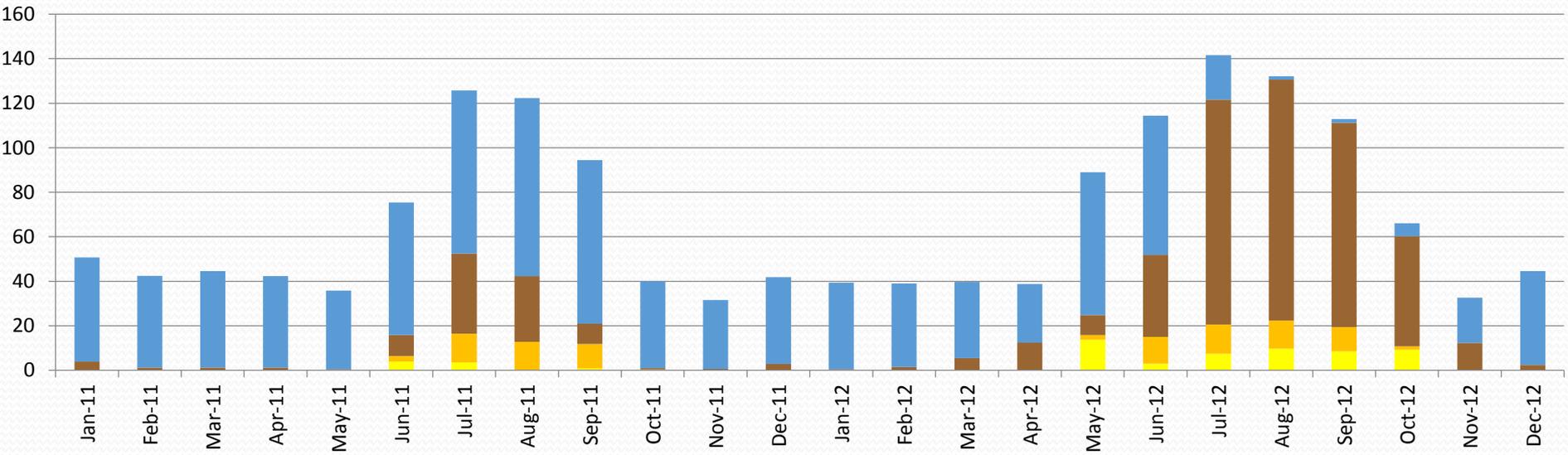
Well 10 ; total depth -700ft; pump intake -303ft



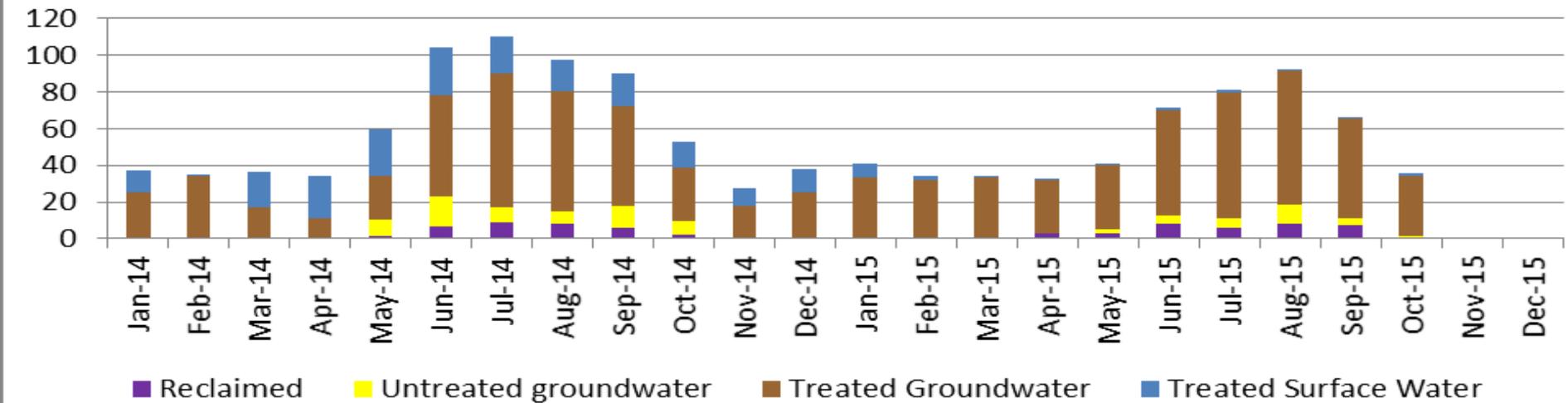
Well 6 - total depth -670 ft. -- pump intake @ -273ft



