



AGENDA

MONO COUNTY HOUSING AUTHORITY STATE OF CALIFORNIA

MEETING LOCATION Suite Z, 2nd Floor Minaret Mall, 437 Old Mammoth Rd., Suite Z, Mammoth Lakes, CA
93546

Special Meeting Housing Authority June 20, 2017

TELECONFERENCE LOCATIONS

Mono County Courthouse, 278 Main, 2nd Floor Board Chambers, Bridgeport, CA 93517.

NOTE: In compliance with the Americans with Disabilities Act if you need special assistance to participate in this meeting, please contact Shannon Kendall, Clerk of the Board at (760) 932-5533. 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 Office of the Clerk of the Board (Annex I - 74 North School Street, Bridgeport, CA 93517), and in the County Offices located in Minaret Mall, 2nd Floor (437 Old Mammoth Road, Mammoth Lakes CA 93546). Any writing distributed less than 72 hours prior to the meeting will be available for public inspection in the Office of the Clerk of the Board (Annex I - 74 North School Street, Bridgeport, CA 93517). **ON THE WEB:** You can view the upcoming agenda at www.monocounty.ca.gov. If you would like to receive an automatic copy of this agenda by email, please subscribe to the Board of Supervisors Agendas on our website at <http://monocounty.ca.gov/bos>.

3:00 PM Call meeting to Order

Pledge of Allegiance

1 OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

on items of public interest that are within the subject matter jurisdiction of the Board.
(Speakers may be limited in speaking time dependent upon the press of business and number of persons wishing to address the Board.)

2 AGENDA ITEMS

A. Housing Authority Minutes

Departments: Clerk of the Board

Approve minutes from the last Housing Authority meeting which took place on April 19, 2016.

B. Building Permit Statistics Workshop

Departments: Community Development

20 minutes (10 minute presentation; 10 minute discussion)

(Jake Suppa) - Building Permit Statistics Workshop

Recommended Action: Conduct workshop, and provide any desired direction to staff.

Fiscal Impact: No impact to general fund

C. Housing Program Update

Departments: Finance/Planning

10 minutes (5 minute presentation; 5 minute discussion)

(Megan Mahaffey) - Report on Mono County housing programs for Housing Authority.

Recommended Action: Review current Mono County housing programs.

Fiscal Impact: None.

D. HOME Program Update

Departments: Mammoth Lakes Housing

10 minutes (5 minute presentation; 5 minute discussion)

(Patricia Ann Robertson) - HOME Investment Partnership grant update. The current HOME grant funds the Mono County First Time Homebuyer program which assists local first-time homebuyers purchase homes within unincorporated Mono County.

Recommended Action: Receive an update regarding the active HOME Investment Partnership grant, which assists local first-time homebuyers purchase homes within unincorporated Mono County.

Fiscal Impact: No impact to general fund.

E. Housing Needs Assessment, Housing Element and Housing Mitigation Ordinance

Departments: Planning

10 minutes (5 minute presentation; 5 minute discussion)

(Megan Mahaffey, Scott Burns) - Overview of current data driven work effort to assess housing needs in Mono County. This is a multipronged collaborative work effort between Mono County, the Town of Mammoth Lakes, Mammoth Lakes Housing, BBC Research and Consulting in addition to WSW Consulting.

Recommended Action: Receive update on Housing Needs Assessment, Housing Element Update and Housing Mitigation Ordinance update and provide any

desired direction to staff.

Fiscal Impact: Work on this project is funded by a CDBG grant of \$100,000 awarded by the California Department of Housing and Community Development.

F. Update on Mono County Housing Needs Assessment Data Collection

Departments: Planning, Mono County and Town of Mammoth Lakes

20 minutes (10 minute presentation; 10 minute discussion)

(Jen Garner) - BBC Research and Consulting will give preliminary results from the data collected for the Mono County housing needs assessment.

Recommended Action: Receive preliminary results from data collection and provide any direction to staff.

Fiscal Impact: Work on this project is funded by the CDBG grant from the California Department of Housing and Community Development.

G. Update regarding the Mammoth Lakes Community Action Plan: Live, Work, Thrive

Departments: Mammoth Lakes Housing

20 minutes (10 minute presentation; 10 minute discussion)

(Jennifer Halferty, Mammoth Lakes Housing Executive Director) - Receive verbal update on Mammoth Lakes Community Action Plan: "Live, Work, Thrive".

Recommended Action: Receive verbal update, and provide any desired direction to staff.

Fiscal Impact: No impact

ADJOURN



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

HOUSING AUTHORITY AGENDA REQUEST

Print

MEETING DATE June 20, 2017

DEPARTMENT

ADDITIONAL
DEPARTMENTS

TIME REQUIRED

SUBJECT Housing Authority Minutes

PERSONS
APPEARING
BEFORE THE
BOARD

AGENDA DESCRIPTION:

(A brief general description of what the Board will hear, discuss, consider, or act upon)

Approve minutes from the last Housing Authority meeting which took place on April 19, 2016.

RECOMMENDED ACTION:

FISCAL IMPACT:

CONTACT NAME: Shannon Kendall

PHONE/EMAIL: x5533 / skendall@mono.ca.gov

SUBMIT THE ORIGINAL DOCUMENT WITH
ATTACHMENTS TO THE OFFICE OF
THE COUNTY ADMINISTRATOR
**PRIOR TO 5:00 P.M. ON THE FRIDAY
32 DAYS PRECEDING THE BOARD MEETING**

SEND COPIES TO:

MINUTE ORDER REQUESTED:

☐ YES ☒ NO

ATTACHMENTS:

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[04-19-16 Draft](#)

History

Time

Who

Approval



**DRAFT MEETING MINUTES
BOARD OF SUPERVISORS, COUNTY OF MONO
STATE OF CALIFORNIA**

MEETING LOCATION Mammoth Lakes BOS Meeting Room, 3rd Fl. Sierra Center Mall, Suite 307, 452 Old Mammoth Rd., Mammoth Lakes, CA 93546

**Special Meeting Housing Authority
April 19, 2016**

Flash Drive	On portable recorder
Minute Orders	M16- 01
Resolutions	R16-01 NOT USED
Ordinance	ORD16-01 NOT USED

1:32 PM Meeting Called or Order by Supervisor Stump.

*Supervisors present: Alpers, Corless, Fesko, Johnston and Stump.
Supervisors absent: None.*

The Mono County Board of Supervisors stream their meetings live on the internet and archives them afterward. To listen to any meetings from June 2, 2015 forward, please go to the following link:
<http://www.monocounty.ca.gov/meetings>

Pledge of Allegiance led by Scott Burns.

