

August 15, 2017
Regular Meeting

Item #7b

Community
Development

Mammoth Lakes
Community Housing
Action Plan



Mammoth Lakes Community Housing Action Plan: Live, Work, Thrive

Board of Supervisors – August 15, 2017

2 Part Process

1. Housing Needs Assessment – July 19th

- Needs
- Accomplishments
- Opportunities & Constraints

2. Community Housing Action Plan – Nov. 15th

- Goals
- Priorities
- Strategies & Policies

Part 1



Community Housing Needs

Summary of Housing Needs	
Catch-Up	330
Overcrowded Households (5% of households, 170 households)	55
In-commuters that want to move (19% of 2,100 commuters (400 workers))	220
Unfilled jobs (4% of jobs, 120 jobs)	55
Keep-Up	275
Retiring employees (7% of jobs of interviewed employers, 100 total)	45
New jobs (610 new jobs; 77% housed)	220
TOTAL through 2022	595
Market rate	255
Housing gap	340

Summary of Current Housing Accomplishments

Action	Outcome
Passed Measure 2002A increasing the TOT	\$14.9 million in Transient Occupancy Tax dollars invested in housing.
Acquired state and federal housing funds	\$44 million in state and federal financing and grants for housing programs, rehabilitation and development.
Developed and rehabilitated community housing	Constructed 48 units for local homebuyers, 28 of which are deed-restricted; and Constructed 78 rentals and rehabilitated four units for very low- and low-income renters.
Utilized Low Income Housing Tax Credits	To build Aspen Village Apartments, Mammoth Apartments and Bristlecone, totaling 108 apts
Enacted Inclusionary Zoning	Produced 131 community housing units for ownership and rent; Restrictions range from 60% AMI to 200% AMI; and Provided \$3.5 million in cash in-lieu funds and 4.34 acres of land.
Enacted Affordable Housing Impact Mitigation Fees (2015)	Outcome to be determined: reduces inclusionary housing requirements, increases fees for some non-residential uses, holds constant or reduces others. About \$100,000 in fees collected since 2015.
Enacted Affordable Housing Overlay Zone	Applied to one 25-acre parcel; requires community housing when development occurs.
Managed deed-restricted units	Oversaw compliance to preserve affordability over time; Modified deed restrictions to remedy problems; and Established a revolving loan fund commitment (\$300,000 each from the town and county) to help preserve deed restrictions.

Accomplishments cont.

Action	Outcome
Converted a motel into Glass Mountain Apts	Converted a transient use motel to long term affordable rentals utilizing federal funding
Provided homebuyer assistance	Secured over \$4 million; Established collaborations with Mono County and City of Bishop; Collaborated with local employers; Assisted over 60 households.
Employer-provided housing	At least 139 rental units provided by major private and public-sector employers, 97 of which provide 390 beds for seasonal employee occupancy.
Regional coordination	MLH is a regional Community Housing Development Organization (CHDO), assisting households throughout the county; Inyo Mono Advocates for Community Action (IMACA) operates a weatherization and energy assistance program available in Mammoth Lakes.
Helped residents and employees live in Mammoth Lakes	About 7% of residents reside in deed-restricted ownership or rental units in Town. These units have permitted essential service, education, health care, emergency services, utilities and civic employees to reside in Town; helped keep families with children in the community; and maintained affordability for residents over time.

Constraints

Local economy:

- Low unemployment rate – need to import workers
- Lack of economic diversification – low wages
- High level of employment seasonality
- Purchase by Aspen/KSL

Constraints

Housing supply:

- Limited land
- High cost to build
- Poor condition of existing units
- Loss of community housing entitlements/Plan renegotiations

Advantages

- Town of Mammoth Lakes and Mammoth Lakes Housing
 - Track record of creating community housing
 - Strong homeownership assistance program
 - Expertise in securing state and federal funding
- Employers active in providing employee housing
- Local and regional resources and opportunities

Part 2



Action Plan Process

- Community Work Sessions
 - Local Housing Goals and Objectives – July 27th
 - Housing Tools Identification and Prioritization – August 17th 6-8pm in Suite Z
 - Open House Review of Draft Plan - October 6th
Mammoth Brewing Co. 11:30am-1:30pm & 5-7pm
- Additional Housing Working Group Discussions
 - September 14, 15, 21, 22 & October 5
- Final Plan Presentation to Town Council, MLH Board & PEDC – November 15th 4-6pm in Suite Z

Follow the Process

All agendas, materials, notes and documents are available at:

www.HouseMammothLakes.com*

*Website if available in both English & Spanish



Questions?

Thank you!

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