Monthly Water Sources Used by Type (2011-2012)



Monthly Water Sources Used by Type (2014-2015)



Water Reductions

State required a 20⁰% reduction from 2013 usage

MCWD Board declared Level 3 water shortage, requesting a 30⁰% reduction



Conservation Plan

Worked with irrigation customers to improve efficiency



Revised Water Restrictions

- Changed Irrigation Schedule– Level 3 only two days a week with 3 hours
- Irrigation customers must remain within their allotment
- Streamlined enforcement to achieve compliance in shorter time frame
- Mandatory leak repair

Provided rebates and additional free conservation items

- Rebates
 - \$200 for Toilets
 - \$300/\$400 for Clothes Washers
 - \$50 for showerheads
- Free Items
 - Showerheads
 - Dish Squeegees
 - Shower Timers
 - Hose Nozzles



Stepped up Advertising

HOW YOU CAN HELP SAVE WATER

IN THE BATHROOM



Replace Old Toilets or **Fix** Leaking Toilets with New Ones.

Visit MCWD website for rebate application.

💧 Saves 20–50 Gallons per person/day



Take a **5 Minute** Shower & Install a **WaterSense Showerhead**.

FREE Showerheads for MCWD Customers.

💧 Saves 6–12.5 Gallons per shower



Turn the **Water Off** When Brushing Your Teeth.

💧 Saves 10 Gallons per person/day



Place **Aerators** on Your Sinks.

💧 Saves 1.2 Gallons per person/day



Fill the Bathtub **Halfway** or Less.

💧 Saves 12 Gallons per person/bath



For more tips on reducing water use, visit SaveourH2O.org

Contact MCWD for more info: 760.934.2596 ext. 274

GOAL

Save 165 Million Gallons of Water by Oct. 31, 2015



Do your part to save water

We are in a 4-year historic drought. Making little changes to your daily routine around the house can impact our entire town, and can help ensure a reliable water supply this year and into the future.

Do your part to help save water.

Every drop saved, adds up in the big picture.

Visit www.mcwd.dst.ca.us for more info.

45M GAL

WATER SAVED

CÓMO PUEDE AYUDAR A AHORRAR AGUA

USO DE AGUA AFUERA



Use una Escoba para limpiar las zonas de afuera. *Lavar superficies duras está prohibido.*

💧 Esto ayuda a ahorrar de 8-18 galones por minuto



Use Cubrir con Pajote en la superficie del suelo alrededor de las plantas, para mantener la humedad.

💧 Esto ayuda a ahorrar de 20-30 galones por 1000 m² Cada ciclo.



Ajuste los Rociadores de agua solo para regar plantas. Sólo puede regar antes de las 9 am y después de las 7 pm. *Verifique que días son los que puede regar. Solo dos veces por semana.*

💧 Esto ayuda a ahorrar de 12-15 galones cada ciclo.



Plante arboles y plantas que sean **Resistentes a la Sequía**

💧 Esto ayuda a ahorrar de 30-60 galones por 1000 metros cuadrados. Cada ciclo.



¡Recicle Agua Adentro Para Que la Pueda Usar Afuera!

Recicle el agua que utiliza adentro capturando lo que de otro modo podría irse por el drenaje y utilízelo para regar sus plantas.