1 OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD
No one spoke.

2. AGENDA ITEMS

A. Housing Authority Minutes

Departments: Clerk of the Board

Action: Approve minutes of the last Housing Authority meeting which took place on January 21, 2014, noting changes of signatures

Fesko moved; Alpers seconded

4 yes; 0 no; 1 abstention: Corless

M16-01

B. Commission Member Reports

Supervisor Johnston:

Note

These draft meeting minutes have not yet been approved by the Mono County Board of Supervisors

- He's been participating on ML Housing Board and great strides are being made.

C. Department Reports - Emerging Issues

Scott Burns:

- We're losing our Housing Authority staff.
- Gave an update on Brent's responsibilities and what he's been worked on.

D. 2015 Building Permit Statistics Workshop

Departments: Community Development Department
(Brent Calloway) - Presentation by Brent Calloway regarding 2015 Building Permit Statistics.

Action: None.

Brent Calloway:

- Power point presentation
- Total Permits Issued 2010 – 2015
- Total Permits Issued 2003 – 2015
- 2010-2015 Annual Cumulative Value Permitted
- Total Units Permitted 1992 – 2015
- Average Size (Square Feet) of Permitted Units 2010 – 2015
- Trustees Deeds Upon Sale 2008 – 2015
- Average Sale Price by Community 2004 – 2015

Additional Comments:

- \$200+ per square foot.
- Sprinklers can add another \$20,000

Supervisor Johnston:

- Any idea of cost per square foot for building a house these days?
- Asked what percentage of cost of square foot applies to sprinklers?
- Are manufactured homes required to have sprinklers?

E. Housing Programs Update

Departments: Community Development Department
(Megan Mahaffey, Scott Burns) - Update by Megan Mahaffey regarding Mono County housing programs.

Action: None.

Megan Mahaffey:

Housing Program Update Power Point:

- Housing Needs Assessment
- Housing Mitigation Fund
- First-Time Homebuyer Program

F. HOME Program Update

Departments: Mammoth Lakes Housing
(Patricia Robertson) - Presentation by Patricia Robertson regarding HOME Program update.

Patricia Robertson:

- Gave information on First Time Buyer Homeowner Program
- There are not a lot of homes in less than \$300,000 range. The

Note

These draft meeting minutes have not yet been approved by the Mono County Board of Supervisors

- locations of those homes may be Mono City, North County.
- MLH received a grant related to manufactured homes in the amount of \$1 million. Can be used in ALL of Mono County and city of Bishop.
- Notice of Funding Availability for mobile home parks is out.
- Looking at using Cap and Trade dollars in the town.
- Vacancy last looked at in January for the town and it was zero.
- Gave explanation of how wait list works.

Supervisor Stump:

- How much in the county can you get a modest size home for less than \$300,000?
- Which locations?

Supervisor Johnston:

- Asked about mobile homes?
- Update on what is being worked on with Town? Looking toward housing programs within the town.
- What is housing availability in town?
- How long do people stay on a list waiting for vacancies?

Supervisor Corless:

- Does she think there will be issues finding applicants during funding time?

ADJOURN 2:08 p.m.

ATTEST

FRED STUMP
CHAIRMAN

SHANNON KENDALL
ASSISTANT CLERK OF THE BOARD

Note

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OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

HOUSING AUTHORITY AGENDA REQUEST

Print

MEETING DATE June 20, 2017

DEPARTMENT

**ADDITIONAL
DEPARTMENTS**

TIME REQUIRED 20 minutes (10 minute presentation;
10 minute discussion)

**PERSONS
APPEARING
BEFORE THE
BOARD** Jake Suppa

SUBJECT Building Permit Statistics Workshop

AGENDA DESCRIPTION:

(A brief general description of what the Board will hear, discuss, consider, or act upon)

Building Permit Statistics Workshop

RECOMMENDED ACTION:

Conduct workshop, and provide any desired direction to staff.

FISCAL IMPACT:

No impact to general fund

CONTACT NAME: Jake Suppa

PHONE/EMAIL: 924.1813 / jsuppa@mono.ca.gov

SUBMIT THE ORIGINAL DOCUMENT WITH
ATTACHMENTS TO THE OFFICE OF
THE COUNTY ADMINISTRATOR
**PRIOR TO 5:00 P.M. ON THE FRIDAY
32 DAYS PRECEDING THE BOARD MEETING**

SEND COPIES TO:

MINUTE ORDER REQUESTED:

☐ YES ☒ NO

ATTACHMENTS:

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[Power Point](#)

History

Time

Who

Approval

6/14/2017 12:22 PM	County Administrative Office	Yes
6/12/2017 2:10 PM	County Counsel	Yes
6/13/2017 4:28 PM	Finance	Yes

Mono County Housing Authority

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
www.monocounty.ca.gov

P.O. Box 8
Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
www.monocounty.ca.gov

Date: April 18, 2017

To: Honorable Chair and Members of the Housing Authority

From: Jake Suppa, Community Development Permit Technician

Subject: 2016 Building Permit Statistics Workshop

Recommended Action:

Conduct workshop, and provide any desired direction to staff.

Fiscal Impact:

None.

Discussion:

A total of 198 permits were issued in the calendar year. Although the major phase of construction associated with the Round Fire recovery is starting to conclude, the number of permits for new single family residential (SFR) construction is steadily increasing. Also, despite the lower amount of total building permits issued, the accumulated valuation is the highest since inception of tracking in 2010.

There were 29 new residential units permitted, 11 of those being issued for homes destroyed in the Round Fire. Of the 18 residential units permitted not related to the Round Fire, 12 were of conventional light frame construction and 6 were manufactured homes (4 being a part of the Camp Antelope project). The average size of new residential units this year increased to an average of 2,461 square feet.

Since 2010 there has been tracking of building valuation based upon set values for per square footage of new construction, and estimated actual costs for remodels and alterations; these values are assessed to provide permit costs. The 2016 total value permitted was approximately \$11.5 million. Approximately \$136,682 in permit and plan check fees were collected by the building division in 2016. The current fee waivers provided by the county for either development relief or stimulus included \$50,031.66 waived for Round Fire rebuilds, \$15,312 waived for photovoltaic systems, and \$14,665 in housing mitigation fees.

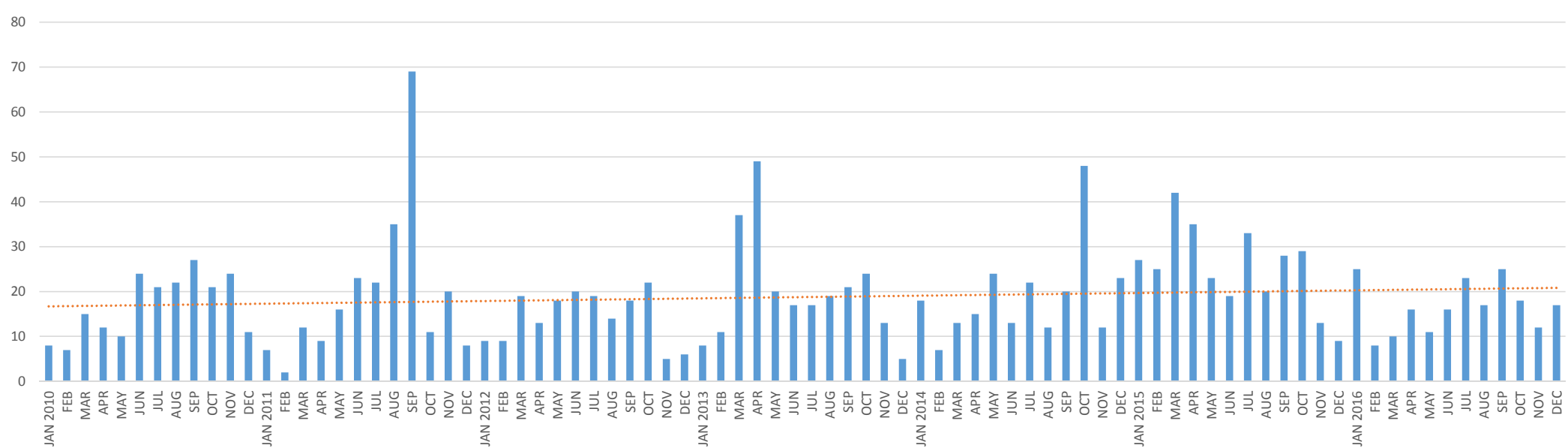
Annual data for the average sale price of all homes, broken into six geographic zones, has been compiled for 12 years as part of tracking the housing mitigation ordinance's "location factor." The data for 2016 shows price decreases in all 6 geographic areas, and most below the average sale price. Foreclosure numbers are down to the lowest rate since before 2008.

Accounting for the Round Fire recovery the past two years, total permit activity has increased slightly, just above the average for the past 7 years. Early 2017 building permit activity suggests continued growth in SFR unit permits, even with an anticipated drop in Round Fire rebuilds. The attached power point slides graphically summarize these permit and real estate sales trends.

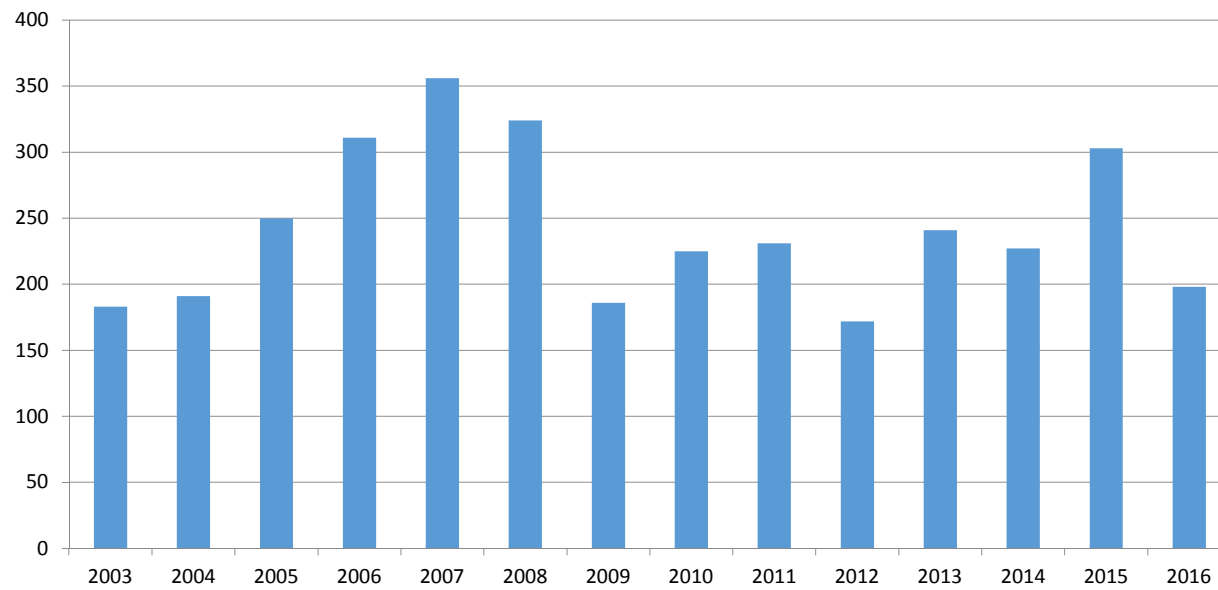
Attachments:

PowerPoint slides

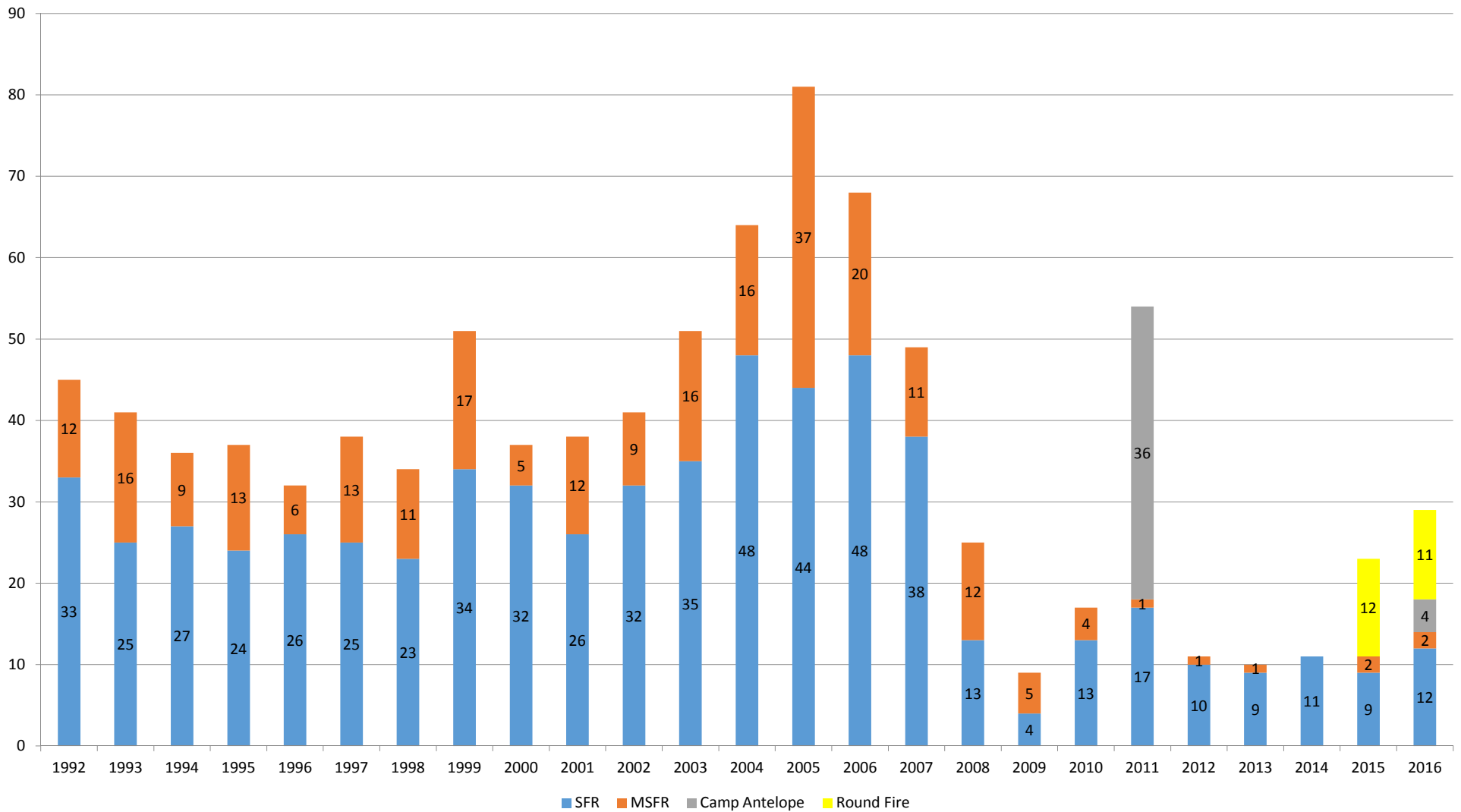
Total Building Permits Issued 2010 - 2016