Ponga una cubeta en su ducha



Lave las verduras sobre una cubera



Vacíe vasos de agua no utilizados en una jarra



Ahorre nuestra **agua**

Para obtener más consejos para reducir el uso de agua, visite SaveourH2O.org

Llame a MCWD para obtener más información: 760.934.2596 ext. 274

OBJETIVO

Ahorrar 165 millones de galones de agua a finales de Octubre



Haga Su Parte Para Ahorrar Agua

Estamos en una sequía histórica de 4 años. Hacer pequeños cambios en su rutina diaria alrededor de la casa puede afectar toda nuestra comunidad, y puede ayudar a asegurar un suministro confiable de agua este año y en el futuro.

Haga su parte para ayudar a ahorrar agua.

Cada gota ahorrada, ayuda para lograr el objetivo.

Visita www.mcwd.dst.ca.us para obtener más información

JUNE 75M GAL

MAY 45M GAL

WATER SAVED

Provided Educational Opportunities

- Leak detection class geared towards plumbers
 - Taught plumbers to stream line leak detection to keep identification cost down
- Soil Amendment
- Effects of Mulching

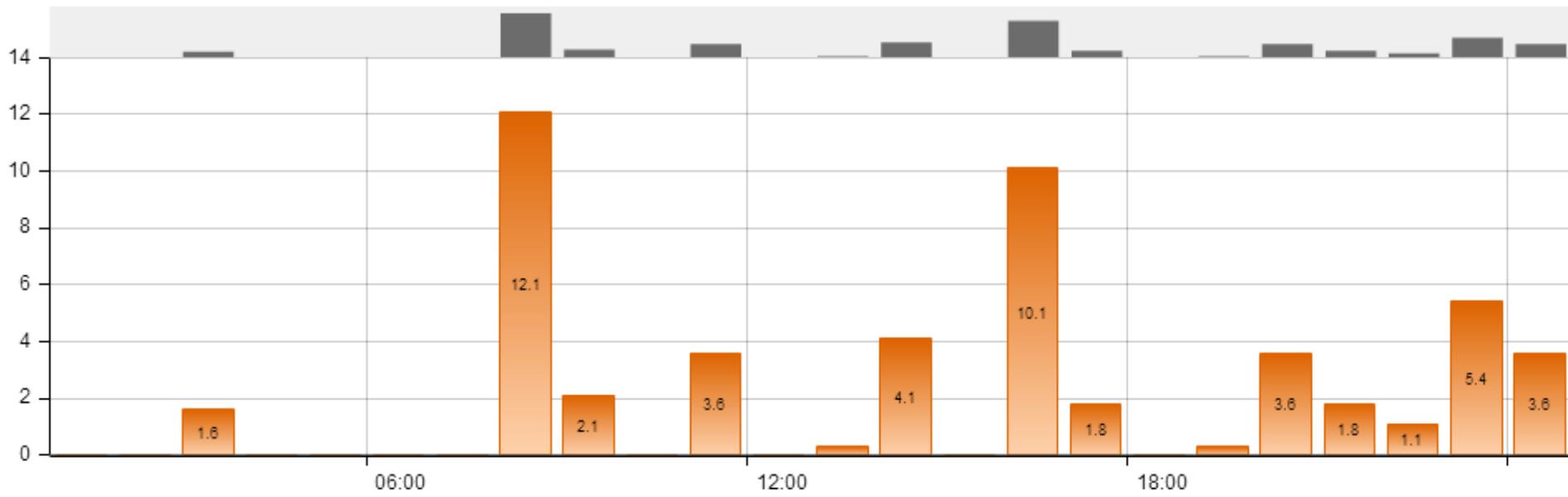


Utilized New AMI System

- Leak detection possible on each meter
- Enforcement of Irrigation Violations

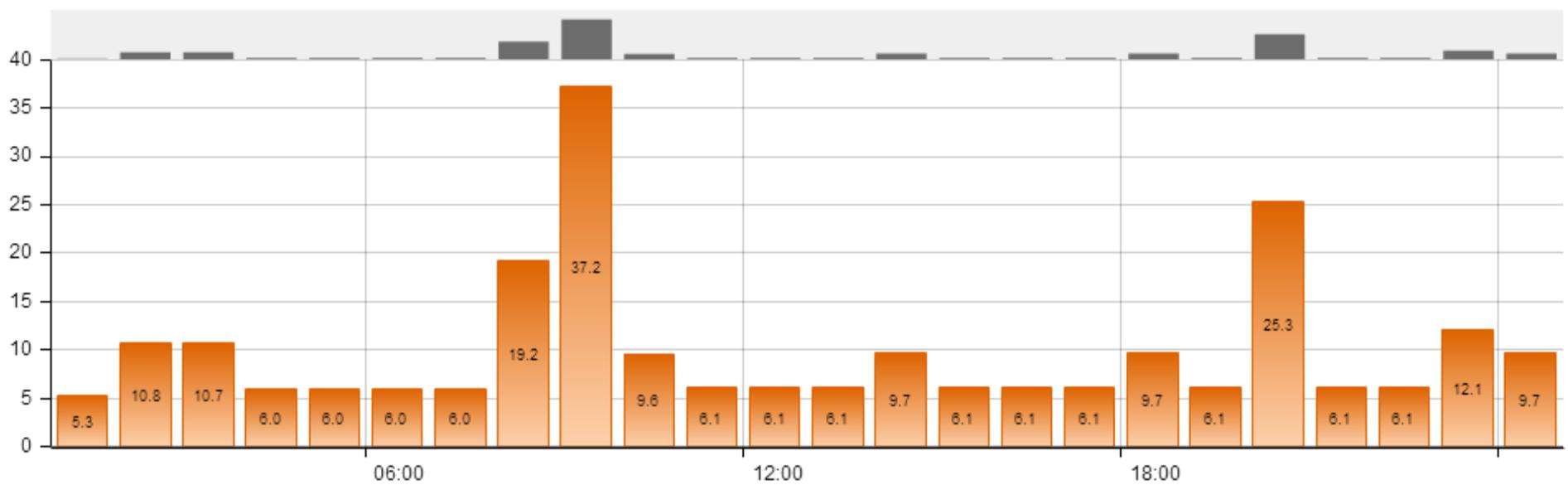
Hourly Reads On:

03/23/2015

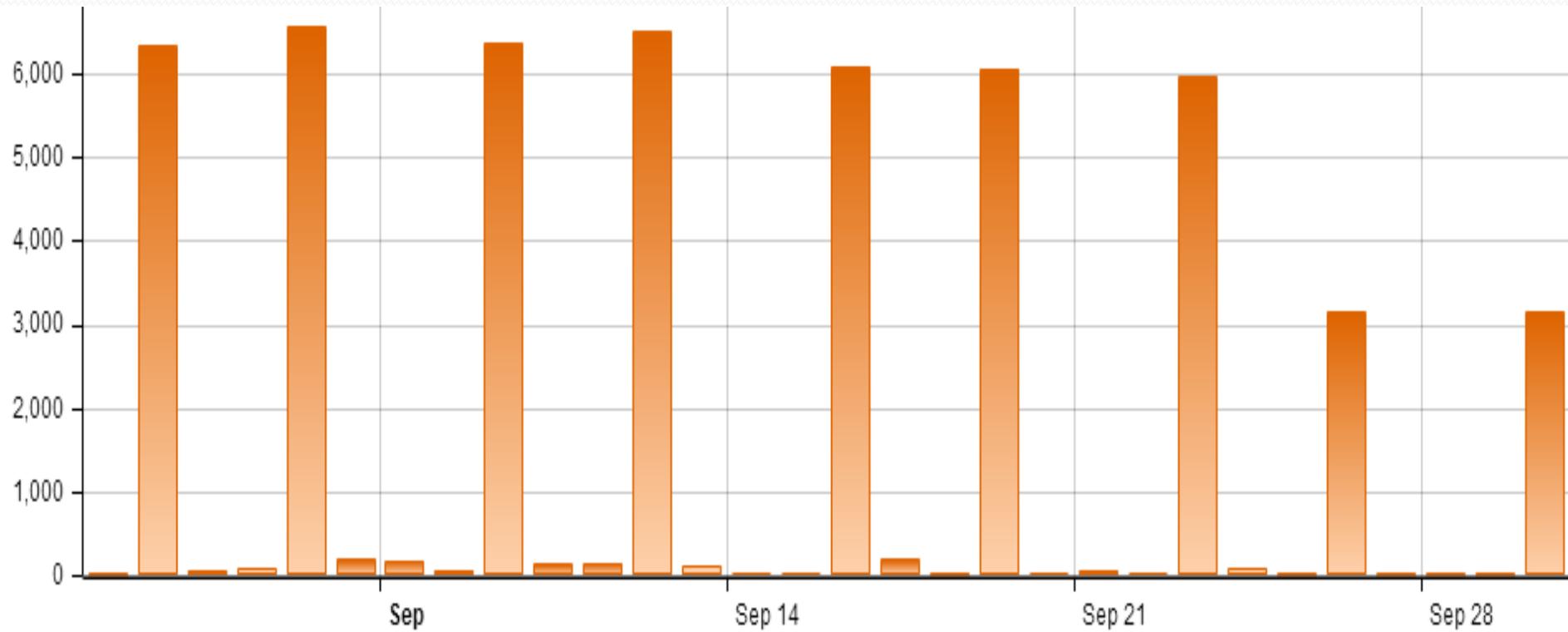


Hourly Reads On:

03/21/2015

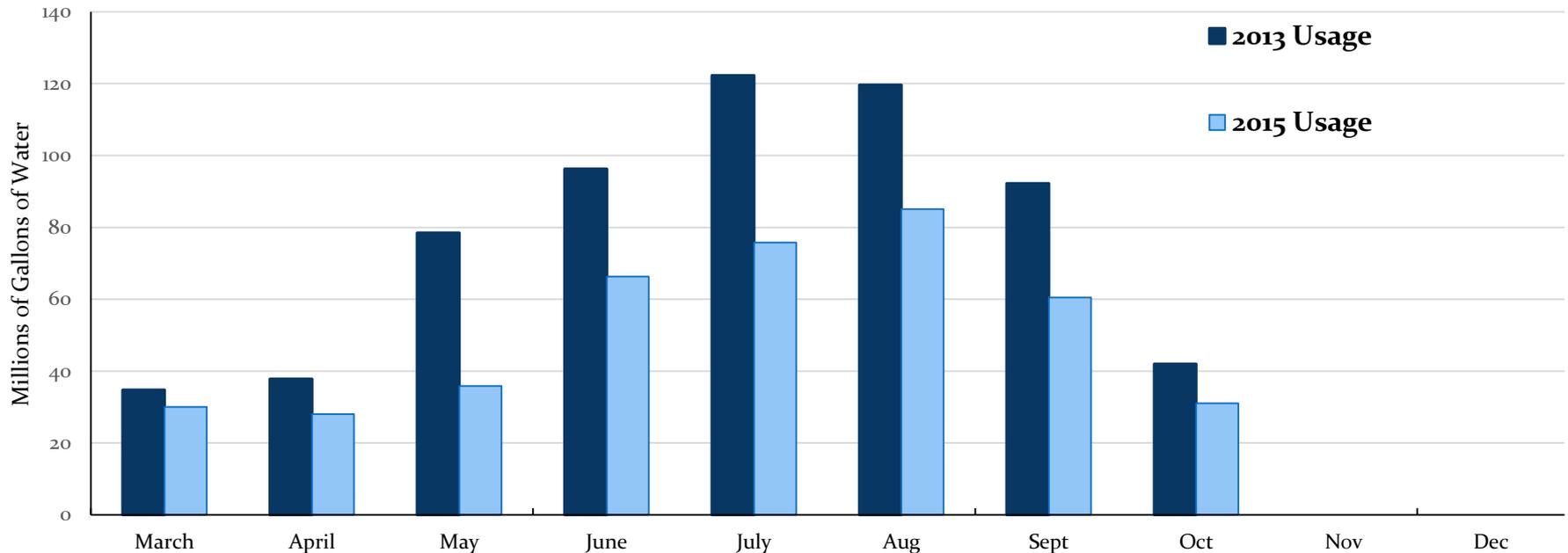


Irrigation Day?



May to October MCWD customer's saved 35% compared to 2013 196,000,000 gallons!

Water Demand 2013 and 2015



Mammoth Community Water District