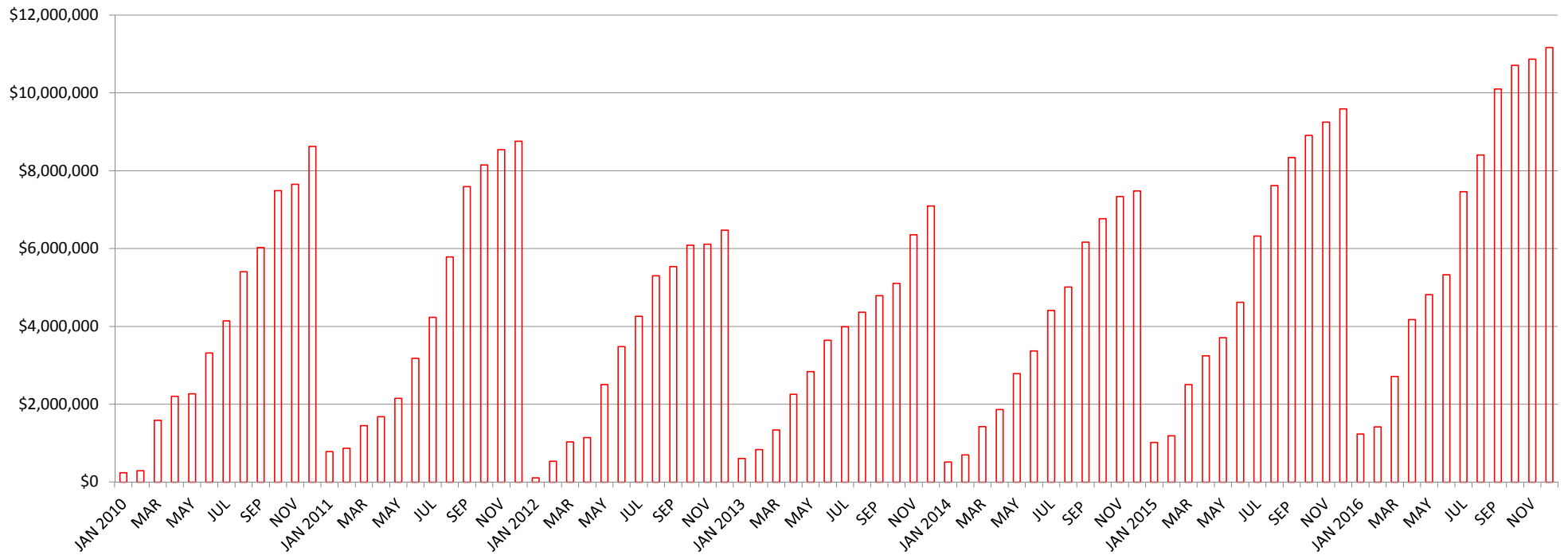
Total Building Permits Issued 2003-2016



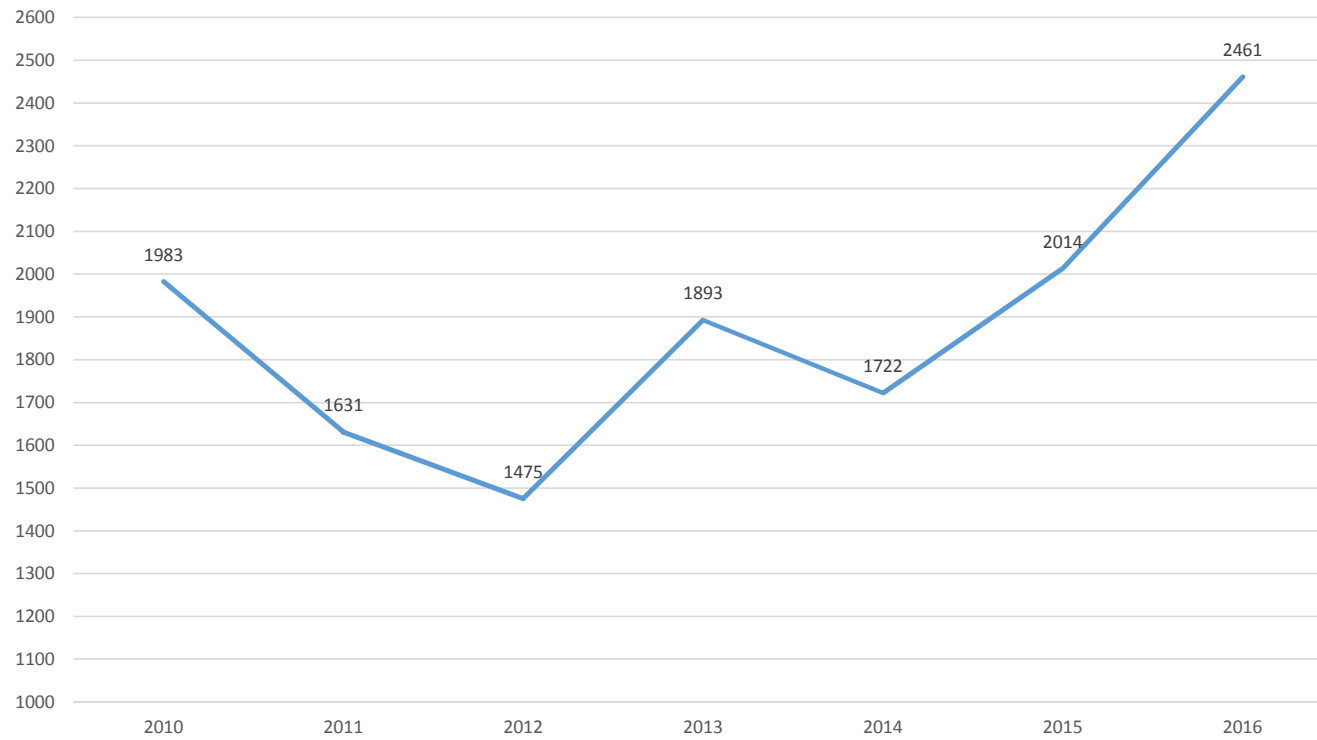
Total Units Permitted 1992 - 2016



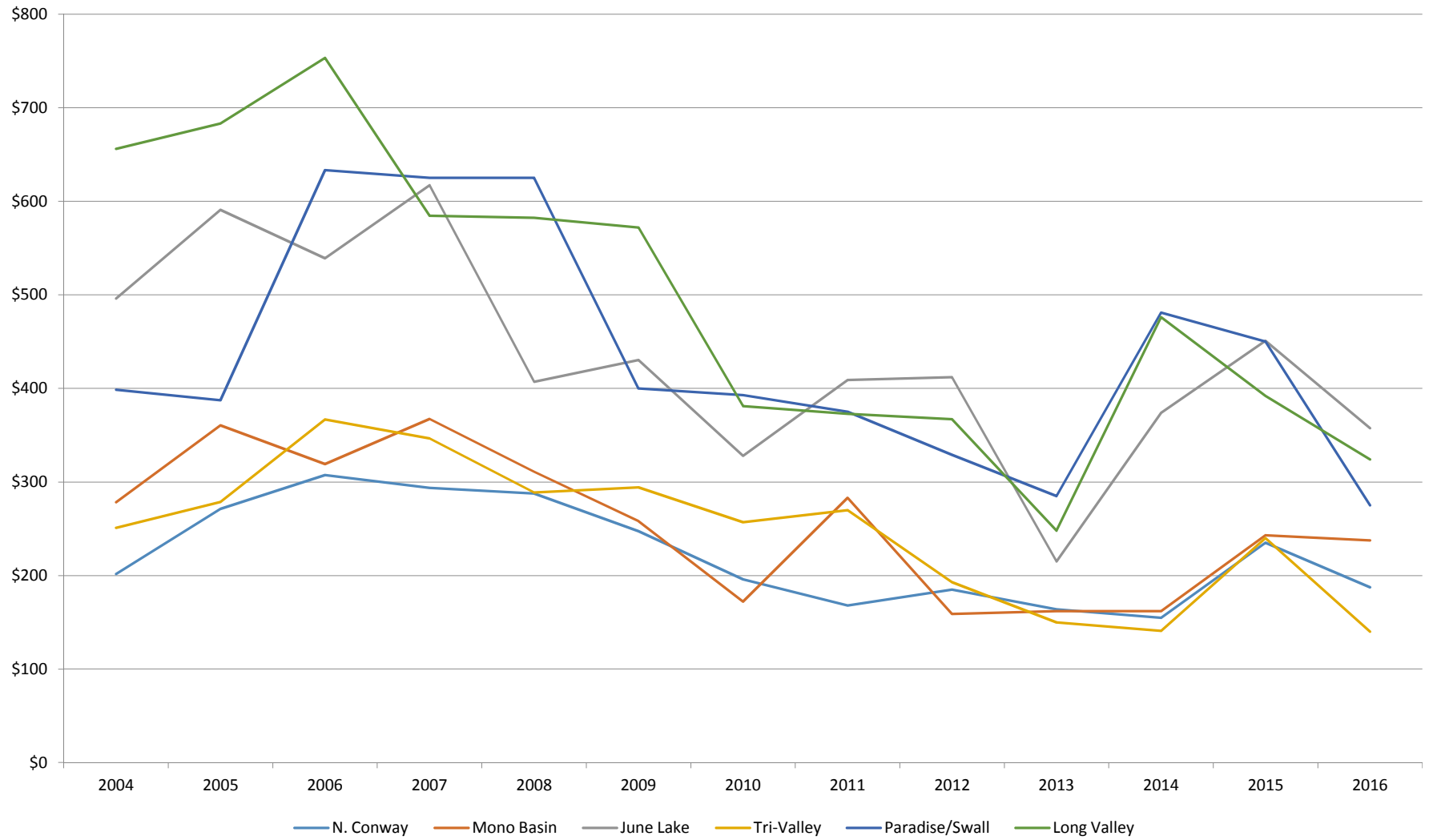
2010-2016 Annual Cumulative Value Permitted



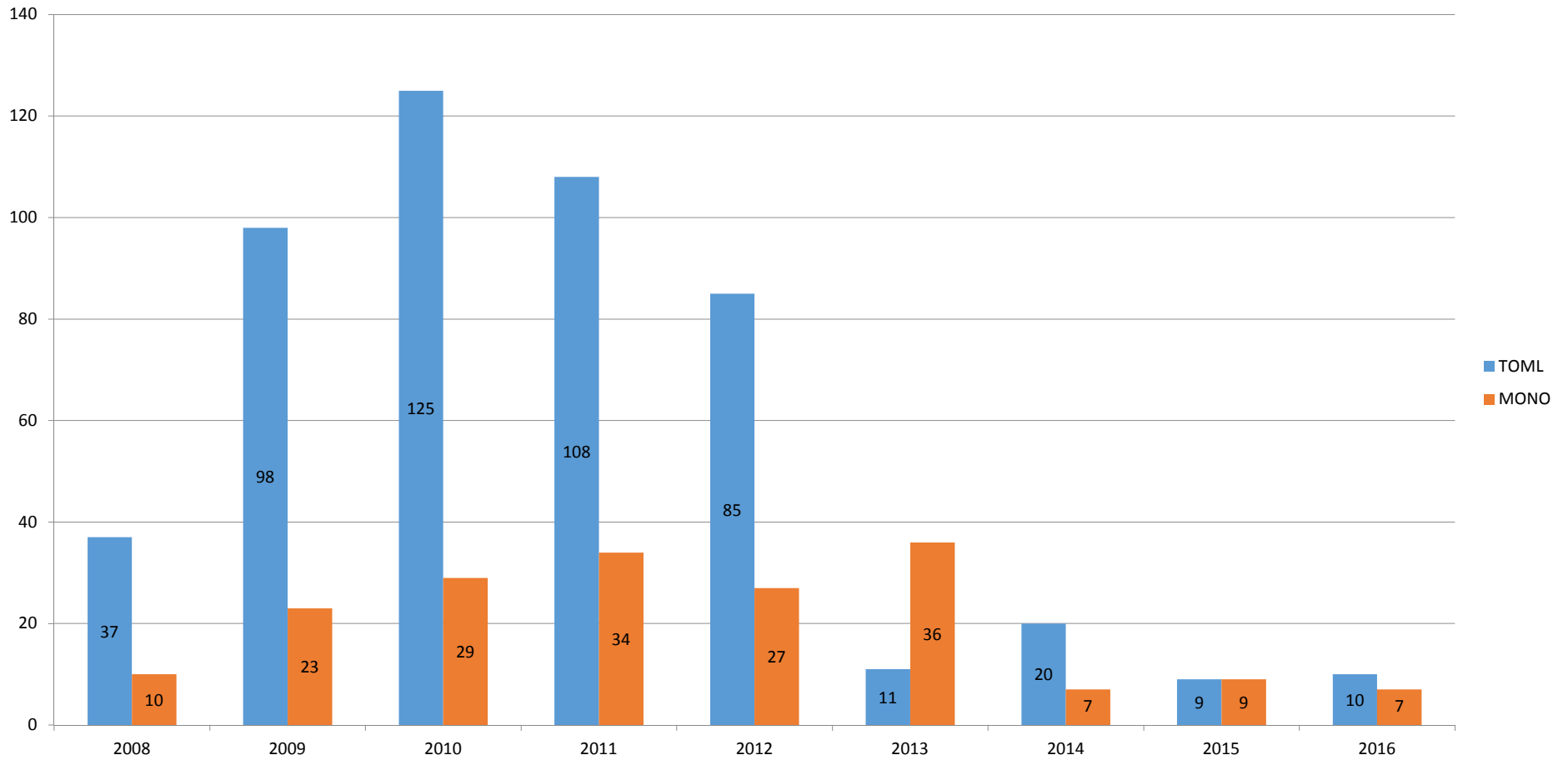
Average Size (square feet) of Permitted Units 2010-2016



Average Sale Price 2004 - 2016



Trustees Deed Upon Sale 2008-2016





OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

HOUSING AUTHORITY AGENDA REQUEST

Print

MEETING DATE June 20, 2017

DEPARTMENT

**ADDITIONAL
DEPARTMENTS**

TIME REQUIRED 10 minutes (5 minute presentation; 5
minute discussion)

**PERSONS
APPEARING
BEFORE THE
BOARD** Megan Mahaffey

SUBJECT Housing Program Update

AGENDA DESCRIPTION:

(A brief general description of what the Board will hear, discuss, consider, or act upon)

Report on Mono County housing programs for Housing Authority.

RECOMMENDED ACTION:

Review current Mono County housing programs.

FISCAL IMPACT:

None.

CONTACT NAME: Megan Mahaffey

PHONE/EMAIL: 760-924-1836 / mmahaffey@mono.ca.gov

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32 DAYS PRECEDING THE BOARD MEETING

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MINUTE ORDER REQUESTED:

☐ YES ☒ NO

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☐ [Housing Mitigation Fund Cash Balances](#)

☐ [R15-81 Revolving Loan Fund](#)

History

Time	Who	Approval
6/14/2017 12:22 PM	County Administrative Office	Yes
6/12/2017 2:55 PM	County Counsel	Yes
6/14/2017 3:45 PM	Finance	Yes

Mono County Housing Authority

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Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

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Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
www.monocounty.ca.gov

June 20, 2017

To: Mono County Housing Authority

From: Megan Mahaffey, Accountant
Scott Burns, Community Development Director

Re: Housing Program Update

RECOMMENDATION

Receive update on housing programs, and provide any desired direction to staff.

BACKGROUND

The following provides an overview of Mono County housing programs relevant to the Housing Authority:

Housing Mitigation Fund

The current Housing Mitigation fund balance is \$0. On November 17, 2015 the Mono County Board of Supervisors approved a resolution R15-81 authorizing the creation of a Revolving Loan Fund (RLF) for the purchase of deed-restricted housing within the Town of Mammoth Lakes and authorizing the CAO in consultation with County Counsel to negotiate and execute loan agreements. The revolving loan fund is used for short-term loans (up to one year) from the Mono RLF by Mammoth Lakes Housing for the acquisition of deed/resale restricted housing units within TOML for the purpose of preserving housing for low-income, moderate income and workforce households. Units purchased will be marketed for sale as below market rate.

Mono County First-Time Homebuyer Program

The Mono County First Time Homebuyer Program (FTHB) is a program that provides gap financing to First Time homebuyers that income qualify. The First Time Homebuyer loan portfolio consists of 12 loans ranging from \$62,000 to \$200,000. All Loans Are 30 year deferred loans with the earliest term being August of 2036 provided all First Time Homebuyers stay in their home and do not sell. The FTHB program is currently operated by Mammoth Lakes Housing (MLH) using HOME funds awarded through the State Housing and Community Development Department. A status report on the program will be provided separately by MLH.

Mono County Rental Units

County-owned housing units include a Birch Creek Condo in June Lake and two houses in Benton, CA. All units are currently rented by low income individuals and families.

MONO COUNTY HOUSING MITIGATION FUND***Unaudited***

Schedule of Cash Balances

For the fiscal years ended June 30,

	2013	2014	2015	2016
Beginning Cash Balance	\$ 237,031	\$ 237,031	\$ 237,031	\$ 208,987
Receipts:	-	-	-	-
Fees	-	-	-	-
Grants	-	-	-	-
Total Receipts	-	-	-	-
Disbursements:				
Rental Activity	-	-	28,044	-
Revolving Loan Fund	-	-	-	208,987
Total Disbursements	-	-	28,044	208,987
Ending Cash	\$ 237,031	\$ 237,031	\$ 208,987	\$ -



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

ATTEST:


Asst. Clerk of the Board

APPROVED AS TO FORM:



County Counsel



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

HOUSING AUTHORITY AGENDA REQUEST

Print

MEETING DATE June 20, 2017

DEPARTMENT

**ADDITIONAL
DEPARTMENTS**

TIME REQUIRED 10 minutes (5 minute presentation; 5
minute discussion)

**PERSONS
APPEARING
BEFORE THE
BOARD** Patricia Ann Robertson

SUBJECT HOME Program Update

AGENDA DESCRIPTION:

(A brief general description of what the Board will hear, discuss, consider, or act upon)

HOME Investment Partnership grant update. The current HOME grant funds the Mono County First Time Homebuyer program which assists local first-time homebuyers purchase homes within unincorporated Mono County.

RECOMMENDED ACTION:

Receive an update regarding the active HOME Investment Partnership grant, which assists local first-time homebuyers purchase homes within unincorporated Mono County.

FISCAL IMPACT:

No impact to general fund.

CONTACT NAME: Megan Mahaffey

PHONE/EMAIL: 760-924-1836 / mmahaffey@mono.ca.gov

SUBMIT THE ORIGINAL DOCUMENT WITH
ATTACHMENTS TO THE OFFICE OF
THE COUNTY ADMINISTRATOR
**PRIOR TO 5:00 P.M. ON THE FRIDAY
32 DAYS PRECEDING THE BOARD MEETING**

SEND COPIES TO:

MINUTE ORDER REQUESTED:

☐ YES ☒ NO

ATTACHMENTS:

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History

Time	Who	Approval
6/14/2017 9:05 AM	County Administrative Office	Yes
6/12/2017 2:49 PM	County Counsel	Yes
6/14/2017 3:43 PM	Finance	Yes

Mono County Housing Authority

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commdev@mono.ca.gov

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Bridgeport, CA 93517
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www.monocounty.ca.gov

June 20, 2017

To: Mono County Housing Authority

From: Patricia Robertson - Mammoth Lakes Housing, Grant and Financial Associate
Megan Mahaffey - Mono County, Accountant
Janet Dutcher - Mono County, Finance Director

Re: Mono County First Time Homebuyer Program Update

Recommendation: Receive an update regarding the active HOME Investment Partnership grant, which assists local first-time homebuyers purchase homes within unincorporated Mono County.

Fiscal Impact: The current Mono County HOME loan portfolio consists of five loans for a total valuation of \$660,227, each ranging from \$77,700 – \$165,352. These five loans have leveraged \$782,443 in private financing for a total of \$1.459 million in real estate investment in unincorporated Mono County. No homes have been lost to foreclosure.

Background: The Mono County First Time Homebuyer Program began in 2006. Mono County applied for and was awarded a HOME grant in response to the 2013 HOME Notice of Funding Availability (NOFA) for the program in the amount of \$700,000. The current balance of remaining homebuyer assistance funds in the active grant is \$358,225.

In January 2017, Mono County was granted an extension to use the grant funds through January 31, 2018. The County also applied for another allocation of grant funds of up to an additional \$1,000,000 under the 2016 NOFA. The County will be notified if new funds are awarded in May 2017.

Discussion:

The First Time Homebuyer Program, operated and administered through the current award, has allowed for two local families to buy homes: one in Crowley Lake and one in June Lake. These families have household members that work in the recreation and construction industries. Another qualified household is currently searching for an eligible home.



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OF THE BOARD OF SUPERVISORS

HOUSING AUTHORITY AGENDA REQUEST

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MEETING DATE June 20, 2017

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**ADDITIONAL
DEPARTMENTS**

TIME REQUIRED 10 minutes (5 minute presentation; 5 minute discussion)

**PERSONS
APPEARING
BEFORE THE
BOARD**

Megan Mahaffey, Scott Burns

SUBJECT Housing Needs Assessment, Housing Element and Housing Mitigation Ordinance

AGENDA DESCRIPTION:

(A brief general description of what the Board will hear, discuss, consider, or act upon)

Overview of current data driven work effort to assess housing needs in Mono County. This is a multipronged collaborative work effort between Mono County, the Town of Mammoth Lakes, Mammoth Lakes Housing, BBC Research and Consulting in addition to WSW Consulting.

RECOMMENDED ACTION:

Receive update on Housing Needs Assessment, Housing Element Update and Housing Mitigation Ordinance update and provide any desired direction to staff.

FISCAL IMPACT:

Work on this project is funded by a CDBG grant of \$100,000 awarded by the California Department of Housing and Community Development.

CONTACT NAME: Megan Mahaffey

PHONE/EMAIL: 760-924-1836 / mmahaffey@mono.ca.gov

SUBMIT THE ORIGINAL DOCUMENT WITH
ATTACHMENTS TO THE OFFICE OF
THE COUNTY ADMINISTRATOR
**PRIOR TO 5:00 P.M. ON THE FRIDAY
32 DAYS PRECEDING THE BOARD MEETING**

SEND COPIES TO:

MINUTE ORDER REQUESTED:

☐ YES ☒ NO

ATTACHMENTS:

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History

Time	Who	Approval
6/14/2017 12:22 PM	County Administrative Office	Yes
6/12/2017 2:48 PM	County Counsel	Yes
6/14/2017 3:42 PM	Finance	Yes

Mono County Housing Authority

P.O. Box 347
Mammoth Lakes, CA 93546
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commdev@mono.ca.gov

P.O. Box 8
Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
www.monocounty.ca.gov

June 20, 2017

TO: Mono County Housing Authority

FROM: Megan Mahaffey, Accountant
Scott Burns, CD Director

RE: Housing Needs Assessment, Housing Element and Housing Mitigation Ordinance

RECOMMENDATION

Receive update on Housing Needs Assessment, Housing Element and Housing Mitigation Ordinance.
Provide any desired direction to staff.

FISCAL IMPACT

Work on this project is funded by a \$100,000 grant awarded by the California Department of Housing and Community Development.

BACKGROUND

The following provides an overview of current data-driven work effort to assess housing needs in Mono County. This is a multipronged collaborative work effort among Mono County, the Town of Mammoth Lakes, Mammoth Lakes Housing, BBC Research and Consulting as well as WSW Consulting. This collaborative work effort will serve as the basis for updating the Housing Element and the Housing Mitigation Ordinance.

Mono County received a grant award to conduct a housing needs assessment to inform the next Housing Element and Housing Mitigation Ordinance update. The last Housing Needs Assessment for Mono County was performed in 2003 and published in 2005. Since that time the economy and housing market have changed dramatically. The needs assessment will collect and analyze data to assess current needs of residents, businesses and employees, identify issues /opportunities /constraints and recommend alternative strategies for addressing needs. The needs assessment is being conducted by BBC Research and Consulting based in Denver, Colorado. BBC is one of the oldest and largest consulting firms in the Rocky Mountain region, and is experienced working with housing needs in recreation mountain towns.

DISCUSSION

The Mono County housing needs assessment is conducted and coordinated with the Community Housing Action Plan for Mammoth Lakes. These are complementary rather than duplicative efforts, and information collected for one will inform the other to ensure a regional perspective. Primary data sources for the needs assessment will include a household survey, employer survey, commuter survey, targeted outreach to Spanish-speaking populations, outreach to communities, and stakeholder interviews. The needs assesment will form the basis for updating the County's housing strategy, including a Housing Element Update and updating the currently suspended Housing Mitigation

Ordinance. The Assessment will include identification of policy alternatives and an overall strategy for meeting identified needs. The second part of the final product will be a reflection of the strategy in proposed amendments to Mono County Housing Element policies and an updated draft of the Housing Mitigation Ordinance.

The needs assessment will include a combination of secondary data on home prices, the resident survey, and stakeholder interviews to update housing conditions. This will include trends on home prices and sales by type of home and location, rents, housing condition and adequacy of the housing stock to serve current and future residents and workers (e.g., accessible housing for aging seniors). This research will comprise the background section of the report. The meat of the report will be comprised of analysis from data collection and interviews from survey instruments. The survey instruments are complete, and distribution /data collection preliminary results are in. Jen Garner from BBC Research and Consulting will provide an overview of preliminary results later on the agenda.

The final report will be an easy-to-read but comprehensive review of the survey efforts and major findings, incorporating infographics, charts and graphs. Identification of existing and future needs will inform a housing model that estimates the current number and type of households and families in need of housing assistance by tenure, and projects the number of households needing assistance out five years. Additionally, the final report will review the current Housing Element and suspended Housing Mitigation Ordinance and recommend directions for modifications and re-implementation. This will include a best practices review from other resort areas with housing and economic challenges similar to Mono County.



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

HOUSING AUTHORITY AGENDA REQUEST

Print

MEETING DATE	June 20, 2017	DEPARTMENT	
ADDITIONAL DEPARTMENTS			
TIME REQUIRED	20 minutes (10 minute presentation; 10 minute discussion)	PERSONS APPEARING BEFORE THE BOARD	Jen Garner
SUBJECT	Update on Mono County Housing Needs Assessment Data Collection		

AGENDA DESCRIPTION:

(A brief general description of what the Board will hear, discuss, consider, or act upon)

BBC Research and Consulting will give preliminary results from the data collected for the Mono County housing needs assessment.

RECOMMENDED ACTION:

Receive preliminary results from data collection and provide any direction to staff.

FISCAL IMPACT:

Work on this project is funded by the CDBG grant from the California Department of Housing and Community Development.

CONTACT NAME: Megan Mahaffey

PHONE/EMAIL: 760-924-1836 / mmahaffey@mono.ca.gov

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History

Time

Who

Approval

6/14/2017 12:15 PM	County Administrative Office	Yes
6/12/2017 2:56 PM	County Counsel	Yes
6/14/2017 3:47 PM	Finance	Yes



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

HOUSING AUTHORITY AGENDA REQUEST

Print

MEETING DATE June 20, 2017

DEPARTMENT

**ADDITIONAL
DEPARTMENTS**

TIME REQUIRED 20 minutes (10 minute presentation;
10 minute discussion)

**PERSONS
APPEARING
BEFORE THE
BOARD**

Jennifer Halferty, Mammoth Lakes
Housing Executive Director

SUBJECT Update regarding the Mammoth
Lakes Community Action Plan: Live,
Work, Thrive

AGENDA DESCRIPTION:

(A brief general description of what the Board will hear, discuss, consider, or act upon)

Receive verbal update on Mammoth Lakes Community Action Plan: "Live, Work, Thrive".

RECOMMENDED ACTION:

Receive verbal update, and provide any desired direction to staff.

FISCAL IMPACT:

No impact

CONTACT NAME: Megan Mahaffey

PHONE/EMAIL: 760.924.1836 / mmahaffey@mono.ca.gov

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History

Time

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Approval

6/14/2017 12:16 PM	County Administrative Office	Yes
6/12/2017 2:55 PM	County Counsel	Yes
6/14/2017 3:50 PM	Finance	Yes

Mono County Housing Authority

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June 20, 2017

TO: Mono County Housing Authority

FROM: Jennifer Halferty - Mammoth Lakes Housing, Executive Director

RE: Mammoth Lakes Community Action Plan: "Live, Work, Thrive"

RECOMMENDATION: Receive an update regarding the Mammoth Lakes Community Action Plan: Live, Work, Thrive.

BACKGROUND:

The Mammoth Lakes Community Housing Action Plan: Live, Work, Thrive study is underway. Mammoth Lakes Housing, with financial support from Mammoth Mountain Ski Area, has contracted with WSW Consulting, Inc., and her team to conduct extensive local interviews and data collection, community outreach, and facilitated work sessions with community members to help identify, understand and address the housing challenges and problems faced by locals who live and/or work in Mammoth Lakes.

Phase 1 – Housing Needs, Accomplishments and Challenges:

- July 19th (Wednesday): Final report presentation by consultants Wendy Sullivan, Melanie Rees and Steve Frisch.
 - Joint workshop meeting with the MLH Board of Directors and the Town Council. Meeting is scheduled to begin at 4 pm in the Council Chambers.

Using the information generated from Phase 1, **the goal of the Phase 2 process** is to work with the community to:

- identify housing goals and priorities;
- prioritize housing strategies;
- understand financing needs and options;
- assign responsibilities to carry out the housing plan; and
- identify a general timeline for achievement.

Phase 2 anticipated schedule:

- Part 2 kick-off: July 20 (Thursday). Location: Fire Station #1. Time: 1pm-3pm.
- Four facilitated work sessions: 2 hours each; all starting at 6pm; all located at Town Council Chambers, Suite Z

- July 27 (Thursday) - Local housing goals and priorities
- August 17 (Thursday) - Housing strategies part 1
- September 14 (Thursday) - Housing strategies part 2
- September 28 (Thursday) - Roles, responsibilities, timeline.
- Draft plan released: October 6th (Friday)
- Draft plan review (conference call with consultants): third week of October (TBD)
- Final plan presentation: November 1 (Wednesday, regular Town Council meeting)

Project Website

The project website for the Mammoth Lakes Community Housing Action Plan: Live, Work, Thrive is up and running - in English and Spanish. The website provides information on study progress, meetings, schedule, meeting summaries and project materials as they are generated. The website is:

housemammothlakes.com